

Site Development Data:

- Acreage: ± 3.2 acres
-Tax Parcel #: 177-021-76
-Existing Zoning: O-2(CD) by Rezoning Petition No. 1994-02
-Proposed Zoning: MUDD-(O)
-Existing Uses: Vacant
-Proposed Uses: Up to 280 multi-family dwelling units together with accessory uses, as allowed in the MUDD zoning district.
-Maximum Building Height: Not to exceed 120 feet as calculated by the Ordinance, with no more than eight (8) residential stories (parking deck levels will not be counted when calculating the maximum number of residential stories).
-Parking: 1.4 spaces per unit minimum.
-Open Space: A minimum of 15% of the Site will be established as tree save/open space areas as defined by the Ordinance.
-Urban Open Space: Will be provided as required by the Ordinance.

1. General Provisions:

- a. These Development Standards form a part of the Technical Data Sheet associated with the Rezoning Petition filed by Woodfield Acquisitions, LLC to accommodate development of multi-family dwellings on an approximately 3.2 acre site located at the intersection of Barclay Downs Drive and Morrison Blvd.
b. Development of the Site will be governed by the attached Technical Data Sheet, and Schematic Site Plan, related graphics including herewith, and these Development Standards.
c. The development depicted on the Rezoning Plan is schematic in nature, and except as otherwise specified in these Development Standards, is intended to describe the possible arrangements of uses and site elements.
d. Parking layouts for surface and structured parking may be modified to accommodate final building locations and parking spaces may be located within the maximum building/parking envelope to the extent permitted by the Ordinance.

2. Optional Provisions:

- a. The Petitioner seeks the optional provision to allow parking and maneuvering for parking between the proposed building and Morrison Blvd. as generally depicted on the Rezoning Plan.

3. Permitted Uses & Development Area Limitation:

- a. The Site may be developed with up to 280 multi-family dwelling units together with accessory uses allowed in the MUDD zoning district.

3. Access and Traffic/Pedestrian Safety Improvements along Barclay Downs Drive:

- a. Vehicular and pedestrian access to the Site and to the parking facilities associated with the building will be from Morrison Blvd. and Barclay Downs Drive as generally depicted on the Rezoning Plan.
b. Except as may otherwise be required by CDOT, a dedicated left turn lane from Barclay Downs Drive into the Site's driveway on Barclay Downs Drive will not be provided as part of the initial development of the Site.
c. The Petitioner has agreed to provide certain off-site traffic/pedestrian safety improvements along Barclay Downs Drive as further described below.
(i). Construct curb extensions on the southern portion of the intersection of Barclay Downs Drive and Sayre/Scofield Road;
(ii). Install standard painted cross-walks on the southern and western legs of the intersection of Barclay Downs Drive and Sayre/Scofield Road;
(iii). Reconstruct the four existing speed humps along Barclay Downs Drive to City Standards;
(iv). Construct a sidewalk and planting strip with street trees (if the width of the planting strip will accommodate street trees) along the eastern edge of Barclay Downs Drive from the Site to the intersection of Barclay Downs Drive and Sayre/Scofield Road.

Improvements shall be made if this is not the case. As part of "Urban Review" for the Site by the City, the Petitioner will submit to CDOT plans and cost estimates for the Improvements. If the actual cost of the proposed Improvements exceed the Improvements Cost, CDOT will determine which of the proposed Improvements must be eliminated or modified to bring the cost of the Improvements within the Improvements Cost (CDOT as part of its due-diligence to determine how to modify the proposed improvements will consult with the Barclay Downs Home Owners Association President).

CDOT will review and comment on the Improvements in a timely manner. Once the final scope of the Improvements are determined by CDOT, the Petitioner shall have 12 months to complete the installation of the Improvements (subject to force majeure).

- d. A portion of the parking area located along Morrison Blvd. will be constructed using decorative pavement materials such as concrete pavers or stamped and colored asphalt as generally depicted on the Rezoning Plan.
e. Access to the Site by vehicles servicing the Site's compactor/dumpsters and recycling containers will be restricted to Morrison Boulevard.
f. The placements and configurations of vehicular access points are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required for approval by CDOT in accordance with published standards.

