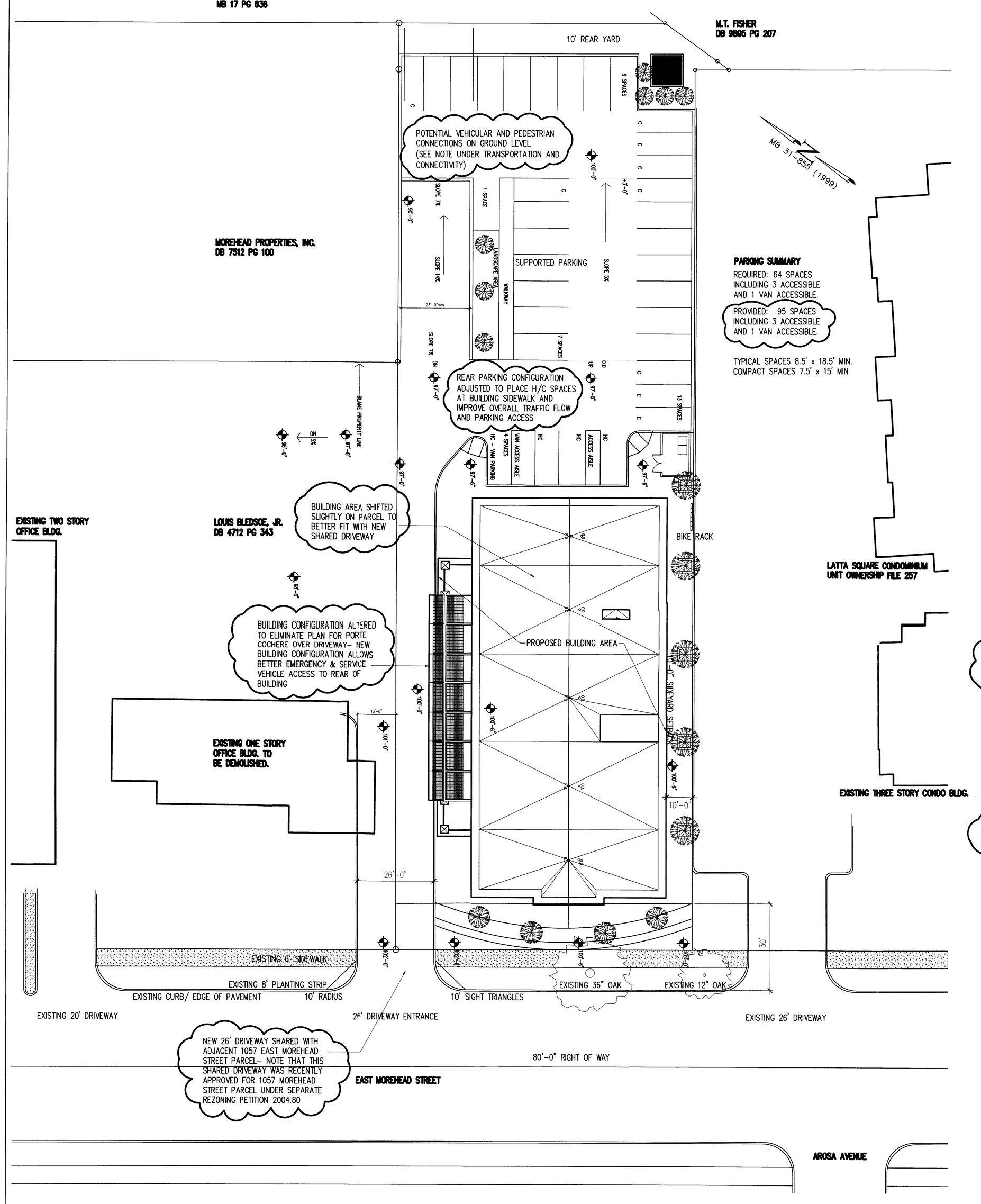

REZONING SITE PLAN
SCALE: 1/16" = 1'-0"

General Provisions

These Development Standards form a part of the Rezoning Site Plan associated with the Rezoning Petition filed by Primax Properties to accommodate redevelopment of that 0.724 acre site located off East Morehead Street and which is more particularly described on the Rezoning Site Plan (the "Site").

Development of the Site will be governed by the Rezoning Site Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Rezoning Site Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the Mixed Use Development District (MUDD) Zoning Classification shall govern the development of the Site.

The development depicted on the Rezoning Site Plan is schematic in nature and intended to describe the general arrangement of uses on the Site. Accordingly, the configuration, placement, and size of the building footprints outlined on the Rezoning Site Plan are schematic in nature, and subject to the provisions set forth below under Design and Performance Standards, may be altered or modified during design development and construction phases within the maximum development area boundaries established on the Rezoning Site Plan. Street and parking layouts may also be modified to accommodate final building locations. Ancillary facilities and parking spaces may be located inside or outside development area boundaries to the extent permitted by the Ordinance.

