

KEY MAP

SEAL

REZONING
PETITION
NO. 2020-027

PROJECT

EASTLAND MALL
REZONING

PETITIONERS: CROSLAND SOUTH
EAST / CITY OF CHARLOTTE

SITE ADDRESS: 5471 CENTRAL AVE.

CHARLOTTE, NC 28212

LANDDESIGN PROJ.#
1017384

REVISION / ISSUANCE

| NO. | DESCRIPTION | DATE |
|-----|--------------|------------|
| 1 | REVISIONS #1 | 2020-04-27 |
| 2 | REVISIONS #2 | 2020-05-22 |
| 3 | REVISIONS #3 | 2020-06-09 |

DESIGNED BY: RJP/SAM
DRAWN BY: SAM
CHECKED BY: RJP/SAM

SCALE

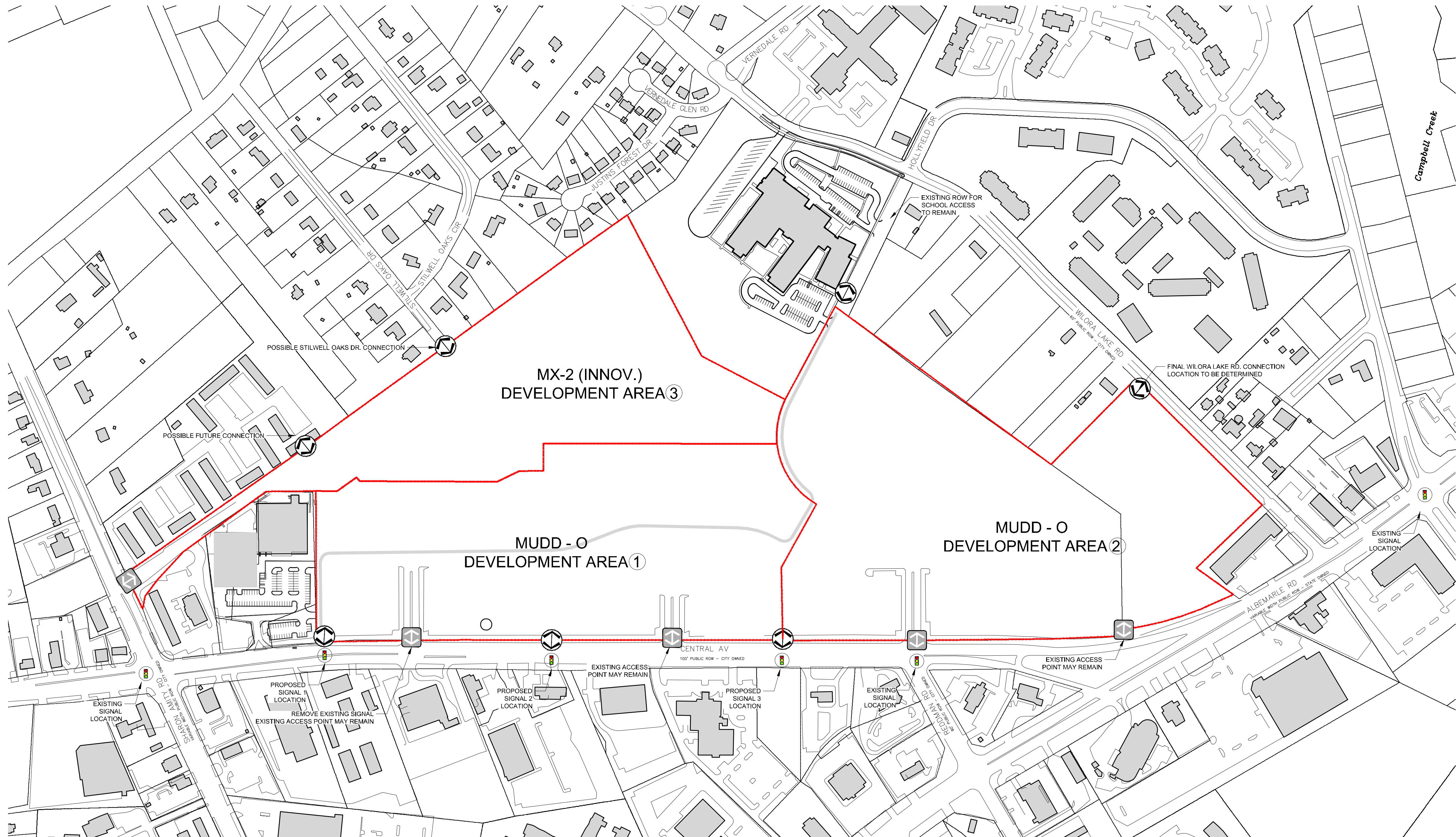
VERT: N/A
HORZ: 1"=200'

