

# BELGATE REZONING PETITION

## CHARLOTTE, NORTH CAROLINA

**OWNER/  
DEVELOPER** Crescent Resources, LLC  
400 S. Tryon Street, Suite 1300  
Charlotte, NC 28285  
980.321.6000

**LANDSCAPE ARCHITECT** LandDesign, Inc.  
223 North Graham St.  
Charlotte, NC 28202  
704.333.0325

**SHEET INDEX:**

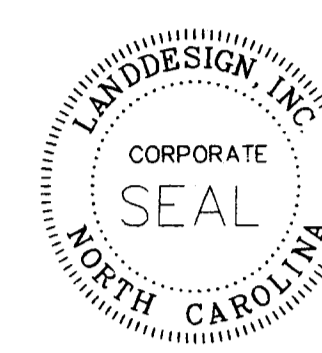
		SUBMITTED
RZ-1	Technical Data Sheet	01/28/08
RZ-2	Conceptual Site Plan	01/28/08
RZ-3	Development Standards	01/28/08
RZ-4	Architectural - Retail Shops	03/25/08
RZ-5	Architectural - Multi-Family	03/25/08
RZ-6	Architectural - Furniture Row	03/25/08
RZ-7	IKEA Buffer Exhibit	05/05/08

**TRANSPORTATION** Kimley-Horn and Associates, Inc.  
4651 Charlotte Park Drive, Suite 300  
Charlotte, NC 28217  
704.333.5131

**ZONING CONSULTANT** Kennedy, Covington, Lodbell,  
and Hickman, LLP  
Hearst Tower, 47th Floor  
214 N. Tryon St.  
Charlotte, NC 28202  
704.331.7400

APPROVED BY  
CITY COUNCIL  
MAY 18 2008

**LandDesign**  
223 N Graham Street, Charlotte, NC 28202  
V: 704.333.0325 F: 704.333.3246  
www.LandDesign.com

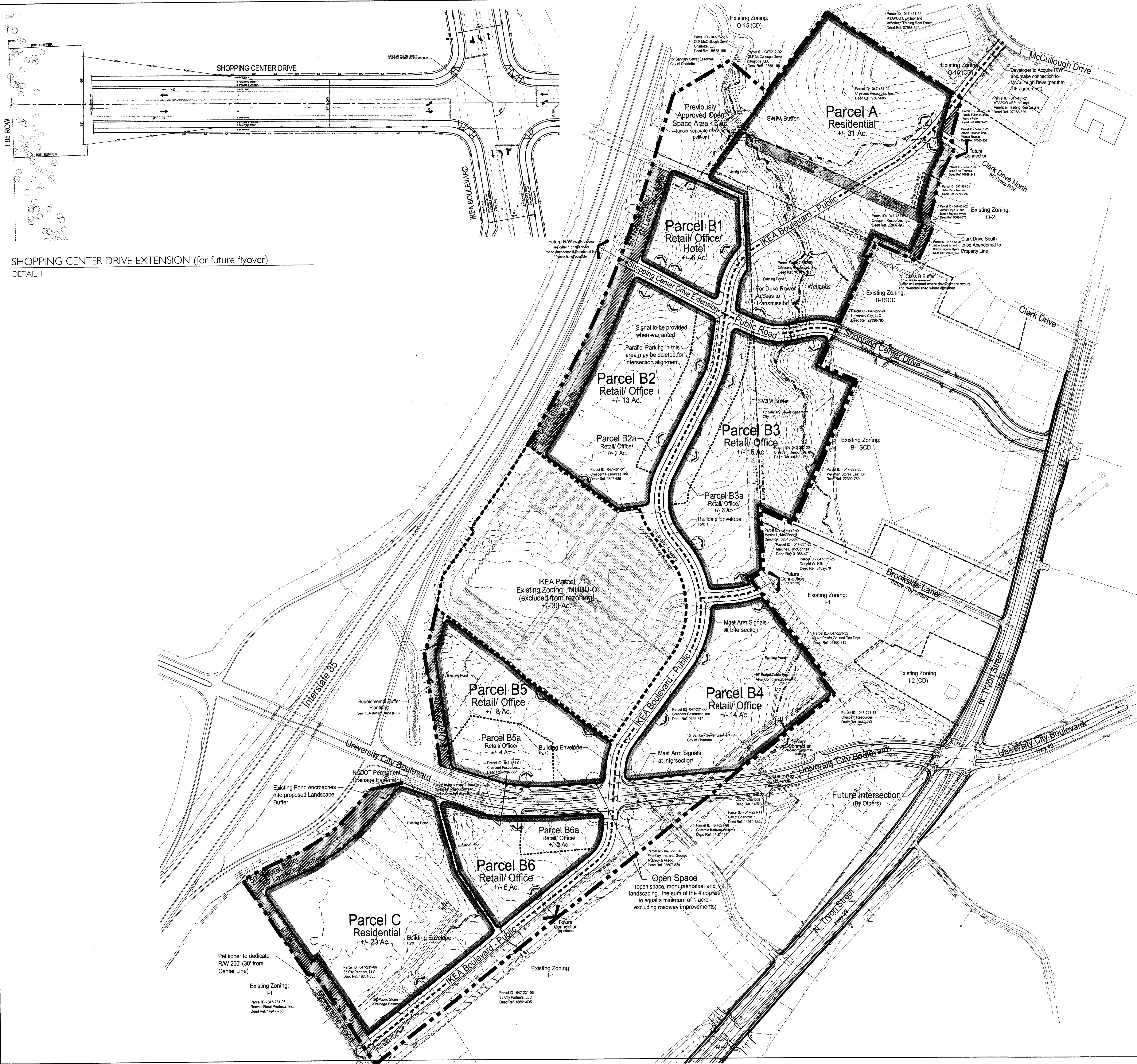


**Belgate - Rezoning Petition**  
Charlotte, North Carolina  
Crescent Resources, LLC  
COVER

**REVISIONS:**  
03/24/08 Review per Staff Comments  
04/23/08 Review per Staff Comments  
05/05/08 Review per Staff Comments  
05/14/08 Review per Staff Comments

