

SECTION A - A'

SITE DATA

TOTAL SITE AREA: 24.61 AC.
 EXISTING ZONING: R - 3
 PROPOSED ZONING: O - 1 (CD) (15.09 AC.)
 AND
 B - 1 (CD) (9.52 AC.)
 O - 1 (CD) PROPOSED USES: 124,000 SF OFFICE AND 120 ROOM HOTEL
 B - 1 (CD) PROPOSED USES: PARCEL A - 30,000 SF RESTAURANT,
 PARCEL B - 24,000 SF OFFICE OR DAY CARE CENTER

DEVELOPMENT STANDARDS

Unless more stringent standards are established by the Technical Data Sheet or these Development Standards, all development standards established under the Mecklenburg County Zoning Ordinance (the "Ordinance") for the B-1 zoning district shall be followed in connection with development taking place on Tract I and for the O-1 zoning classification all development standards established under the Ordinance for the O-1 zoning district shall be followed in connection with development taking place on Tract II.

Permitted Uses

Tract I, Parcel A may be devoted to any of the following uses (including accessory uses): sit-down type restaurants, and/or general office uses permitted under the Ordinance in a B-1 zoning district.

Tract I, Parcel B may be devoted to any of the following uses (including accessory uses): general office or a day care use as permitted under the Ordinance in a B-1 zoning district. The day care use may have up to 75 children.

Tract 2 may be devoted to any of the following uses (including accessory uses): general office and hotel/motel uses which are permitted under the Ordinance in a O-1 zoning district.

Tract I, Parcel A:
 The gross floor area of all buildings constructed within Tract I, Parcel A may not exceed, in the aggregate, 30,000 square feet.

Tract I, Parcel B:
 The gross floor area of all buildings constructed within Tract I, Parcel B may not exceed, in the aggregate, 24,000 square feet.

Tract II:
 (1) One hotel containing up to 120 rooms, in the aggregate, and up to 124,000 square feet of general office space, together with any incidental or accessory uses permitted under the Ordinance in the O-1 District which the developer may elect to provide for such facility(s) may be constructed on Parcel II.

(2) Should fewer than 120 hotel rooms be developed on Tract 2, then, additional general office space may be developed at the rate of 300 square feet of office space for each hotel room eliminated, up to a maximum of 36,000 square feet.

Buffers
 1. Buffer areas established on this Technical Data Sheet shall conform to the standards of Section 12.302 of the Ordinance, subject, however, to the provisions of Section 12.304 thereof.

2. Buffer areas shall remain as open space and, subject to the provisions of Paragraphs (3) and (4) below, will be left undisturbed.

3. Petitioner reserves the right to install accesses and utilities within buffer areas. However, utility installations may only cross buffer areas at interior angles measured at property lines which are not less than 75 degrees.

4. No buildings, parking spaces, maneuvering areas or storm water detention facilities may be located within buffer areas.

5. Where existing trees and natural vegetation have been cleared to accommodate pedestrian sidewalks or pathways or the installation of utilities, the cleared, unimproved areas will be landscaped with trees and shrubs.

Setbacks, Side Yards and Rear Yards.

1. All buildings constructed within Tract I shall satisfy or exceed the setback, rear yard and side yard requirements established under the Ordinance for the B-1 zoning district.

2. All buildings constructed within Tract 2 shall satisfy or exceed the setback, rear yard and side yard requirements established under the Ordinance for the O-1 zoning district.

3. Building setbacks off of Mallard Creek Church Road and John Adams Road will be established in the manner depicted on this Technical Data Sheet.

4. No storm water detention facilities may be located within any setback areas.

Screening and Landscaped Areas

Screening shall conform with the standards and treatments specified in Section 12.305 of the Ordinance.

Landscaped areas will be planted and improved in sequences which are keyed to each phase of development taking place on the Site.

Architectural Controls

1. All roof mounted mechanical equipment will be screened from view.

2. Any dumpsters visible from a public street or from adjoining property will be screened with a solid enclosure with gates.

3. No building constructed on Tract I may contain over three stories (above ground), or may be more than 45 feet in height (above ground).

4. No building constructed on Tract II may contain over three stories (above ground), or may be more than 45 feet in height (above ground).

5. At least 75% of the elevations (exclusive of windows and doors) of all buildings constructed on the Site will consist of brick materials.

6. No wall park lighting will be allowed.

Parking

Off street parking spaces will satisfy the minimum standards established under the Ordinance.

EXISTING PROPOSED ACCESS POINTS FOR MALLARD OAKS COMMERCIAL (4)

Lighting

1. All freestanding lighting fixtures installed within each Tract will be uniform in design.

2. The maximum height of any freestanding lighting fixture, including its base, shall not exceed 30 feet in height within Tract I or 20 feet in height within Tract 2.

3. All free standing lighting fixtures within Tract I and Tract 2, except street lights which may be erected along public streets, 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 eliminate glare towards public streets and adjacent properties.

Signs

All signs placed on the Site will be erected in accordance with the requirements of the Ordinance and shall be limited to ground mounted signs 7' in height, maximum, with a maximum copy area of 50 square feet per sign.

Access Points (Driveways)

1. The number of vehicular access points to the Site shall be limited to the number depicted on this Technical Data Sheet.

2. The placement and configuration of each access point are subject to any minor modifications required to accommodate final site and architectural construction plans and designs and to any adjustments required for approval by the County Engineering Department and the North Carolina Department of Transportation.

3. The parking lots for each of the establishments placed on the Site must be configured in such fashion as to allow internal vehicular traffic to move from one Parcel to the other Parcel.

Sidewalks

1. Petitioner will install a 5 foot wide sidewalk and an 8 foot planting strip along Mallard Creek Church Road and John Adams Road as development occurs on each Tract.

2. Petitioner will install an interconnected system of 5' sidewalks in order to facilitate a pedestrian and transit friendly development, and generally as depicted on the Schematic Plan.

Fire Protection

Adequate fire protection in the form of hydrants will be provided to the Mecklenburg County Fire Marshal's specifications. Plans for each building will be submitted to the Fire Marshal's office for approval before the construction of the building commences.

Storm Water Management/Sewer

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

Setbacks

All trees 8" cal. and greater shall be preserved within the setbacks of Mallard Creek Church Road and John Adams Road.

Amendments to Rezoning Plan

Future amendments to the Technical Data Sheet and these Development Standards may be applied for by the then Owner or Owners of the Site in accordance with the provisions of Chapter 6 of the Ordinance.

Binding Effect of the Rezoning Application

If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under these Development Standards and the Technical Data Sheet will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns.

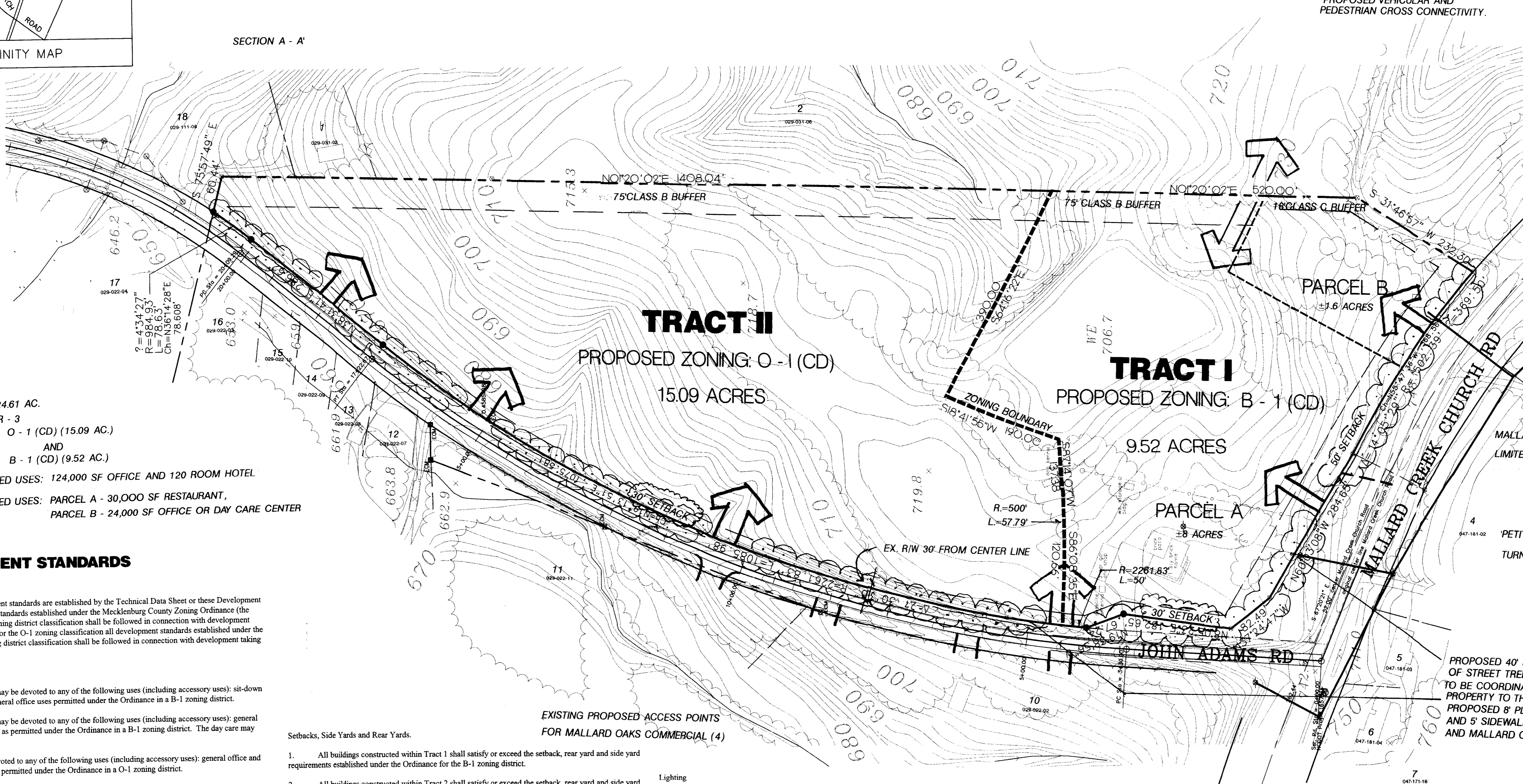
General Notes

1. The Petitioners will install a 100-foot long right turn lane on Mallard Creek Church Road at all proposed access points.

2. The Petitioners will install curb and gutter and sidewalk along Mallard Creek Church Road in sequences tied to development taking place on the Site.

3. The Petitioners will upgrade John Adams Road to a commercial street standard with curb and gutter and sidewalk.

PROPOSED VEHICULAR AND PEDESTRIAN CROSS CONNECTIVITY.



APPROVED BY COUNTY COMMISSION

DATE 2/8/00

RE 99-40(C)

The Site will be developed in accordance with the Charlotte Tree Ordinance.

REZONING PETITION
 JOHN ADAMS PROPERTY
 PETITIONER: JOHN W. ADAMS, 600 WEST MORRIS STREET, CHARLOTTE, NORTH CAROLINA

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 Landscape Architecture • Civil Engineering
 Land Planning

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PETITION #99-40 (C)

2-A-00

TECHNICAL

DATA

SHEET

FOR PUBLIC HEARING



Scale: 1" = 100'

Date: 3/29/99

Revisions:

