

DEVELOPMENT STANDARDS

General Provision

Unless more stringent standards are established by the Technical Data Sheet or these Development Standards, all development standards established under the City of Charlotte Zoning Ordinance (the "Ordinance") for the B-1 zoning district classification shall be followed in connection with development taking place on the Site.

The configurations, placements and sizes of the buildings outlined on the Schematic Site Plan are schematic in nature and, subject only to the provisions set forth below under architectural controls may be altered or modified during design development and construction document phases within the maximum building envelope lines established on this Technical Data Sheet. Parking layouts may also be modified to accommodate final building locations.

Permitted Uses

The site may be devoted to any use (including any accessory use) which is permitted under the Ordinance by right or under prescribed conditions in a B-1 zoning district, except the following:

1. There will be no more than one restaurant with a drive-through facility and one convenience/gasoline station with accessories.

Square Footage Restriction

The gross floor area of all buildings constructed within the Site may not exceed, in the aggregate, 75,000 square feet.

Buffers

1. Buffers established on this Technical Data Sheet shall conform to the standards of Section 12.302 of the Ordinance.
2. Buffers and landscaped areas along roadways will be planted to Class B standards.
3. Parking is permitted in Building Setbacks, but not in buffers.
4. The widths of the buffer areas depicted on this Technical Data Sheet may not be reduced.
5. In undisturbed areas of buffer all trees less than 2" in caliper and low growth may be cleared.
6. The 50' and 25' buffers along the roads will remain undisturbed except to remove trees that are under 2" in caliper and small low growth. These buffers will be measured from the new R/W.
7. Exterior buffers will meet class B planting requirements.

Parking

No parking will be permitted in the buffer or landscaped areas.

Signs

1. All signs placed on the Site will be erected in accordance with the requirements of the Ordinance, unless more restrictive requirements are imposed below.
2. No more than two (2) freestanding monumental type identification signs may be erected on the Site with one being erected along Tyvola Road and along York Road within the vicinity of the access points.
3. All attached signs must be fixed and may not move, rotate, or flash, and no sign may be mounted on the roof of any structure.
4. A master directional and informational signage, and graphic system will be adopted and implemented throughout the site.
5. All free-standing building and tenant identification signs or graphics installed within building areas will be complementary in scale and appearance to the structure which they identify, and each sign affixed to a structure will be compatible with its architectural design.

Maximum Building Height

The structures to be constructed may not exceed one story.

Road Right-of-Way

Petitioner agrees to dedicate to the City of Charlotte prior to the issuance of any building permit for development taking place on this site such additional right-of-way along Tyvola Road and York Road as may be necessary to increase the distance between the center line of each road as per original approval to be verified with NCDOT and CDOT.

Access Points

Access points are limited to two (2), in the general area, as depicted on the site plan. All access points within the site are subject to NCDOT and CDOT approval.

Architectural Controls

1. All buildings constructed on the site will be architecturally compatible in appearance and quality through the use of similar materials, accent features and colors.
2. At least 80% of all exterior opaque vertical surfaces of the front elevation and side elevations, and 80% of all building elevations constructed on the two outparcels will be constructed of red brick.
3. If the owner is able to attract a branded service station establishment to the Site, the canopy of its facility may incorporate the company's design, materials and colors. While the building for this facility must satisfy the standards established under Paragraph 1 above, the elevations of the building may nevertheless incorporate accent features which include the company's logo and colors.
4. Dumpster areas will be enclosed on all four sides by a brick wall with on side being a hinged wooded gate. If one or more sides of a dumpster area adjoin a rear wall of a building, the rear wall may be substituted for a side.
5. All mechanical equipment including roof top equipment shall be screened from view from streets and adjoining residential properties.
6. The rear elevation of the main mixed use facility will be constructed of concrete block and painted to match the color of the front and side elevations.
7. The main facility must be contiguous in nature and appearance. Any separation in mixed-use facilities needed to accommodate the site configuration must be approved by planning staff and may require administrative approval.