4. Architectural Standards:

- a. The building materials used on the principle building(s) constructed on Site will be a combination of the following: glass, brick, stone, precast stone, precast concrete, synthetic stone, cementitious siding (such as hardi-plank) or stucco.
b. The attached illustrative building elevations are included to reflect an architectural style and a quality of the building that may be constructed on the Site.
c. Parking located within the parking deck will be screened from adjoining properties with decorative louvers.
d. Ventilation for the parking deck will not be located along the northern building elevation directly facing the Barclay Downs Swim Club.
e. Meter banks will be internal to the building.
f. Roof top HVAC and related mechanical equipment will be screened from public view at grade.
g. Compactor/dumpster areas and recycling areas will be located within the building. Vehicular access to the compactor/dumpster and recycling areas will be limited to Morrison Boulevard.

5. Streetscape, Buffers, Landscaping and Utility Structure Setbacks:

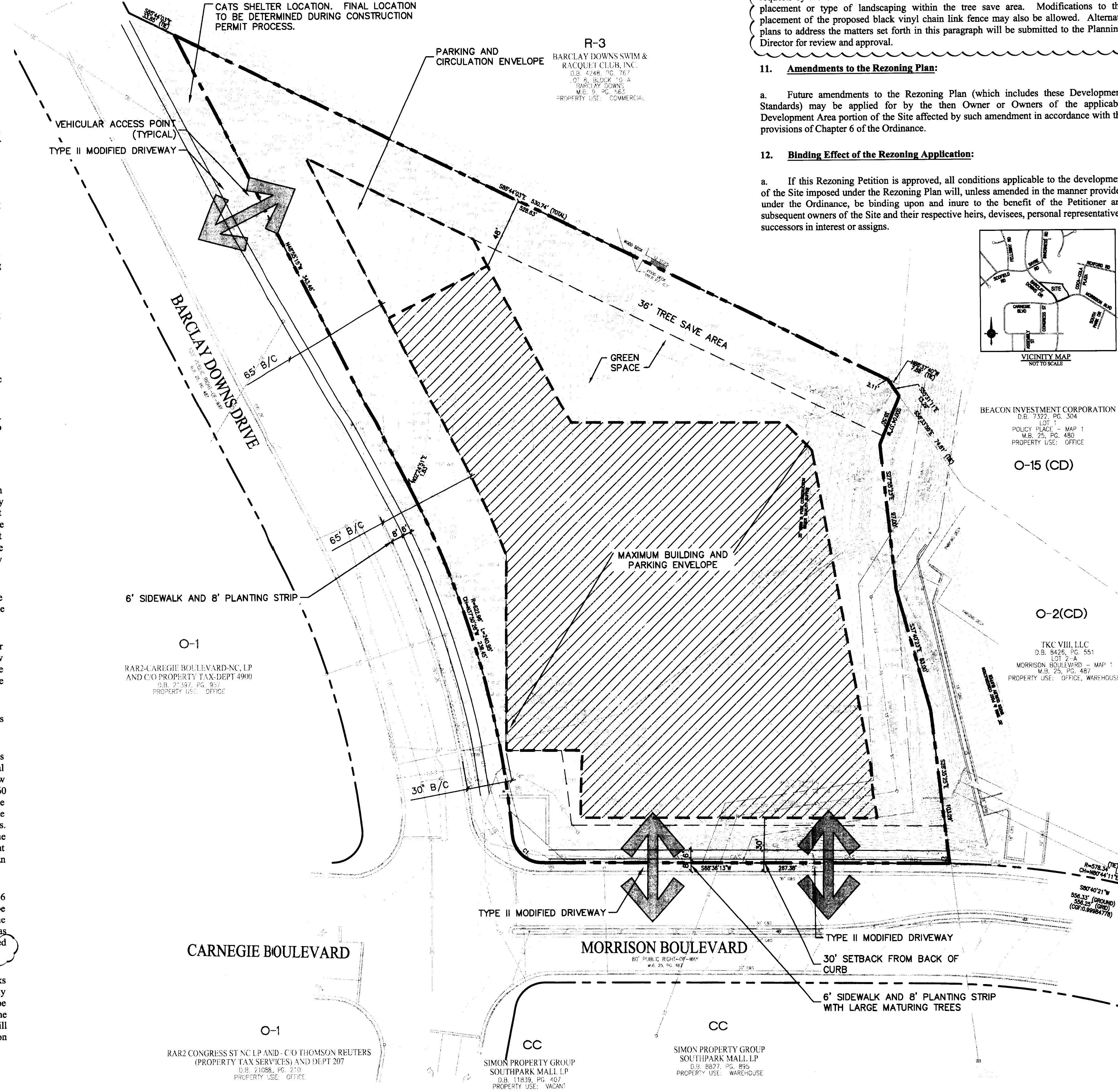
- a. A building setback of varying width, transitioning from 65 feet at the northern portion of the building to 30 feet as the building approaches the intersection of Barclay Downs Drive and Morrison Boulevard, will be provided as generally depicted on Sheet RZ-2 of the Rezoning Plan.
b. A 30 foot setback will be established along Morrison Blvd. This setback will be measured from the back of curb along of Morrison Blvd. as generally depicted on the Rezoning Plan.
c. The 30 foot setback established along Morrison Boulevard by the Petitioner for parking and maneuvering areas will not apply to utility structures such as back flow preventers, double check valves, telephone and cable boxes, transformers and alike.
d. The building(s) proposed for the Site will adhere to the rear yard dimensions indicated on the Cross-Sections illustrated on Sheet RZ-2 of the Rezoning Plan.
e. A 36 foot wide tree save area will be established along northern property line as generally depicted on the Rezoning Plan.
f. The Petitioner will install a five (5) foot black vinyl chain link fence within the 36 foot tree save area located along the northern property boundary.
g. The Petitioner will provide eight (8) foot planting strips and six (6) foot sidewalks along the Site's frontage on Barclay Downs Drive and Morrison Boulevard as generally depicted on the Rezoning Plan.

