

Development Standards

General Provisions
 All development standards established under the City of Charlotte Zoning Ordinance ("The Ordinance") for NS shall be followed in connection with development taking place on this Site unless more stringent standards are established by these development standards. The configurations, placements and sizes of the buildings depicted on the Conditional Rezoning Site Plan are schematic in nature and subject only to the provisions set forth below under Architectural Controls, and may be altered or modified during design development and construction document phases within the maximum building envelope lines established on this Conditional Rezoning Site Plan. Parking layouts may also be modified to accommodate the final building locations.

Permitted Uses
 Parcel A may be devoted to the following uses, which are permitted by right in the NS zoning district: retail, restaurant, office, and open space recreation and any accessory or incidental uses. Parcel B shall be dedicated solely to uses related to utilities, detention, easements of any kind, trails, open space, park related structures such as benches, play equipment, drinking fountains, etc., and entry monuments. The character of the parcel will be designed for pedestrians in a park like environment. Drive-through uses shall be prohibited on BOTH parcels.

Landscaping
 All landscaping will meet or exceed the requirements of the Ordinance. Trees 6" or greater in the setbacks will be preserved. Design of Parcel B will be done in a manner which preserves as many of the existing trees as possible by meandering sidewalks and by strategically placing new structures. The proposed general layout and existing trees are shown on sheet 2 of this submittal.

Parking
 The parking area depicted on the Conditional Rezoning Site Plan may vary in size and location, but in all events, off street parking will meet the minimum standards set forth in the Ordinance. Parking lots will not be allowed between the proposed buildings and David Cox Road or between the proposed buildings and Tract B. Bike Racks will be provided at a rate of 1 bike space/20 parking spaces.

Sidewalks
 Sidewalks shall be provided generally in the manner depicted on the Technical Data Sheet and in conformity with Section 12.529 of the Ordinance.

Lighting
 1. A uniform lighting system will be employed throughout the site.
 2. The maximum height of parking lot pole lights shall be 25' and shall be capped.

Signs
 1. All signs placed on the site shall be erected in accordance with the requirements of the Ordinance.
 2. Entry monuments shall be provided in the approximate locations shown on the Conditional Rezoning Site Plan and shall be limited to ground mounted type signs with a maximum height of 7' and maximum size of 25 sq. ft.

Access Points
 1. The number of vehicular access points to the site shall be limited to those shown on the Conditional Rezoning Site Plan.
 2. The placement and configuration of each 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 Charlotte Department of Transportation.

Fire Protection
 Adequate fire protection in the form of fire hydrants will be provided to the Fire Marshall's specifications. Plans for each building constructed on the site will be submitted to the Fire Marshall's office for approval before the construction of the building commences.