Permitted Uses

The Site may be devoted to office, limited commercial uses and any accessory uses that are permitted in the MUDD Zoning district.

Maximum Building Area/Permitted Uses

The total gross building area that may be developed on the Site is 38,400 square feet, of which no more than 7,500 may be devoted to commercial use. Such commercial use may include the following types of uses: boutique sales including art galleries, apparel, shoes, books, stationary, cards, gifts, office products, computers, consumer electronics, home furnishings, jewelry, luggage, leather goods, optical goods, candy and similar uses. In no event, shall a restaurant be permitted. However, limited and ancillary food sales (such as coffee and muffins) as part of a bookstore or similar use may be permitted.

Of the 38,400 square feet of maximum building area, approximately 2,298 square feet of that total will be below grade, unheated and devoted solely to basement storage purposes rather than used for office or commercial use. Surface and/or structured parking is not a part of and shall not count towards the maximum building area noted above.

Buildings shall not exceed 60 feet in height above average grade along the East Morehead Street front building elevation.

Setbacks, Side Yards and Rear Yards

The new building and parking areas located on the Site shall be setback from the right-of-way line along East Morehead Street a minimum of 14 feet. Canopies, overhangs and/or balcony projections may extend up to four feet into the 14 foot setback. The building shall also satisfy or exceed the rear yard and side yard requirements established under the Ordinance for the MUDD Zoning District. The building and parking areas may be located within the development area boundaries as outlined on the Rezoning Site Plan.

Design and Performance Standards

- New development will conform to Section 9.8506 of the Ordinance. The existing 6 foot sidewalk and 8 foot planting strip along East Morehead Street may remain and fulfill the streetscape requirements outlined in Section 9.8506 (d).
- All trees located within the right-of-way for East Morehead Street and the 14 foot setback will be preserved and will be protected during the grading and construction process.
- All roof mounted mechanical equipment placed on new buildings will be screened from view at grade from adjoining public rights-of-way and abutting properties or positioned on roof to prevent such view.
- Any new lighting attached to a building shall be decorative, capped and downwardly directed. Standard, square-squared, "wall-pak" type lighting will not be permitted.
- Wall-mounted decorative light fixtures such as sconces are permitted.
- Buildings shall not exceed 60 feet in height above average grade along the East Morehead Street front building elevation.
- Garbage handling will be provided through individual roll-out containers rather than dumpsters. Garbage removal will be provided by a private hauler.
- Any parking structure located on the Site shall conform to Section 9.8506 (2) (a) of the Ordinance.
- Security lighting shall be installed in the lower level of the parking structure. Low-density parking lot lighting shall be installed in the upper level of the parking structure. Lighting in both the lower and upper levels of the parking structure shall be designed and directed so as to avoid direct glare onto adjoining properties.

Parking

All new off street parking and loading facilities will meet the standards established under the Ordinance.
At least one bike rack will be provided on the Site.

Parking Deck Design

Sheet TDS-3 of the Rezoning Plan depicts the design of the elevation of that portion of the parking deck that abuts the eastern boundary line of the Site and Latta Square Condominiums.

Vehicular Access

Vehicular access shall be as generally depicted on the Rezoning Site Plan. The placement and configuration of these access points 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.

Transportation and Connectivity

Petitioner agrees to dedicate and convey (by quitclaim deed and subject to a reservation for any necessary utility easements and a reversionary interest in any property not used for right-of-way purposes in the future) any part of the Site required to provide a minimum of 40 feet of right-of-way from the centerline of East Morehead Street, if such right-of-way does not already exist, prior to the issuance of any certificate of occupancy for a new building on the Site.

A future pedestrian connection of at least 5 feet in width and a future vehicular access shall be provided from the ground level of the parking deck to the abutting Morehead Properties parcel located to the Northwest of the site subject to the consent of the owner of the Morehead Properties parcel and the consent of the owner of the site.

Vehicular access may be provided to the abutting Mecklenburg County parcel located to the north subject to the consent of the owner of the parcel and/or a cross access easement. Until such time as this vehicular access connection(s) may be made, that portion of the Site may be used as a part of the overall parking area for the site.

Storm Water Management

Storm water runoff will be managed through proven techniques which satisfy the standards imposed by the City of Charlotte and the Charlotte Mecklenburg Storm Water Design Manual. The Petitioner shall tie-in to the existing storm water system. The Petitioner shall have the receiving drainage system analyzed prior to the development of the Site. If it is determined that the development of this Site will cause the receiving storm drainage system to be taken out of standard, and if the impervious area of the site is increased as a result of this development, then the Petitioner will implement measures to mitigate the storm water runoff generated only by the increased impervious area. If the impervious area of the Site is not increased by this development, then the Petitioner will not be required to implement any mitigating measures.

