

CHARLOTTE COLISEUM

PETITIONER: CITY OF CHARLOTTE
600 E. 4TH STREET
CHARLOTTE, N.C. 28202

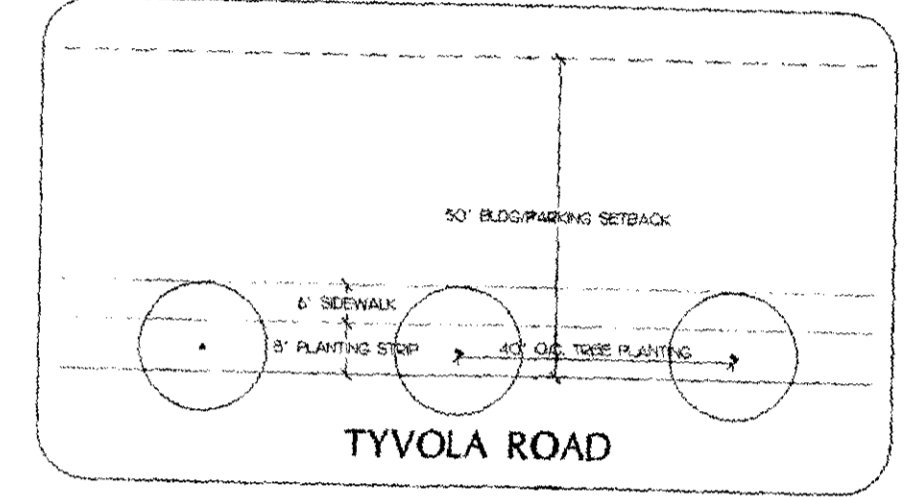
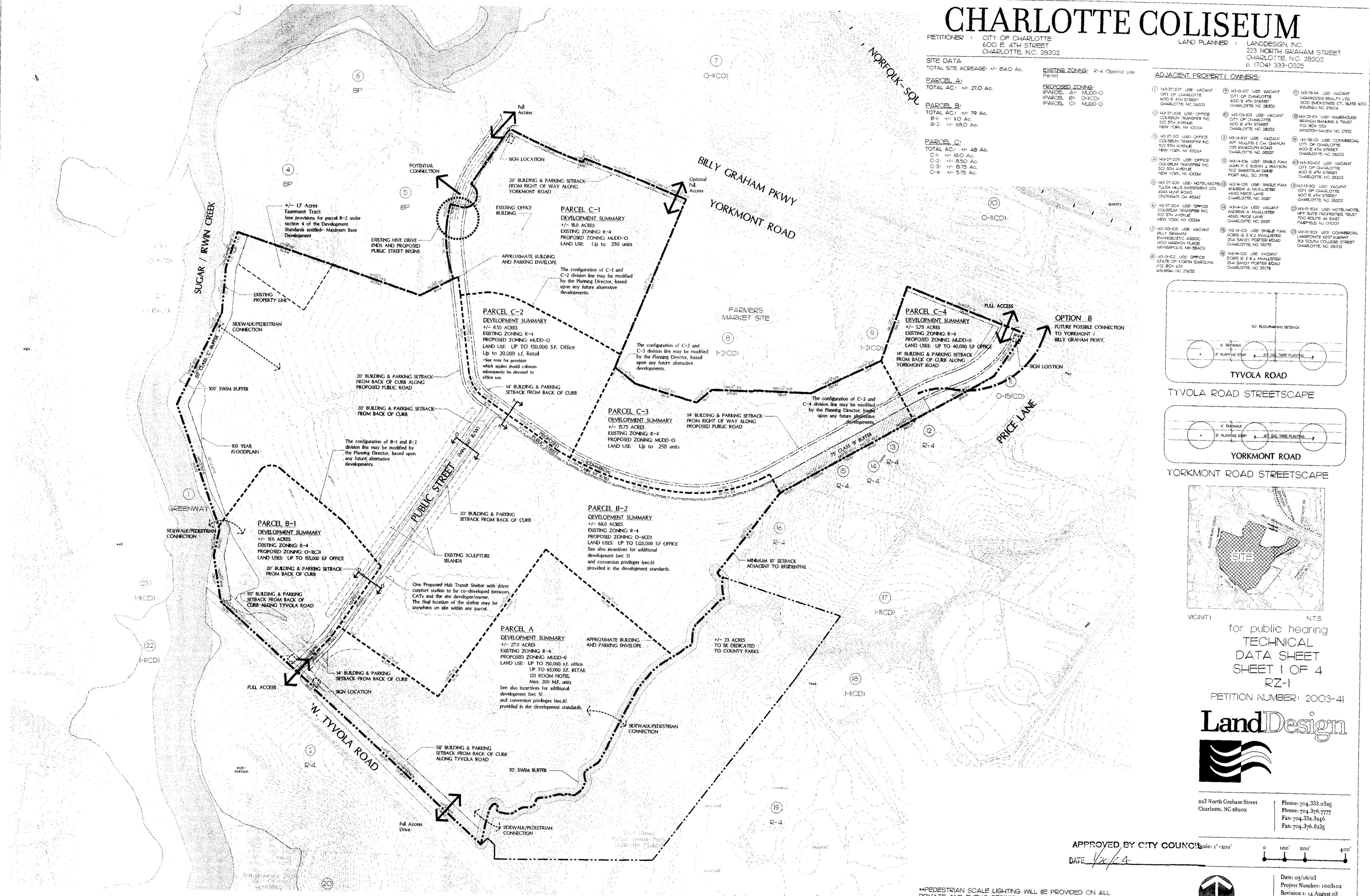
LAND PLANNER: LANDDESIGN, INC.
223 NORTH GRAHAM STREET
CHARLOTTE, N.C. 28202
P: (704) 333-0325

SITE DATA
TOTAL SITE ACREAGE: +/- 154.0 Ac.
PARCEL A:
TOTAL AC: +/- 27.0 Ac.
PARCEL B:
TOTAL AC: +/- 79 Ac.
B-1: +/- 11.0 Ac.
B-2: +/- 68.0 Ac.
PARCEL C:
TOTAL AC: +/- 48 Ac.
C-1: +/- 18.0 Ac.
C-2: +/- 15.75 Ac.
C-3: +/- 15.75 Ac.
C-4: +/- 5.75 Ac.