DATE: 01/28/08  
DESIGNED BY: JST  
CHECKED BY: JRC  
SCALE: N/A  
PROJECT #: 100794  
SHEET #:  
**Cover**

650-8000



SHOPPING CENTER DRIVE EXTENSION (for future flyover)  
DETAIL 1

**Site Data**  
 Site Area: +/- 198 Ac.  
 IKEA parcel: +/- 30 Ac.  
 Total: +/- 168 Ac.

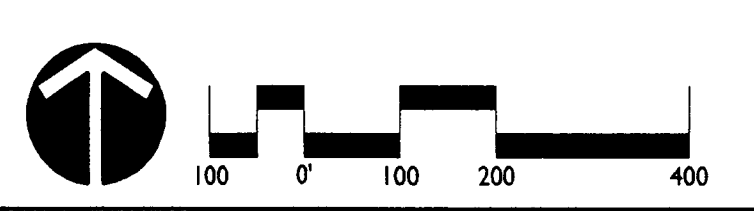
Parcels A, B, C: +/- 125 Ac.  
 Undeveloped: +/- 43 Ac.

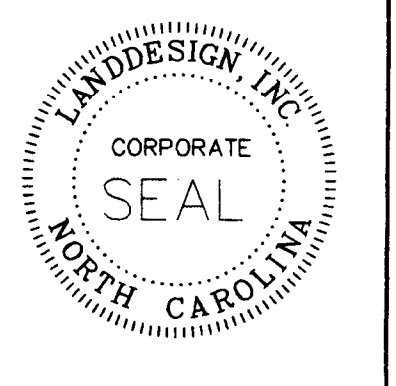
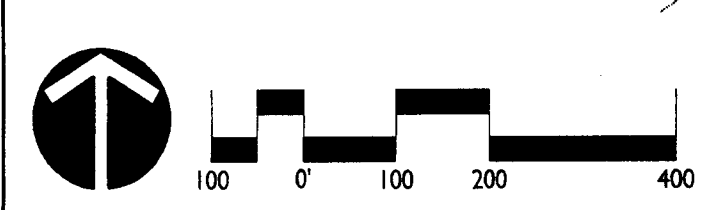
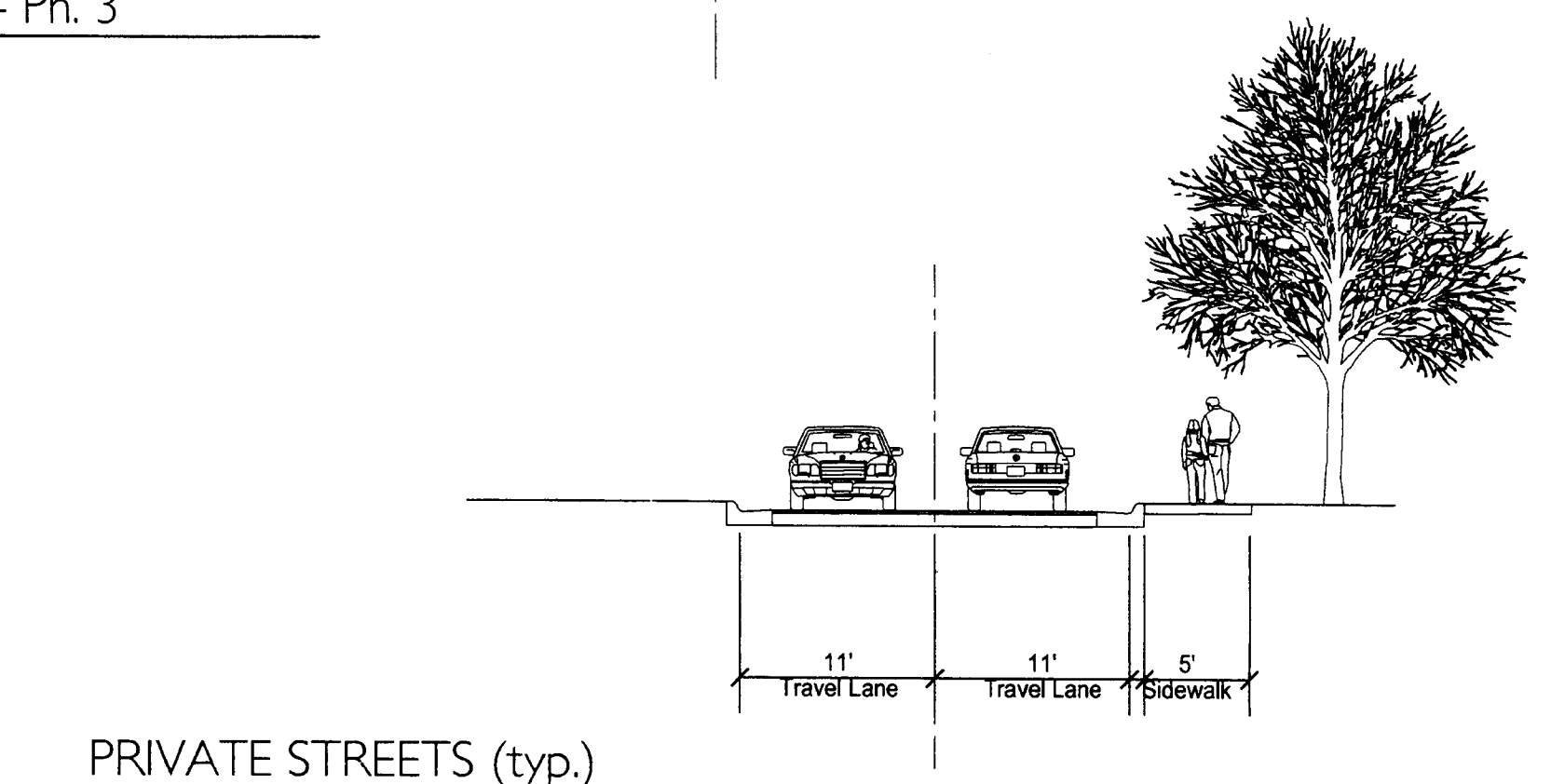