Building Setbacks

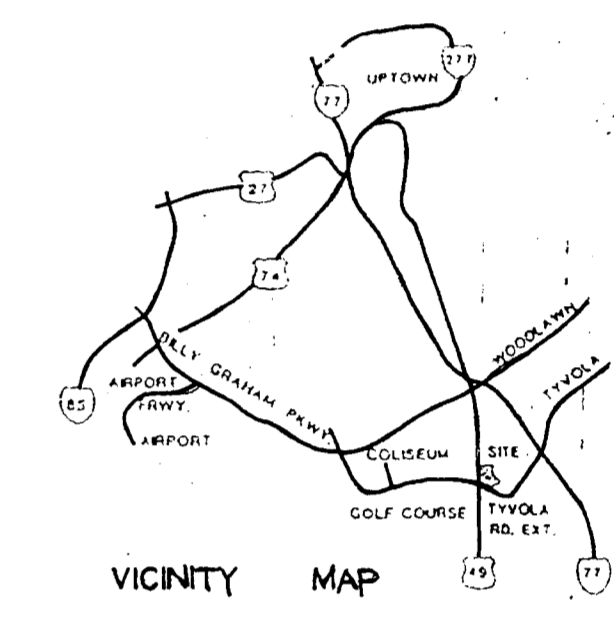
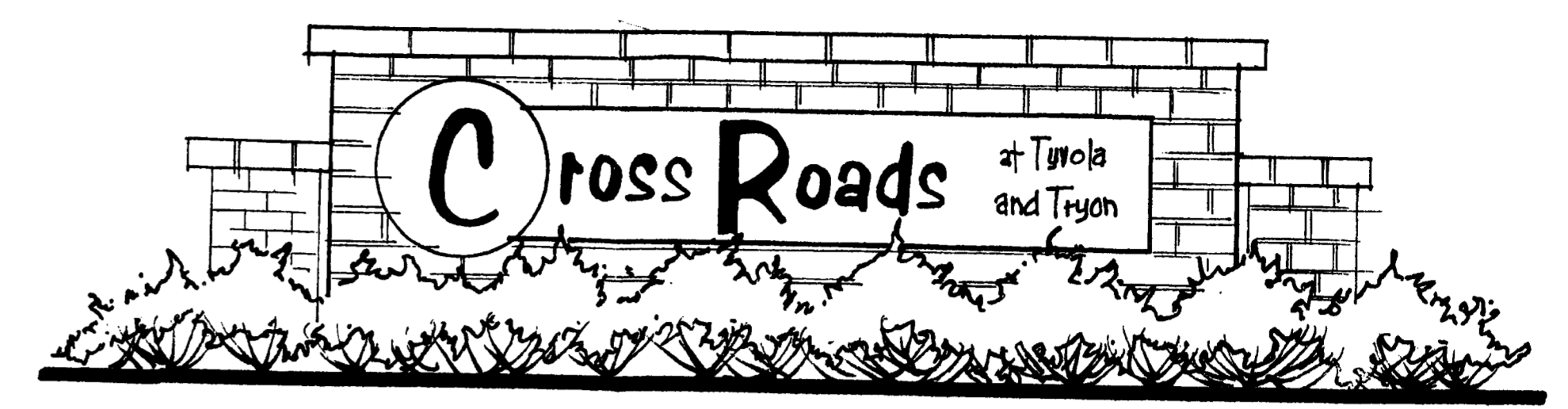
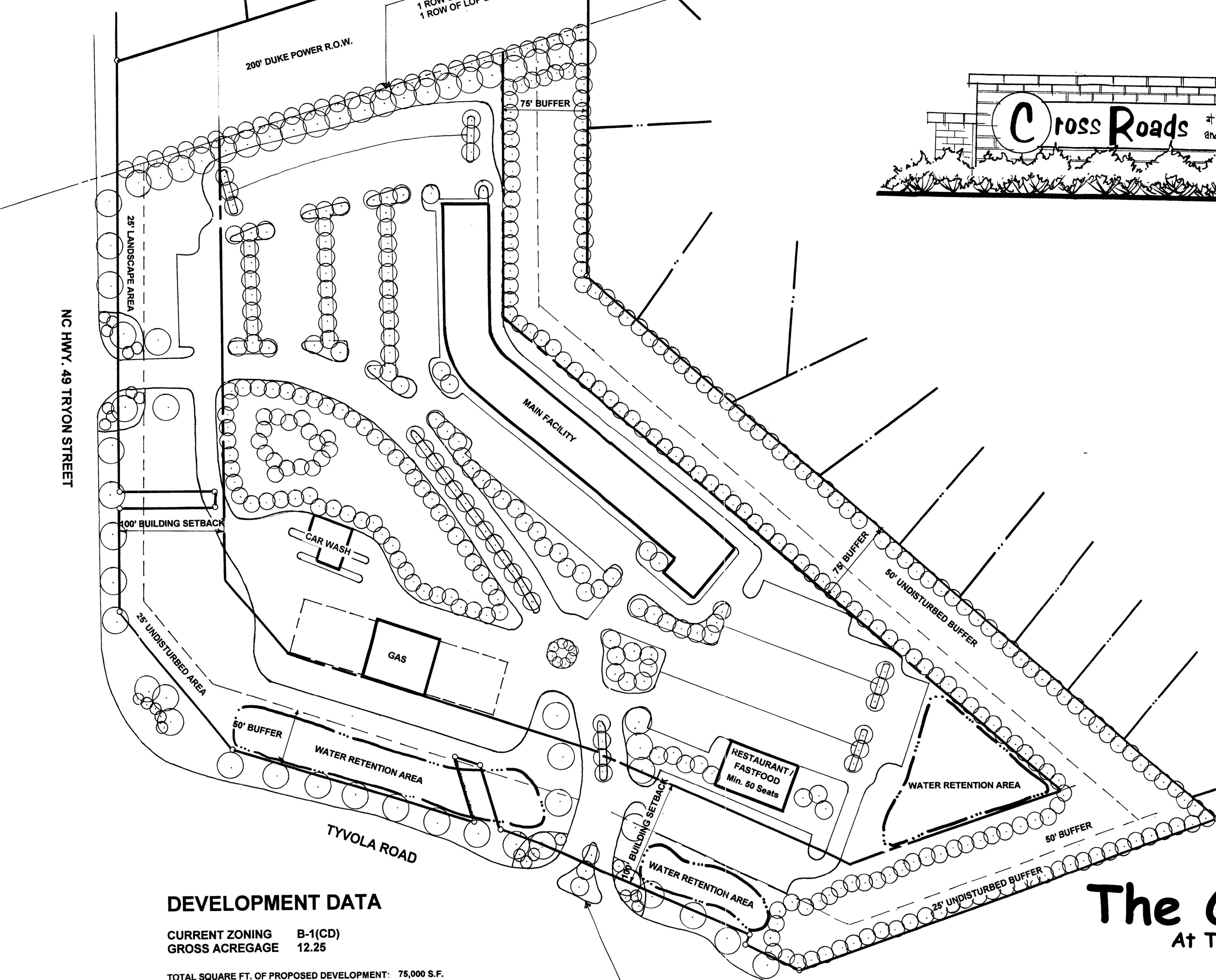
Will be 75' from exterior property lines and 100' from roadways as measured from new R/W.

Lighting

1. A uniform lighting system will be employed throughout the site.
2. All direct lighting will be designated in a manner which minimizes glare towards adjacent streets and properties.
3. Lighting will be limited to 25 feet in height and that no "Wall Pak" type of lighting will be allowed.

Sidewalks

1. Existing sidewalk along Tyvola will be connected to the southern property line.
2. New 5' sidewalk will be installed along NC 49.



DEVELOPMENT DATA

CURRENT ZONING B-1(CD)
 GROSS ACREGAGE 12.25
 TOTAL SQUARE FT. OF PROPOSED DEVELOPMENT: 75,000 S.F.

ATTACHED TO ADMINISTRATIVE APPROVAL
 DATED January 12, 2000
 BY MARTIN R. CRAMTON, JR.

The Crossroads
 At Tyvola and Tryon

December 9, 1999
 Scale 1"=50'



CHARLOTTE - MECKLENBURG PLANNING COMMISSION
 INTER - OFFICE COMMUNICATION

DATE: January 12, 2000
 FROM: Martin R. Cramton, Jr., Planning Director
 TO: Robert Brandon, Zoning Administrator
 SUBJECT: Administrative Approval for Petition No. 89-52 by Tyvola Crossing Associates Limited Partnership.

Attached is a revised plan for the above rezoning petition. The plan has been revised to specify uses on the site and bring the site in compliance with the present B-1 ordinance requirements. The plan eliminates one access point, reduces the square footage, up-grades buffers to class "B" standards while increasing landscaping requirements. Note that future building configuration changes will require administrative approval. Since this revised plan does not alter the intent of the original site plan, I am administratively approving this revised plan. Please use this revised plan when evaluating request for building permits and certificates of occupancy.