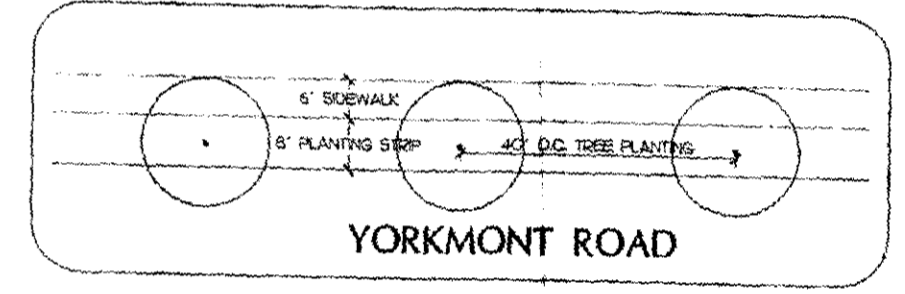
EXISTING ZONING: R-4 (Special Use Permit)
PROPOSED ZONING:
(PARCEL A): MUDD-O
(PARCEL B): O-1(CD)
(PARCEL C): MUDD-O

ADJACENT PROPERTY OWNERS:

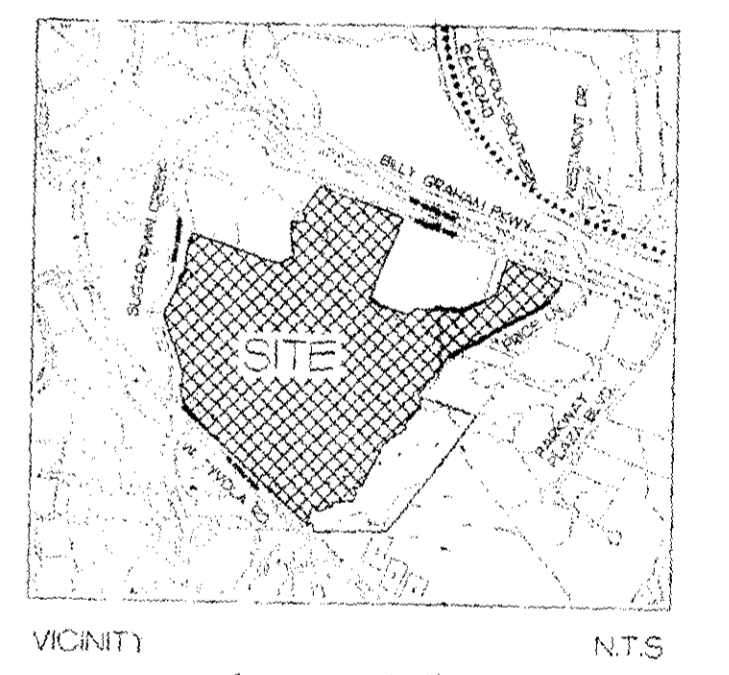
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|--|---|--|
| 1) 143-27-207 USE: VACANT CITY OF CHARLOTTE 600 E 4TH STREET CHARLOTTE, NC 28202 | 2) 143-13-107 USE: VACANT CITY OF CHARLOTTE 600 E 4TH STREET CHARLOTTE, NC 28202 | 3) 143-25-14 USE: VACANT 1438 WOODS REALTY LTD. 300 SMOKEY MOUNTAIN BLVD. SUITE 600 FARMERS MARKET CHARLOTTE, NC 28202 |
| 4) 143-27-208 USE: OFFICE COLISEUM TRANSFER INC. 522 5TH AVENUE NEW YORK, NY 10034 | 5) 143-03-103 USE: VACANT CITY OF CHARLOTTE 600 E 4TH STREET CHARLOTTE, NC 28202 | 6) 143-25-10 USE: WAREHOUSE BRANCH BANKING TRUST P.O. BOX 1553 WASTON SALEM, NC 27002 |
| 7) 143-27-209 USE: OFFICE COLISEUM TRANSFER INC. 522 5TH AVENUE NEW YORK, NY 10034 | 8) 143-14-107 USE: VACANT WPT MULLINS & CH CHARLUM 735 RANDOLPH ROAD CHARLOTTE, NC 28207 | 9) 143-28-10 USE: COMMERCIAL CITY OF CHARLOTTE 600 E 4TH STREET CHARLOTTE, NC 28202 |
| 8) 143-27-205 USE: HOTEL/MOTEL ANDREW A McALLISTER 4650 HOODE LANE CHARLOTTE, NC 28217 | 9) 143-14-104 USE: VACANT ANDREW A McALLISTER 4650 HOODE LANE CHARLOTTE, NC 28217 | 10) 143-20-102 USE: VACANT CITY OF CHARLOTTE 600 E 4TH STREET CHARLOTTE, NC 28202 |
| 9) 143-27-204 USE: OFFICE COLISEUM TRANSFER INC. 522 5TH AVENUE NEW YORK, NY 10034 | 10) 143-14-103 USE: SINGLE FAM DOORS G & R J McALLISTER 254 SANDY PORTER ROAD CHARLOTTE, NC 28270 | 11) 143-13-304 USE: HOTEL/MOTEL LPT SUITE PROPERTIES TRUST 700 ROUTE 44 EAST FAIRFIELD, NJ 07007 |
| 10) 143-03-105 USE: VACANT BILLY GRAHAM 1800 HARMON PLACE MINNEAPOLIS, MN 55403 | 11) 143-14-102 USE: VACANT DOORS G & R J McALLISTER 254 SANDY PORTER ROAD CHARLOTTE, NC 28270 | 12) 143-13-303 USE: COMMERCIAL LAKEPONTE RESTAURANT 301 SOUTH COLLEGE STREET CHARLOTTE, NC 28202 |
| 11) 143-13-102 USE: OFFICE STATE OF NORTH CAROLINA P.O. BOX 659 WALEGA, NC 27602 | | |



TYVOLA ROAD STREETSCAPE



YORKMONT ROAD STREETSCAPE



VICINITY N.T.S.

for public hearing
TECHNICAL DATA SHEET
SHEET 1 OF 4
RZ-1

PETITION NUMBER: 2003-41

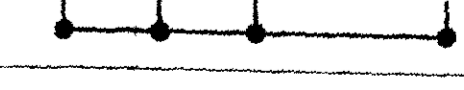
LandDesign



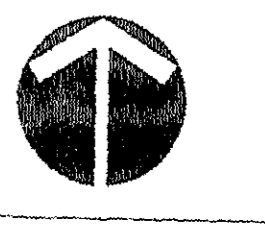
223 North Graham Street
Charlotte, NC 28202

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APPROVED BY CITY COUNCIL DATE: 1/26/04



Date: 05/16/03
Project Number: 1003102
Revision 1: 14 August 03
Revision 2: 5 September 03
Revision 3: 11 November 03
Revision 4: October 28, 2003
Revision 5: December 16, 2003



**PEDESTRIAN SCALE LIGHTING WILL BE PROVIDED ON ALL PRIVATE AND PUBLIC STREETS.

1. General Provisions

These Development Standards form a part of the Technical Data Sheet (Sheet RZ-1) associated with the Rezoning Petition filed by The City of Charlotte to accommodate redevelopment of the 154 acre site located off Tryvola Road on which the Charlotte Coliseum is currently located and which is more particularly described on the Technical Data Sheet (the "Site").

Development of the Site will be governed by the Technical Data Sheet, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance").

Unless the Technical Data Sheet or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the MUDD Zoning District shall govern all development taking place on Parcel A and Parcel C of the Site subject, however, to the "Optional" provisions outlined below, and the regulations established under the Ordinance for the O-1 Zoning District shall govern all development taking place on Parcel B of the Site.

The Planning Director may authorize the overlapping of office development within the Site on, over and between zoning district boundary lines.

The development depicted on the Conceptual Site Plan (Sheet RZ-1) is schematic in nature and intended to describe the general arrangement of uses on the Site. Accordingly, the configurations, placements and sizes of the building footprints as well as the locations of the public or private streets outlined on the Conceptual Site Plan are schematic in nature and, subject to the provisions set forth below under Architectural Controls, may be altered or modified during design development and construction phases within the maximum development area boundaries established on the Technical Data Sheet. Street and parking layouts may be modified to accommodate final building locations and parking spaces may be located inside or outside development area boundaries to the extent permitted by the Ordinance.