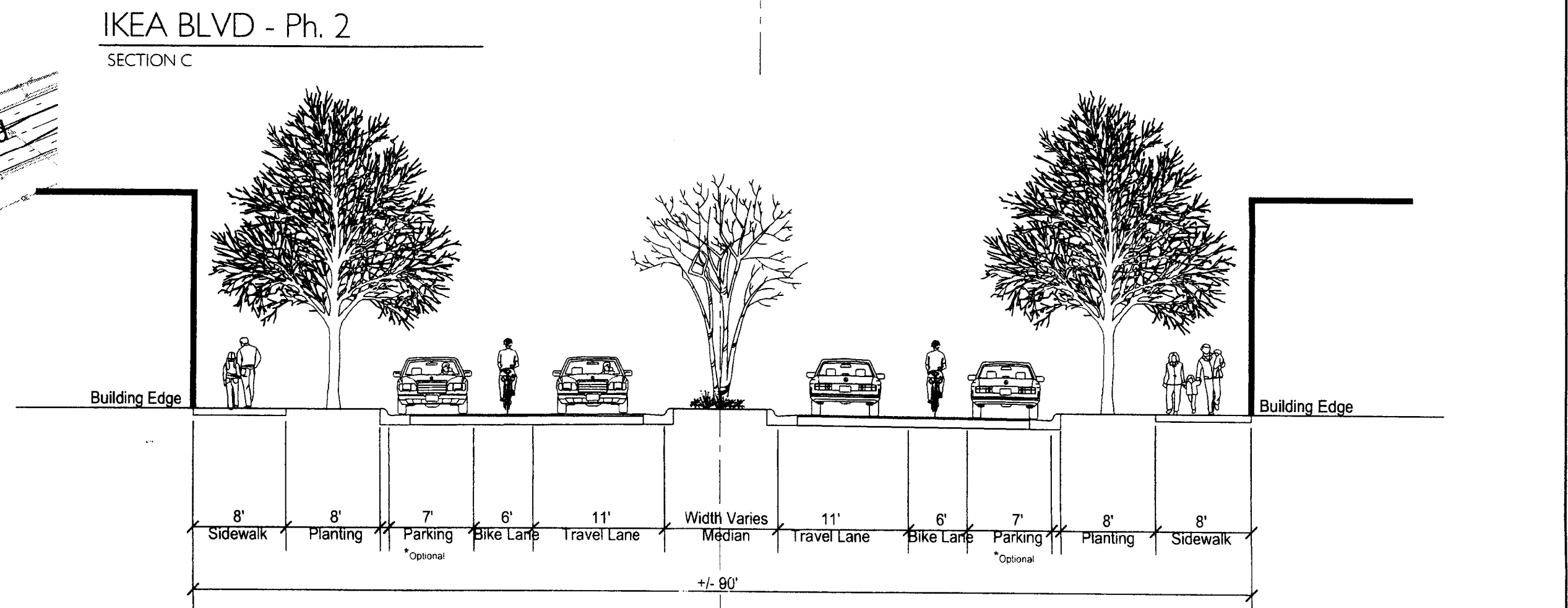
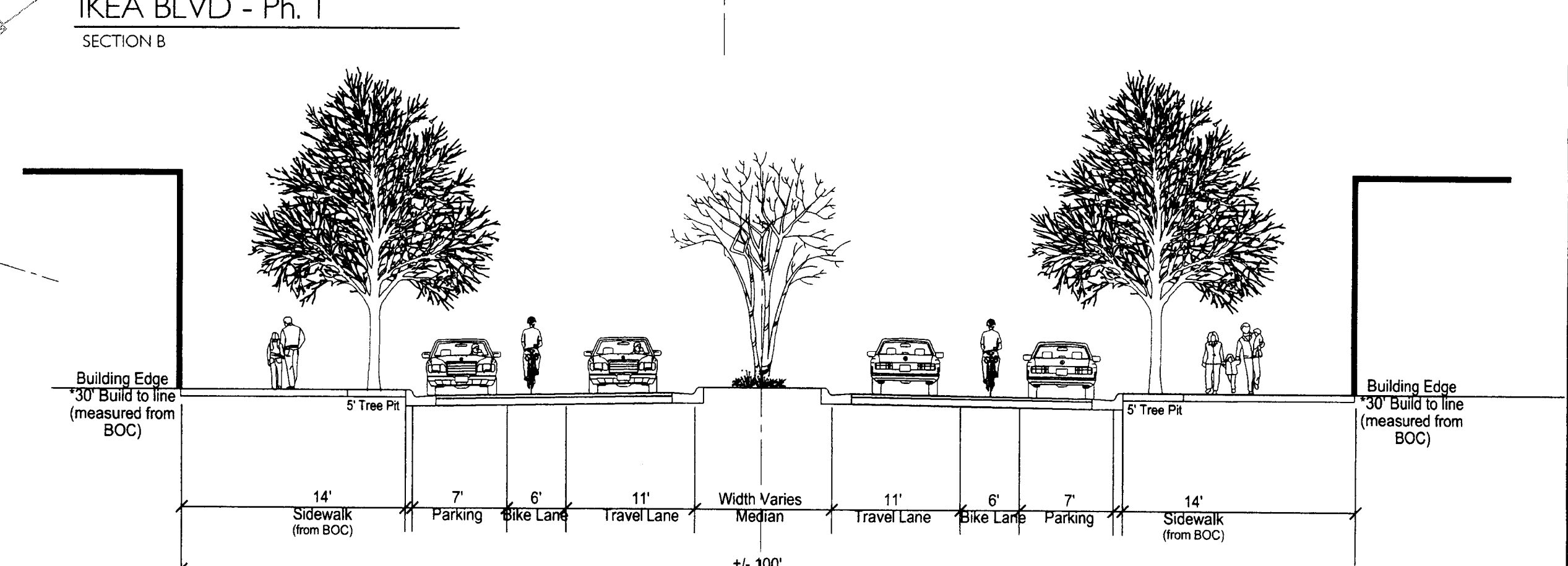
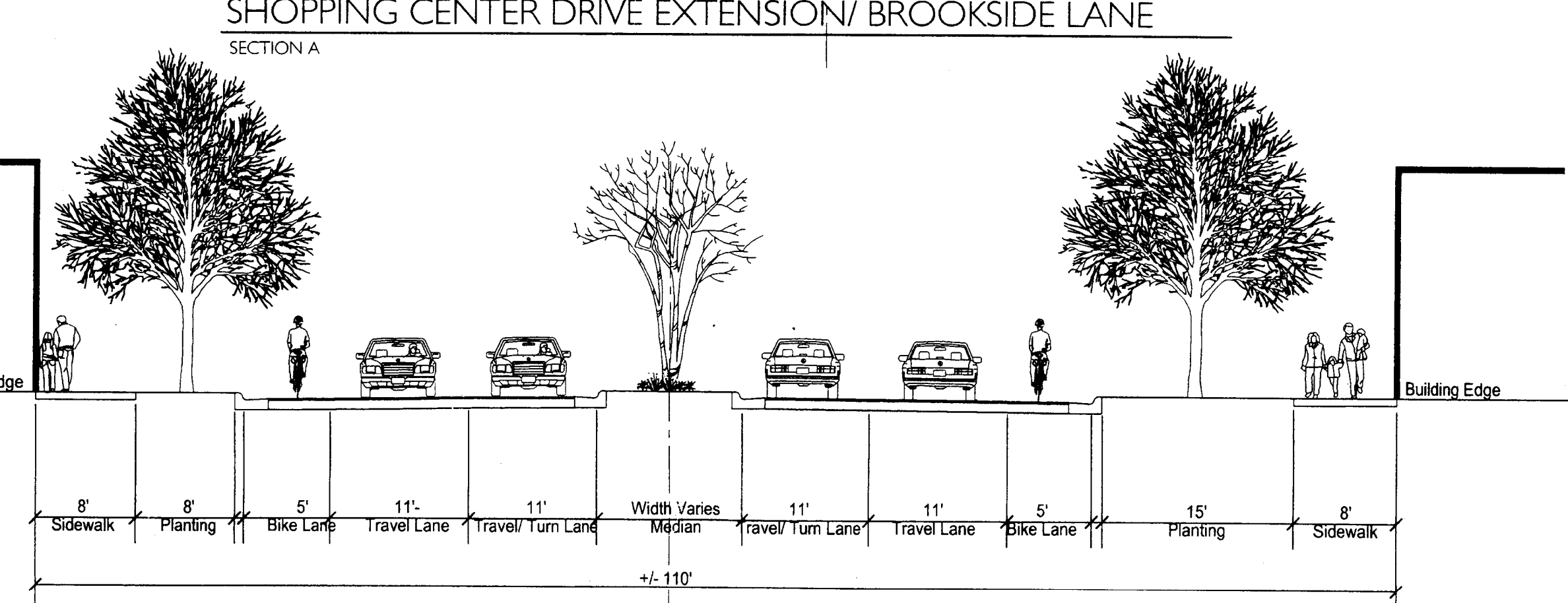
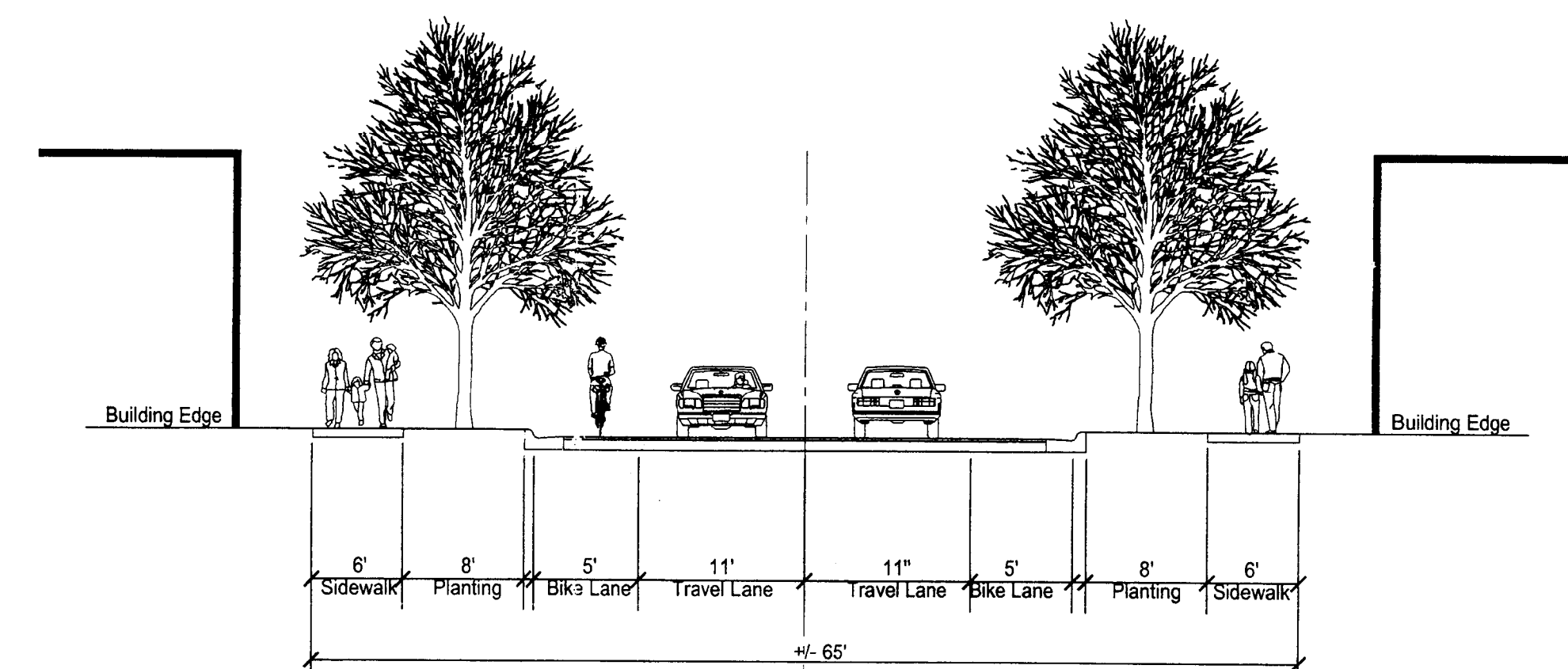
Open Space: +/- 30 Ac. (18%)  
 \*\*excludes previously approved open space (5 ac.)