SHEET TITLE

TECHNICAL DATA SHEET -
ZONING BOUNDARIES

SHEET NUMBER

RZ-01



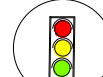
PLAN LEGEND



PROPOSED VEHICULAR ACCESS
FINAL MOVEMENT TO BE DETERMINED (UNLESS SHOWN/NOTED)



EXISTING VEHICULAR ACCESS
(TO REMAIN UNLESS SHOWN/NOTED)



EXISTING SIGNAL
(OR PROPOSED AS LABELED)



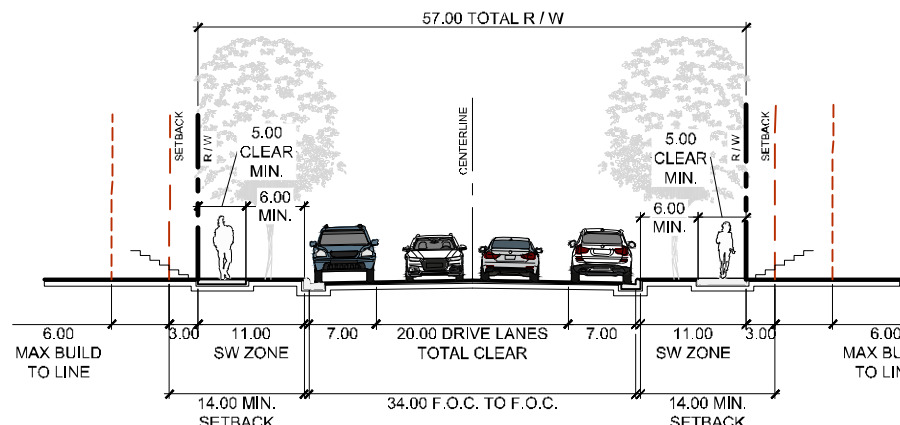
POTENTIAL GREENWAY
CONNECTIONS

DEVELOPMENT DATA TABLE:

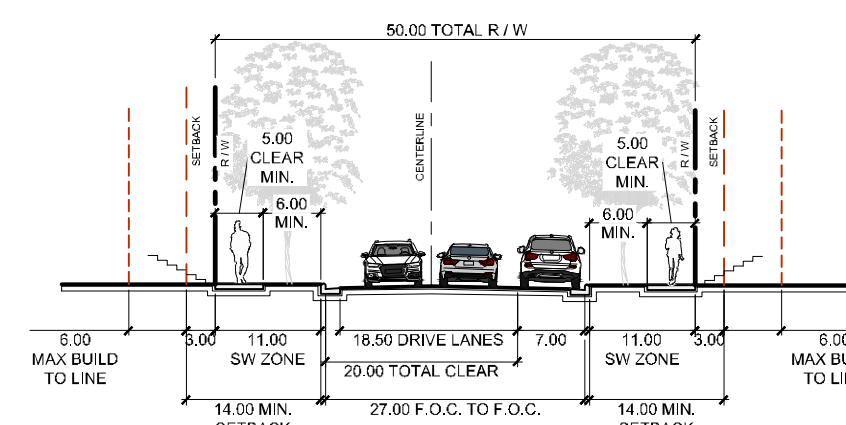
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| SITE AREA: | +/- 78 ACRES |
| TAX PARCELS: | 103-041-99, 103-041-40, AND 103-041-08 |
| EXISTING ZONING: | B-1SCD, CC, MUDD-O, AND B-1(CD) |
| PROPOSED ZONING: | MUDD-O & MX-2(INNOV.), WITH FIVE (5) YEAR VESTED RIGHTS |
| EXISTING USE: | VACANT SHOPPING CENTER; COMMERCIAL |
| PROPOSED USES: | MIXED USE, INCLUDING POTENTIAL RESIDENTIAL, COMMERCIAL, OFFICE, HOTEL, AND ATHLETIC FIELDS / BUILDINGS AND OPERATIONS BLDGS., TRANSIT FACILITIES, PUBLIC PARKS |
| MAXIMUM BUILDING HEIGHT: PER MUDD AND MX-2 ORDINANCE STANDARDS | |
| MAXIMUM RESIDENTIAL UNITS: 1050 UNITS | |
| PARKING: | SHALL SATISFY OR EXCEED ORDINANCE REQUIREMENTS |

