

ADJACENT LAND OWNERS

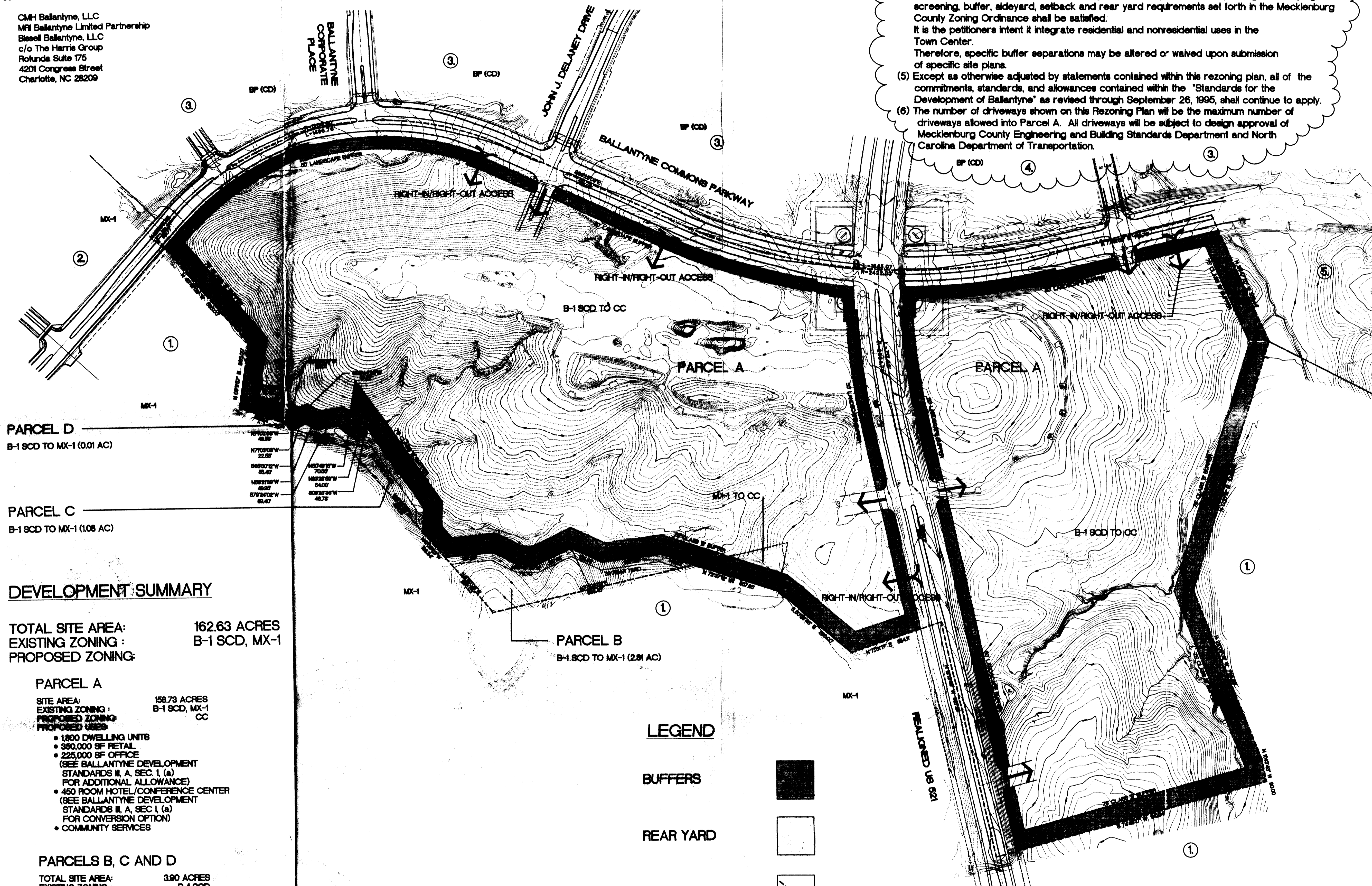
① 223-121-09 (Portion), 223-121-04, 223-161-01
 Ballantyne Properties, LLC
 c/o CLT Development Corporation
 PO Box 1003
 Charlotte, NC 28201-1003

③ 223-151-03, 223-51-04, 223-123-01, 223-123-02,
 223-123-03, 223-161-01 (Portion), 223-161-04 (Portion)
 BCI Property Company No. 21
 c/o The Bissell Companies
 2115 Rexford Road #100
 Charlotte, NC 28211

