

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 R-1 zoning district shall be followed in connection with development taking place on Parcel I, all development standards established under the Ordinance for the R-17 zoning district shall be followed in connection with development taking place on Parcel II and all development standards established under the Ordinance for the MX-2 zoning district shall be followed in connection with development taking place on Parcel III and on Parcel IV.

The building configurations, placements and sizes as well as the locations of all development shown on the Schematic Site Plan (Sheet RZ-2) are schematic in nature and may be altered or modified during design development and construction documents within the maximum development limits established by buffers and setbacks. Innovative development standards may be utilized as described in Section 11.026 of the Ordinance, except for those lots which are immediately adjacent to an R-4 zoning district.

Permitted Uses
 Parcel III
 Up to 600 for sale dwelling units may be constructed within this Parcel. At least 150 single family detached dwelling units will be constructed within the area generally depicted on this Technical Data Sheet and schematically represented on Sheet RZ-2. The remainder of the units will be for sale single family detached, for sale attached multi-family dwelling units, or for sale townhome dwelling units. No more than 4 units per building will be allowed for the attached units, except as specifically shown on the "book" area. Additionally, any incidental or accessory uses permitted by right or under prescribed conditions within the MX-2 zoning district shall be allowed.

Parcel III
 All buildings constructed within the Site shall satisfy or exceed the applicable setbacks, rear yard, side yard and requirements established under the Ordinance, except as may be allowed under the MX-2 Innovative section of the Ordinance. The single family lot sizes shown on Sheet RZ-2 adjacent to the existing R-4 single family development shall not be reduced below the MX-2 lot sizes. Additionally, the rear yards of those lots adjacent to the existing R-4 development shall observe the rear yard requirements of the R-4 zoning district.

Internal Street Pattern
 The street pattern shown on the Schematic Site Plan (Sheet RZ-2) is schematic in nature and may be altered or modified during the design development and construction documents phases. The general character indicated by medians and squares is a firm commitment.

Parking
 (a) The parking spaces depicted on the Schematic Site Plan (Sheet RZ-2) may vary in layout and location but, in all events, will be sufficient to satisfy the minimum off-street parking standards established under the Ordinance, including Section 12.203(1) and 12.203(2) of the Ordinance.
 (b) No parking will be permitted within buffer areas.

Buffer Areas
 (a) Buffer areas established on this Technical Data Sheet shall conform to the standards of Section 12.202 of the Ordinance, subject, however, to the provisions of Section 12.204 thereof, except that the buffer requirement between the proposed church use for Parcel IV and the adjacent property to the north shall be 25 feet and the buffer along the railroad right-of-way to the south shall be 10 feet; all as previously established under a variance granted by the Charlotte Zoning Board of Adjustment (Case 99-15).
 (b) Buffer areas shall remain as open space and, subject to the provisions of Paragraphs (c) and (d) below, will remain undisturbed, once established.
 (c) Where there are existing trees, the Petitioner reserves the right to clear, grade and fill within the front 15 feet on the interior side of the buffer and, where buffer areas are open, Petitioner reserves the right to grade and to create berms.
 (d) The Petitioner reserves the right, within all portions of buffer areas, to install utilities and pedestrian paths. However, utility installations may only cross buffer areas at angles which are between 70° and 90° to the property line.
 (e) No building, parking spaces or maneuvering areas (except street crossings) may be placed within the buffer areas.
 (f) Where existing trees and natural vegetation have been cleared to accommodate pedestrian sidewalks or paths or the installation of utilities, the cleared unimproved areas of the buffer shall be landscaped with trees and shrubs.
 (g) In the event zoning or uses on any adjacent property should change at some point in the future so that the buffer requirement changes or is not required, then the buffers specified on the Technical Data Sheet shall change accordingly. However, once a buffer is established or constructed on this site, such buffer and use may remain.

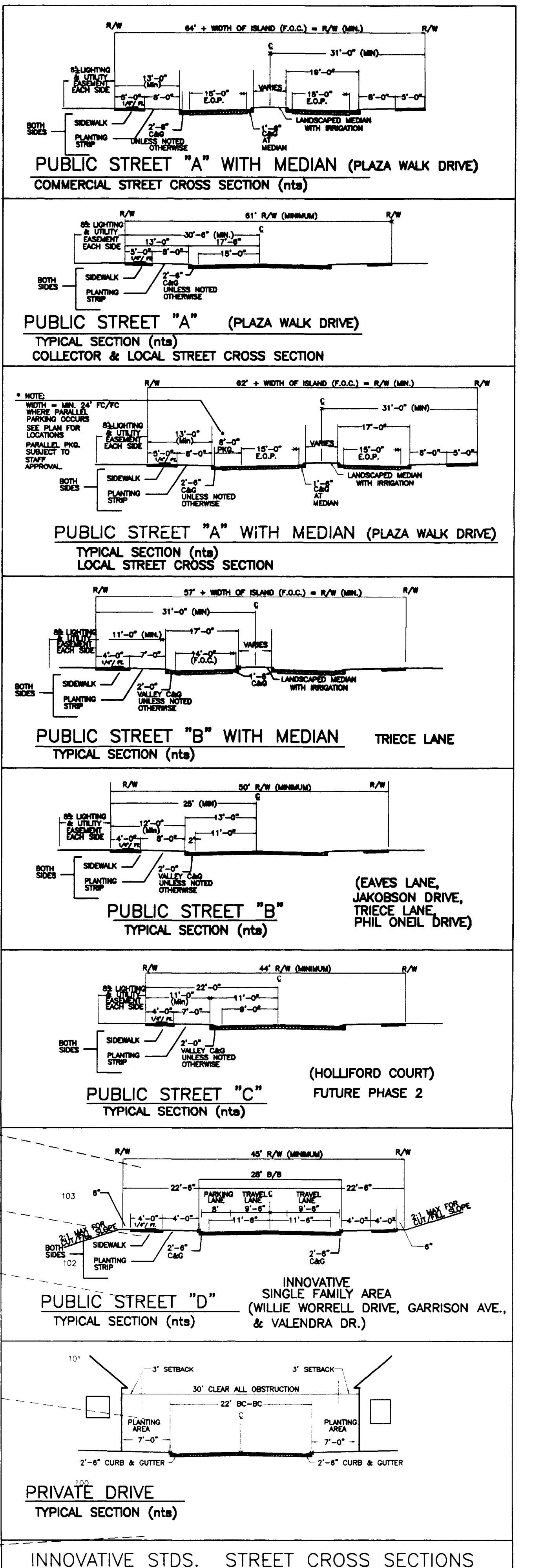
Landscaped Areas and Screening
 Screening shall conform with the standards and treatments specified in section 12.203 of the Ordinance.
Setbacks, Side Yards and Rear Yards
 All buildings constructed within the Site shall satisfy or exceed the applicable setbacks, rear yard, side yard and requirements established under the Ordinance, except as may be allowed under the MX-2 Innovative section of the Ordinance. The single family lot sizes shown on Sheet RZ-2 adjacent to the existing R-4 single family development shall not be reduced below the MX-2 lot sizes. Additionally, the rear yards of those lots adjacent to the existing R-4 development shall observe the rear yard requirements of the R-4 zoning district.