2. Requirements for Removing Public Art Piece

There is currently in place on Parcel A and Parcel B in front of the Charlotte Coliseum a Maya Lin public art piece featuring nine hollow drums sculpted to give the appearance of rolling balls. The contract which the City of Charlotte entered into with its artist reserved a right on the part of the City to remove the art piece, provided certain terms and conditions were satisfied. A copy of this contract is on file in the Office of the City Manager of the City of Charlotte.

While the owner or owners of that portion of the Site involved may remove the piece of art, they may only do so after having fully complied with all of the terms and conditions set forth in the Maya Lin contract. Accordingly, no zoning permit may be issued with respect to that part of the Site on which this art piece is located until and unless the City Manager has filed a certificate with the City/County Zoning Administrator affirming compliance by the owner or owners with these terms and conditions.

3. Permitted Uses

Subject to the maximum base development restrictions, the use restrictions, the incentives for additional development, the conversion privileges and the MUDD-Optional provisions set forth below, Parcel A of the Site may be devoted to one or more office, restaurant, hotel, retail and residential uses (and any incidental or accessory uses associated therewith) which are permitted under the Ordinance by right or under prescribed conditions in the MUDD Zoning District.

Subject to the maximum base development restrictions, the use restrictions, the incentives for additional development and the conversion privileges set forth below, Parcel B of the Site may be devoted to one or more office, restaurant, retail and residential uses (and any incidental or accessory uses associated therewith) which are permitted under the Ordinance by right or under prescribed conditions in the O-1 Zoning District.

Subject to the maximum base development restrictions, the use restrictions, and the MUDD-Optional provisions set forth below, Parcel C-1 and Parcel C-3 of the Site may be devoted to such residential uses (and any incidental or accessory uses associated therewith) as are permitted under the Ordinance by right in the MUDD Zoning District.

Subject to the maximum base development restrictions, the use restrictions, and the MUDD-Optional provisions set forth below, Parcel C-2 and Parcel C-4 of the Site may be devoted to one or more office, restaurant and retail uses (and any incidental or accessory uses associated therewith) which are permitted under the Ordinance by right or under prescribed conditions in the MUDD Zoning District.

So long as its operation remains under the control of the Charlotte Coliseum Authority, the existing Charlotte Coliseum and associated support parking areas may remain on the Site indefinitely and be used for the same or similar purposes for which the Charlotte Coliseum Authority has used these facilities in past years.

However, once the Charlotte Coliseum Authority has relinquished control over the Charlotte Coliseum, that structure and its support parking may no longer be used as a stadium, sports or entertainment venue or place to host civic activities.

Thereafter, the existing Charlotte Coliseum may either remain or be renovated and/or reused or replaced in whole or in part with new development so long as its uses are consistent with the Technical Data Sheet and these Development Standards.

The other building currently situated on Parcel C, which was formerly occupied by the Charlotte Hornets may similarly be renovated, reused or replaced with new development, subject, however, to the rights accruing to the current occupant thereof under a lease with the City of Charlotte.

4. Maximum Base Development

Subject to the provisions hereafter provided with respect to incentives, conversion privileges and the phasing of development, the base maximum development which may take place on the Site shall be as follows:

Parcel A

150,000 square feet of office development (including any restaurant or retail uses that would be allowed under the Ordinance in an O-1 District),

65,000 square feet of retail development,

A hotel complex containing up to 120 rooms (or up to 100,000 additional square feet of office development if the conversion privilege with respect to the hotel as set forth under Section 6 below is exercised); and

Up to 200 attached or multi-family dwelling units (and any incidental or accessory uses associated therewith) if the conversion privilege with respect to a portion of the authorized office development set forth under Section 6 below is exercised.

Areas devoted to outdoor dining, courtyards and plazas are not included in the square footage amounts noted above.

Parcel B

Parcel B-1 155,000 square feet of office development (including any restaurant or retail uses allowed under the Ordinance in the O-1 Zoning District).

Parcel B-2 1125,000 square feet of office development (including any restaurant or retail uses allowed under the Ordinance in the O-1 Zoning District).

A 17 acre tract located along the northern margin of Parcel B-2 (the "Easement Tract") is subject to a shared parking easement and an option to purchase which was granted to Taha Hills Investment Company (the "Grantee") by the City of Charlotte and the Audlum-Coleman-Convention Center Authority under a Shared Parking Easement Agreement (the "Agreement") dated September 10, 1997, a copy of which may be examined in the Office of the Charlotte City Attorney. The Easement Tract is more particularly depicted on the Technical Data Sheet.

The Easement Tract may only be used for access to and off street parking for the adjacent hotel (in the manner provided in the Agreement) and/or as overflow parking for Parcel B-2 (as opposed to required off street parking for development taking place on Parcel B-2) and may not be used for any other purposes. As a consequence, should the holder of the option to purchase granted in the Agreement elect to purchase the Easement Tract, the owner of the remaining portion of Parcel B-2 may develop the entire 1125,000 square feet of office space and pursue any additional development rights assigned to Parcel B-2 hereafter on that remaining portion so long as it satisfies the offstreet parking requirements for any such development taking place on such remaining portion.

Should the Agreement be terminated and the Grantee fail to exercise its option to purchase any part or all of the Easement Tract, then all or such part of the Easement Tract as shall not be so purchased shall thereupon be released from the restrictions imposed by the preceding paragraph.

Parcel C

Parcel C-1 250 attached or multi-family dwelling units (and any incidental or accessory uses associated therewith),

Parcel C-2 20,000 square feet of retail development, and

100,000 square feet of office development (including any restaurant or retail uses that would be allowed under the Ordinance in a MUDD District)

Areas devoted to outdoor dining, courtyards and plazas are not included in the square footage amounts noted above.

Parcel C-3 250 attached or multi-family dwelling units (and any incidental or accessory uses associated therewith),

Parcel C-4 40,000 square feet of office development (including any restaurant or retail uses that would be allowed under the Ordinance in a MUDD District)

Provided, however, that so long as the Charlotte Coliseum remains on Parcel C no new or additional development may take place except as noted under Section 12 below.

Should the existing Coliseum building be renovated and/or reused as permitted under Section 3, and should the space so provided exceed the allowable square footage for Parcel C-2, then the excess space shall be charged against the permissible office square footage allocated to Parcel B.

5. Incentives for Additional Development

Subject to the phasing requirements set forth below under Section 12, the following incentives shall apply:

At any time after certificates of occupancy for at least 200 dwelling units on the Site have been issued, up to 100,000 additional square feet of office development may take place on Parcel B-2.

At any time after certificates of occupancy for at least 400 dwelling units on the Site have been issued, up to 100,000 additional square feet of office development may take place on Parcel B-2.

At any time after certificates of occupancy for 500 dwelling units on the Site have been issued, up to 100,000 additional square feet of office development may take place on Parcel B-2.