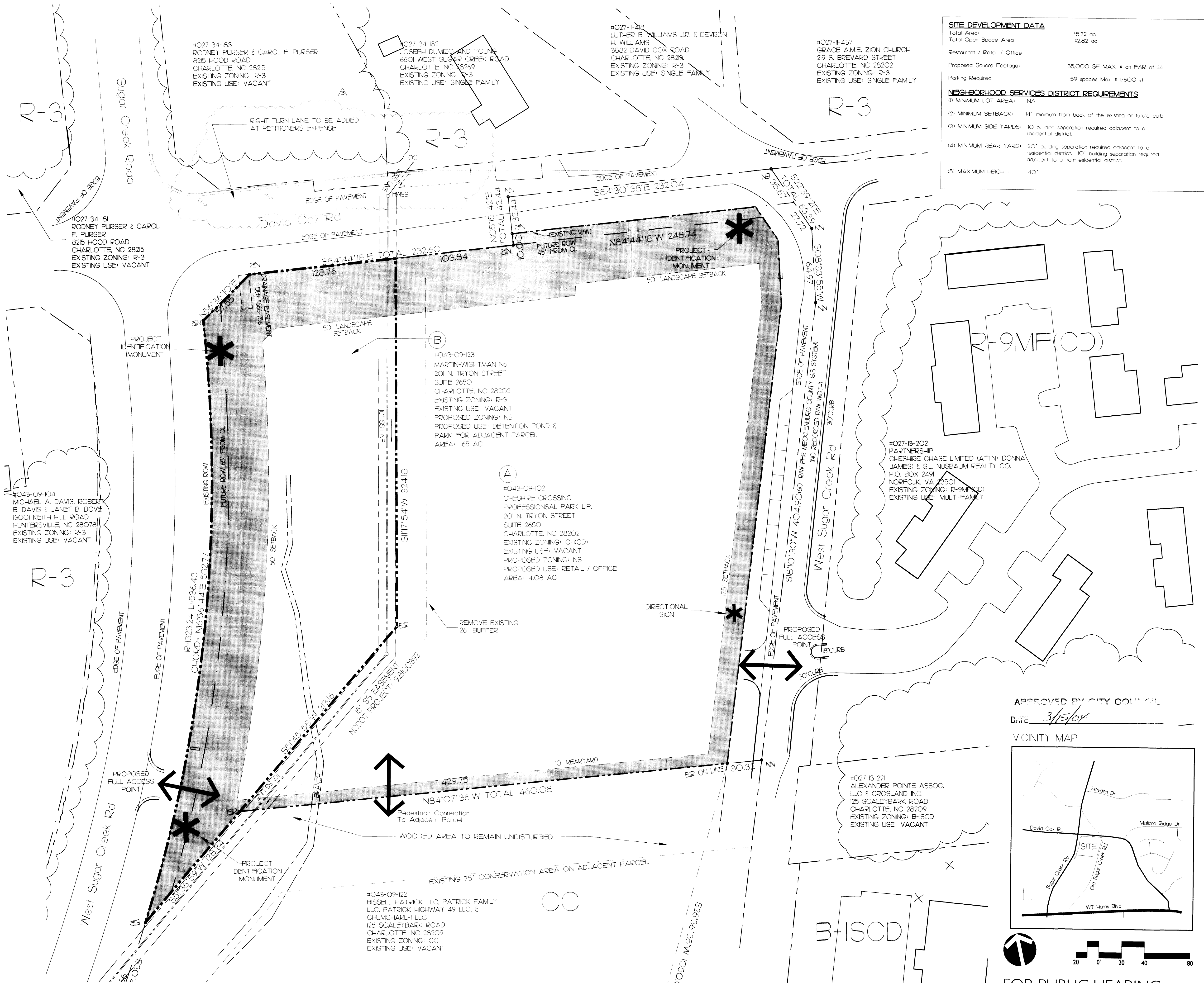
Architectural Controls
 1. The dumpster areas will be screened in accordance with the requirements of the Ordinance. The dumpster areas will be enclosed on all four sides by a wooden fence or brick wall with one side being a hinged gate. If one or more sides of the dumpster area adjoin a building wall, the wall may be substituted for the fence along such side.
 2. All mechanical equipment, including rooftop equipment shall be screened from view.
 3. All buildings located in on the site will be architecturally compatible and similar in color and materials. Signage shall conform to the provisions of the Ordinance and the above note on signs.
 4. Buildings will be designed in such a way that elevations presented to both internal parking areas and external public streets provide appeal to pedestrians passing by. The rear of the buildings facing David Cox Road will have elevations similar in architectural character and window pattern to the elevations facing the internal parking area.

5. Buildings shall be 1 to 15 stories in exterior elevation. There may be lofts or raised areas on the interior of the building but the exterior will read as one story to 15 stories through the use of windows and architectural elements.
 6. Roof lines will be primarily pitched with the opportunities for gables, dormers, and other architectural features. Some elements may be flat, but this would only occur as a detail and not as the primary roof form.
 7. Building materials will be characteristic of residential construction, top siding, brick and wood in order to create a "village" type of feeling.
 8. The buildings will be designed to read as a series of small shops and offices with no single tenant space occupying more than 10,000 sq. ft.
 9. Storefront windows will not be large expanses of uninterrupted glass but rather smaller in scale and characteristic of residential buildings or village shops.

Storm Water Management
 Storm water runoff from the site will be managed through proven techniques which satisfy the standards imposed by the City Engineering Department.