Reasons For Requesting Innovative Standards

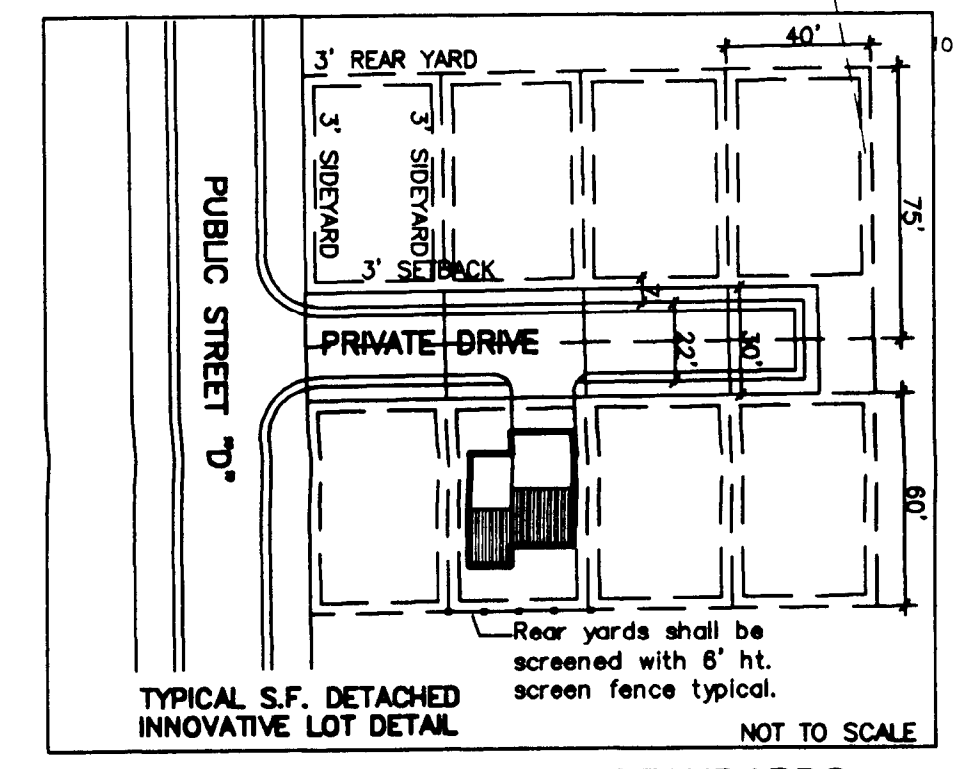
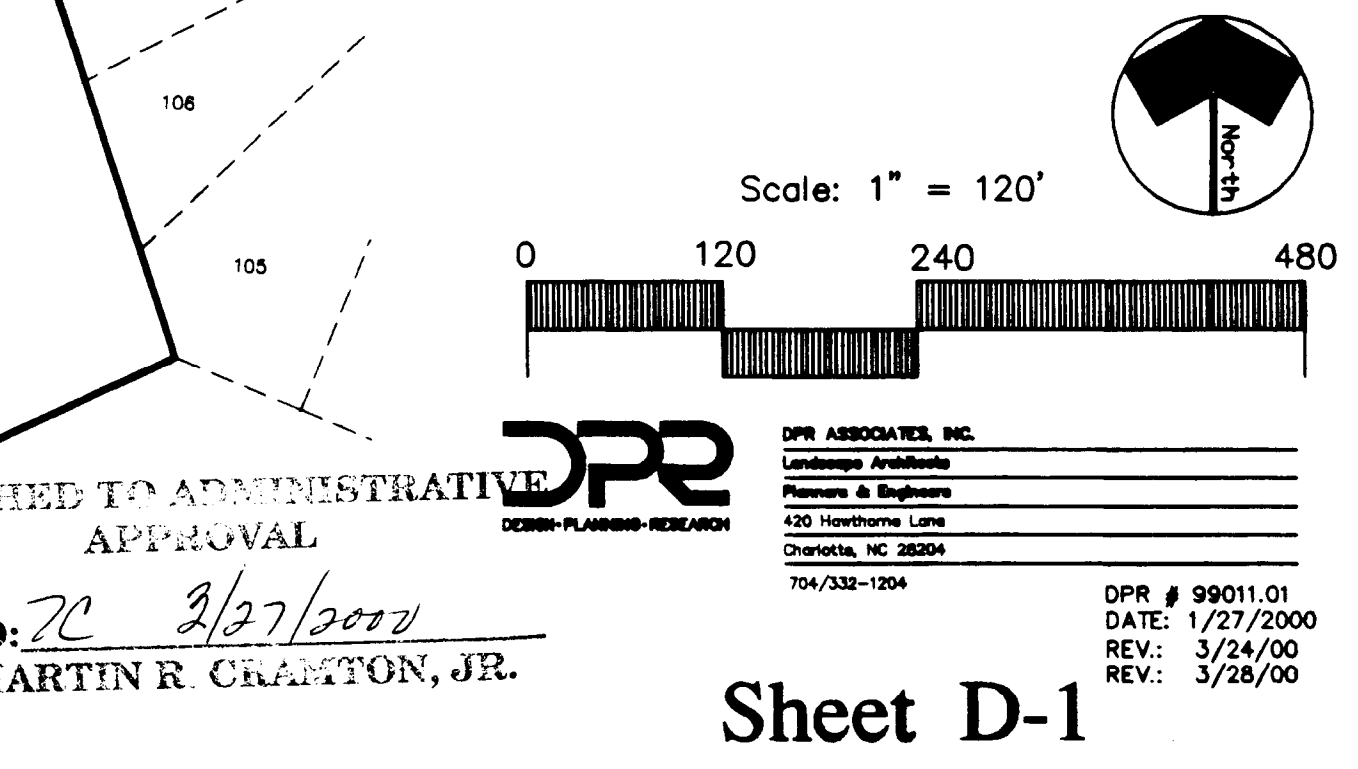
The innovative development standards being requested here are necessary to achieve the "urban" character promised by petitioner during the rezoning process, and anticipated by city council when they approved this petition. The more compact development primarily on the relatively barren, flat portion of the site makes possible the preservation of significant open spaces which are of more significance environmentally (wooded, wetlands, floodplain, etc.). The innovative standards being sought also facilitate an offering of a variety of housing types which would not otherwise be possible.

Reasons For Requesting Deviations to CMLDS Collector Street Standards STA. 8+60 TO 20+20 (END)

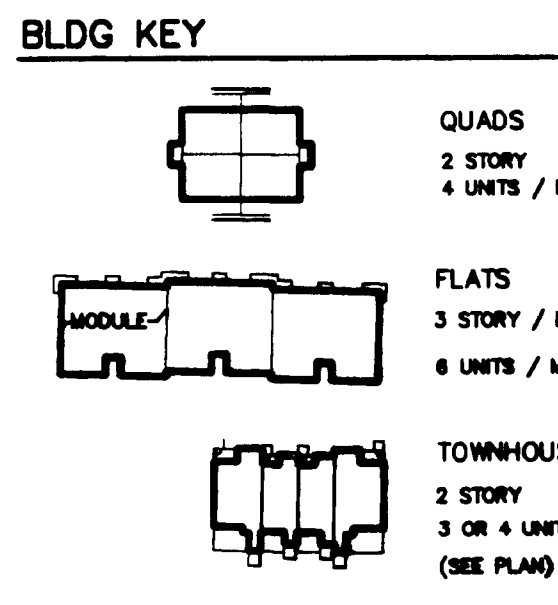
Design Plaza Walk Dr. to "Local" street standards, in order to reduce speeds, preserve existing trees in the proposed median island, maintain development density and maximize affordable unit development.