6. Conversion Privileges

Subject to the phasing requirements set forth under Section 12, the following conversion privileges shall apply:

Parcel A

If the decision is made to elect not to develop a hotel on Parcel A, then at any time thereafter up to 100,000 additional square feet of office development may take place on Parcel A in lieu thereof.

A portion of the office square footage permitted on Parcel A may be converted to attached or multi-family residential dwellings at the rate of 3 dwelling units per 1000 square feet of office development converted, subject to a maximum of 200 additional dwelling units.

Parcel B-2

A portion of the office development permitted within Parcel B-2 may be converted to attached or multi-family residential dwellings at the rate of 3 dwelling units per 1000 square feet of office development converted, subject to a maximum of 500 additional dwelling units.

7. Setbacks, Side Yards and Rear Yards

No buildings or parking spaces may be constructed within 50 feet of the right of way for Tryvola Road. However, it is not the intent of the foregoing sentence to increase the maximum tree protection area for purposes of the Charlotte Tree Ordinance or to prohibit grading between the setbacks for Parcel A and Parcel B established under the Ordinance.

All buildings constructed within Parcel A and Parcel C shall satisfy or exceed the set back, rear yard and side yard requirements established under the Ordinance for the MUDD District and all buildings constructed within Parcel B shall satisfy or exceed the set back, rear yard and side yard requirements established under the Ordinance for the O-1 District.

The developer may subdivide each Parcel and create lots within the interiors of the Parcels with no side or rear yards as part of a unified development plan.

8. MUDD-Optional Provisions-Parcel A and Parcel C Only

This Petition proposes utilization of the MUDD-O provisions to accommodate the following variances:

A signage plan that allows one entry monument sign within Parcel A on Tryvola Road at the entrance to the Site within the area generally depicted on the Technical Data Sheet. This monument sign shall be compatible with the design character of the development taking place on Parcel C and shall not exceed 7 feet in height or 50 square feet (per side of each sign) in size. This signage plan will also allow building wall signage within Parcel C of up to 10% of the building wall area to which the sign or signs are attached, up to a maximum of 200 square feet per building wall.

A signage plan that allows two entry monument signs within Parcel C on Yorkmont Road at two of the entrances to Parcel C in the area generally depicted on the Technical Data Sheet. These monument signs shall be compatible with the design character of the development taking place on Parcel C and shall not exceed 7 feet in height or 50 square feet (per side of each sign) in size. These signage plans will also allow building wall signage within Parcel C of up to 10% of the building wall area to which the sign or signs are attached, up to a maximum of 200 square feet per building wall.

Surface level off street parking and maneuvering space may be provided in Parcel A and Parcel C within areas that abut a public street and are located to the side or rear of any building fronting the public street. However, where any such parking and maneuvering is provided, additional landscaping and a solid masonry wall with a height above grade of between 2 and 2 feet will be provided between the parking and maneuvering area and the public street within a 50 foot wide strip of land if abutting Tryvola Road and within a 20 foot wide strip of land if abutting any other public street in order to screen the parking and maneuvering area from the public street. The screening will be placed outside of the public right-of-way and will be in addition to the required street tree plantings and sidewalks provided under public street standards.

9. Grandfather Provisions

During the various phases of the redevelopment process, it is the intention of the Petitioner to retain and preserve any and all grandfathering rights under the Ordinance with respect to all structures, streets, sidewalks, parking areas, and other improvements currently in place on the Site (including the sidewalks in place along Paul Buck Boulevard) which are not removed or renovated to accommodate the particular associated redevelopment phase.

10. Vehicular Access/Roadway Improvements

Vehicular access to Tryvola Road and Yorkmont Road shall be as generally depicted on the Technical Data Sheet. An alternative configuration for vehicular access to Yorkmont Road and/or the Billy Graham Parkway as generally depicted on the Technical Data Sheet may be provided in the event the owner is able to acquire such additional land as may be necessary for the associated right-of-way and the alternative configuration is approved by the Charlotte Department of Transportation and the North Carolina Department of Transportation.

The placements and configurations of these access points and the public streets within the Site 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 Charlotte Department of Transportation.

The Petitioner agrees to dedicate and convey by quitclaim deed and subject to a reservation for any necessary utility easements any right-of-way along Yorkmont Road required for a total of 60 feet of right-of-way, if such right-of-way does not exist already, prior to the issuance of any building permit for any development on the Site.

The internal public street system linking Tryvola Road to Yorkmont Road as generally depicted on the Technical Data Sheet shall be constructed to commercial street standards.

Three access points are proposed onto Yorkmont Road which is a collector street. The one furthest to the west exists currently, with a left-turn lane on Yorkmont Road leading into the Site. The new access point furthest to the east will also include a left-turn lane on Yorkmont Road leading into the Site. The middle access point is optional and would also require a left-turn lane leading into the Site if constructed.

To accommodate the access points onto Tryvola Road, when the City replaces the existing reversible lane system pavement markings with standard markings, dual left-turn lanes with a minimum of 300 feet of storage will be provided at Paul Buck Boulevard, and a left-turn lane with 150 feet of storage will be provided at the secondary access location.

11. Connectivity

Pedestrian and vehicular connectivity will be provided generally as shown on the Technical Data Sheet.

12. Phasing Provisions Keyed to Transportation Modifications

Building Permits for any new development on the Site shall be issued in accordance with the following phasing schedule:

Phase One

Up to 155,000 square feet of office development within Parcel B-1 and 40,000 square feet of office development within Parcel C-4 may take place, and the existing building on Parcel C-1 may be used without any transportation modifications.

Prior to receiving building permits for additional development, the Developer must obtain final plat approval for the public street system and complete all access modifications required under the last three paragraphs of Note 10 above except the additional access point to Yorkmont. After meeting this condition, building permits may be issued to increase the total development on the Site to 494,000 square feet of office, 22,300 square feet of retail, 31 hotel rooms, and 130 dwelling units or any combination of these categories of development that would be allowed under the equivalencies formula for land use trading which appears at the end of this Phasing Note.

Phase Two

The Development is permitted to enter Phase Two when the following roadway improvements have been completed:

- The extension of the right-turn lane on eastbound Tryvola Road at Tryon Street to a total length of 1000 feet.
- Modification of the westbound (outbound from the Site) approach of Paul Buck Boulevard at Tryvola Road with at least 400 feet of dual left-turn lane storage;
- Completion of the second access point to Yorkmont Road required under Note 10 above; and
- Additional eastbound left turn lane on Yorkmont Road creating 350 feet of dual left turn storage and conversion of the northbound right-turn lane on Tryvola Road to a through lane at the Yorkmont Road/Tryvola Road intersection.

In Phase Two, building permits may be issued to increase the total development on the Site to 1,159,000 square feet of office, 51,850 square feet of retail, 73 hotel rooms, and 400 detached, attached or multi-family dwelling units or any combination of these categories of development that would be allowed under the equivalencies formula for land use trading which appears at the end of this Phasing Note.