f. Screening requirements of the Ordinance will be met.

g. Above ground backflow preventers will be screened from public view and will be located behind the proposed sidewalk or the required MUDD setback which ever is greater.

6. Environmental Features:

- a. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.
b. The location, size and type of storm water management systems depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning.
c. The Site will comply with the Tree Ordinance. Tree save areas are generally depicted on the Rezoning Plan, portions of these areas but may be relocated to other portions of the Site during the design development and construction phases.



7. Open Space/Tree Save Areas:

- a. Open space/tree save areas equaling 15% of the Site area will be provided. The open space/tree save areas depicted on the Rezoning Plan may be relocated to other locations on the Site during the design development and construction phases.
b. As generally depicted on Rezoning Plan a courtyard will be provided and improved with seating areas and landscaping.
8. Signage:
a. Signage as allowed by the Ordinance will be provided.
9. Lighting:
a. All new lighting shall be full cut-off type lighting fixtures excluding lower, decorative lighting that may be installed along the driveways, sidewalks, and parking areas.

b. Detached lighting on the Site will be limited to 20 feet in height.

c. Lighting at grade along the common boundary with the Barclay Downs Swim and Racquet Club will be limited to patio lights and any necessary lighting as required by code.
d. No "wall pak" lighting will be allowed, however architectural lighting on building facades, such as sconces, will be permitted.

10. CATS; Swim Club Encroachments and Modifications to Tree Save Area:

- a. The Petitioner will provide a bus passenger waiting pad along Barclay Downs Drive for use by CATS.
b. The Petitioner may allow encroachments from structures onto the Site and into the 36 foot tree save area from the Barclay Downs Swim & Racquet Club.
11. Amendments to the Rezoning Plan:
a. Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner or Owners of the applicable Development Area portion of the Site affected by such amendment in accordance with the provisions of Chapter 6 of the Ordinance.
12. Binding Effect of the Rezoning Application:
a. If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under the Rezoning Plan will, 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 or assigns.



design resource group

- landscape architecture
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- urban design
- land planning
- traffic engineering
- transportation planning

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2012-045

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APPROVED BY CITY COUNCIL
SEP 24 2012

FOR PUBLIC HEARING

REZONING PETITION
2012-045

SCALE: 1"=40'