The following agencies will be contacted prior to construction regarding wetland and water quality permits if applicable:
Section 401 Permit NCDEHNR- Raleigh Office
Section 404 Permit US Army Corps of Engineers

Fire Protection

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

Amendments to Rezoning Plan

Future amendments to the Rezoning Site Plan and these Development Standards may be applied for by the then Owner or Owners of the tract or tracts within the Site involved in accordance with the provisions of Chapter 6 of the Ordinance.

Binding Effect of the Rezoning Documents and Definitions

If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under this Rezoning Site Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.

Throughout these Development Standards, the terms, "Petitioner" and "owner" or "owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owner or owners of the Site from time to time who may be involved in any future development thereof.

DEVELOPMENT STANDARDS
SCALE: 1/16" = 1'-0"

2

KEY NOTES

SHEET NOTES

PRIMAX PROPERTIES

1065 EAST MOREHEAD STREET
CHARLOTTE, NC 28204-2857

Architect of Record

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Issue	Date & Issue Description	By	Check
	12.01.04		
	PETITION #2003-42 ADMINISTRATIVE SITE PLAN AMENDMENT		
	01.18.05		
	PETITION #2003-42 ADMINISTRATIVE SITE PLAN AMENDMENT		

Seal/Signature

APPROVED BY ADMINISTRATIVE APPROVAL
DATE January 21, 2005
DEBRA B. CAMPBELL

Project Name
2003-42

Project Number
59.3715.000

CAD File Name
A00-50

Description
SITE PLAN

Scale

TDS-1

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CHARLOTTE - MECKLENBURG
PLANNING COMMISSION
INTER - OFFICE COMMUNICATION

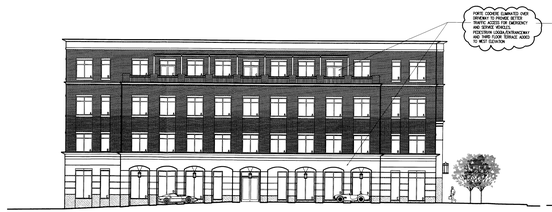
DATE: January 21, 2005

TO: Katrina Young
Interim Zoning Administrator

FROM: Debra Campbell
Planning Director

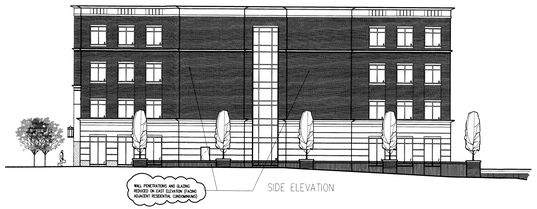
SUBJECT: Administrative Approval for Petition No. 2003-42 by Primax Properties, LLC.

Attached is a copy of the revised plans for the above rezoning petition. The plans have been revised to change the building layout and square footage below grade, modify the parking deck layout and elevations, and modify the connectivity to the property to the northwest note. These changes will not increase the total square footage from the presently approved plan. Since these changes do not alter the intent of the development and are minor, I am administratively approving these revised plans. Please use these revised plans when evaluating requests for building permits and certificates of occupancy.
Note that all other ordinance requirements still apply.

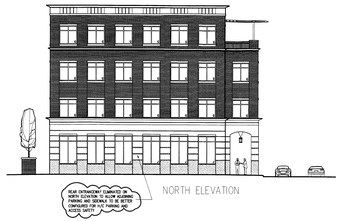


SIDE ENTRY ELEVATION

FRONT (MOREHEAD STREET) ELEVATION



SIDE ELEVATION



NORTH ELEVATION

PRIMAX PROPERTIES

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Issue	Date & Issue Description	By	Check
12.01.04	PETITION# 2003-42 ADMINISTRATIVE SITE PLAN AMENDMENT		

Seal/Signature

ATTACHED TO ADMINISTRATIVE APPROVAL
DATED: January 21, 2005
BY: DEBRA D. CAMPBELL

Project Name

Project Number
58.3715.000

CAD File Name
A03-00

Description
EXTERIOR ELEVATION

Scale
0 0.5 1 2 4

TDS-2

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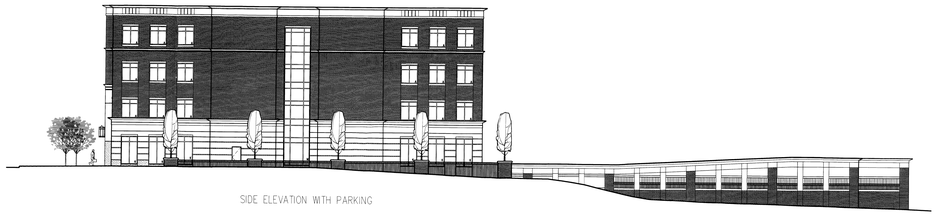

SIDE ELEVATION WITH PARKING

PRIMAX PROPERTIES

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CAD File Name
A03-00

Description
EXTERIOR ELEVATION

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0 0.5 1 2 4

TDS-3

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