NOTES:

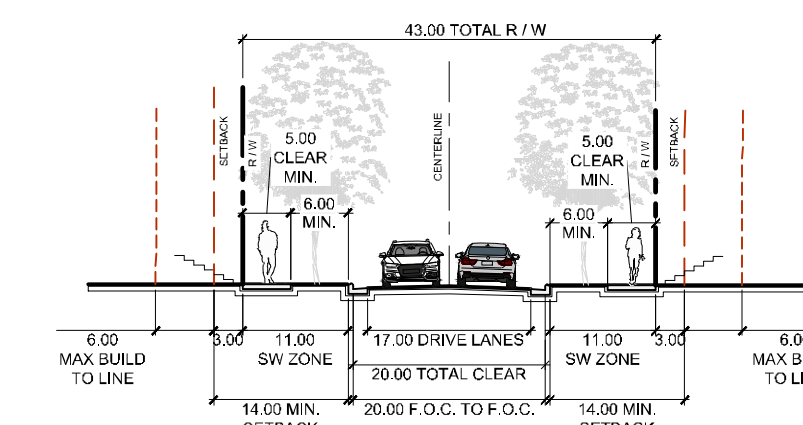
- THE IMAGES SHOWN ARE ILLUSTRATIVE TO SHOW GENERAL INTENT, CHARACTER, RELATIONSHIPS OF USES, CIRCULATION, AND BUILDING CONFIGURATION FOR THE PURPOSES OF REZONING. FINAL CONSTRUCTION MAY VARY BASED ON PERMITTING AND UNFORSEEN FIELD CONDITIONS.
- REFER TO SHEETS AND NOTES AS PART OF THIS SET FOR ADDITIONAL INFORMATION.



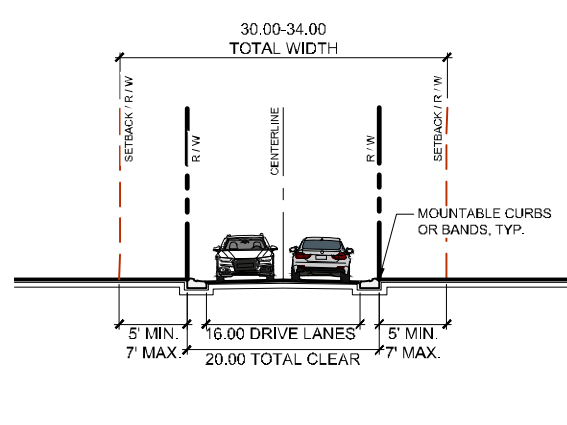
A ALTERNATIVE RESIDENTIAL STREET SECTION (MX ONLY)
PARKING ON BOTH SIDES



B ALTERNATIVE RESIDENTIAL STREET SECTION (MX ONLY)
PARKING ON ONE SIDE



C MINIMUM RESIDENTIAL STREET SECTION (MX ONLY)
NO PARKING



D TYPICAL RESIDENTIAL ALLEY SECTION (MX ONLY)
8' TRAVEL LANES WITH MIN. DRIVEWAYS ON BOTH SIDES

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DESIGNED BY: RJP / SAM
DRAWN BY: SAM
CHECKED BY: SAM/RJP

SCALE NORTH

VERT: N/A
HORZ: N/A

SHEET TITLE

DEVELOPMENT STANDARDS

SHEET NUMBER

RZ-N1

CITY OF CHARLOTTE & CROSLAND SOUTHEAST

REZONING PETITION NO. 2020-027

DEVELOPMENT STANDARDS

6/4/2020

Development Data Table:

Site Area: +/- 78 acres
Tax Parcels: 103-041-99, 103-041-40, and 103-041-08
Existing Zoning: B-1SCD, CC, MUDD-O, and B-1(CD)
Proposed Zoning: MUDD-O & MX-2(Innov.), with five (5) year vested rights
Existing Use: Vacant Shopping Center; Commercial
Proposed Uses: Mixed Use, including without limitation potential residential, commercial, office, hotel, athletic fields/buildings and operations buildings, transit facilities, and/or public parks

Maximum Building Height: Per MUDD and MX-2 Ordinance Standards
Maximum Residential Units: One Thousand Fifty (1050) units
Parking: Shall satisfy or exceed Ordinance requirements

I. General Provisions

1. Site Location. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed jointly by the City of Charlotte and Crosland Southeast (the "Petitioners") to accommodate a mixed use development on that approximately 78-acre site located on the north-east side of Central Avenue, west of Wilora Lake Road and east of North Sharon Amity Road, more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Numbers 103-041-99, 103-041-40, and 103-041-08.
2. Zoning Districts/Ordinance. Development of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Rezoning Plan establishes more stringent standards, (i) the regulations established under the Ordinance for the MUDD-O zoning classification for the portion of the Site so designated on the Rezoning Plan shall govern all development taking place on such portion of the Site, subject to the Optional Provisions provided below; and (ii) the regulations established under the Ordinance for the MX-2(Innov.) zoning classification for the portion of the Site so designated on the Rezoning Plan shall govern all development taking place on such portion of the Site, subject to the Innovative Provisions provided below.

For ease of reference and as an organizing principle associated with the development, a series of three (3) "Development Areas" are generally depicted on the Rezoning Plan. The exact boundaries of the portions of Development Areas 1 and 2 that are not adjacent to the MX-2(Innov.) zoning portion of the Site may be modified as needed to reflect adjustments

to streets, locations of buildings and other development and site elements and otherwise to fulfill the design and development intent of the Rezoning.

3. Flexibility in Placement of Development/Site Elements; Alterations/Modifications. The Development Area layout depicted on the Rezoning Plan is schematic in nature and intended to depict the possible general arrangement of permitted uses and improvements on the Site. Accordingly, the ultimate layout, locations and sizes of the development and site elements generally depicted on the Rezoning Plan, if provided, are graphic representations of the possible proposed development and site elements; but since the project has not undergone design development, it is intended that this Rezoning Plan provide for flexibility in ultimate layout, locations and sizes of development and site elements including allowing alterations or modifications to graphic representations in accordance with the setback, yard, landscaping and tree save requirements set forth on this Rezoning Plan and the Development Standards.

Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner(s) of the Site in accordance with the provisions of Chapter 6 of the Ordinance. Minor alterations to the Rezoning Plan not otherwise contemplated by this Rezoning Plan are subject to Section 6.207 of the Ordinance.

4. Five Year Vested Rights. Pursuant to the provisions of Section 1.110 of the Ordinance and N.C.G.S. Section 160A-385.1, due to the master planned large scale nature of the development and/or redevelopment, the level of investment, the timing of development and/or redevelopment and certain infrastructure improvements, economic cycles and market conditions, this Petition includes vesting of the approved Rezoning Plan and conditional zoning districts associated with the Petition for a five (5) year period, but such provisions shall not be deemed a limitation on any other vested rights whether at common law or otherwise.
5. Planned Unified Development. The Site and each Development Area and parcel created therein shall be viewed as a planned/unified development plan as the development and site elements; such as, side and rear yards, buffers, building height separation standards, any FAR requirements, and other similar zoning standards will not be required internally between improvements and other development and site elements within the Site. Portions or all of the Site may be subdivided and lots created within the interior portion of the Site without regard to any such internal separation standards and FAR requirements; but all such separation standards applied to the Site along the exterior boundary of the Site shall be adhered to.