Current Zoning: O-2, RE-1, B-1 SCD, I-1, MUDD-O  
 Proposed Zoning: CC



**REVISIONS:**  
 DATE: 01/28/09  
 DESIGNED BY: KST  
 CHECKED BY: JMC  
 PROJECT #: 1007094





REZONING PETITION NO. 2066-09  
BELGATE  
DEVELOPMENT STANDARDS  
CRESCENT RESOURCES, LLC

General Provisions

These Development Standards form a part of the Technical Data Sheet (Sheet RZ-1) associated with the Rezoning Petition filed by Crescent Resources, LLC to accommodate development of Belgate, a podium-friendly multi-use development, on an 18+ acre site located along University City Boulevard between US and South Tower Street, Sheet 1.

Accompanying this Rezoning Petition are the Technical Data Sheet (Sheet RZ-1), a Conceptual Site Plan for the development of the Site (Sheet RZ-2), a Conceptual Rendering of the retail shops which will form IKEA Boulevard within Subparcels B-2a and B-2b (Sheet RZ-4), a Perspective Rendering of a proposed apartment project within Parcel A (Sheet RZ-5) the elevations for a Furniture Row retail establishment proposed to be built within Parcel B-3 depicted on Sheet RZ-6, and the IKEA Buffer Exhibit (Sheet RZ-7). The Petitioner reserves the right to decrease the number of buildings shown on Sheet RZ-2.

Unless the Technical Data Sheet, these Development Standards (Sheet RZ-3) or the other sheets accompanying this Rezoning Petition establish more stringent standards, the regulations established under the Charlotte Zoning Ordinance ("the Ordinance") for the CC Zoning District shall govern all development taking place on the Site.

Inasmuch as planning for the proposed development of the Site has not yet advanced beyond the formative stage, the ultimate layout of the development proposed, the exact alignments of streets and points of access, the configurations and placements of parking areas and the heights and masses of buildings are not yet been determined. As a consequence, the configurations, placements and sizes of the building footprints as well as the locations of streets depicted on the Conceptual Site Plan and the Conceptual Rendering are schematic in nature and are subject to refinements as part of the final development. They may, therefore, be altered or modified during design development and construction documents phases so long as the maximum parking and building envelope lines established on the Technical Data Sheet are not violated and the proposed alterations or modifications do not exceed the parameters established under the Development Standards and under the Ordinance for the CC Zoning District. Parking layouts may be modified to accommodate final building locations to the extent permitted by these Development Standards and the Ordinance.

For purposes of the preceding paragraphs, any alterations or modifications which substantially alter the character of the development or significantly alter the Conceptual Site Plan, the Conceptual Rendering, the Perspective Rendering or the elevations for the Furniture Row building or their respective conditions and any changes which increase the intensity of development shall not be deemed to be minor and may only be made in accordance with the provisions of Sections 6.20711 or 6.21 of the Ordinance, as applicable.

The Petitioner agrees to submit detailed plans to respond to each phase of development proposed on the Site to the Staff of the Charlotte-Mecklenburg Planning Commission for review prior to the issuance of building permits for construction of the proposed phase of development so that Staff may be assured that such development satisfies the conditions imposed under the Technical Data Sheet, these Development Standards and the other sheets accompanying the Rezoning Petition. However, compliance with the provisions of this paragraph shall not be deemed to be an administrative use; the application or request administrative use plan approval as envisioned by section 6.207 of the Ordinance.

1. **Permitted Uses**  
(a) Parcel A and Parcel C of the Site may be developed to all types of attached residential development which may be allowed, all or for some or combination thereof along with any incidental or accessory uses associated therewith which are permitted under the Ordinance by right or under prescribed conditions in the CC Zoning District.  
(b) Parcel B of the Site may be developed to:  
• Any combination of retail, restaurant and office uses along with any incidental or accessory uses associated therewith which are permitted under the Ordinance by right or under the Ordinance by right or under prescribed conditions in the CC Zoning District; and  
• Hotel uses, along with any incidental or accessory uses associated therewith which are permitted under the Ordinance by right or under prescribed conditions in the CC Zoning District.

2. **Maximum Building Area and Development Limitations**  
(a) The base number of attached residential units that may be developed on Parcel A is 360 units. However, for every two units not developed on Parcel A, the Petitioner may increase one unit in Parcel C (or additional development, subject to the maximum number of units that may be developed on Parcel A to Parcel C). The maximum units that could be developed on Parcel A would be 280 units.  
(b) The base number of attached residential units that may be developed on Parcel C is 360 units. This number, however, may be increased up to a maximum of 480 units through the exercise of the transfer rights reserved for Parcel A under Paragraph 2 (a) above.

(c) The following limitations and restrictions shall apply to the development of Parcel B:  
(i) Subject to the provisions of Paragraph (ii) of Section 1, the total amount of gross floor area developed to retail, restaurant and office uses within Parcel B may not exceed 450,000 square feet, of which no more than 400,000 square feet may be devoted to retail and restaurant uses.  
(ii) No more than 2 hotels may be developed within Parcel B and they must be located within Parcel B-1. Neither of these hotels may contain more than 250 rooms, and neither of them may be an extended stay hotel.  
(iii) If one or both of the hotels are not developed or one or both of the hotels are developed with less than 250 hotel rooms, then additional office floor area may be developed in lieu of the undeveloped hotel rooms at the rate of 250 square feet of office space for each hotel room that is not constructed, up to a maximum of 25,000 square feet of additional office space.  
(iv) Parcel B-1 may also be developed for retail, restaurant or office uses, subject to the square footage restrictions established under subparagraphs (i) (ii) and (iii) of this section.  
(v) Financial institutions and hotels shall be deemed to be office uses within the context of this Paragraph (c) and not retail uses.  
(vi) Notwithstanding the development plan for Parcel B-1 and B-3 depicted on Sheet RZ-4, Brookside Lane (east of the Site) must be extended along its current utility alignment as assured through legally binding agreements and approved subdivision plans.

3. **Setbacks, Side Yards and Rear Yards**  
(a) All buildings constructed on Parcels A, B and C of the Site shall satisfy or exceed the setback, rear yard and side yard requirements established under the Ordinance for the CC Zoning District.  
(b) The Site may be considered a unified development plan and as such internal side and/or rear yards may be eliminated, subject to the normally required staff review and approval process.

4. **Design Performance Standards**  
(a) **Internal Landscaping and Screening**  
(i) Internal areas of the Site shall be landscaped in accordance with the requirements of the City of Charlotte Tree Ordinance.  
(ii) All roof mounted mechanical equipment will be screened from view from adjoining public rights-of-way and abutting properties.  
(iii) All screening and landscaping shall meet or exceed the standards of the Ordinance.  
(iv) Dumpster areas will be enclosed on all three sides by an opaque wall with the fourth 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.

(b) **Streetscape Treatment**  
(i) The streetscape treatment running along both sides of IKEA Boulevard as it passes through Subparcels B-2a and B-2b shall include a building and parking setback which is at least 14 feet and at least 3 feet in depth as measured from back of curb and will consist of a sidewalk and/or decorative paving with large rectangular pavers placed in a grid, all as more particularly specified on the Conceptual Site Plan.  
(ii) Pedestrian scaled decorative lighting fixtures will be installed along both sides of IKEA Boulevard except for the streetscape on the western side of IKEA Boulevard as it passes through the IKEA South Store.  
(iii) In order to enhance pedestrian connectivity and the aesthetic appeal of the streetscape, decorative pavers and/or stamped asphalt will be used on IKEA Boulevard within the zone bounded by Subparcels B-2a and B-2b.

(c) **Architectural and Design Controls**  
(i) The Conceptual Rendering shown on Sheet RZ-4 of the floor elevation of the retail shops proposed for Subparcel B-2a and Subparcel B-2b depicts the general intent of a Petitioner with respect to height, scale, articulation, rhythm, proportions and design elements for these shops.  
(ii) Buildings within Parcel B-2a and Parcel B-2b featuring IKEA Boulevard shall contain working doors and non-garage windows along the elevations which face the street. These elevations which form IKEA Boulevard will be articulated such that spaces of walls exceeding 20 linear feet will be avoided through the introduction of articulated facades and other specially designed architectural elements.  
(iii) Motor buses, back flow processors and similar items will be screened from public streets.  
(iv) All retail buildings located within Parcel B except the Furniture Row building proposed for Subparcel B-3 must be architecturally integrated to complement one another by using similar exterior materials.

(v) With respect to the building forming University City Boulevard within Subparcels B-4, B-5, B-6, B-7, B-8, B-9, B-10, B-11, B-12, B-13, B-14, B-15, B-16, B-17, B-18, B-19, B-20, B-21, B-22, B-23, B-24, B-25, B-26, B-27, B-28, B-29, B-30, B-31, B-32, B-33, B-34, B-35, B-36, B-37, B-38, B-39, B-40, B-41, B-42, B-43, B-44, B-45, B-46, B-47, B-48, B-49, B-50, B-51, B-52, B-53, B-54, B-55, B-56, B-57, B-58, B-59, B-60, B-61, B-62, B-63, B-64, B-65, B-66, B-67, B-68, B-69, B-70, B-71, B-72, B-73, B-74, B-75, B-76, B-77, B-78, B-79, B-80, B-81, B-82, B-83, B-84, B-85, B-86, B-87, B-88, B-89, B-90, B-91, B-92, B-93, B-94, B-95, B-96, B-97, B-98, B-99, B-100, B-101, B-102, B-103, B-104, B-105, B-106, B-107, B-108, B-109, B-110, B-111, B-112, B-113, B-114, B-115, B-116, B-117, B-118, B-119, B-120, B-121, B-122, B-123, B-124, B-125, B-126, B-127, B-128, B-129, B-130, B-131, B-132, B-133, B-134, B-135, B-136, B-137, B-138, B-139, B-140, B-141, B-142, B-143, B-144, B-145, B-146, B-147, B-148, 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(vi) External vertical wall surfaces (exclusive of windows and doors) of all residential buildings developed on Parcel A and Parcel C shall be constructed with a minimum of 70 percent masonry materials (brick, stone, precast or poured concrete). No aluminum or vinyl siding or spandrel glass may be used on buildings constructed within Parcel A or Parcel C.  
(vii) All buildings must be clad with a masonry or masonry-like material between buildings and through parking areas.  
(viii) All commercial building entrances located within Parcel B, except those for fire exits and loading, will be connected directly to a sidewalk along a public street or to a private street or to an open space sidewalk having a width of least 5 feet.  
(ix) Except for the Furniture Row building proposed to be built on Subparcel B-3, parking and loading areas shall be located to the side and/or rear of all buildings fronting on and abutting that portion of IKEA Boulevard which runs north of University City Boulevard and no parking outside the public right-of-way shall be located between such buildings and IKEA Boulevard.  
(x) No more than four retail uses within Parcel B may include drive-through window facilities, as defined in the Ordinance and three of the four retail uses with drive-through facilities must be located on lots with frontage on University City Boulevard.  
(xi) No more than two banking institutions that include drive-through facilities shall be permitted on Parcel B. Only one of these banking institutions will be permitted on that portion of Parcel B which is located south of University City Boulevard and may use of these banking institutions will be permitted on that portion of Parcel B which is located north of University City Boulevard.  
(xii) No more than one gasoline sales establishment will be permitted on Parcel B and it must be located on a lot with frontage on University City Boulevard.  
(xiii) Except for the two drive-through facilities located within Subparcel B-3 and the one such facility located within Subparcel B-4 (all as indicated on the Technical Data Sheet), drive-through facilities shall be generally oriented and shall not be located between the buildings they serve and the public street they face.  
(xiv) The rendering of the street orientated elevation of the attached residential unit building depicted on Sheet RZ-5 establishes the general conceptual architectural style, building materials, and character of the buildings to be constructed within Parcel A and Parcel C. The Petitioner reserves the right to utilize various colors, textures, architectural details, roof lines, building mass and scale in each of Parcel A and Parcel C so long as compatibility in aesthetics and design is achieved.