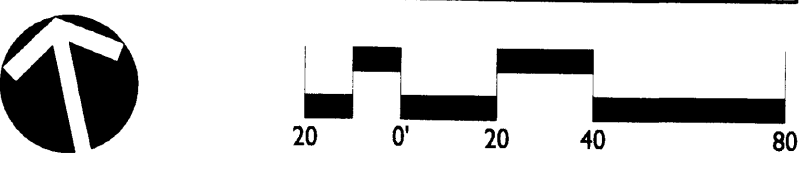
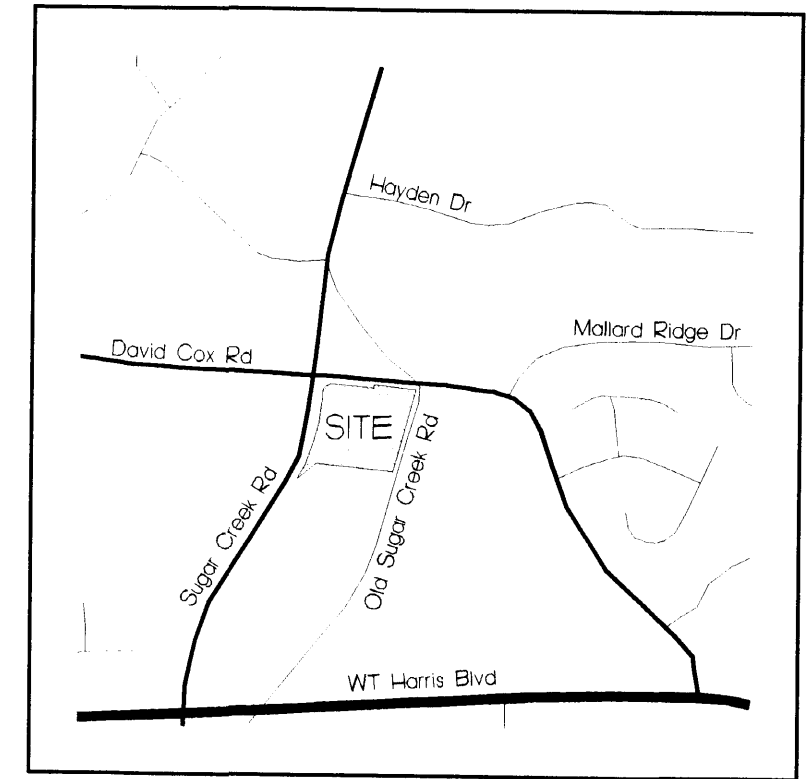
Amendments
 Future amendments to the Conditional Rezoning Site Plan and these Development Standards may be applied for by the Owner or Owners of the site in accordance with Section 6.206 of the Ordinance.

Binding Affect of the Rezoning Application
 1. If the Petitioner's Rezoning Petition is approved, the development program established under these Development Standards, the Conditional Rezoning Site Plan and other supportive documents shall, 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 heirs, devisees, personal representatives, successors in interests and assigns.
 2. Throughout these Development Standards, the term "Petitioner" or "Owner" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner and Owner.