II. Optional Provisions for the MUDD-O Area

The Petitioners propose utilization of the MUDD-O provisions to allow for the following optional deviations for the portions of the Site designated MUDD-O on the Rezoning Plan:

1. To allow vehicular maneuvering, service, and valet drop-off between the proposed buildings and streets for a maximum of 50% of each block face. If such vehicular maneuvering, service, and/or valet drop-off occurs adjacent to a "main street" (location to

provided the building wall area will be calculated using the overall surface area of the beacon.

C. The overall height of these objects shall not exceed the MUDD standards for building height of 90 feet.

D. Wayfinding signage may include business names and logos for businesses with a physical presence within the Site and may include interpretive displays and be pole or pylon mounted.

e. To allow all signage in the MUDD-O designated area of the Site to be illuminated by light fixtures, structures or internal illumination (including LED as a light source as well as electronic changeable copy using LED or otherwise), unless otherwise explicitly excluded herein. Such illuminated signs shall not be directed towards adjacent single-family residentially-zoned properties with an existing single-family residential use.

f. The following Optional Provisions shall apply within Development Area 1 in order to accomplish the overall vision and achieve unique components for the Site which cannot be accomplished through existing sign ordinance allowances:

A. In addition to other wall sign Optional Provisions contained herein, to allow one (1) wall sign up to 1,000 square feet of sign area and such sign may contain animated and/or electronic wall sign features.

B. To allow along the Site's frontage of Central Avenue within Development Area 1 up to four (4) ground signs, each with up to two hundred (200) square feet of sign area (excluding decorative borders or framing material), and all with electronic sign features, and two (2) with animated sign features. Such signs along Central Avenue within Development Area 1 may be a maximum of thirty (30) feet in height, measured at grade from Central Avenue. For the sake of clarity, the maximum height for Central Avenue ground signs as stated herein shall be measured exclusive of decorative bases, pylons, pedestals, etc. as contemplated in Section II.10.d., above.

C. To allow one (1) ground sign per building and/or parcel area internal to Development Area 1 to have maximum dimensions of fifty (50) square feet in sign area (excluding decorative borders or framing material) and sign height of fifteen (15) feet, exclusive of decorative bases, pylons, pedestals, etc. as contemplated in Section II.10.d., above. All other internal ground signs in Development Area 1 shall be of dimensions as permitted under Chapter 13 of the Ordinance.

g. Given the potential sports/entertainment nature of many of the possible uses and other development aspects contemplated for Development Area 2, the following Optional Provisions shall apply within Development Area 2:

be determined during permitting phase of development), the area(s) shall be screened with enhanced landscaping, decorative low walls, or other similar measures. Details on vehicular maneuvering shall be done in coordination with CDOT during the permitting phase of development.