5. **Buffer Area Requirements**  
(i) **Natural Buffer Area Requirements**  
• Each Buffer Area established along 1.85 which is labeled as "50' Natural Buffer" on the Technical Data Sheet shall satisfy the following requirements:  
• Within the Natural Buffer Area, trees four inches in caliper and greater shall be preserved and the Petitioner reserves the right to remove weeds and vines and trees that measure less than 4 inches in caliper.  
• Best efforts will be employed to not disturb any healthy native, understory trees which are less than 4 inches in caliper that are known to provide seasonal color. If any of these trees are removed, replanting of these trees north and/or south of the removal area will occur along the Site's 1.85 property line. These trees shall be preserved in accordance with the City of Charlotte's Tree Ordinance Guidelines. This is limited to Dogwoods, Eastern Redbuds, Reebens, Serviceberries and Tulp Trees.  
• Tree measurements will be taken as follows: If the tree is less than 4 inches in caliper, it will be measured 6 inches above ground level. If the tree is 4 inches or larger in diameter, it will be measured one foot above ground level.  
• Dead trees and materials may be removed. The ground located within the minimum tree save area will be maintained in a natural state.  
• The Petitioner agrees to implement plantings within the 50' Natural Buffer Area located adjacent to Parcel B-3 within the existing pond and the right-of-way for 1.85 in the manner generally depicted on the IKEA Buffer Exhibit (Sheet RZ-7).  
(ii) **Landscaped Buffer Area Requirements**  
• Each landscaped area established along 1.85 with a Subparcel B-1, Subparcel B-2, and Parcel C which is labeled "50' Landscaped Buffer" on the Technical Data Sheet has already been graded and will be replanted with plants in accordance with the same specifications provided in the Ordinance for a Class A Buffer.  
• With respect to each Parcel which contains such a landscaped area, in order to prevent damage to the trees, plants and root systems to be planted within these areas, the planting will not take place until the final phase of development for the property which abuts the Landscaped Buffer Area and prior to the issuance of the final Certificate of Occupancy for the building.  
• Grading for a permanent wet detention pond which will serve Parcel C has already taken place and a portion of this pond is located within the 50 foot Landscaped Buffer established for Parcel A, all as generally depicted on the Technical Data Sheet and the Conceptual Site Plan. Because the Petitioner is unable to install plants within this pond area, it agrees to plant those particular plants which would have been planted in this area had the pond not been there within the other areas established within Parcel C.  
• Grading for a permanent wet detention pond which will serve Subparcel B-2a and the IKEA Site has already taken place and a portion of this pond is located close to the right-of-way for 1.85 that 100' feet. Moreover, the slopes created by the installation of the northbound ramp for 1.85 as well as the general topography for the area have created slope conditions which are within 50 feet of the Natural Buffer Area which makes it impractical to reestablish a Landscaped Buffer in these areas. Because the Petitioner is unable to install plants within these areas, it agrees to install 1% "sovereign materials" to be planted in this area had the pond not been there within other areas established within 50' of the right-of-way for 1.85. Landscaped Areas will be provided adjacent to the Natural Buffer Area established within Subparcel B-3 and Subparcel B-4.

(iii) **Other Required Buffer Areas**  
Where Buffer Areas are required by the Ordinance to be established in other portions of the Site, the following standards shall apply:  
• All such buffer areas shall conform to the standards of Section 12.302 of the Ordinance, subject, however, to the provisions of Section 12.304.  
• The width of any such buffer may be reduced to the extent allowed by the Ordinance. The buffers may be eliminated to accommodate access points, berms, walls, fences, drainage pipes or channels, utility lines and facilities, pedestrian pathways and bicycle pathways.  
(iv) **Standards Applicable in All Buffer Areas**  
No buildings, parking spaces or maneuvering areas may be located within buffer areas, and utility installations may only cross the Buffer Areas at interior angles measured at property lines which are not less than 75 degrees.

6. **Roadway Design**  
Roadway Services depicting the design the Petitioner consents to follow in the construction of Shopping Center Drive Extension Brookside Lane (Section A), IKEA Blvd - Phase 1 (Section B), IKEA Blvd - Phase 2 (Section C), IKEA Blvd - Phase 3 (Section D), and Private Streets (Typical) (Section E) are set forth on the Conceptual Site Plan (Sheet RZ-2). The design for Shopping Center Drive, IKEA Blvd - Phase 1 and IKEA Blvd - Phase 2 are subject to approval by the Charlotte Department of Transportation.

7. **Parcel A To Be A Closed Community**  
The attached residential units project to be developed on Parcel C will be served by private streets and the points of entry into the private street system is IKEA Boulevard South and McFarlane Road (if Petitioner elects to have an entry on that street) will both include gates for purposes of controlling access to this project.