CITISIDE ON THE PLAZA
 A MULVANEY HOMES COMMUNITY
 CHARLOTTE, NORTH CAROLINA
 Innovative Development Standards



- INNOVATIVE DEVELOPMENT STANDARDS**
- A. TOWNHOMES (MINIMUM REQUIREMENTS)**
- Street Type: All public (see sheet RZ-2 of 2)
 - Minimum Lot Size: 9,500 s.f. (triplex dwellings) 11,500 s.f. (quadplex dwellings) (minimum lot size - sufficient to accommodate the dwelling unit and 400 s.f. of private open space)
 - Setbacks and Yards: 20' setback, 5' sideyard, 20' rearyard 60% OS
 - Open Space: 2.0 spaces per dwelling unit
 - Height of Fences and Walls: 40" building lot, not sub-lots for unit
 - Off-street Parking: 10'
 - Lot Width: 10'
 - Building Separation: 10'
- B. FLATS AND QUADS (MINIMUM REQUIREMENTS)**
- Minimum Lot Size: 11,500 s.f. (minimum quadruplex subplot size - sufficient to accommodate the dwelling unit and 400 s.f. of private open space); flats to be sold as condominiums 10' setback (to public street), 10' sideyard, 20' rearyard 60% OS
 - Setbacks and Yards: 20' setback, 5' sideyard, 20' rearyard 60% OS
 - Open Space: 2.0 spaces per dwelling unit
 - Height of Fences and Walls: 40" building lot, not sub-lots for unit
 - Off-street Parking: 10'
 - Lot Width: 10'
 - Building Separation: 10'
- C. SINGLE FAMILY DETACHED (MINIMUM REQUIREMENTS)**
- Street Type & Right of Way: 50' public street R/W or 30' R/W private street (CMLDS# 10.07)
 - Minimum Lot Size: 2,000 s.f.
 - Sideyard: 4' width
 - Curb and Gutter: 2'-0" curb & gutter or valley gutter
 - Minimum Lot Size: 2,000 s.f.
 - Public Street Frontage: private
 - Setbacks and Yards: 5' Min. setback at Public Street 20' Min. setback at Public Street for front-loaded garages or parking pods 3' Min. setback at Private Street 5' sideyard, 3' rearyard 60% OS
 - Height of Fences and Walls: 2.0 spaces per dwelling unit
 - Off-street Parking: 2 spaces per dwelling unit
 - Lot Width: 40'
 - Building Separation: 6'



CHARLOTTE-MECKLENBURG PLANNING COMMISSION
 INTER-OFFICE COMMUNICATION

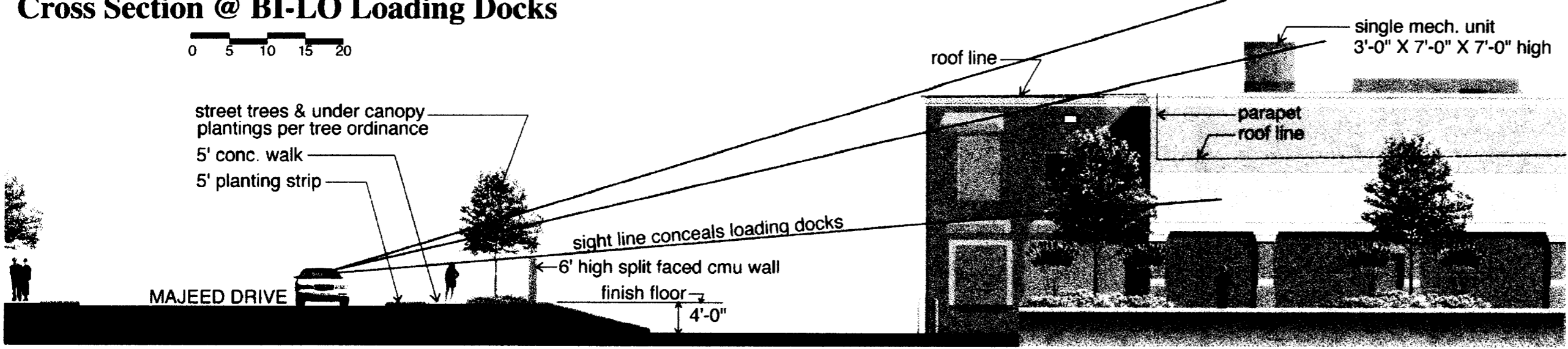
DATE: April 3, 2000

TO: Robert Brandon, Zoning Administrator
 FROM: Linda B. Beverly, AICP, Subdivision Administrator

SUBJECT: MX-2 Innovative Site Plan, Rezoning Petition #99-99, Citiside @ The Plaza, Tax Parcel #s 009-021-19, 009-021-20 and 009-021-21.

Please find attached the innovative site plan for Citiside @ The Plaza. The Zoning Committee of the Planning Commission approved this innovative plan at their March 27, 2000 meeting. Please use this innovative site plan when evaluating requests for building permits.

Cross Section @ BI-LO Loading Docks



**CHARLOTTE - MECKLENBURG
PLANNING COMMISSION**

INTER - OFFICE COMMUNICATION

DATE: August 6, 2001

TO: Robert Brandon
Zoning Administrator

FROM: Martin R. Cramton, Jr.
Planning Director

SUBJECT: Administrative Approval for Petition No. 99-99 by Mulvaney Group, Ltd.

Attached are specific plans for parcel I shown on the above conditional site plan which include a site layout plan, elevations with color renderings (see note below), a landscape plan and a detail of a screening wall along Majeed Drive. Since all of these specific plans comply with the conditional requirements, I am administratively approving these specific plans. Please use these plans when evaluating requests for building permits and certificates of occupancy.

***Note that site development must still meet other conditional note requirements and all ordinance requirements. The conditional site plan requires that a design review committee also review these renderings.**

*See administrative
dated 10/22/01 for revised
site layout. Elevations under
this approval still apply.*

Development Standards

General Provision
Unless more stringent standards are established by the Technical Data Sheet or these Development Standards...

Design Standards
(a) All parking spaces within Parcel I shall be screened from public streets and abutting and adjoining properties...

Permitted Uses
Parcel I - Neighborhood Service Center
Up to 80,000 square feet of general retail and office uses which are permitted under the Ordinance by right...

Tree Ordinance
The provisions of the Charlotte Tree Ordinance apply to this development the same as they apply to any other development...

Parcel II - Rental Apartments
Up to 275 units of rental apartments may be constructed within this parcel. Additionally, any incidental or accessory uses...

Owners Association
Development taking place within Parcels I, II, and III of the Site will be subject to covenants and restrictions creating a Master Owner's Association...

Parcel III -
Up to 150 for sale dwelling units may be constructed within this Parcel. At least 150 single family detached dwelling units...

Individual parcels which contain one or more of the following features:
1) specialized amenities, 2) open space peculiarly associated with that parcel...

Buffer Areas
(a) Buffer areas established on this Technical Data Sheet shall conform to the standards of Section 12.302 of the Ordinance...

Except as otherwise provided in the next succeeding Paragraph, each owner of property within Parcels I, II, and III must be a member of the Master Owner's Association...

Landscaped Areas and Screening
Screening shall conform with the standards and treatments specified in section 12.303 of the Ordinance.

Any sub-association representing a group of owners in a particular area or project may be the member of the Master Owner's Association in lieu of all owners in such area or project being members...

Setbacks, Side Yards and Rear Yards
All buildings constructed within the Site shall satisfy or exceed the applicable setback, rear yard, and side yard requirements established under the Ordinance...

Storm Drainage Management
Storm water runoff from the Site will be managed through proven techniques which satisfy the standards imposed by the City of Charlotte Engineering Department.

Access Points
Direct vehicular access from The Plaza will be limited to two access points, providing right-in and right-out turns only and the other providing full service...

These documents may contain such other covenants, restrictions and bylaws as the Petitioner may deem necessary or advisable for the effective administration of the association...

The full access on The Plaza must align with the relocated full access driveway to the shopping center across the street. Full access will not be provided at this location until the access to the Harris Property (old "Zara" site) is relocated to this location.

Floodway
No filling will be allowed within floodway fringe area. Minimum building elevations shall respect updated floodplain elevations currently being established.

The northmost driveway to Eastway Drive must be limited to right-in and right-out movements only and must be a public street.

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 Parcel or Parcels involved...

The southmost access to Eastway Drive may serve only Parcel I and the two adjacent parcels which are labeled as Parcel 143 and Parcel 144 on the Technical Data Sheet.

Binding Effect of the Rezoning Application
(a) If the Petitioner's Rezoning Petition is approved, the development program established under these Development Standards, the Technical Data Sheet and other supportive documents shall, unless amended in the manner provided under the Ordinance...

All of the foregoing roadway improvements will be made in accordance with regulations established by the Charlotte Department of Transportation and the North Carolina Department of Transportation.

Throughout these Development Standards, the terms "Petitioner", and "Owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner and the current and subsequent owners of the Site...

The right-in/right-out access point between Parcels I & II shall be constructed prior to issuance of an occupancy permit for any building in Parcel I.