Phase Three

The Development is permitted to enter Phase Three when the following roadway improvements have been completed:

- Modification of the off-ramp from southbound Billy Graham Parkway to Tryvola Road to remove the free-flow "right-turn lane" and expand the signalized intersection approach from two to three lanes (one left-turn, one left-right and one right-turn) with at least 1000 feet of storage;
- Modification of the pavement markings on eastbound Yorkmont Road at S. Tryon Street to provide at least 500 feet of dual left-turn lane storage; and
- Additional southbound through lane on Yorkmont Road at Beam Road;

In Phase Three, building permits may be issued to increase the total development on the Site to 1,520,000 square feet of office, 68,000 square feet of retail, 96 hotel rooms, and 400 detached, attached or multi-family dwelling units or any combination of these categories of development that would be allowed under the equivalencies formula for land use trading which appears at the end of this Phasing Note.

Phase Four

The Development is permitted to enter Phase Four when the following roadway improvement has been completed:

- The addition of a right-turn lane on northbound Tryon Street at Billy Graham Parkway, beginning just north of the Nations Ford Road intersection approach.

In Phase Four, building permits may be issued to increase the total development on the Site to 1,767,000 square feet of office, 79,050 square feet of retail, 112 hotel rooms, and 465 attached or multi-family dwelling units or any combination of these categories of development that would be allowed under the equivalencies formula for land use trading which appears at the end of this Phasing Note.

Phase Five

The Development is permitted to enter Phase Five when the following roadway improvement has been completed:

- The creation of a dual left-turn lane with 200 feet of storage on eastbound West Boulevard at Billy Graham Parkway (for construction of interchange).

In Phase Five, building permits may be issued to increase the total development on the Site to 1,900,000 square feet of office, 85,000 square feet of retail, 120 hotel rooms, and 500 multi-family dwelling units or any combination of these categories of development that would be allowed under the equivalencies formula for land use trading which appears at the end of this Phasing Note.

Equivalencies to be used for Land Use Trading

To provide flexibility for addressing emerging markets, land uses may be exchanged through the following formula which will allow any of the percentage uses to be converted to another permissible land use pursuant to the following equivalency formula:

- 3 DUs = 1000 square feet of office use
- 5 DUs = 1000 square feet of retail use
- 1000 square feet of retail use = 1560 square feet of office use

Provided, however, that in no event may any category of development (i.e., retail, office, hotel or residential) exceed, in the aggregate, the maximum amount of permissible development specified for the particular category under Sections 4, 5 and 6 above. By way of an example, no more than 1,000,000 square feet of office development could take place on the Site.

In the event that one or more of the transportation improvements noted above in this Phasing note are completed prior to an improvement tied to a preceding phase, the Phasing provisions outlined above may be altered to accommodate additional development by way of an administrative site plan amendment the application of which is joined by CDO. Moreover, in the event a direct vehicular connection between the Site and Billy Graham Parkway is accomplished at some point in the future in the manner generally depicted on the Technical Data Sheet, the phasing provisions outlined above may be altered to accommodate a faster phasing schedule by way of an administrative site plan amendment the application of which is joined by CDO.

13. Transit

Prior to the issuance of any building permit for any development associated with Phase Two, the owner or owners involved shall provide at its or their expense the following transit improvements (land shall dedicate and convey to the Charlotte Area Transit System ("CATS") easements to accommodate the same):

- Two pull off type transit stop areas within the Site that will accommodate up to four buses each. The owner shall seek from CATS comments on the design(s) and timing of the construction of these bus stop facilities and give consideration to any such comments prior to making final decisions with regard thereto.
- Bus shelters at each of these bus stop facilities which shall be constructed in accordance with existing CATS prototype designs or, subject to prior approval by CATS, in accordance with an individual design or designs.

The transit stop areas and bus shelters described in this Section shall be completed and available for use prior to the issuance of any building permit associated with Phase Two.

The form and content of each of the easements described above shall be mutually satisfactory with counsel for CATS and counsel for the owner or owners involved.

14. Design and Performance Standards

Except as otherwise provided under Section 8 above, all buildings constructed within Parcel A and Parcel C shall conform to the MUDD design standards outlined in Section 9.8506 of the Ordinance.

The architectural character of any buildings used in whole or in part for retail uses will be compatible with the office buildings on the Site.

• Surface level parking shall not be located between buildings fronting on public streets and the public streets on which the buildings front. However, parking may be located to the side and/or rear of buildings located along the public streets.

Any lighting attached to a rear exterior building wall facing a residential component shall be capped and downwardly directed.

- Pedestrian scale lighting will be provided along the public and private streets.

Dumpster areas will be enclosed on all four sides by an opaque wall with one side being a hinged opaque gate. If one or more sides of a dumpster area adjoin a side or rear wall of a building, then the side or rear wall may be substituted for a side.

Internal areas of the Site shall be landscaped in accordance with the requirements of the Ordinance.

All roof mounted mechanical equipment will be screened from view from adjoining public rights-of-way and abutting properties as viewed from grade.

All other screening and landscaping shall conform to the standards of the Ordinance.

Except as otherwise provided under Section 8 above, the streetscape treatment along any public street frontage will meet or exceed the standards of the Ordinance and include large maturing trees, supplemental shrubbery, sidewalks of at least six feet in width and planting strips of at least 8 feet in width, all as generally depicted on the Technical Data Sheet. Sidewalks may meander to preserve existing trees.

Off-street parking may be provided either through surface lots or through parking structures.

15. Signs

All signs placed on the Site will be erected in accordance with the requirements of the Ordinance, unless more restricted requirements are imposed below or under Section 8 above dealing with the MUDD-Optional provisions.

• No more than two freestanding monumental type project identification sign may be erected within Parcel A on Tryvola Road. This freestanding monumental sign may not exceed 15 feet in height.

• No more than one freestanding monumental type project identification sign may be erected within Parcel B on Tryvola Road.

No more than two freestanding monumental type project identification signs may be erected within Parcel C along Yorkmont Road. These freestanding monumental signs may not exceed 15 feet in height.

• A uniform signage and graphic system will be employed throughout the Site.

16. Parking

Except as otherwise provided under Section 8, off street parking and loading will meet the standards established under the Ordinance.

17. Fire Protection

Adequate fire protection in the form of fire hydrants will be provided to the Charlotte 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.

18. Water Quality Protection Measures

SWM buffers shall be provided as required by the Ordinance.

The Petitioner will provide bioretention areas (or rain gardens) to provide additional treatment of stormwater runoff from parking and driveway areas, to the extent that approval can be obtained from the Urban Forestry Staff (and other City or County staff as applicable) to relocate, eliminate, or combine tree planting islands, thereby resulting in no net loss of parking spaces associated with the creation of bio-retention areas or rain gardens.

Storm water runoff will be managed through proven techniques which satisfy the standards imposed by the City of Charlotte Ordinances and the Charlotte Mecklenburg Storm Water Design Manual. Surface level storm water detention may be located in common open space areas but not within setback or SWM buffer areas. The detention shall tie-in to the existing storm water systems). The developer shall have the receiving drainage system abutting the Site analyzed to ensure that it will not be taken out of standard due to this development. If it is found that the development will cause the receiving storm drainage system to be taken out of standard, the developer shall provide adequate detention to prevent this from occurring. Should the existing, receiving drainage system be deemed to be out of standard prior to development of its Site, the developer shall provide adequate detention to ensure that the system will not be additionally overburdened.