5. **Storm Water Management**  
(a) Storm Water Quality Treatment  
For projects with defined watersheds greater than 10% built-up area, the Petitioner shall construct water quality best management practices (BMP) to achieve 85% Total Suspended Solids (TSS) removal for the entire post-development runoff volume for the runoff generated from the first 1.0 inch of rainfall. BMPs must be designed and constructed in accordance with the Mecklenburg County BMP Design Manual, July 2007 or North Carolina Division of Water Quality Stormwater Best Management Practices Manual, July 2007. Design Standards shall be met according to the City of Charlotte Best Management Practices Manual, when available. Use of Low Impact Development (LID) techniques is optional.  
(b) Volume and Peak Control  
For projects with defined watersheds greater than 10% built-up area, the Petitioner shall control the entire volume for the 1-year, 24-hour storm. Runoff volume drawdown time shall be a minimum of 24 hours, but not more than 120 hours.  
For residential projects with greater than 10% BUA, the Petitioner shall control the peak to match the predevelopment runoff rates for the 10-year and 25-year, 6-hour storms or perform a downstream analysis to determine whether peak control is needed, and if so, for what level of storm frequency. "Residential" shall be defined as "A development containing dwelling units with open yards on at least two sides which is sold with each dwelling unit."  
For commercial projects with greater than 10% BUA, the Petitioner shall control the peak to match the predevelopment runoff rates for the 10-year, 6-hour storm and perform a downstream flood analysis to determine whether additional peak control is needed and if so, for what level of storm frequency, or if a downstream analysis is not performed, the Petitioner shall control the peak for the 10-year and 25-year, 6-hour storms.  
For commercial projects with less than or equal to 10% BUA, but greater than one acre of disturbed area, the Petitioner shall control the peak to match the predevelopment runoff rates for the 2-year and 10-year, 6-hour storms.

(c) Stream Buffers  
The Petitioner shall abide by the S.W.M. Stream Buffer Ordinance, as described in the City of Charlotte Zoning Ordinance, Chapter 12, when applicable. In addition, stormwater and perennial streams within the project boundary shall be delineated by a certified professional using U.S. Army Corps of Engineers and N.C. Division of Water Quality methodology and shall be shown on the site plan.  
All perennial and intermittent streams draining less than 100 acres shall have a minimum 16-foot undisturbed buffer.  
When applicable, the following agencies will be contacted prior to construction regarding wetland and water quality permitting:  
Section 401 Permits - NCDENR Raleigh Office - (919-733-1766)  
Section 404 Permits - U.S. Army Corps of Engineers - (704-271-4834)

6. **Street Network and Street Design**  
(a) Right-of-way of at least 5 feet in width shall be included at part of the cross sections for IKEA Boulevard and Shopping Center Drive. The right-of-way of at least 6 feet in width shall be provided along these roads if they are located next to parallel parking.  
(b) Parallel parking may be permitted subject to approval by CDOT.

7. **Vehicular Access, Right-of-Way and Signalization**  
(a) Vehicular access to the Site shall be a generally depicted on the Technical Data Sheet.  
(b) The placements and configurations of these vehicular access points are subject to any minor modifications required to accommodate final site and construction plan and designs and to any adjustments required for approval by the Charlotte Department of Transportation ("CDOT") and the North Carolina Department of Transportation ("NCDOT") including alterations to accommodate right-of-way needs and construction easements.  
(c) The Petitioner shall dedicate and convey by quitclaim deed and subject to reservations for any necessary utility easements right-of-way measuring up to sixty (60) feet in width extending the future Shopping Center Drive to a maximum number of units that may be developed on Parcel A to Parcel C. The maximum units that could be developed on Parcel A would be 280 units.  
(d) The Petitioner shall dedicate and convey by quitclaim deed and subject to reservations for any necessary utility easements right-of-way measuring up to sixty (60) feet in width extending the future Shopping Center Drive to a maximum number of units that may be developed on Parcel C to Parcel A. The maximum units that could be developed on Parcel C would be 480 units.  
(e) The proposed traffic signal located at the intersection of IKEA Boulevard and Brookside Lane shall include steel poles and mast arms.  
(f) Dedicate and convey by quitclaim deed and subject to reservations for necessary utility easements all right-of-way necessary for the IKEA Boulevard Phase 2.  
(g) Dedicate and convey by quitclaim deed and subject to reservations for necessary utility easements all right-of-way necessary for the IKEA Blvd South extension to McFarlane Boulevard, with the actual width not to exceed eighty (80) feet and the agreement to be as shown on the Technical Data Sheet. Dedication of this right-of-way shall occur when one of the abutting parcels is developed.  
(h) Dedicate and convey by quitclaim deed and subject to reservations for necessary utility easements one half of the right-of-way necessary to extend McFarlane Boulevard to a point 200 feet west of its existing terminus. Actual width not to exceed thirty (30) feet from the centerline and the location to be as shown on the Technical Data Sheet. Dedication of this right-of-way shall occur when one of the abutting parcels is developed.  
(i) The Petitioner will cause to be erected at its expense a traffic signal at the intersection of IKEA Boulevard and Shopping Center Drive when warranted and approved by CDOT. This traffic signal shall include steel poles and mast arms.

8. **Shopping Center Drive Extension**  
(i) Petitioner agrees to dedicate to the City 66 feet of right-of-way for the extension of Shopping Center Drive from its intersection with IKEA Boulevard to the eastern right-of-way line for 1.85 between Parcel B1 and Parcel B2 by quit claim deed and subject to reservations for any necessary utility easements, all as shown on a preliminary concept plan prepared by Kinley Horn Associates (the "Concept Plan") and as depicted on Sheet RZ-1.  
(ii) Petitioner agrees to grant easements to the City 8 feet wide on both sides of Shopping Center Drive to accommodate sidewalks and utilities from its intersection with IKEA Boulevard to the eastern right-of-way line for 1.85 between Parcel B1 and Parcel B2, all as shown on the Concept Plan and as depicted on Sheet RZ-1. Subject to reservations for any necessary utility easements, the right-of-way is to be extended 12 feet from the centerline established by the City, all as shown the Concept Plan and as depicted on Sheet RZ-1.  
(iii) Petitioner agrees to design and construct a temporary in-grade road section within the right-of-way for the extension of Shopping Center Drive from its intersection with IKEA Boulevard to the 50' Landscaped Buffer. Petitioner reserves the right to construct permanent curb cuts off this extension to serve Parcel B1 and Parcel B2 between 150 feet and 275 feet from the intersection of IKEA Boulevard and Shopping Center Drive subject to review and approval by CDOT.  
(iv) Petitioner further agrees to dedicate and convey additional right-of-way on both sides of Shopping Center Drive to accommodate future slope and tie back areas for the proposed extension of Shopping Center Drive across 1.85, all as shown on the Concept Plan and as depicted