

DEVELOPMENT STANDARDS

GENERAL PROVISIONS

Unless more stringent standards are established by the Rezoning Plan or these Development Standards, all development standards established under the City of Charlotte Zoning Ordinance (the "Ordinance") for the I-1 zoning district classification shall be followed in connection with development taking place on this approximately 7.13 acre site (the "Site").

PERMITTED USES

1. The Site may be devoted to retail, commercial, hotel and office uses (including any accessory use) as permitted under the Ordinance by right or under prescribed conditions in the I-1 District with the exception of the following uses:

- Extended stay hotel
- Outdoor storage as a principal use
- Commercial outdoor amusement
- Armories for meetings and training of military organizations
- Auction sales
- Automobile, truck and utility trailer rental
- Automotive repair garages
- Automotive sales and repair, including tractor-trucks and accompanying trailer units
- Automotive service stations
- Bakeries, retail
- Boat and ship sales and repair
- Bus and train terminals
- Farms
- Heliports and helistops
- Manufactured housing repair
- Manufactured housing sales
- Manufacturer's representatives, including offices and repair service facilities
- Cemeteries
- Commercial Rooming Houses
- Demolition landfills
- Equipment rental and leasing
- Fence and fence materials, retail and wholesale
- Jails and prisons
- Junkyards
- Kennels, commercial
- Manufacturing uses
- Nightclubs, bars and lounges
- Petroleum storage facilities
- Raceways and drag strips
- Single room occupancy residences
- Stadiums and arenas
- Tire recapping and retreading

2. The Site may be developed with the following:

- up to 80,000 square feet of gross floor area, of which no more than 40,000 square feet may be retail uses, and a hotel with up to 125 rooms.

In the event the hotel is not developed or a hotel with a lesser number of rooms is developed, each hotel room not developed may be converted to additional floor area for retail, commercial or office uses. In such an event, 500 square feet of additional floor area may be developed for each hotel room that is not constructed, up to a maximum of 62,500 square feet.

Setbacks, Sideyards, and Rear Yards

All buildings constructed within the Site shall satisfy or exceed the setback, rear yard and side yard requirements established under the Ordinance for the I-1 District. The Site can be viewed as a unified development plan. As such, interior yards will not be required between buildings located on the Site. The Developer reserves the right to subdivide the Site and create lots within the interior of the development with side and/or rear yards as part of a unified development plan, subject to the normal Staff review and approval process.

SCREENING AND LANDSCAPED AREAS

Screening shall conform with the standards and treatments specified in Section 12.303 of the Ordinance. All landscaping installed on the Site will meet or exceed the requirements of the Ordinance.

All roof mounted mechanical equipment will be screened from view from public streets.

Any dumpsters visible from a public street or from an adjoining parcel of land will be screened from view by a solid-enclosure with gates. If one or more sides of the dumpster area adjoin a rear wall of a building, the rear wall may be substituted for the fence along each such side.

ARCHITECTURAL COMMITMENTS

At least 51 percent of each building elevation below the roofline (excluding areas devoted to doors, windows, and trim) shall be composed of brick, stone, masonry, EIFS, hard-plank, and/or fiber cement board.

Lighting

The maximum height of any freestanding light fixture erected on the Site including its base, shall not exceed 25 feet. All freestanding lighting will be full cut off light fixtures and will be shielded from and directed away from adjacent residential properties. These provisions do not apply to street lights on public rights-of-way.

TRANSPORTATION

Access points serving the Site will be generally as depicted on the rezoning Plan.

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

Signs

Signage will be permitted in accordance with applicable Zoning Ordinance standards.

STORM WATER MANAGEMENT

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

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.

INTERIOR LOTS

The interior parcels noted on the Rezoning Plan are conceptual only and may be altered during the site design and development processes.