PROJECT #: 217-016
DRAWN BY: NB
CHECKED BY: DM

TECHNICAL DATA SHEET

FEBRUARY 27, 2012

REVISIONS:
5-18-12 - PER CMPC COMMENTS AND NEIGHBORHOOD INPUT
7-20-12 - PER CMPC COMMENTS AND NEIGHBORHOOD INPUT
8-14-12 - REVISED DEVELOPMENT DATA
10-8-12 - FINAL REVISIONS

RZ-1.0



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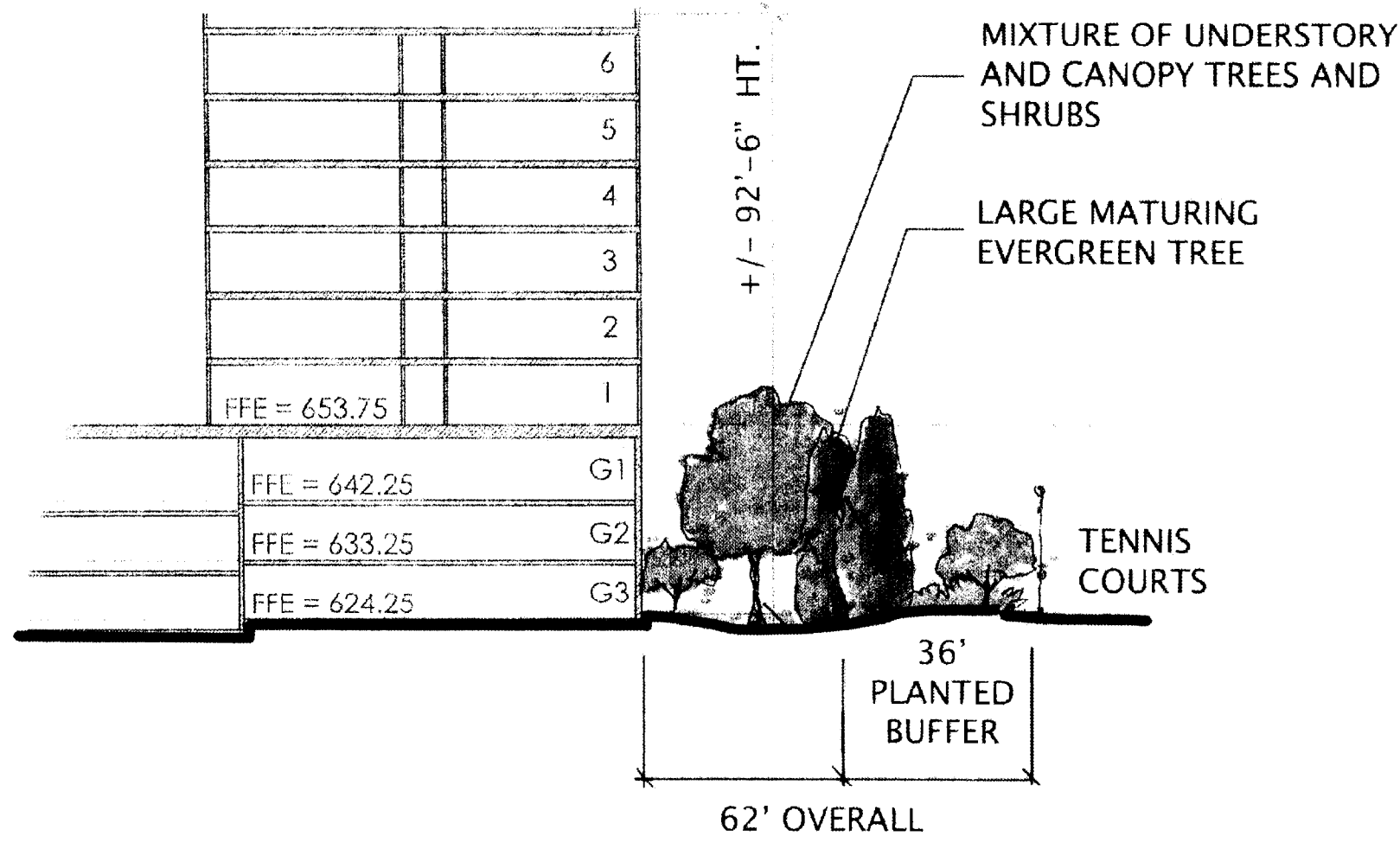
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 CHECKED BY: DM