The following agencies will be contacted prior to construction regarding wetland and water quality permits, if applicable:

Section 401 Permit NCDJG-NR-Raleigh Office
Section 404 Permit US Army Corps of Engineers

19. Buffers

Buffer areas will be provided in accordance with the requirements of the Ordinance.

20. 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 particular Parcel or (subparcel) within the Site involved in accordance

CHARLOTTE COLISEUM

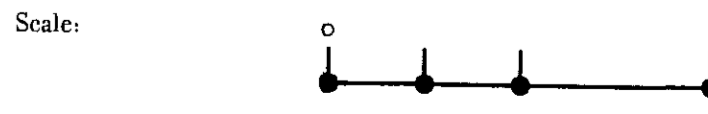
for public hearing
DEVELOPMENT
NOTES
RZ-1
SHEET 2 OF 4
PETITION NUMBER: 2003-41

LandDesign



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APPROVED BY CITY COUNCIL

DATE 2/20/04

Date: 05/16/03
Project Number: 1003102
Revision 1: 14 August 03
Revision 2: 5 September 03
Revision 3: 11 November 03
2/27/04

CHARLOTTE COLISEUM



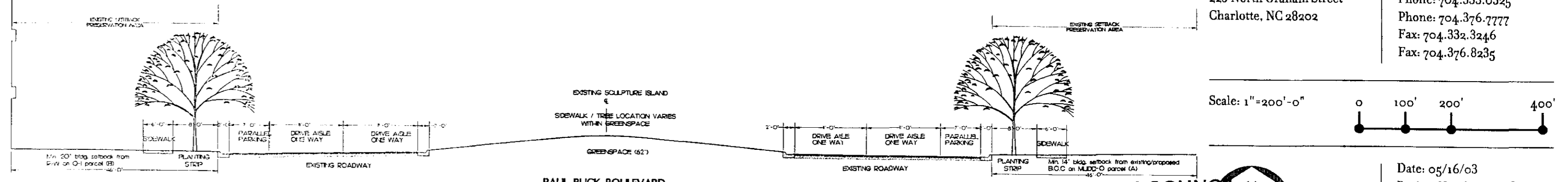
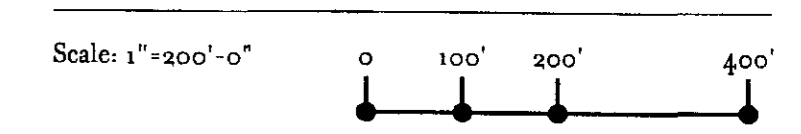
This conceptual site plan option is intended to illustrate how the site might be developed if the developer(s) opted to retain the existing public art piece and in no way is it intended to limit, restrict or control the ultimate development of the site. Buildings, dimensions, and locations of uses may be determined during design development by the developer(s).

If Developer(s) elect to preserve the existing sculpture, then this section illustrates the appropriate building setback locations for the drive.

for public hearing
**CONCEPTUAL
 SITE PLAN**
 SHEET 3 OF 4
 RZ- 3
 PETITION NUMBER: 2003-41



223 North Graham Street
 Charlotte, NC 28202
 Phone: 704.333.0325
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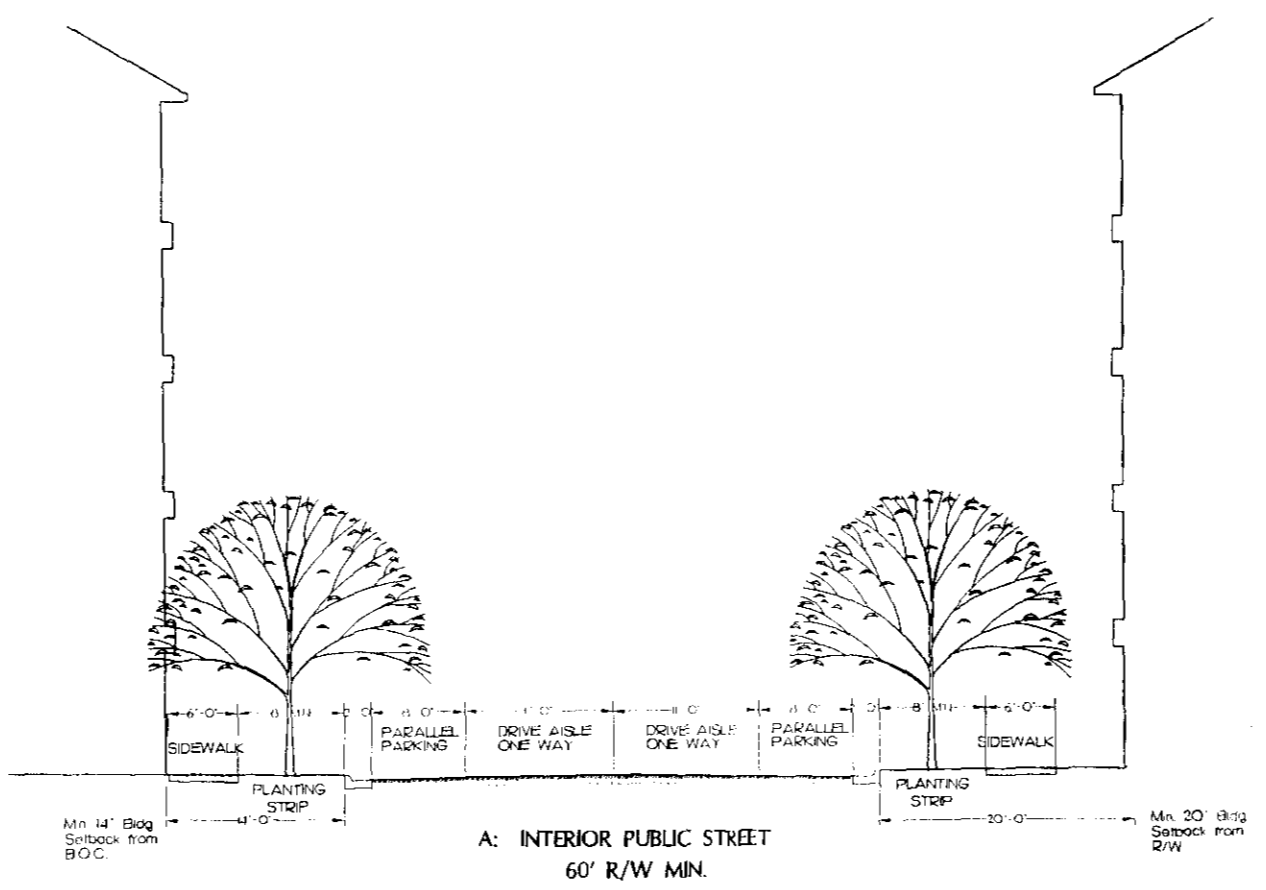