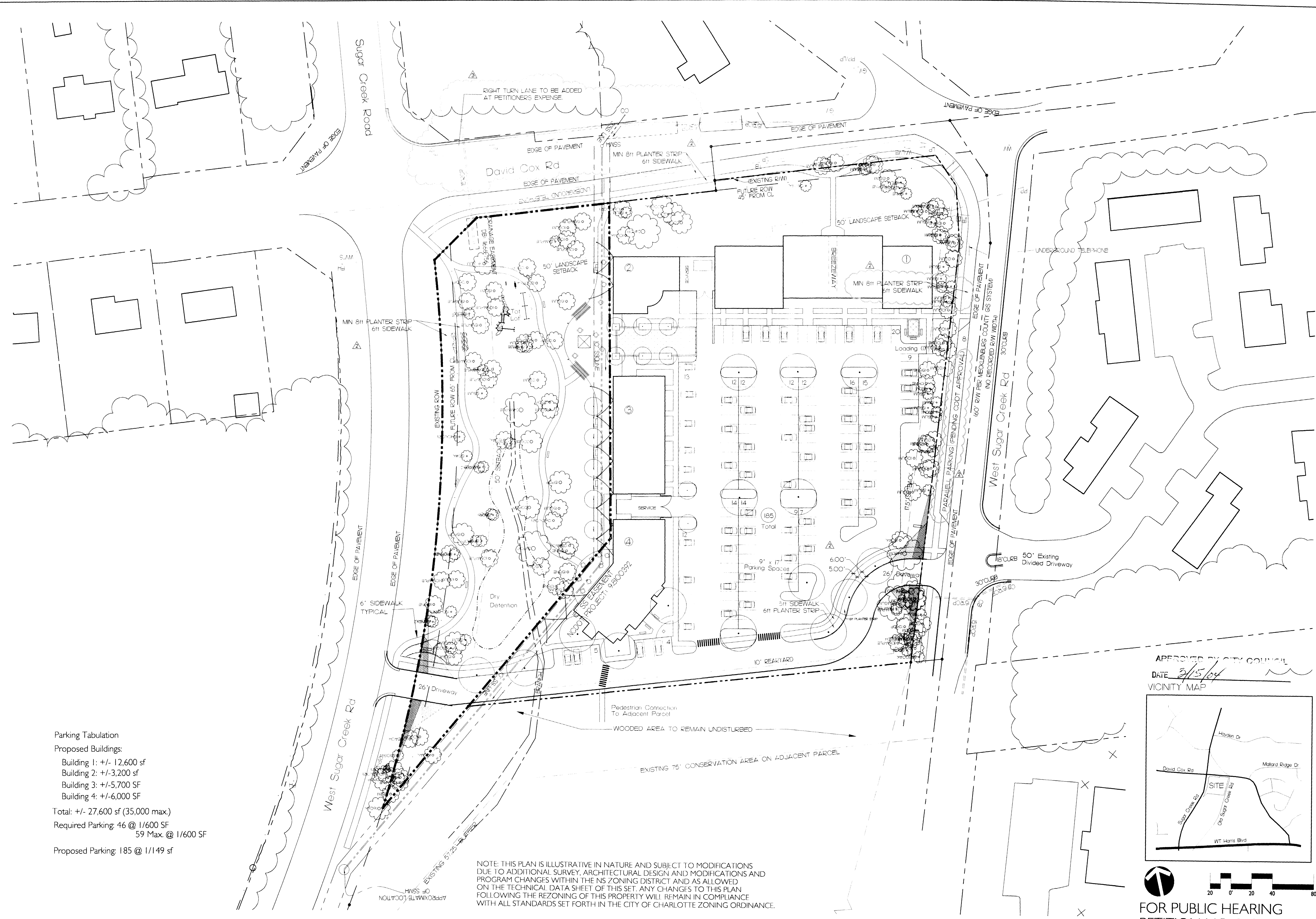


SITE DEVELOPMENT DATA	
Total Area:	15.72 ac
Total Open Space Area:	12.82 ac
Restaurant / Retail / Office	
Proposed Square Footage:	35,000 SF MAX. • on a FAR of .14
Parking Required:	59 spaces Max. • 1/600 sq
NEIGHBORHOOD SERVICES DISTRICT REQUIREMENTS	
(1) MINIMUM LOT AREA:	NA
(2) MINIMUM SETBACK:	14' minimum from back of the existing or future curb
(3) MINIMUM SIDE YARDS:	10' building separation required adjacent to a residential district.
(4) MINIMUM REAR YARD:	20' building separation required adjacent to a residential district. 10' building separation required adjacent to a non-residential district.
(5) MAXIMUM HEIGHT:	40'