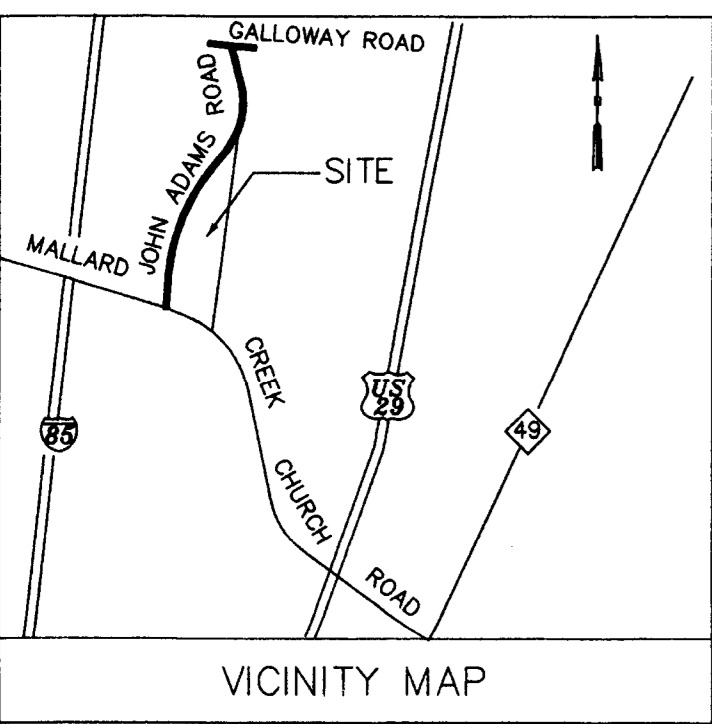
9 JUNE 1999 CMPC COMMENTS

29 DEC 1999 CMPC COMMENTS

6 JAN 2000 CMPC COMMENTS

2 FEBRUARY 2000

Sheet 1 of 2

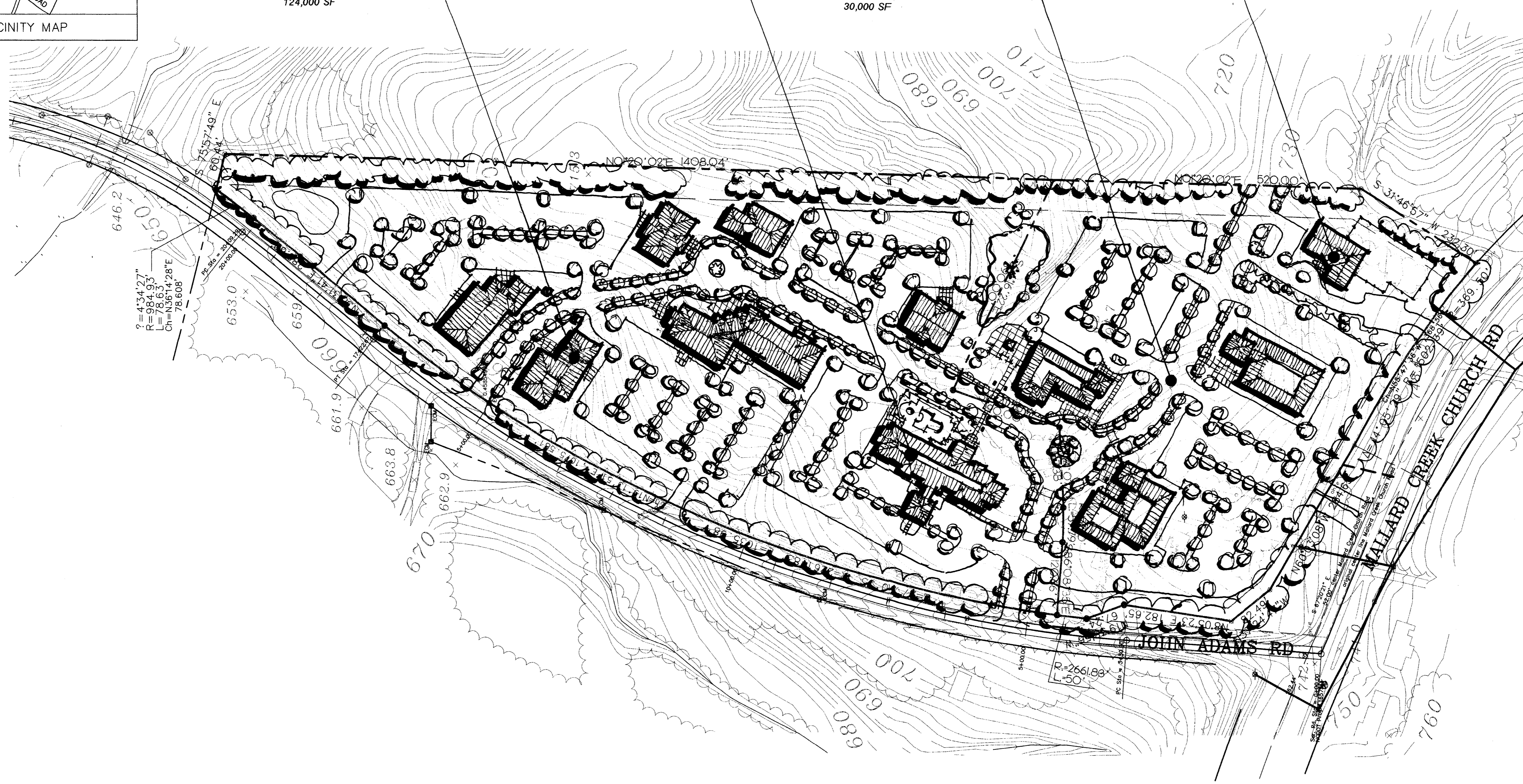


120 RM. HOTEL

OFFICE
124,000 SF

DAY CARE OR OFFICE
24,000 SF

SIT DOWN RESTAURANTS
30,000 SF



REZONING PETITION
 JOHN ADAMS PROPERTY
 MASTERPLAN

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 Land Planning

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SCHEMATIC

SITE PLAN



Scale: 1" = 100'

Date: 3/29/99

Revisions:

Sheet 2 of 2