APPROVED BY CITY COUNCIL
 DATE *11/14/03*

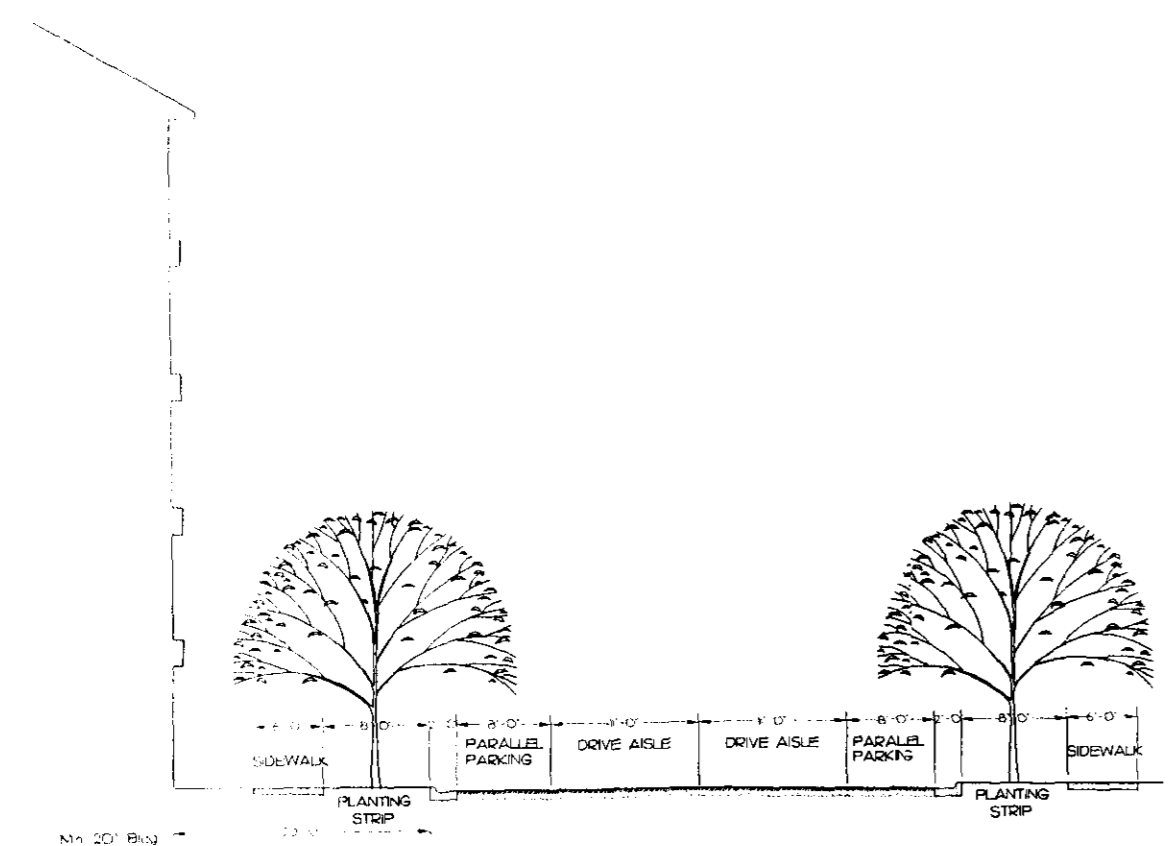


Date: 05/16/03
 Project Number: 1003102
 Revision 1: 14 August 03
 Revision 2: 12 September 03
 Revision 3: 11 NOVEMBER 03
 01/09/04