SCHEMATIC SITE PLAN

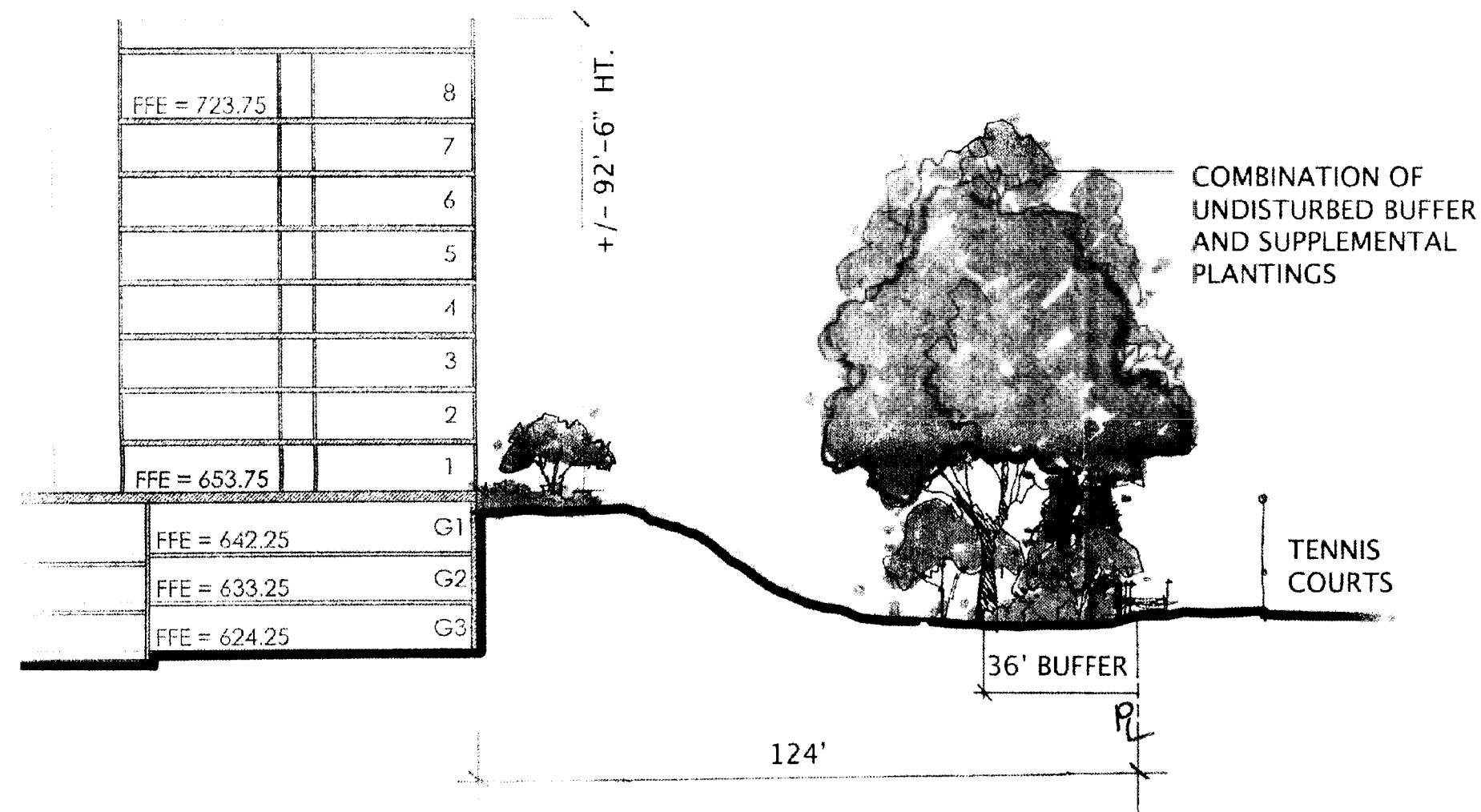
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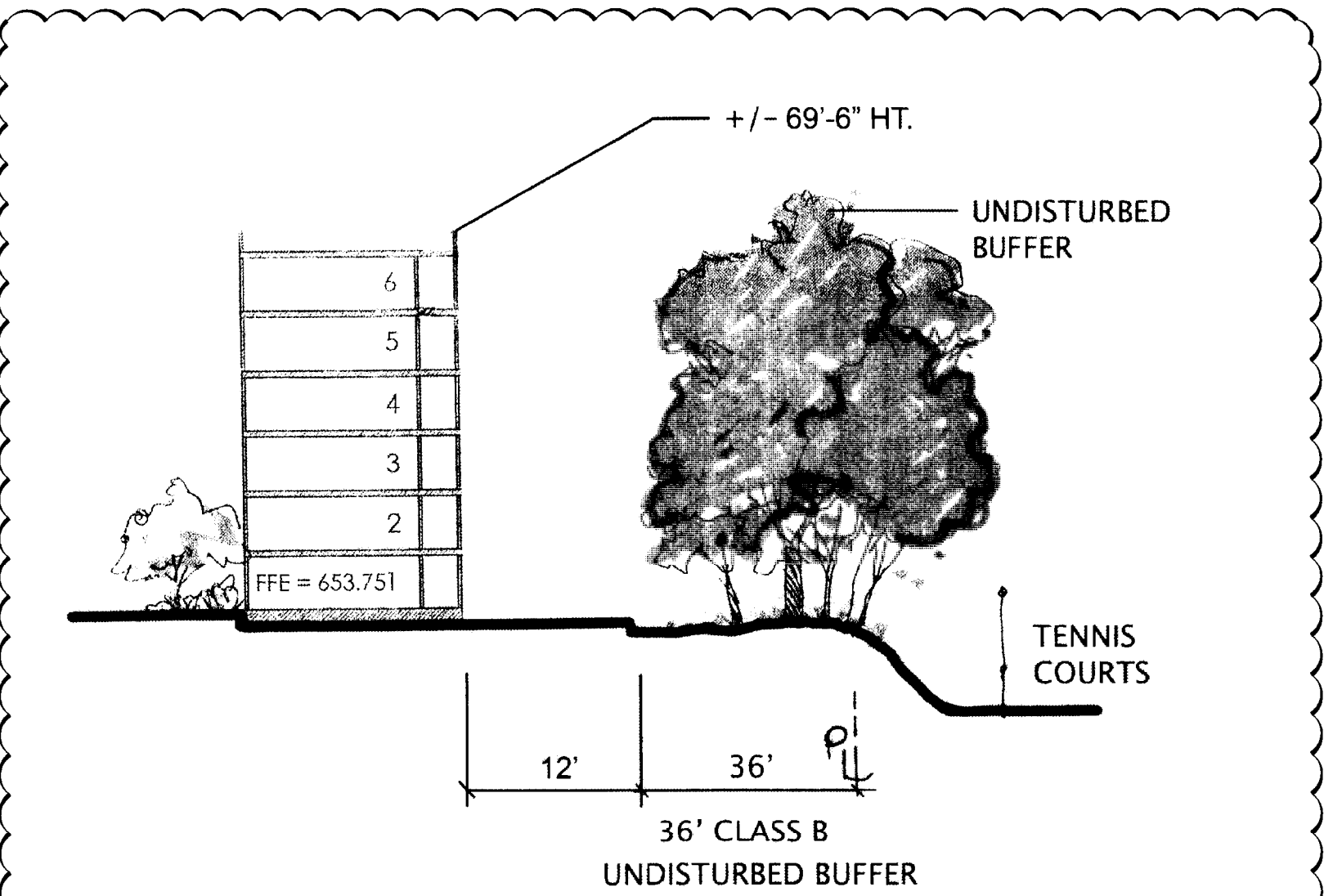
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SECTION A-A'
 EASTERN EDGE OF LOWERR TENNIS COURT TO 6 STORY BUILDING CORNER