④ 223-164-01 (Portion), 223-161-04 (Portion)
 Carnegie, LLC
 c/o The Bissell Companies
 2115 Rexford Road #100
 Charlotte, NC 28211

⑤ 223-164-01 (Portion), 223-164-02 (Portion)
 Summit Properties Partnership, L.P.
 212 South Tryon Street, Suite 500
 Charlotte, NC 28281

② 223-111-05
 CMH Ballantyne, LLC
 MFI Ballantyne Limited Partnership
 Bissell Ballantyne, LLC
 c/o The Harris Group
 Rotunda, Suite 175
 4201 Congress Street
 Charlotte, NC 28209



PARCEL D
 B-1 SCD TO MX-1 (0.01 AC)

PARCEL C
 B-1 SCD TO MX-1 (1.08 AC)

DEVELOPMENT SUMMARY

TOTAL SITE AREA: 162.63 ACRES
 EXISTING ZONING: B-1 SCD, MX-1
 PROPOSED ZONING:

PARCEL A
 SITE AREA: 158.73 ACRES
 EXISTING ZONING: B-1 SCD, MX-1
 PROPOSED ZONING: CC
 PROPOSED USES:
 • 1,800 DWELLING UNITS
 • 350,000 SF RETAIL
 • 225,000 SF OFFICE
 (SEE BALLANTYNE DEVELOPMENT STANDARDS II, A, SEC. I, (a) FOR ADDITIONAL ALLOWANCE)
 • 450 ROOM HOTEL/CONFERENCE CENTER
 (SEE BALLANTYNE DEVELOPMENT STANDARDS II, A, SEC. I, (a) FOR CONVERSION OPTION)
 • COMMUNITY SERVICES

PARCELS B, C AND D
 TOTAL SITE AREA: 3.90 ACRES
 EXISTING ZONING: B-1 SCD
 PROPOSED ZONING: MX-1
 PROPOSED USES: 12 DWELLING UNITS

LEGEND

- BUFFERS
- REAR YARD
- ZONING
- ACCESS POINT

DEVELOPMENT NOTES

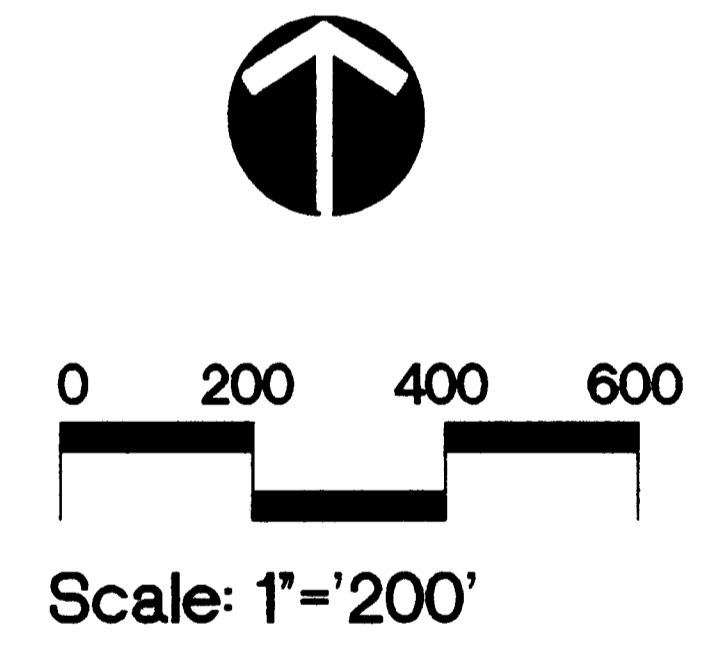
- (1) The primary intent of this rezoning is to adjust the boundary between Town Center and the adjacent residential community, although some minor adjustments are being made to the square footage for the office and the retail uses. Actual survey of the property indicates the need to adjust this boundary in order to follow the most reasonable line, primarily dictated by topographic conditions. Since the B-1SCD district no longer exists, it is necessary to rezone the entire Town Center to the Commercial Center classification.
- (2) The gross floor area for the retail and office uses in Parcel A will be adjusted as follows:
 - The square footage for the retail will increase from 280,000 to 350,000 square feet.
 - The square footage for the office will increase from 209,210 to 225,000 square feet.
- (3) As a result of this rezoning, the standards and requirements of the Commercial Center district shall be in effect instead of the B-1SCD standards.
- (4) Unless otherwise provided in the Rezoning Plan, in every instance the parking, landscaping, screening, buffer, sideyard, setback and rear yard requirements set forth in the Mecklenburg County Zoning Ordinance shall be satisfied. It is the petitioners intent it integrate residential and nonresidential uses in the Town Center. Therefore, specific buffer separations may be altered or waived upon submission of specific site plans.
- (5) Except as otherwise adjusted by statements contained within this rezoning plan, all of the commitments, standards, and allowances contained within the "Standards for the Development of Ballantyne" as revised through September 28, 1995, shall continue to apply.
- (6) The number of driveways shown on this Rezoning Plan will be the maximum number of driveways allowed in Parcel A. All driveways will be subject to design approval of Mecklenburg County Engineering and Building Standards Department and North Carolina Department of Transportation.

BALLANTYNE

TOWN CENTER



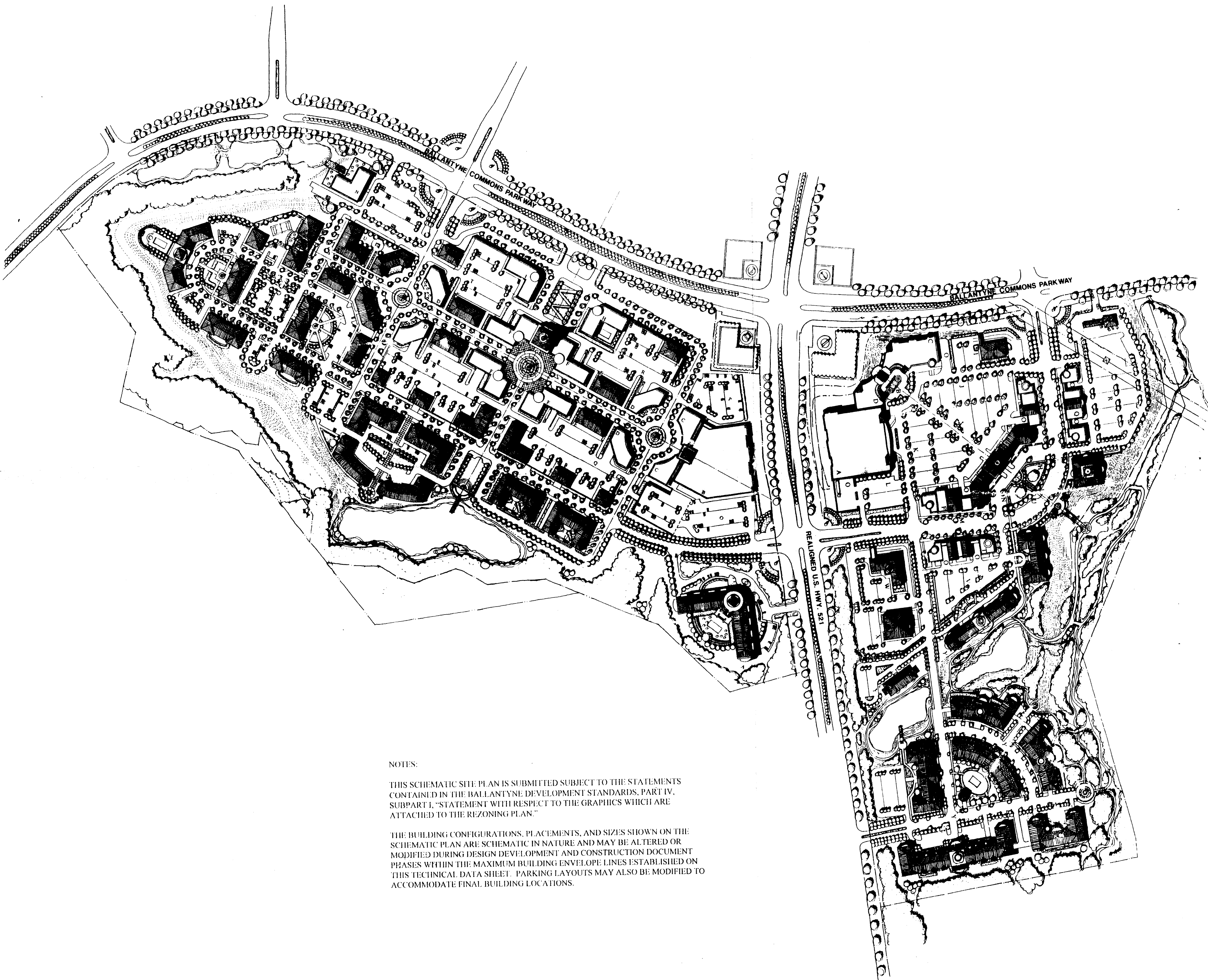
TECHNICAL DATA SHEET
 FOR PUBLIC HEARING
 PETITION NO. 96-29(c)



Land Design
 DATE: MAY 13, 1996
 PROJECT NO.: 19037
 REVISIONS:
 AUGUST 16, 1996 - REVISED PER PLANNING COMMISSION COMMENTS
 SEPT. 24, 1996 - REVISED PER PLANNING COMMISSION COMMENTS

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 © 1414 Prince Street, Alexandria, VA 22314 703/549-7784
Land Design Inc.
 Landscape Architecture Land Planning
 Urban Design

APPROVED BY COUNTY COMMISSION
 DATE: OCTOBER 8, 1996



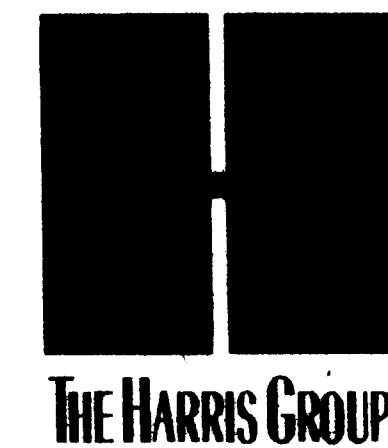
NOTES:

THIS SCHEMATIC SITE PLAN IS SUBMITTED SUBJECT TO THE STATEMENTS CONTAINED IN THE BALLANTYNE DEVELOPMENT STANDARDS, PART IV, SUBPART I, "STATEMENT WITH RESPECT TO THE GRAPHICS WHICH ARE ATTACHED TO THE REZONING PLAN."

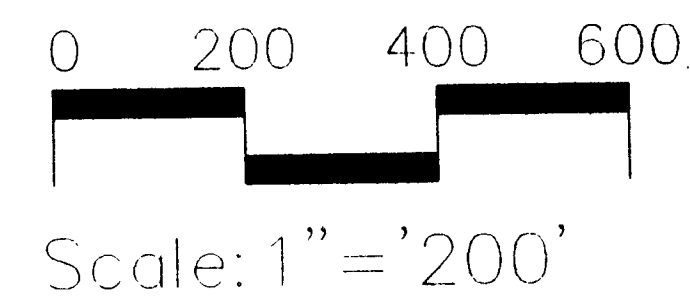
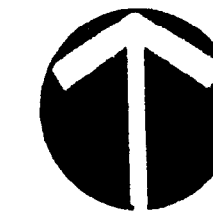
THE BUILDING CONFIGURATIONS, PLACEMENTS, AND SIZES SHOWN ON THE SCHEMATIC PLAN ARE SCHEMATIC IN NATURE AND MAY BE ALTERED OR MODIFIED DURING DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES WITHIN THE MAXIMUM BUILDING ENVELOPE LINES ESTABLISHED ON THIS TECHNICAL DATA SHEET. PARKING LAYOUTS MAY ALSO BE MODIFIED TO ACCOMMODATE FINAL BUILDING LOCATIONS.

By AP/TC
9/25/96
Approved by County Commission
October 9, 1996

96-29(c)
BALLANTYNE
 TOWN CENTER



**SCHEMATIC
 SITE PLAN
 FOR PUBLIC HEARING
 PETITION NO. 96-29(c)**



Paul Redinger

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| DATE | MAY 13, 1996 |
| PROJECT NO. | 16037 |
| REVISIONS | |
| AUGUST 16, 1996 - REVISED PER PLANNING COMMISSION COMMENTS | |
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1701 East Boulevard, Charlotte, NC 28203 704/333 0325
 1216 Prince Street, Alexandria, VA 22314 703/548-7784
 225 Hillsborough Street, Raleigh, NC 919/834 6127

Land Design
 Landscape Architecture Land Planning
 Urban Design Civil Engineering