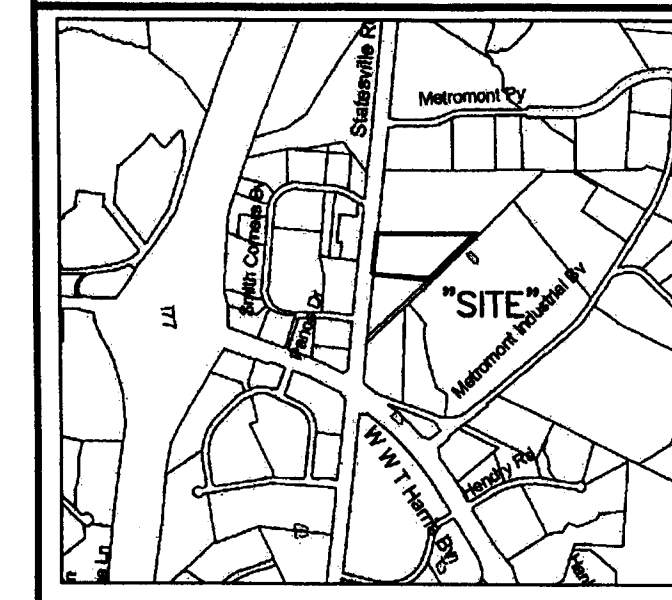
AMENDMENTS TO REZONING PLAN

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

BINDING EFFECT OF THE REZONING APPLICATION

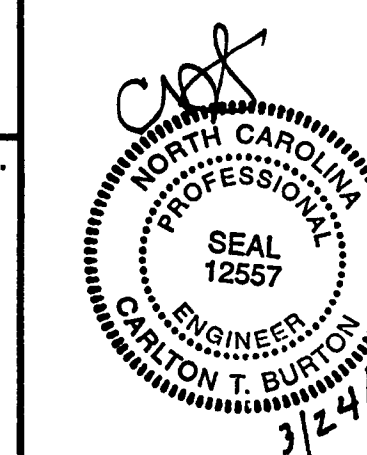
1. If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under these Development Standards and the Schematic Site Plan will, unless amended in the manner provided under the Zoning Ordinance, be binding upon and inure to the benefit of the Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.
2. 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.

VICINITY MAP



SCALE= N.T.S.

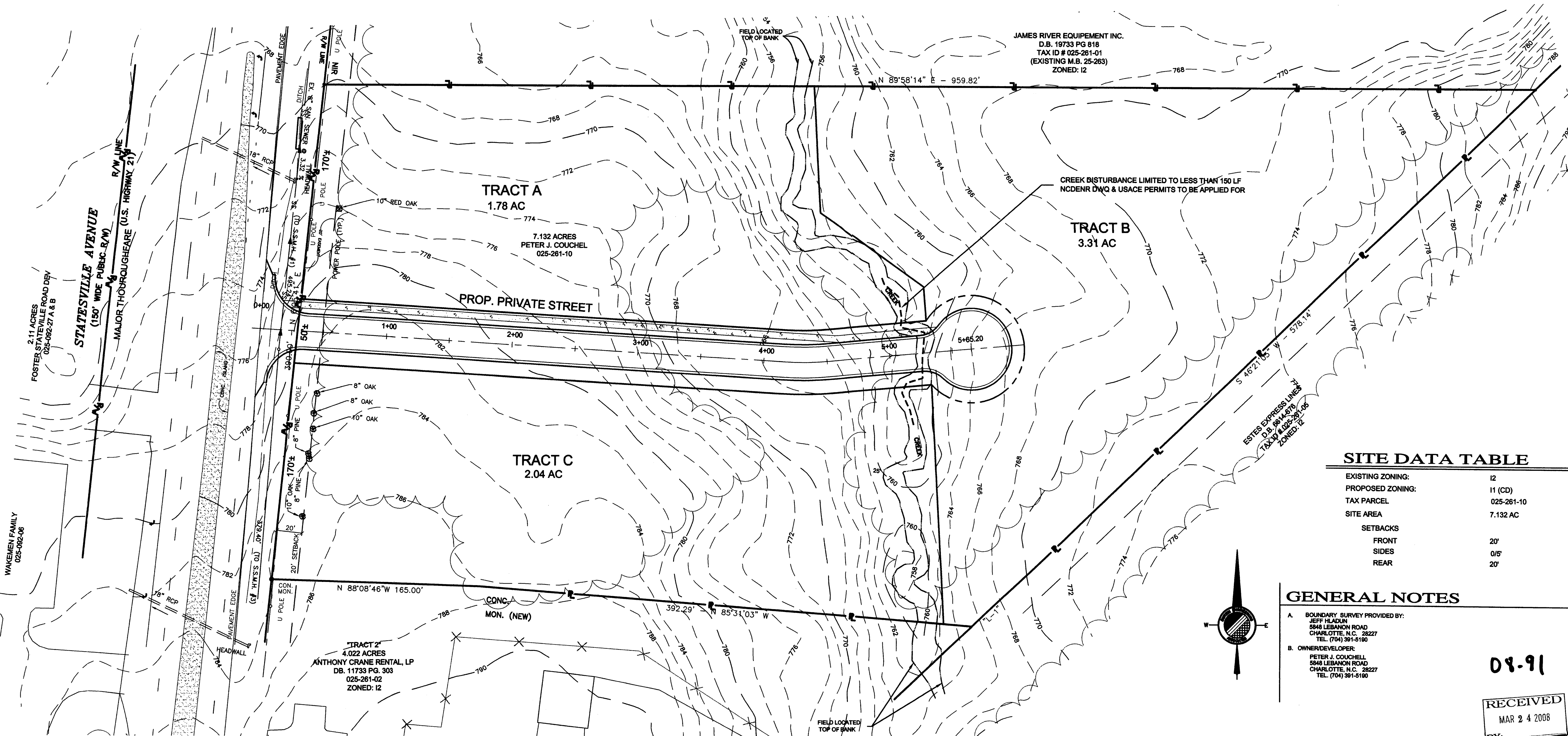
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TECHNICAL DATA SHEET