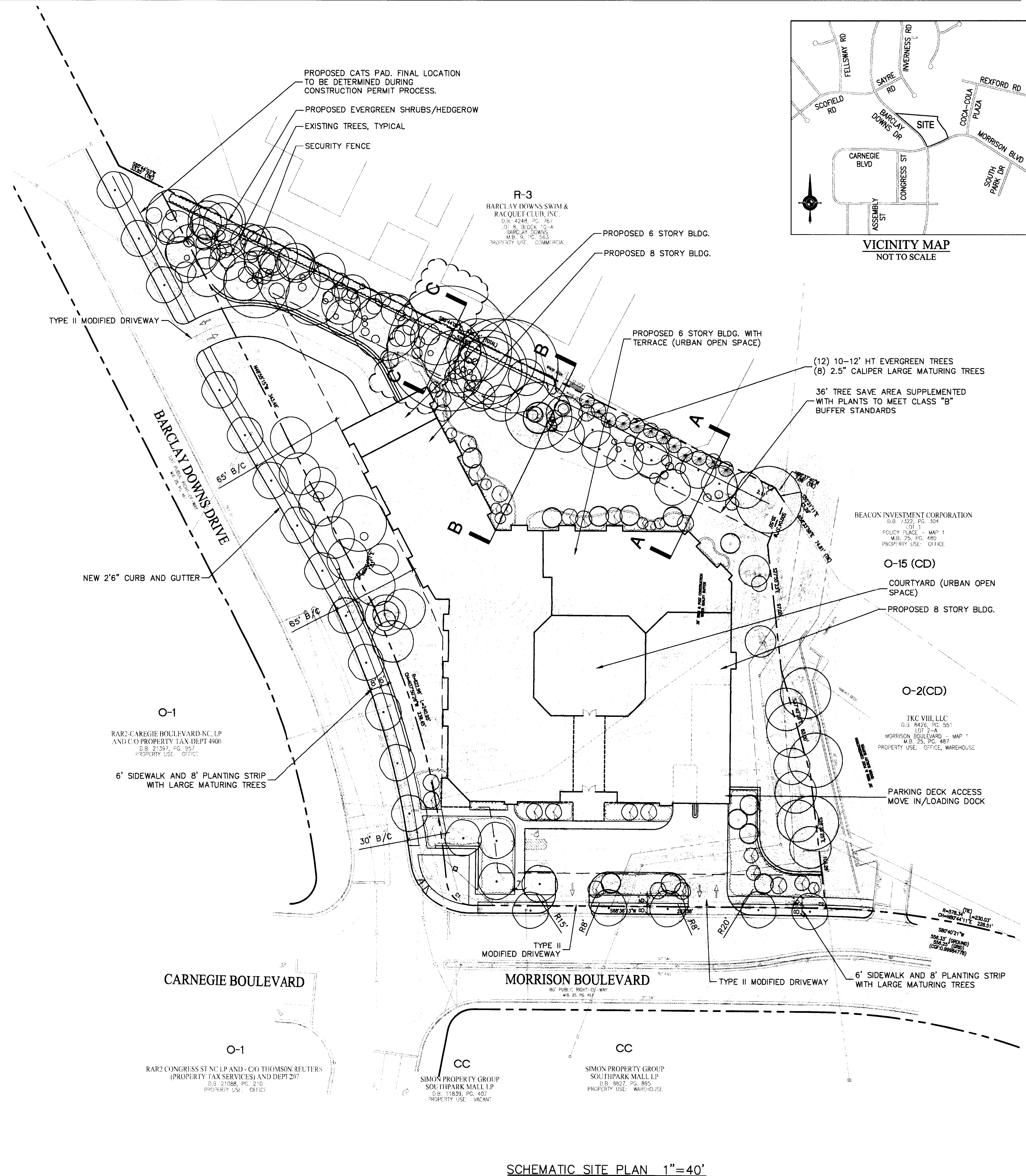


SECTION B-B'
 EASTERN EDGE OF UPPER TENNIS COURT TO 8 STORY BUILDING CORNER



SECTION C-C'
 WESTERN EDGE OF UPPER TENNIS COURT TO 6 STORY BUILDING CORNER

SECTION AT NORTHERN BOUNDARY



SCHEMATIC SITE PLAN 1"=40'

**APPROVED BY
CITY COUNCIL**

SEP 24 2012



Note:
This elevation is provided to reflect the architectural style and quality of the building that may be constructed on the Site (the actual building constructed on the Site may vary from this illustration as long as the general architectural concepts and intent illustrated is maintained).