2. To allow required structured parking activation standards to be calculated in the aggregate per structured parking deck rather than per street frontage.
3. To allow deviations from the streetscape design standards contained in Section 9.8506(2) of the Ordinance as related to building frontages along Central Avenue due to the severe grade change between Central Avenue and the Site, which provide a unique site condition. Petitioners will work with City Departments to coordinate how buildings will address Central Avenue during the permitting phase of development.
4. To allow surface parking to occur between the buildings and streets, to be screened with enhanced landscaping, decorative low walls, or other similar measures.
5. To allow existing surface parking areas as a primary use to remain in their current location, (and may be regraded or surfaced in a similar condition) (i.e., without requiring screening or internal tree plantings in existing surface parking areas) as interim condition until such time as the associated parcel is redeveloped with new building(s). If such surface parking lots remain seven (7) years after the first building certificate of occupancy is issued for the associated block of development, perimeter screening will be provided along the surface parking edges adjacent to all network-required streets and/or pedestrian areas. Such screening shall include either a fence, wall or evergreen shrubbery. Chain link or barbed wire fences shall not be permitted to satisfy the surface parking screening requirements. Evergreen shrubbery, if utilized as a screening measure, shall not exceed 3 feet in height, but be a minimum of 2 feet in height at time of planting and have a maximum spacing of 5 feet between plants. Such shrubbery shall be planted in an area with a minimum width of 5 feet.
6. To allow a maximum of two (2) drive-through service windows as accessory uses to full service eating, drinking and entertainment establishments (EDEEs and to allow one (1) drive-through service window as an accessory use to a financial institution, drug store, grocery, or other similar use on the Site. If drive-through service windows are provided between building(s) and a network-required street, the drive-through windows shall be screened from view per the standards in Section VI.7, below.
7. For clarity and avoidance of doubt, to allow exterior lighting for athletic fields, outdoor recreation uses and sports/entertainment uses located within Development Area 2 to exceed any possible height restrictions under the Ordinance and vary from any other applicable Ordinance lighting standards as long as such exterior lighting takes steps to limit direct illumination onto abutting lots in a single-family residential district. All other pedestrian-scale lighting shall be limited to a maximum height of twenty-five (25) feet. Furthermore, outdoor illumination from scoreboards, signage, and security lighting associated with outdoor recreation uses, athletic fields and sports/entertainment uses (including without

A. In addition to other wall sign Optional Provisions contained herein, to allow two (2) logos of up to six (6) square feet in size to be placed on each primary awning surface without counting towards the calculation of maximum sign area for wall signs. Wall signs (including without limitation projecting signs) may contain LED illumination, and other electronic sign features such as electronic message boards.

B. In addition to other wall signs and without counting towards the maximum sign area for wall signs, to allow: (i) one (1) wall sign up to 1,000 square feet of sign area for any permitted principal use and (ii) another one (1) wall sign of up to 1,000 square feet of sign area associated with an athletic field or sports/entertainment use venue, each of which may contain animated and/or electronic wall sign features.

C. To allow animated and/or electronic signs or scoreboards associated with athletic fields, outdoor recreation and/or other sports/entertainment uses and performance areas to support such activities taking place.

D. To allow along the Site's frontage of Central Avenue within Development Area 2, up to three (3) ground signs, each with up to two hundred (200) square feet of sign area (excluding decorative borders or framing material), all with electronic sign feature capabilities and two (2) of the three (3) ground signs with animated sign features. Such signs along the Site's frontage of Central Avenue within Development Area 2 may be a maximum of thirty (30) feet in height, measured at grade from Central Avenue. For the sake of clarity, the maximum height for Central Avenue ground signs as stated herein shall be measured exclusive of decorative bases, pylons, pedestals, etc. as contemplated in Section II.10.d., above.

E. To allow one (1) ground sign per building and/or parcel area internal to Development Area 2 to have maximum dimensions of one hundred (100) square feet in sign area (excluding decorative borders or framing material) and height of fifteen (15) feet, exclusive of decorative bases, pylons, pedestals, etc. as contemplated in Section II.10.d., above. In addition, to allow one (1) ground sign up to 1,000 square feet of sign area and sign height of thirty (30) feet, and such sign may contain animated and/or electronic sign features. Except for other provisions set forth herein, all other internal ground signs in Development Area 2 shall be of dimensions as permitted under Chapter 13 of the Ordinance.

F. To allow unlimited permanent signs/banners/flags/pennants along athletic field and other sports/entertainment uses fencing provided that such signs/banners shall not exceed the height of the fence to which they are attached.

G. To allow, to the extent applicable, the waiver of the maximum allowable footcandle set forth in Section 13.8.1. of the Ordinance in connection with

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DESIGNED BY: RJP / SAM
DRAWN BY: SAM
CHECKED BY: SAM/RJP

SCALE NORTH

VERT: N/A
HORZ: N/A

SHEET TITLE

DEVELOPMENT STANDARDS

SHEET NUMBER

RZ-N2

signs and scoreboards associated with outdoor recreation, athletic fields and sports/entertainment venues.