SITE DATA TABLE

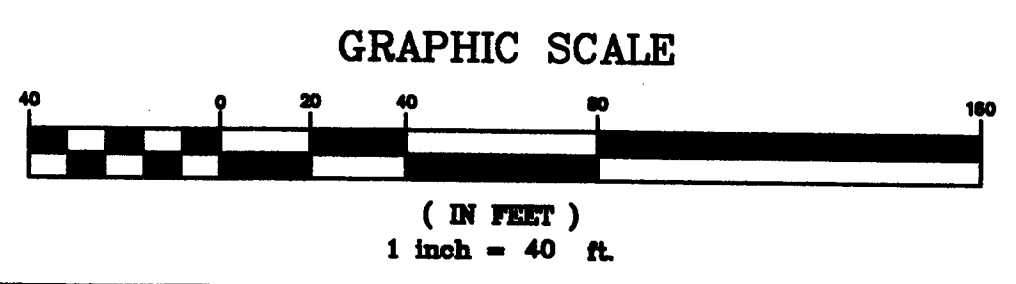
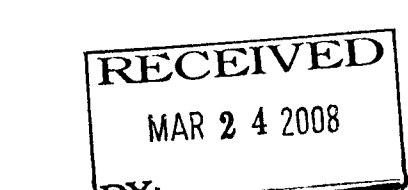
EXISTING ZONING:	I2
PROPOSED ZONING:	I1 (CD)
TAX PARCEL:	025-261-10
SITE AREA:	7.132 AC
SETBACKS	
FRONT	20'
SIDES	0/5'
REAR	20'

GENERAL NOTES

A. BOUNDARY SURVEY PROVIDED BY:
 JEFF HLAGUN
 5848 LEBANON ROAD
 CHARLOTTE, N.C. 28227
 TEL (704) 391-5190

B. OWNER/DEVELOPER:
 PETER J. COUCHELL
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08-91



Project: **CTB**
 Engineer: **GDM**
 Drawn By: **03-21-08**
 Date:

Revisions:

Project Number: **316-004**
 Sheet of: **Z3 3**