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STUDIO

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REZONING PETITION

2012-045

PROJECT #: 217-016

**MORRISON BLVD
VIEW**

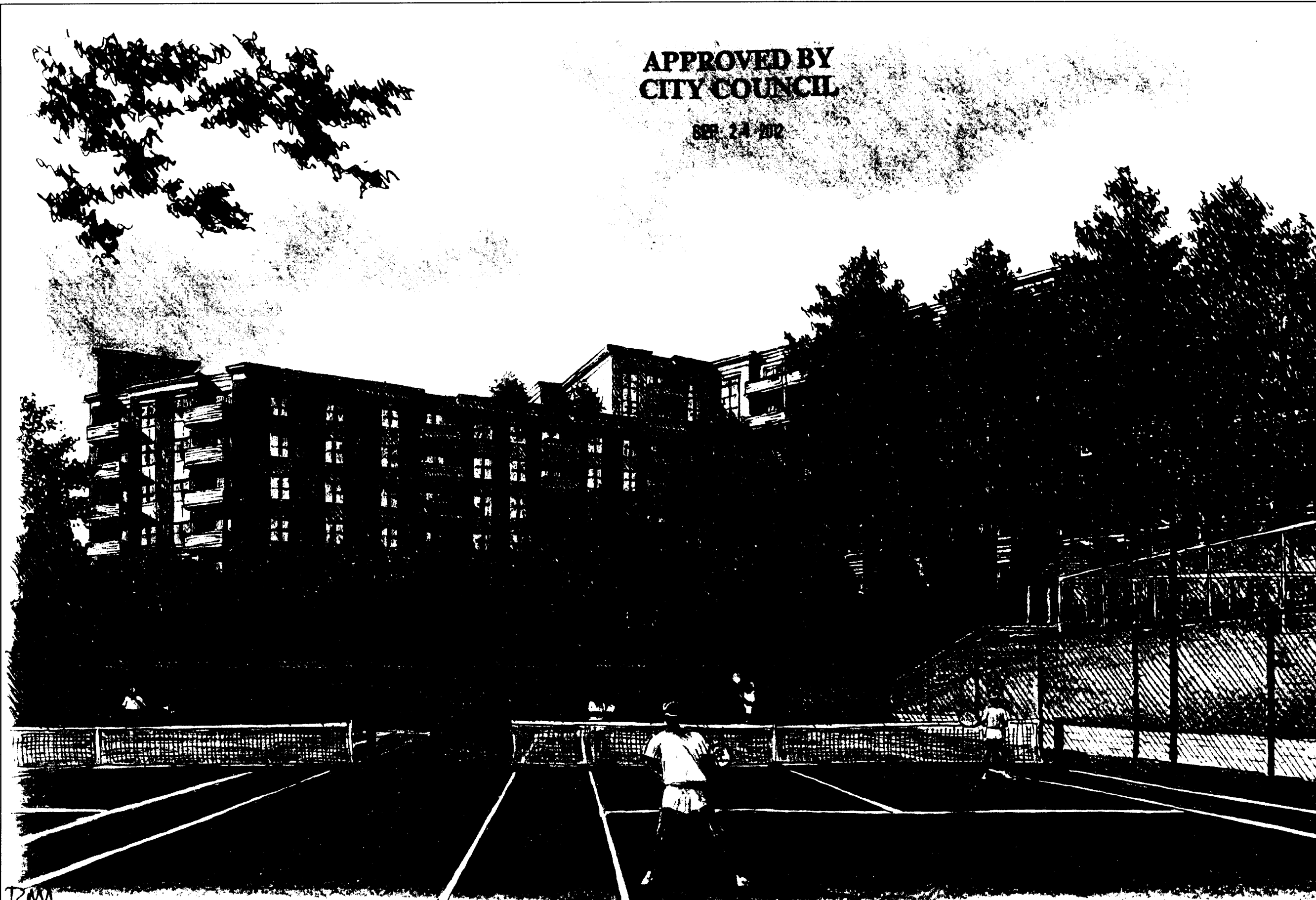
FEBRUARY 27, 2012

REVISIONS

RZ-3.0

APPROVED BY
CITY COUNCIL

SEP. 24, 2012



TRM

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REZONING PETITION

2012-045

PROJECT #: 217-016

PROPOSED VIEW
FROM LOWER
TENNIS COURT

FEBRUARY 27, 2012

REVISIONS:

RZ-4.0