

Development Standards

Table with 2 columns: Item, Description. Includes items 1 through 10 regarding site area, zoning, and use.

General provisions
a. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Carolina States Regional Center, LLC ("Petitioner") for an approximately 22 acre site located on the east side of Macfarlane Boulevard near the intersection of North US 29 By-Pass Highway and North Tryon Street...

Permitted Uses
a. Subject to the development limitations set out in paragraphs 1 through 6 below, the Site may be devoted to any use or uses allowed by right or under prescribed conditions in the TOD-M zoning district...

Transportation
a. Proposed internal streets depicted on the Rezoning Plan are intended to illustrate compliance with applicable ordinances as well as discussions with CDOT and NCDOT staff. Final locations and/or configurations of the internal streets to be determined with staff.

Architectural Standards
a. Principal Use Buildings on all Development Areas will be multi-story. Accessory Use Buildings may be single story.

Architectural Standards (continued)
b. Buildings shall be built to the minimum setback for a minimum of fifty percent of Development Area 1's frontage along Periwinkle Hill Avenue so that a building edge is created on a minimum of fifty percent of Development Area 1's frontage along Periwinkle Hill Avenue...

Architectural Standards (continued)
c. With respect to any building located in Development Area 1 that fronts Periwinkle Hill Avenue, that portion of the ground floor building facade that fronts Periwinkle Hill Avenue shall be wrapped with one or more non-residential active uses...

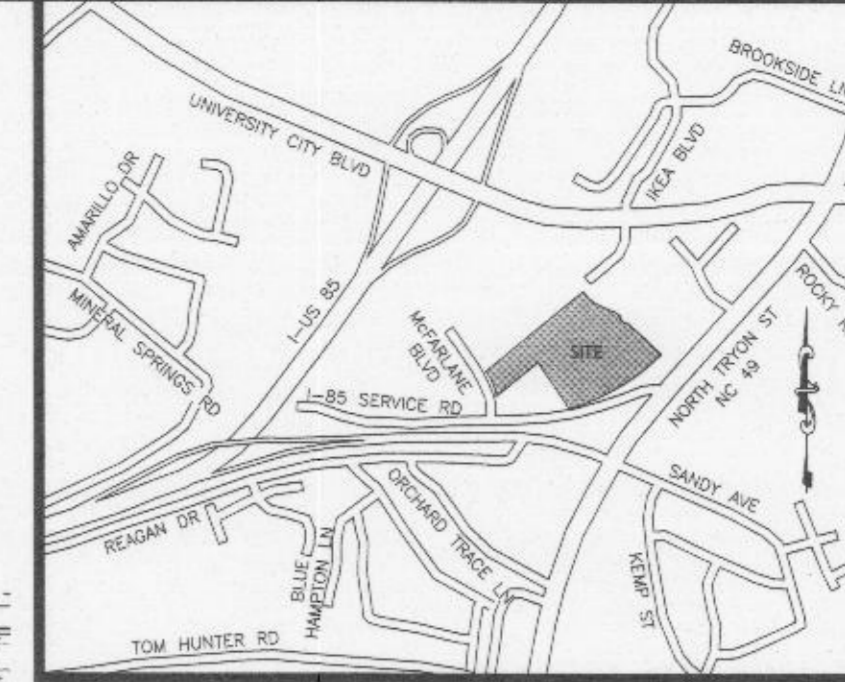
Architectural Standards (continued)
d. Buildings shall be built to the minimum setback for a minimum of fifty percent of that portion of Development Area 1's frontage along Tyner Drive that is located between "Reference Point A" and "Reference Point B"...

Architectural Standards (continued)
a. Street Walls. The first floor of all buildings must be designed to encourage and complement pedestrian-scale interest and activity.
1. The first floor of all buildings fronting a public street must be designed and/or used for active uses...

Architectural Standards (continued)
m. A maximum of fifty percent of building frontage at ground level located along a street may consist of structured parking that is not wrapped with another use.

Streetscape and Landscaping
a. All proposed street cross sections and setbacks will conform to the Transportation policies of the University City Area Plan or more recent standards for the site.

Lighting
a. Maximum height of detached lighting will be 24 feet.
b. Site lighting will utilize full cut-off style fixtures.



VICINITY MAP NOT TO SCALE

APPROVED BY CITY COUNCIL OCT 19 2015

O.E.G. ORSBORN ENGINEERING GROUP 610 EAST MORHEAD STREET, SUITE 106 CHARLOTTE, NC 28202

SCHEMATIC SITE PLAN FOR UNIVERSITY CITY STATION MIXED USE PETITION #2015-047 CHARLOTTE, NORTH CAROLINA

CAROLINA STATES REGIONAL CENTER, LLC. 301 McCULLOUGH DRIVE SUITE 400 CHARLOTTE, NC 28262

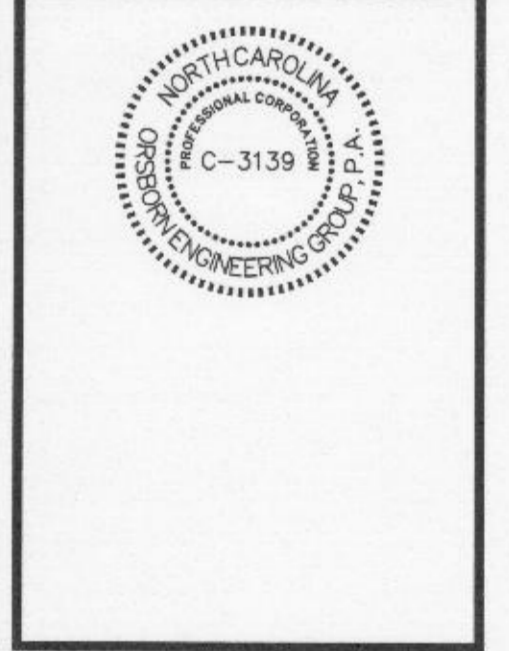


Table with 4 columns: No., Date, Description, Revisions. Shows revision history for the site plan.

Table with 2 columns: Field, Value. Includes JOB # 14030, DATE 01/26/15, SCALE 1" = 80', DRAWN BY JAW, APPROVED BY JCO.

RZ1