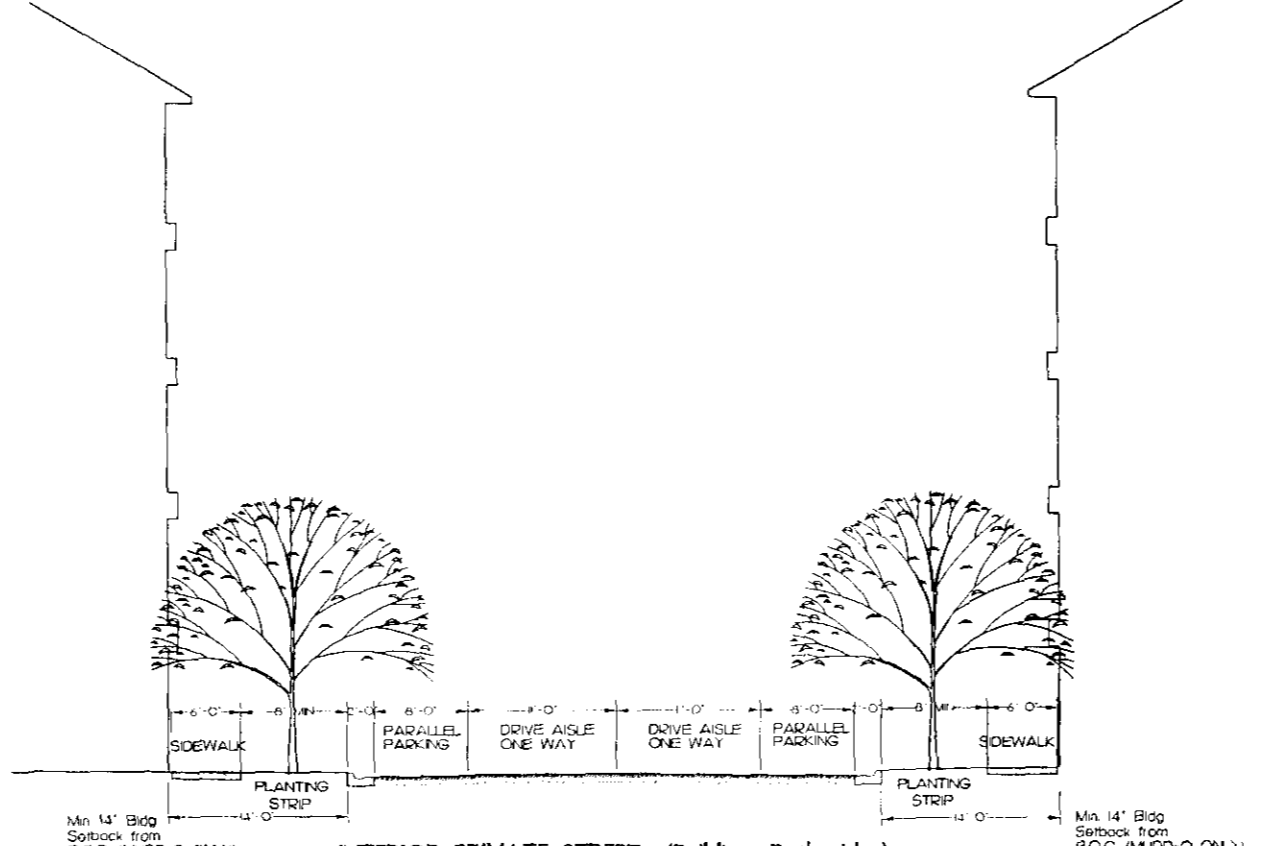
CHARLOTTE COLISEUM



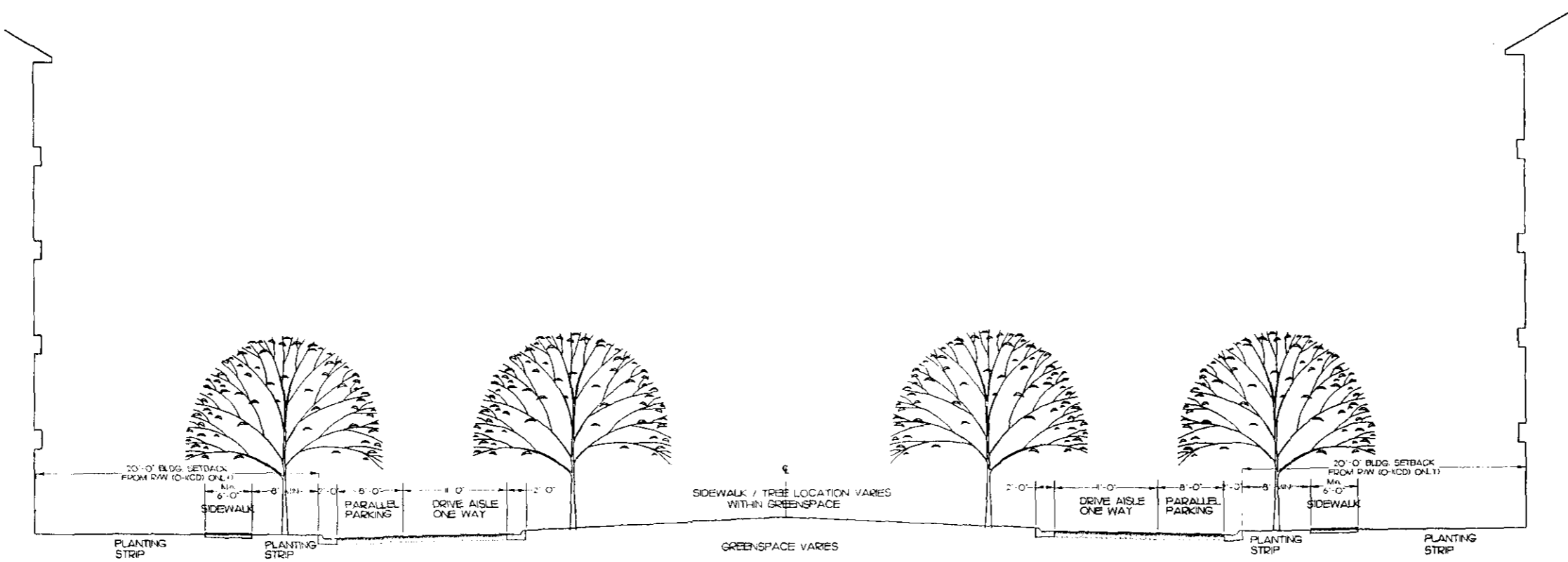
A: INTERIOR PUBLIC STREET
 60' R/W MIN.
 20' BLDG. SETBACK FROM R/W IN O-ICD
 14' BLDG. SETBACK FROM BACK OF CURB IN MUDD-O
 Note: Sidewalks may be placed inside a public easement should they fall outside of the 60' R/W



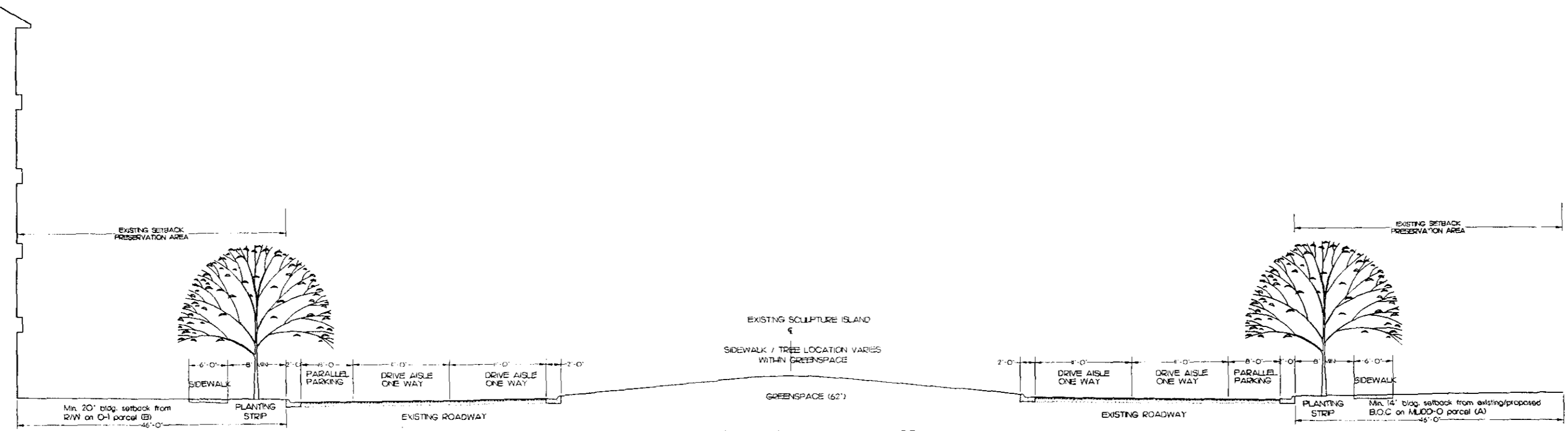
INTERIOR PRIVATE STREET (buildings on one side only)
 20' BLDG. SETBACK FROM R/W IN O-ICD
 14' BLDG. SETBACK FROM BACK OF CURB IN MUDD-O



INTERIOR PRIVATE STREET (Buildings Both sides)
 20' BLDG. SETBACK FROM R/W IN O-ICD
 14' BLDG. SETBACK FROM BACK OF CURB IN MUDD-O



INTERIOR PRIVATE STREET W/ MEDIAN
 20' BLDG. SETBACK FROM R/W IN O-ICD
 14' BLDG. SETBACK FROM BACK OF CURB IN MUDD-O



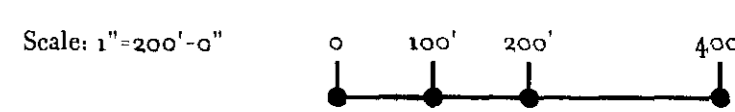
D: PROPOSED PAUL BUCK BOULEVARD
 PUBLIC STREET

Note: The existing sidewalk both sides is adjacent to the existing curb along Paul Buck Drive. Should the developer choose to maintain the existing curb, the existing sidewalk (10' x 10') will be located between the existing sidewalk and the 8' planting strip. All planting strips will be placed between the curb and the new 8' sidewalk to be shown.

for public hearing
 CONCEPTUAL
 STREET SECTIONS
 SHEET 4 OF 4
 RZ-4
 PETITION NUMBER: 2003-41



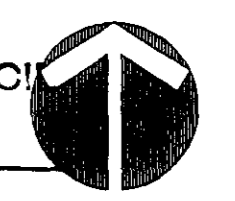
228 North Graham Street
 Charlotte, NC 28202
 Phone: 704-333-0325
 Phone: 704-376-7777
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NOTE: ALL
 STREETS (PUBLIC AND
 PRIVATE)
 WILL PROVIDE
 ADEQUATE
 PEDESTRIAN SCALE
 LIGHTING WITH FINAL
 ROADWAY DESIGNS.

APPROVED BY CITY COUNCIL

DATE: 1/24/04



Date: 05/16/03
 Project Number: 1003102
 Revision 1: 14 August 03
 Revision 2: December 16, 2003
 Revision 3: 11 November 03
 01/29/04