Innovative Development Standards
A. TOWNHOMES (MINIMUM REQUIREMENTS)
1) Street Type: All public (see sheet RZ-2 of 2)

Internal Street Pattern
The street pattern shown on the Schematic Site Plan (Sheet RZ-2) is schematic in nature and may be altered or modified during the design development and construction document phases.

B. FLATS AND QUADS (MINIMUM REQUIREMENTS)
1) Minimum Lot Size: 11,500 s.f. (minimum quadruple subset size - sufficient to accommodate the dwelling unit and 400 s.f. of private open space)...

Signage
(a) A uniform signage and graphic system will be employed within Parcel III.
(b) All signs placed on the Site will be erected in accordance with the requirements of the Ordinance.

C. SINGLE FAMILY DETACHED (MINIMUM REQUIREMENTS)
1) Street Type & Right of Way: 50' public street RW or 30' RW private street (CMLD# 10.07)

Fire Protection
Adequate fire protection in the form of fire hydrants will be provided by the City of Charlotte Fire Marshal's standard specifications.

2) Sidewalk: 4' width
Curb and Gutter: 2'-6" curb & gutter or valley gutter
3) Minimum Lot Size: 2,400 s.f.

Fire Protection
Adequate fire protection in the form of fire hydrants will be provided by the City of Charlotte Fire Marshal's standard specifications.

4) Public Street Frontage: private
5) Setbacks and Yards: 3' setback, 3' sideyard, 3' rearyard (measured from public RW or private drive)

Fire Protection
Adequate fire protection in the form of fire hydrants will be provided by the City of Charlotte Fire Marshal's standard specifications.

6) Height of Fences and Walls: 6' maximum height
7) Off-street Parking: 2 spaces per dwelling unit
8) Lot Width: 36'
9) Building Separation: 6'

Fire Protection
Adequate fire protection in the form of fire hydrants will be provided by the City of Charlotte Fire Marshal's standard specifications.

3) Setbacks and Yards: 20' setback, 5' sideyard, 20' rearyard
4) Open Space: 80%
5) Height of Fences and Walls: 6' maximum height
6) Off-street Parking: 2 spaces per dwelling unit
7) Lot Width: 40' (building lot, not sub-lots for units)
8) Building Separation: 10'

Fire Protection
Adequate fire protection in the form of fire hydrants will be provided by the City of Charlotte Fire Marshal's standard specifications.

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6) Lot Width: 40'
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5) Setbacks and Yards: 3' setback, 3' sideyard, 3' rearyard (measured from public RW or private drive)

Fire Protection
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Fire Protection
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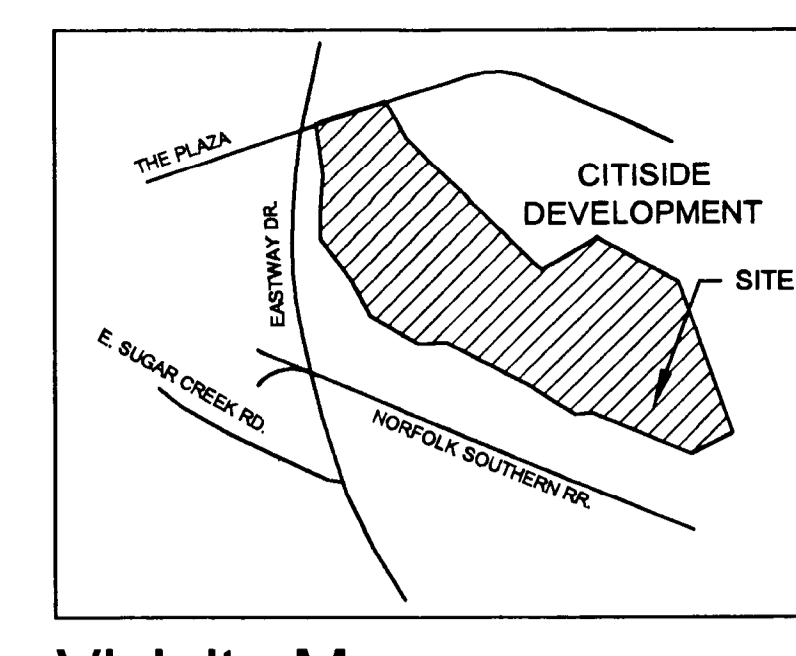
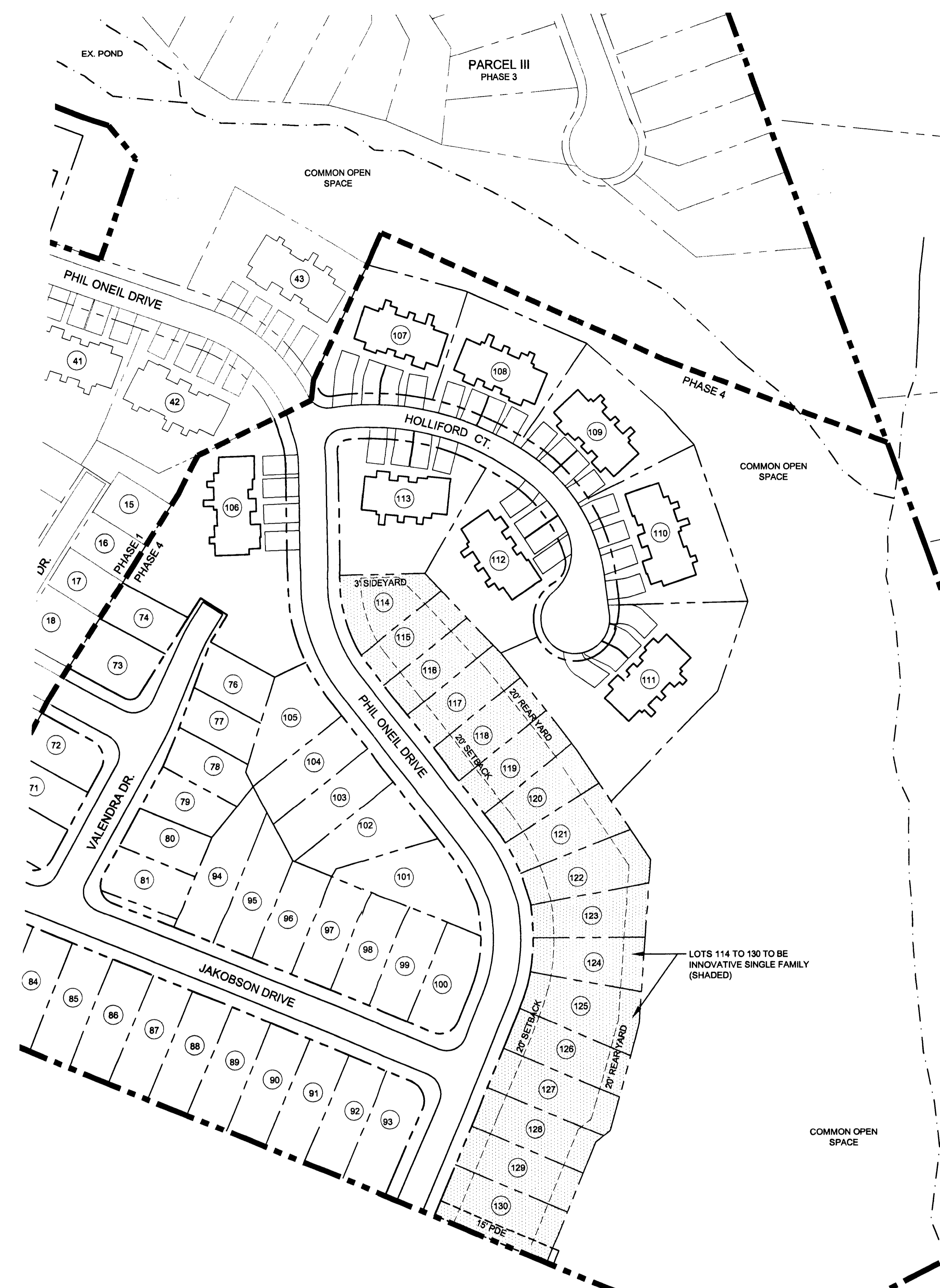
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9) Building Separation: 6'