APPROVED BY CITY COUNCIL
 DATE: 3/15/04
 VICINITY MAP



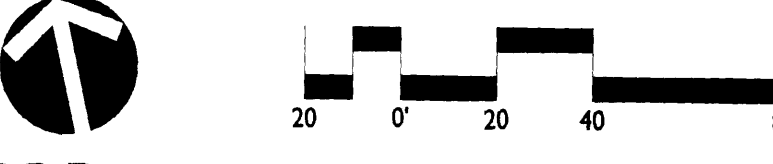
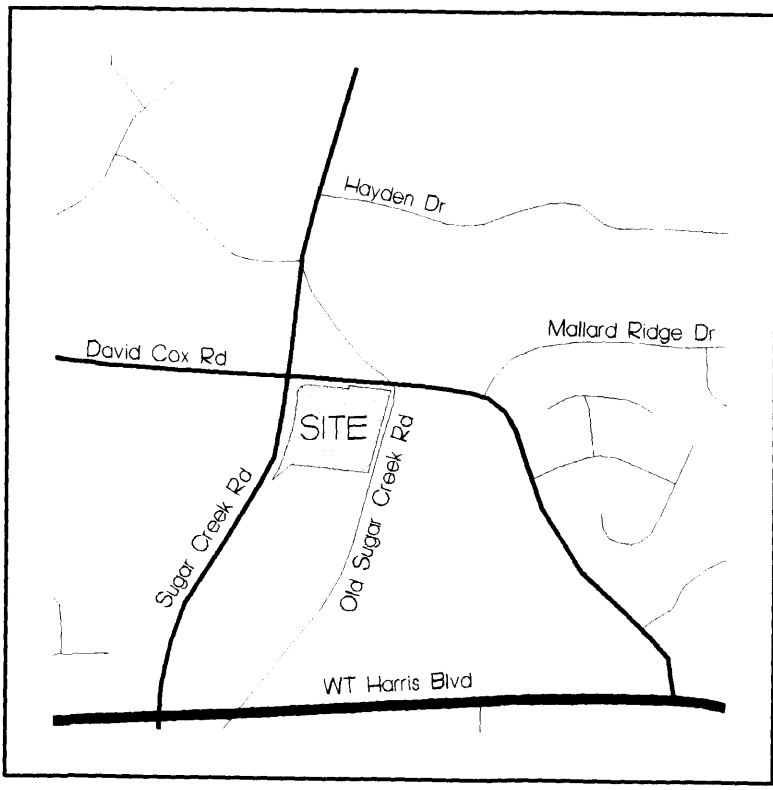
FOR PUBLIC HEARING
 PETITION NO. 2004-21



Parking Tabulation
 Proposed Buildings:
 Building 1: +/- 12,600 sf
 Building 2: +/- 3,200 sf
 Building 3: +/- 5,700 SF
 Building 4: +/- 6,000 SF
 Total: +/- 27,600 sf (35,000 max.)
 Required Parking: 46 @ 1/600 SF
 59 Max. @ 1/600 SF
 Proposed Parking: 185 @ 1/149 sf

NOTE: THIS PLAN IS ILLUSTRATIVE IN NATURE AND SUBJECT TO MODIFICATIONS DUE TO ADDITIONAL SURVEY, ARCHITECTURAL DESIGN AND MODIFICATIONS AND PROGRAM CHANGES WITHIN THE NS ZONING DISTRICT AND AS ALLOWED ON THE TECHNICAL DATA SHEET OF THIS SET. ANY CHANGES TO THIS PLAN FOLLOWING THE REZONING OF THIS PROPERTY WILL REMAIN IN COMPLIANCE WITH ALL STANDARDS SET FORTH IN THE CITY OF CHARLOTTE ZONING ORDINANCE.

APPROVED BY CITY COUNCIL
 DATE 3/15/04
 VICINITY MAP



FOR PUBLIC HEARING
 PETITION NO. 2004-21

JACKS CREEK
MULTI-USE DEVELOPMENT REZONING
 LANDCRAFT PROPERTIES, INC. - CHARLOTTE, NC
 ILLUSTRATIVE SITE PLAN

REVISIONS:
 1/23/04: Revised Per Review Comments
 3/15/04: Revised Per Zoning Comments
 4/16/04: Revised Per Public Hearing

DATE: 03/05/04
 DESIGNED BY: CCM
 DRAWN BY: CCM
 CHECKED BY:
 Q.C. BY:
 SCALE: 1"=40'
 PROJECT #: 1003209
 SHEET #: