

General Provision

All development standards established under the Mecklenburg County Zoning Ordinance (the "Ordinance") for the B-2 (C3) Zoning District Classification shall be followed in connection with development taking place on the property. Subject only to the provisions set forth below under ARCHITECTURAL CONTROLS, the configuration, placement and size of the shopping center as shown on the Rezoning Plan are schematic in nature and may be altered or modified during design development and construction document phases within the maximum building envelope lines established on this Rezoning Plan. Parking layouts may also be modified to accommodate final building locations.

Permitted Uses

The property 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.

Setbacks

1. Building setbacks shall be a minimum of 20 feet off of the right-of-way for all existing or future public roads and 75 feet off of all other property lines.
2. Parking will not be permitted in any setback area or buffer zone.
3. Out parcels shall not be required to have building setbacks from internal lot lines.

Buffers

1. Buffers established on this Rezoning Plan shall conform to the standards of Section 12.302 of the Ordinance, subject, however, to the provisions of Sections 12.304 thereof.
2. Buffers shall remain open space except to the extent necessary to accommodate pedestrian sidewalks or pathways, access points, walls, berms, fences, grading, and drainage or utility construction.
3. Grading may be performed, slopes and berms may be installed within buffers.
4. Where existing trees and natural vegetation have been cleared to accommodate walls, berms, fences, grading and the installation of utility construction, the cleared, unimproved areas will be landscaped with trees and shrubs.
5. Storm water detention areas may not be installed within the buffers and setbacks.
6. Parking will not be permitted within the buffers.
7. The Petitioner reserves the right to seek a variance from the board of adjustment to lessen or remove the 75' buffer shown along Providence Road.

Landscaping

1. Landscaping areas will be planted and improved in sequences which are keyed to each phase of development taking place on the site.
2. All landscaping will meet or exceed the requirements of the Mecklenburg County Ordinance.
3. A chain link fence will be installed around the storm water detention areas in the rear of the Site.

Parking

1. Each of the parking areas depicted on this Rezoning Plan may vary in size and location, but in all events, off street parking will meet the minimum standards established under the Mecklenburg County Ordinance.
2. Parking areas may be constructed inside and outside the building envelopes.

Lighting

1. A uniform lighting system will be employed throughout the Site.
2. All direct lighting within the Site (except street lights which may be erected along Providence Road and East West Circumferential Road) shall be designed such that direct illumination does not extend past any property line. Consideration will be given to the impact of lighting both within and without the perimeter of the Site. Items for consideration will include intensity, cutoff angles, color, energy efficiency and shielding of sources of light, the intent being to minimize glare towards adjacent streets and properties.
3. Parking lot lighting shall be limited to a height of 30'-0" from grade.

Signs

1. A master signage and graphic system will be adopted and implemented throughout the Site.
2. All signs placed on the property will be erected in accordance with the requirements of Chapter 14 of the Mecklenburg County Zoning Ordinance.
3. Permanent project identification signs and directional signs may be located along Providence Road and East West Circumferential Road. Any signage located along the East West Circumferential Road shall be limited to a height of seven (7) feet.
4. Temporary project signs may be located along Providence Road within the setback areas established on this Rezoning Plan, but must be removed no later than 60 days after issuance of the first certificate for occupancy for space within the shopping center.

Access Points (Driveways)

1. The number of vehicular access points to the shopping center Site shall be limited to three; namely, one on Providence Road, one on East West Circumferential Road and one on the New Street.
2. The placement and configurations of each access point are subject to any minor modifications required to accommodate final Site and architectural construction plans and designs and to approval by the North Carolina Department of Transportation and the Mecklenburg County Engineering Department.
3. Petitioner agrees to install left turn lane on Providence Road in order to accommodate traffic at the two different vehicular access points into the shopping center on Providence Road.

Fire Protection

1. Adequate fire protection in the form of fire hydrants will be provided to the Fire Marshal's specifications. Plans for each building will be submitted to the Fire Marshal's office for approval before the construction of that building commences.
2. Fire hydrants will be located within 750 feet of any building constructed on the site.

Right-of-way Dedication

1. An area 50 feet from the centerline of Providence Road shall be dedicated for future use prior to issuance of the first occupancy permit.

Street Construction

1. "New Street" will be constructed by petitioner to commercial standards, including curb, gutter, and sidewalk. This must occur prior to issuance of Certificate of Occupancy.
2. Petitioner agrees to install curb, gutter, and sidewalk as part of the Commercial Roadway Standards for construction of the New Street.
3. Upon request of the NCDOT, as part of an environment program, the Petitioner shall deposit with NCDOT and amount of money to cover the cost of installing sidewalk, curb, and gutters along Providence Road and the East West Circumferential, adjacent to the Petitioner's property. The amount of this deposit shall be determined by mutual agreement between NCDOT, Mecklenburg County Engineering Department, and the Petitioner.

Architectural Controls

1. No building constructed on the property will exceed 60' in height.
2. All dumpster areas will be screened in accordance with the requirements of the Ordinance. Each dumpster area will be enclosed on all four sides by a wooden fence, block or brick wall with one side being a hinged gate. If one or more sides of the dumpster area adjoin a rear wall of a building, the rear wall may be substituted for the fence along each such side.
3. A minimum of 50% of the material used for the front and side elevations of the buildings comprising the shopping center proper will be brick or stucco or stucco-like materials.
4. The rear elevations of the buildings comprising the shopping center proper will be constructed of concrete block painted to match the color of the predominant material used in the construction of the front and side elevations.
5. All mechanical equipment, including roof top units, shall be screened from view, when viewed from Providence Road, future East West Circumferential Road, New Street and outlying residential property.
6. Outparcel buildings shall be compatible with the design standards established for the main building.

Storm Water Management

1. Storm water runoff from the Site will be managed through a variety of proven techniques which satisfy the standards imposed by the County Engineering Department.

PETITIONER:

CROSLAND RETAIL
125 SCALEYBARK ROAD
CHARLOTTE, NC 28209
PHONE: 704-523-0272

ARCHITECTS:

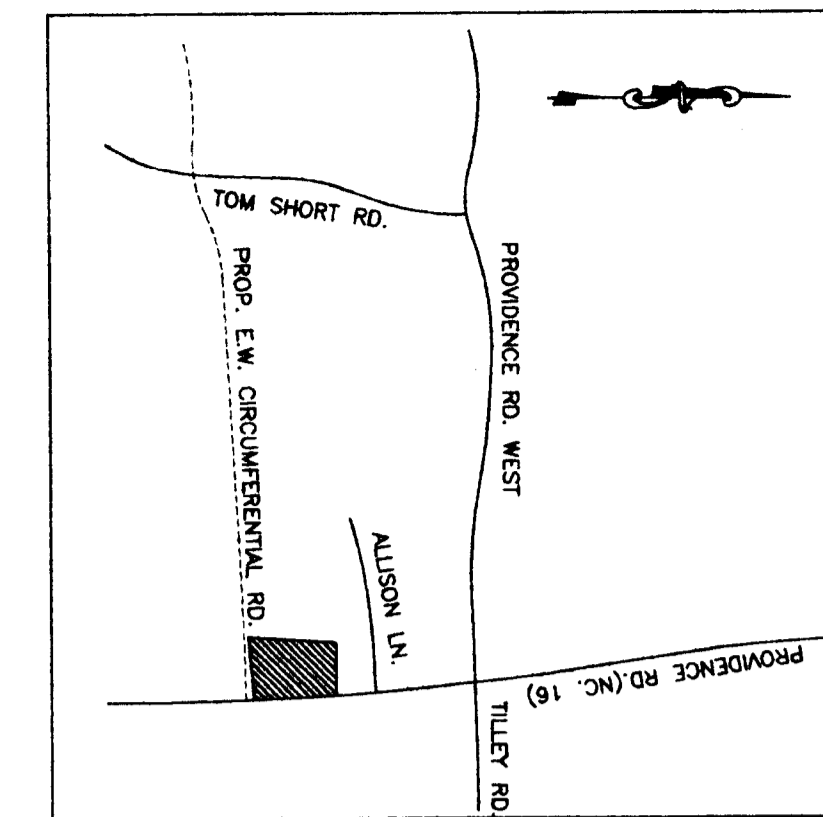
LITTLE & ASSOCIATES ARCHITECTS, INC.
5815 WESTPARK DRIVE
CHARLOTTE, NC 28217
PHONE: 704-525-6350

DEVELOPMENT DATA:

EXISTING ZONING: R3
PROPOSED ZONING: B-2(CD)
GROSS ACREAGE: ±16.39 ACRES
Maximum Retail: 103,000 s.f.
Additional Office: 15,000 s.f.
Maximum allowable Building Area including Out parcels: 118,000 s.f.

NOTES:

1. PARKING FOR DEVELOPMENT TAKING PLACE ON EACH OUT PARCEL WILL BE PROVIDED WITHIN EACH OUT PARCEL @ 5 SPACES PER 1000.
2. AT LEAST ONE OUTPARCEL SHALL BE LIMITED TO FINANCIAL OR OFFICE USE.



Little & Associates Architects
5815 Westpark Drive
Charlotte, NC 28217
704-525-6350
704-523-7889 fax

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Crosland Retail
THE CROSLAND GROUP, INC.
125 Scaleybark Road
Charlotte, NC 28209
(704)523-0272

PROPOSED SHOPPING CENTER - CHARLOTTE, NC
REZONING PLAN
PETITION NUMBER: 96-19(C)

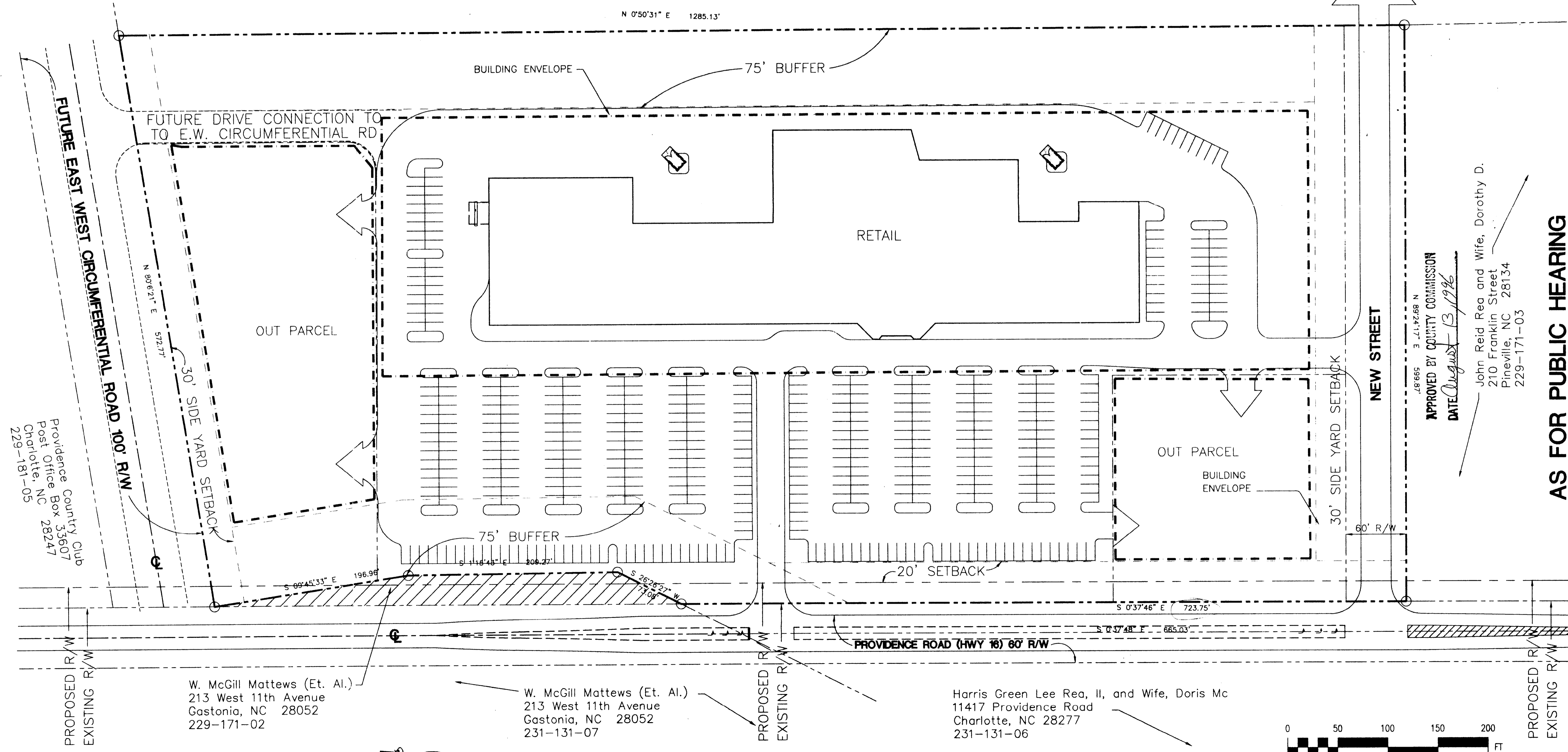
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VRETOS
Job Captain
GOPPOLD
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No. Date
No. Date
No. Date
Issue Date:

Project Number
03-3786-00
Sheet of
RZ

Elm Land Company
Post Office Box 158
Pineville, NC 28134
229-171-01(Portion)

John Reid Rea and Wife, Dorothy D.
210 Franklin Street
Pineville, NC 28134
229-171-03

APPROVED BY COUNTY COMMISSION
DATE August 13, 1996

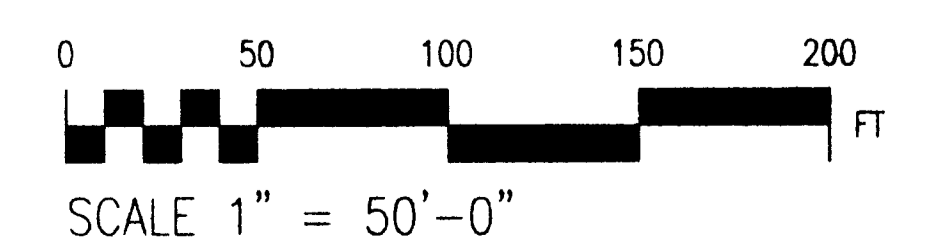


W. McGill Matthews (Et. Al.)
213 West 11th Avenue
Gastonia, NC 28052
229-171-02

W. McGill Matthews (Et. Al.)
213 West 11th Avenue
Gastonia, NC 28052
231-131-07

Harris Green Lee Rea, II, and Wife, Doris Mc
11417 Providence Road
Charlotte, NC 28277
231-131-06

REZONING PLAN



Scale: 1" = 50'
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96-19(C)