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Fire Protection
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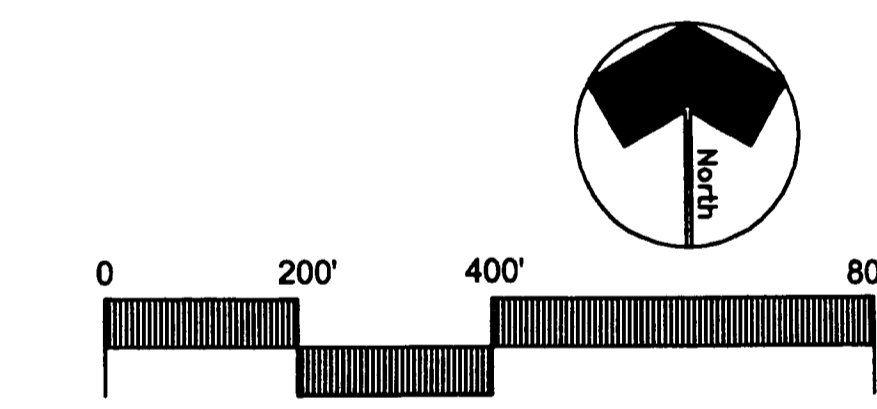
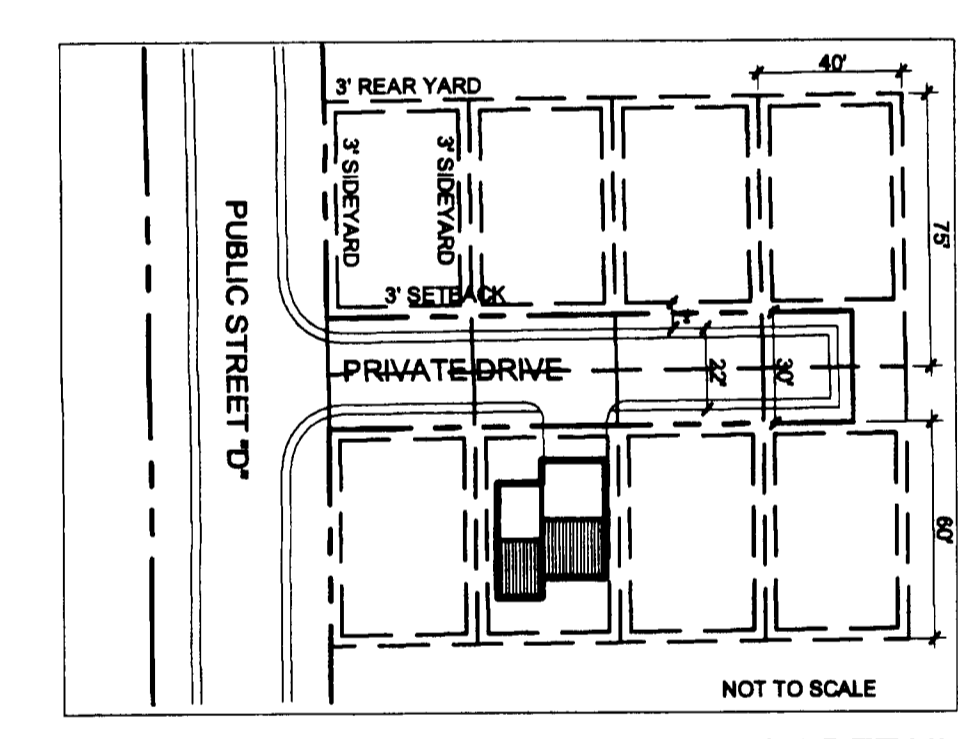
6) Height of Fences and Walls: 6' maximum height
7) Off-street Parking: 2 spaces per dwelling unit
8) Lot Width: 40'
9) Building Separation: 6'



PHASE FOUR SITE DEVELOPMENT DATA
ZONING: B-1(CD), R-17(MFCO), AND MX-2
REZONING PETITION #99-99
TOTAL SITE AREA: (TOTAL 127.53 AC OF REZONING PETITION)

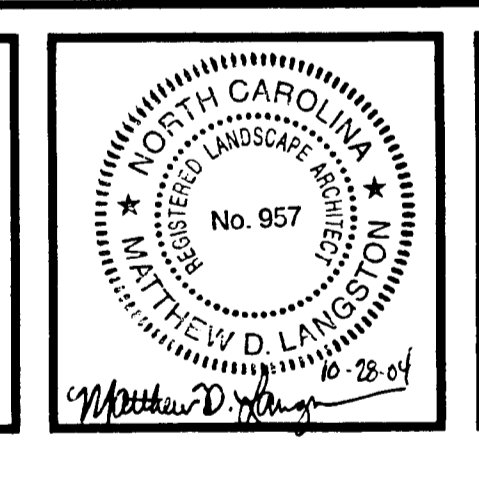
NOTES:
1. ENGINEERING FOR PHIL ONEIL DR. SHALL REMAIN AS PREVIOUSLY APPROVED BY CITY OF CHARLOTTE ENGINEERING AND CDOT.
2. THIS PLAN PROPOSES TO REPLACE 24 TOWNHOME UNITS WITH 17 SINGLE FAMILY DETACHED UNITS (A REDUCTION OF 7 UNITS), WITH A MINIMUM LOT WIDTH OF 36'.

PROPOSED INNOVATIVE DEVELOPMENT STANDARDS
SINGLE FAMILY DETACHED (MINIMUM REQUIREMENTS)
1) Street Type & Right of Way: 50' public street RW or 30' RW private street (CMLD# 10.07)
2) Sidewalk: 4' width
3) Minimum Lot Size: 2,400 s.f.
4) Public Street Frontage: private
5) Setbacks and Yards: 3' setback, 3' sideyard, 3' rearyard
6) Height of Fences and Walls: 6' maximum height
7) Off-street Parking: 2 spaces per dwelling unit
8) Lot Width: 36'
9) Building Separation: 6'



Project Manager: MDL
Drawn By: CG
Checked By:
Date: 10/27/04
Project Number: 03059-71

REVISIONS table with columns for No., Date, By, and Description.



DPR ASSOCIATES, INC.
Landscape Architects
Planners & Engineers
420 Hawthorne Lane
Charlotte, NC 28204
704-332-1204

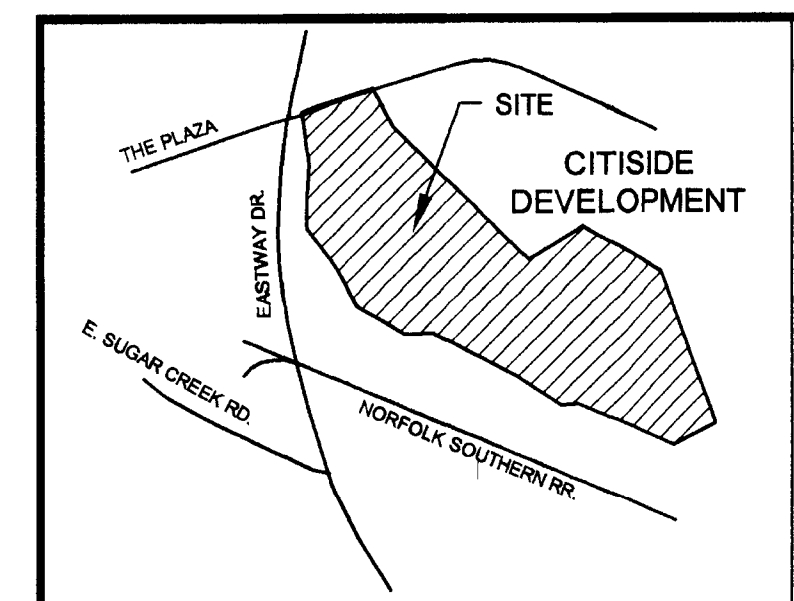
PHASE FOUR INNOVATIVE SITE PLAN REVISIONS
Scale: 1"=60'
CITISIDE ON THE PLAZA
MULVANEY PROPERTIES
7301 CARMEL EXECUTIVE PARK DR.
SUITE 102
CHARLOTTE, NC 28226
PH:704-626-3229

CHARLOTTE-MECKLENBURG PLANNING COMMISSION INTER-OFFICE COMMUNICATION

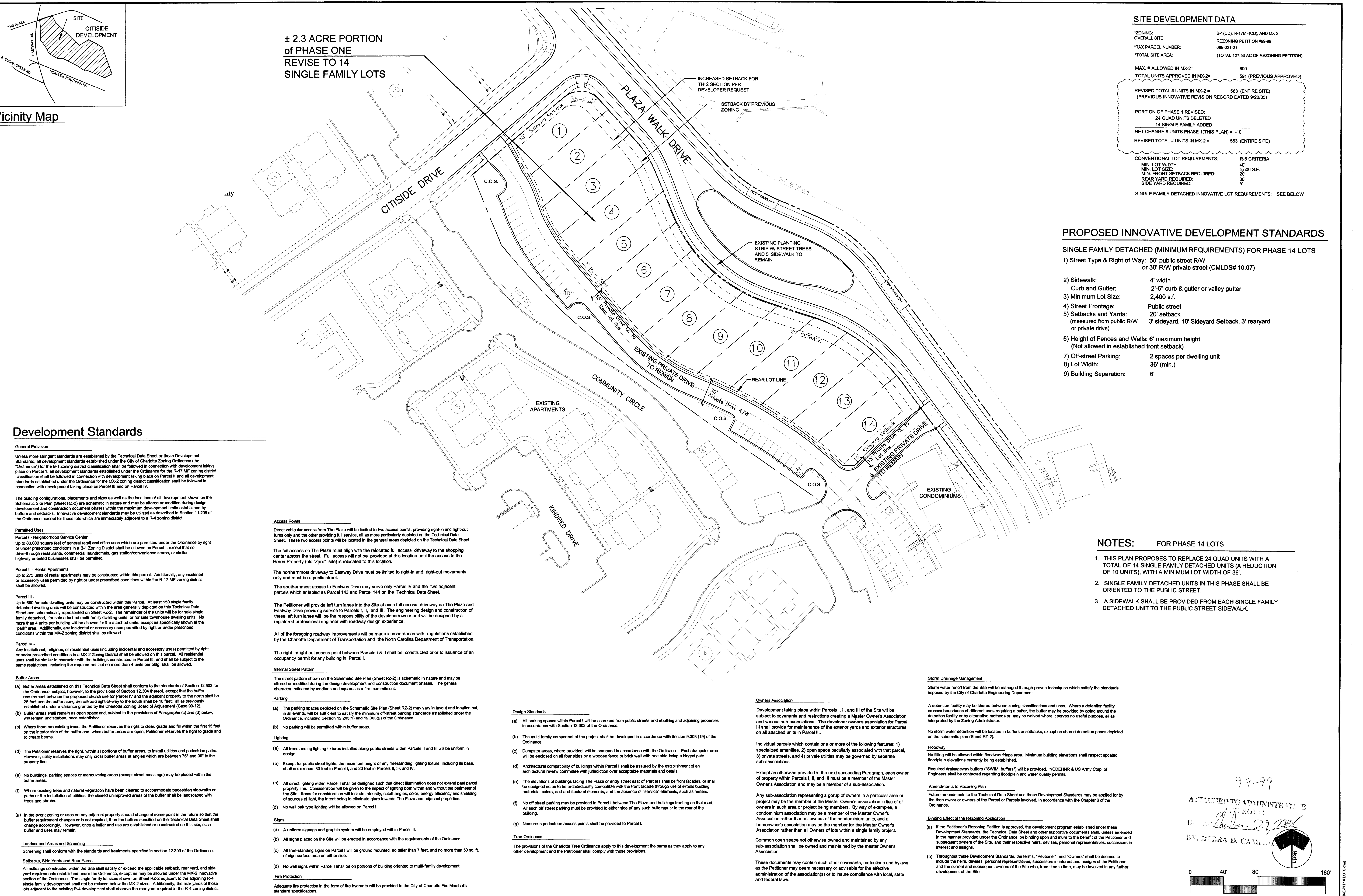
DATE: January 20, 2005
FROM: Debra Campbell, Planning Director
TO: Katrina Young, Interim Zoning Administrator

SUBJECT: Innovative Site Plan Approval for Petition No. 99-99, Mulvaney Properties Petitioner.
Attached is an innovative site plan for Citiside, Petition No. 99-99. This plan proposes the change from 24 attached townhomes to 17 single family detached dwelling units. The petitioner also requested the following innovative standards:
Minimum lot width of 36'

The Zoning Committee of the Charlotte-Mecklenburg Planning Commission approved this innovative site plan on December 29, 2004. Please use this plan when evaluating requests for building permits and certificates of occupancy.



Vicinity Map



SITE DEVELOPMENT DATA

*ZONING:	R-11(CD), R-17M(CD), AND MX-2
OVERALL SITE:	REZONING PETITION #99-99
*TAX PARCEL NUMBER:	099-021-21
*TOTAL SITE AREA:	(TOTAL 127.53 AC OF REZONING PETITION)
MAX. # ALLOWED IN MX-2:	600
TOTAL UNITS APPROVED IN MX-2:	581 (PREVIOUS APPROVED)
REVISED TOTAL # UNITS IN MX-2 =	563 (ENTIRE SITE)
(PREVIOUS INNOVATIVE REVISION RECORD DATED 8/20/05)	
PORTION OF PHASE 1 REVISED:	
24 QUAD UNITS DELETED	
14 SINGLE FAMILY ADDED	
NET CHANGE # UNITS PHASE 1 (THIS PLAN) =	-10
REVISED TOTAL # UNITS IN MX-2 =	563 (ENTIRE SITE)
CONVENTIONAL LOT REQUIREMENTS:	R-8 CRITERIA
MIN. LOT WIDTH:	40'
MIN. LOT SIZE:	4,500 S.F.
MIN. FRONT SETBACK REQUIRED:	20'
REAR YARD REQUIRED:	30'
SIDE YARD REQUIRED:	5'
SINGLE FAMILY DETACHED INNOVATIVE LOT REQUIREMENTS:	SEE BELOW

± 2.3 ACRE PORTION OF PHASE ONE REVISE TO 14 SINGLE FAMILY LOTS

PROPOSED INNOVATIVE DEVELOPMENT STANDARDS

- SINGLE FAMILY DETACHED (MINIMUM REQUIREMENTS) FOR PHASE 14 LOTS**
- 1) Street Type & Right of Way: 50' public street R/W or 30' R/W private street (CMLDS# 10.07)
 - 2) Sidewalk: 4' width
 - 3) Curb and Gutter: 2'-6" curb & gutter or valley gutter
 - 3) Minimum Lot Size: 2,400 s.f.
 - 4) Street Frontage: Public street
 - 5) Setbacks and Yards: 20' setback (measured from public R/W or private drive)
 - 6) Height of Fences and Walls: 6' maximum height (Not allowed in established front setback)
 - 7) Off-street Parking: 2 spaces per dwelling unit
 - 8) Lot Width: 36' (min.)
 - 9) Building Separation: 6'

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 R-11 zoning district classification shall be followed in connection with development taking place on Parcel I, all development standards established under the Ordinance for the R-17 MF zoning district classification shall be followed in connection with development taking place on Parcel II and all development standards established under the Ordinance for the MX-2 zoning district classification shall be followed in connection with development taking place on Parcel III and on Parcel IV.

Permitted Uses

Parcel I - Neighborhood Service Center
Up to 80,000 square feet of general retail and office uses which are permitted under the Ordinance by right or under prescribed conditions in a B-1 Zoning District shall be allowed on Parcel I except that no drive-through restaurants, commercial laundromats, gas stations/convenience stores, or similar highway-oriented businesses shall be permitted.

Parcel II - Rental Apartments
Up to 275 units of rental apartments may be constructed within this parcel. Additionally, any incidental or accessory uses permitted by right or under prescribed conditions within the R-17 MF zoning district shall be allowed.

Parcel III -
Up to 800 for sale dwelling units may be constructed within this Parcel. At least 150 single family detached dwelling units will be constructed within the area generally depicted on this Technical Data Sheet and schematically represented on Sheet RZ-2. The remainder of the units will be for sale single family detached, for sale attached multi-family dwelling units, or for sale townhouse dwelling units. No more than 4 units per building will be allowed for the attached units, except as specifically shown at the "park" area. Additionally, any incidental or accessory uses permitted by right or under prescribed conditions within the MX-2 zoning district shall be allowed.

Parcel IV -
Any institutional, religious, or residential uses (including incidental and accessory uses) permitted by right or under prescribed conditions in a MX-2 Zoning District shall be allowed on this parcel. All residential uses shall be similar in character with the buildings constructed in Parcel III, and shall be subject to the same restrictions, including the requirement that no more than 4 units per block shall be allowed.

Buffer Areas

(a) 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, except that the buffer requirement between the proposed church use for Parcel IV and the adjacent property to the north shall be 25 feet and the buffer along the railroad right-of-way to the south shall be 10 feet, all as previously established under a variance granted by the Charlotte Zoning Board of Adjustment (Case 99-10).

(b) Buffer areas shall remain as open space and, subject to the provisions of Paragraphs (c) and (d) below, will remain undisturbed, open established.

(c) Where there are existing trees, the Petitioner reserves the right to clear, grade and fill within the feet 15 feet on the interior side of the buffer and, where buffer areas are open, Petitioner reserves the right to create berms.

(d) The Petitioner reserves the right, within all portions of buffer areas, to install utilities and pedestrian paths. However, utility installations may only cross buffer areas at angles which are between 75° and 90° to the property line.

(e) No buildings, parking spaces or maneuvering areas (except street crossings) may be placed within the buffer areas.

(f) Where existing trees and natural vegetation have been cleared to accommodate pedestrian sidewalks or paths or the installation of utilities, the cleared unimproved areas of the buffer shall be landscaped with trees and shrubs.

(g) In the event zoning or uses on any adjacent property should change at some point in the future so that the buffer requirement changes it is not required, then the buffers specified on the Technical Data Sheet shall change accordingly. However, once a buffer and use are established or constructed on this site, such buffer and uses may remain.

Landscaped Areas and Screening

Screening shall conform with the standards and treatments specified in section 12.303 of the Ordinance.

Setbacks, Side Yards and Rear Yards

All buildings constructed within the Site shall satisfy or exceed the applicable setback, rear yard, and side yard requirements established under the Ordinance, except as may be allowed under the MX-2 innovative section of the Ordinance. The single family lot sizes shown on Sheet RZ-2 adjacent to the adjoining R-4 single family development shall not be reduced below the MX-2 sizes. Additionally, the rear yards of those lots adjacent to the existing R-4 development shall observe the rear yard required in the R-4 zoning district.

Access Points

Direct vehicular access from The Plaza will be limited to two access points, providing right-in and right-out turns only and the other providing full service, all as more particularly depicted on the Technical Data Sheet. These two access points will be located in the general areas depicted on the Technical Data Sheet.

The full access on The Plaza must align with the relocated full access driveway to the shopping center across the street. Full access will not be provided at this location until the access to the Herrin Property (old "Zara" site) is relocated to this location.

The northernmost driveway to Eastway Drive must be limited to right-in and right-out movements only and must be a public street.

The southernmost access to Eastway Drive may serve only Parcel IV and the two adjacent parcels which are labeled as Parcel 143 and Parcel 144 on the Technical Data Sheet.

The Petitioner will provide left turn lanes into the Site at each full access driveway on The Plaza and Eastway Drive providing access to Parcels I, II, and III. The engineering design and construction of these left turn lanes will be the responsibility of the developer/owner and will be designed by a registered professional engineer with roadway design experience.

All of the foregoing roadway improvements will be made in accordance with regulations established by the Charlotte Department of Transportation and the North Carolina Department of Transportation.

The right-in/right-out access point between Parcels I & II shall be constructed prior to issuance of an occupancy permit for any building in Parcel I.

Internal Street Pattern

The street pattern shown on the Schematic Site Plan (Sheet RZ-2) is schematic in nature and may be altered or modified during the design development and construction document phases. The general character indicated by medians and squares is a firm commitment.

Parking

(a) The parking spaces depicted on the Schematic Site Plan (Sheet RZ-2) may vary in layout and location but, in all events, will be sufficient to satisfy the minimum off-street parking standards established under the Ordinance, including Section 12.203(1) and 12.303(2) of the Ordinance.

(b) No parking will be permitted within buffer areas.

Lighting

(a) All freestanding lighting fixtures installed along public streets within Parcels II and III will be uniform in design.

(b) Except for public street lights, the maximum height of any freestanding lighting fixture, including its base, shall not exceed 30 feet in Parcel I, and 20 feet in Parcels II, III, and IV.

(c) All direct lighting within Parcel I shall be designed such that direct illumination does not extend past parcel 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, cut-off angles, color, energy efficiency and shielding of sources of light, the intent being to eliminate glare towards The Plaza and adjacent properties.

(d) No wall type lighting will be allowed on Parcel I.

Signs

(a) A uniform signage and graphic system will be employed within Parcel III.

(b) All signs placed on the Site will be erected in accordance with the requirements of the Ordinance.

(c) All free-standing signs on Parcel I will be ground mounted, no taller than 7 feet, and no more than 50 sq. ft. of sign surface area on either side.

(d) No wall signs within Parcel I shall be on portions of building oriented to multi-family development.

Fire Protection

Adequate fire protection in the form of the hydrants will be provided to the City of Charlotte Fire Marshal's standard specifications.

Design Standards

(a) All parking spaces within Parcel I will be screened from public streets and abutting and adjoining properties in accordance with Section 12.303 of the Ordinance.

(b) The multi-family component of the project shall be developed in accordance with Section 9.303 (19) of the Ordinance.

(c) Dumpster areas, where provided, will be screened in accordance with the Ordinance. Each dumpster area will be enclosed on all four sides by a wooden fence or brick wall with one side being a hinged gate.

(d) Architectural compatibility of buildings within Parcel I shall be assured by the establishment of an architectural review committee with jurisdiction over acceptable materials and details.

(e) The elevations of buildings facing The Plaza or entry street east of Parcel I shall be front facades, or shall be designed so as to be architecturally compatible with the front facade through use of similar building materials, colors, and architectural elements, and the absence of "service" elements, such as meters.

(f) No off street parking may be provided in Parcel I between The Plaza and buildings fronting on that road. All such off street parking must be provided to either side of any such buildings or to the rear of the building.

(g) Numerous pedestrian access points shall be provided to Parcel I.

Tree Ordinance

The provisions of the Charlotte Tree Ordinance apply to the development the same as they apply to any other development and the Petitioner shall comply with those provisions.

Owners Association

Development taking place within Parcels I, II, and III of the Site will be subject to covenants and restrictions creating a Master Owner's Association and various sub-associations. The developer/owner's association for Parcel III shall provide for maintenance of the exterior yards and exterior structures on all attached units in Parcel III.

Individual parcels which contain one or more of the following features: 1) specialized amenities, 2) open space peculiarly associated with that parcel, 3) private streets, and 4) private utilities may be governed by separate sub-associations.

Except as otherwise provided in the next succeeding Paragraph, each owner of property within Parcels I, II, and III shall be a member of the Master Owner's Association and may be a member of a sub-association.

Any sub-association representing a group of owners in a particular area or project may be the member of the Master Owner's association in lieu of all owners in such area or project being members. By way of example, a condominium association may be a member of the Master Owner's Association rather than all owners of the condominium units, and a homeowner's association may be the member for the Master Owner's Association rather than all Owners of lots within a single family project.

Common open space not otherwise owned and maintained by any sub-association shall be owned and maintained by the master Owner's Association.

These documents may contain such other covenants, restrictions and bylaws as the Petitioner may deem necessary or advisable for the effective administration of the association(s) or to insure compliance with local, state and federal laws.

Storm Drainage Management

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

A detention facility may be shared between zoning classifications and uses. Where a detention facility crosses boundaries of different uses requiring a buffer, the buffer may be provided by going around the detention facility or by alternative methods or, may be waived where it serves no useful purpose, as interpreted by the Zoning Administrator.

No storm water detention will be located in buffers or setbacks, except on shared detention ponds depicted on the schematic plan (Sheet RZ-2).

Floodway

No filling will be allowed within floodway fringe area. Minimum building elevations shall respect updated floodplain elevations currently being established.

Required drainageway buffers ("SWIM" buffers) will be provided. NCDENR & US Army Corp. of Engineers shall be contacted regarding floodplain and water quality permits.

Amendments to Rezoning Plan

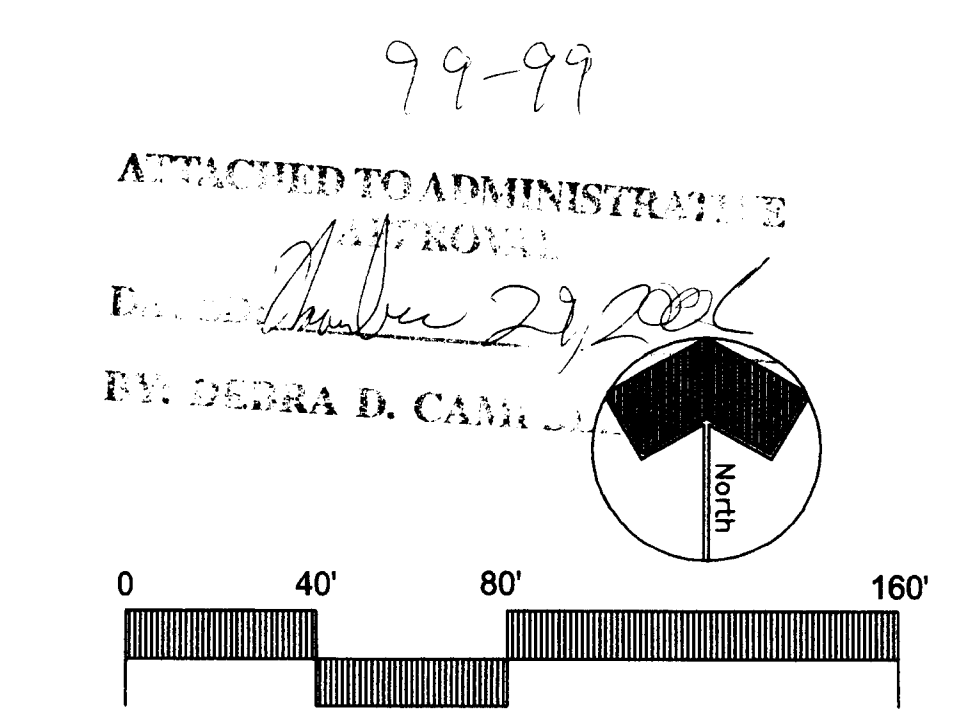
Future amendments to the Technical Data Sheet and these Development Standards may be applied for by the then owner or owners of the Parcel or Parcels involved, in accordance with the Chapter 6 of the Ordinance.

Binding Effect of the Rezoning Application

(a) If the Petitioner's Rezoning Petition is approved, the development program established under these Development Standards, the Technical Data Sheet and other supportive documents shall, 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 and assigns.

(b) Throughout these Development Standards, the terms, "Petitioner," and "Owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner and the current and subsequent owners of the Site who, from time to time, may be involved in any further development of the Site.

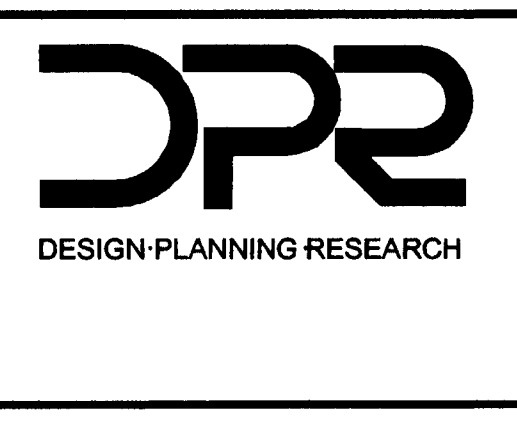
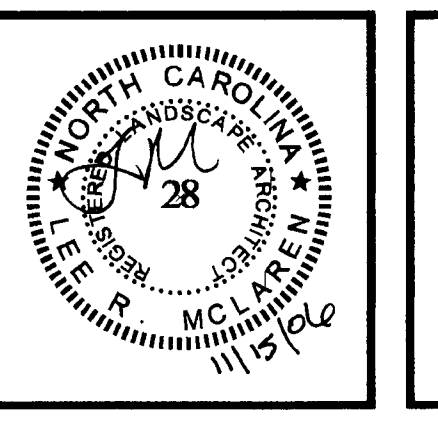
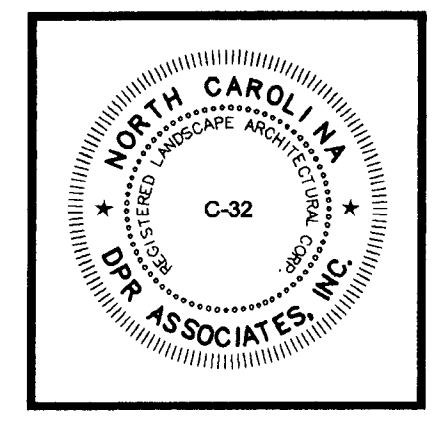
- NOTES: FOR PHASE 14 LOTS**
1. THIS PLAN PROPOSES TO REPLACE 24 QUAD UNITS WITH A TOTAL OF 14 SINGLE FAMILY DETACHED UNITS (A REDUCTION OF 10 UNITS), WITH A MINIMUM LOT WIDTH OF 36'.
 2. SINGLE FAMILY DETACHED UNITS IN THIS PHASE SHALL BE ORIENTED TO THE PUBLIC STREET.
 3. A SIDEWALK SHALL BE PROVIDED FROM EACH SINGLE FAMILY DETACHED UNIT TO THE PUBLIC STREET SIDEWALK.



REVISIONS

No.	Date	By	Description
1	11/18/06	AHS	PER CMPC REVIEW COMMENTS

Project Manager: LM,AHS
 Drawn By: LMJ
 Checked By:
 Date: 10/30/06
 Project Number: 06085.4



DPR ASSOCIATES, INC.
 Landscape Architects
 Planners & Engineers
 420 Hawthorne Lane
 Charlotte, NC 28204
 704-332-1204

INNOVATIVE SITE PLAN REVISIONS - PHASE 14 LOTS

CITISIDE ON THE PLAZA

MULVANEY PROPERTIES
 7301 CARMEL EXECUTIVE PARK DR.
 SUITE 102
 CHARLOTTE, NC 28226
 PH:704-926-3229

Scale: 1"=40'

Sheet Number: **IN-1**

SHEET 1 OF 1 TOTAL

CHARLOTTE-MECKLENBURG PLANNING COMMISSION
 INTER-OFFICE COMMUNICATION

TO: Gary Huss, Zoning Coordinator

DATE: November 29, 2006

FROM: Debra Campbell, Planning Director

SUBJECT: Innovative approval for petition 1999-99 by Citiside

Attached is an innovative plan showing 14 single-family dwellings on 36-foot wide lots with a minimum lot size of 2,400 square feet. The Zoning Committee approved this innovative plan at their meeting on November 29, 2006. Please use this plan when evaluating requests for building permits and certificates of occupancy.

Note that all ordinance requirements still apply.