H. To allow moving or fixed vertically directed light projectors and other similar features in connection with activities or events taking place thereon, provided such facilities shall be directed upward and not directly toward any abutting residential uses.

I. To allow outdoor fields to be covered on a temporary or more permanent basis by buildings or structures, including without limitation air supported "bubble" dome facilities, and such buildings or structures shall be exempt from any applicable MUDD design standards. Furthermore, additional wall signage and lighting related to sponsorship or building identification/designation may be allowed in a manner comparable to those described in Rezoning Plan for Rezoning Petition #2019-044 approved by City Council in connection with the Carolina Panthers practice bubble facility located off of Cedar Street.

h. As an alternative or supplement to the signage related to Optional Provisions set forth herein, Petitioners, or assigns including owners of Development Area 1 or Development Area 2, may seek approval by the Planning, Design and Development Director of a master signage package for the MUDD-Optional portion of the Site, or Development Area 1 and/or Development Area 2, in the manner set forth in Section 13.12.B of the Ordinance and such master signage package may provide additional flexibility that the Planning, Design and Development Director deems appropriate for a mixed use integrated development of the kind contemplated by this Rezoning Plan.

Note: each of the above Optional Provisions are cumulative in nature, and the Optional Provisions regarding signs are additions/modifications to the standards for the signs in the Ordinance and are to be used with the remainder of Ordinance standards for signs not modified by these Optional Provisions.

III. Innovative Provisions for MX-2 (Innov.) Area

The Petitioners propose utilization of the MX-2(Innov.) provisions to allow for the following innovative standards for the portions of the Site designated MX-2(Innov.) on the Rezoning Plan:

- Flexibility in street cross sections, as shown on the Rezoning Plan, and including, but not limited to flexibility for: unique spacing/grouping of trees, location of street trees, centerline radius minimums, and/or use of non-standard paving materials, or as otherwise coordinated with CDOT during the permitting phase of development.
- In addition, the Petitioners reserve the right to modify the innovative provisions described above or seek other innovative development standards in the future pursuant to the applicable process as set forth in the Ordinance.

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IV. Permitted Uses & Maximum Residential Units

The MUDD-O designated area of the Site may be devoted to any residential, commercial or recreational uses permitted by right or under prescribed conditions in the MUDD Zoning District, together with any incidental or accessory uses associated therewith, except for the following:

- Car washes (except for residential car wash stations);
- Automobile service stations; and
- EDEEs with accessory drive-through service windows, except as permitted in the Optional Provision above.

The MX-2(Innov.) designated area of the Site may be devoted to residential uses permitted by right or under prescribed conditions in the MX-2 Zoning District, together with any incidental or accessory uses associated therewith. The total number of residential units for the entire Site shall not exceed one thousand fifty (1050) units combined between the MX-2 and MUDD-O portions of the Site.

V. Transportation

- Vehicular access will be as currently contemplated on the Rezoning Plan, but the placements and configurations of the vehicular access points and any portions of the street network as generally shown on the Rezoning Plan, if provided, are subject to modifications associated with design development and construction plans and designs, and to any adjustments required by CDOT for approval in accordance with customary guidelines/regulations. Flexibility shall be provided in the design of streets within Development Area 2 to reflect possible location of athletic fields and sports/entertainment uses.
- If subdivision exceptions are required to satisfy the Subdivision Ordinance, waivers shall be applied for during the permitting phase of development.
- It is understood that the below transportation improvements will be necessary as mitigation at such time as full build-out of the Site is complete. However, as a detailed development program has not been determined at the time of this Rezoning Petition, it is understood that the construction of such transportation improvements may be provided in phases as certain components of the development are completed that warrant corresponding improvements. Therefore, when land development approvals are sought for any portion of the Site, the Petitioners, Charlotte Planning Director, and director of CDOT/NCDOT shall coordinate and determine which transportation requirements shall be provided with that development phase.

The Petitioners plan to provide or cause to be provided on its own or in cooperation with other parties who may implement portions of the improvements, the improvements set forth below to benefit the overall traffic patterns throughout the area in accordance with the following implementation provisions:

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a. Central Avenue Access:

- The location and spacing of the proposed new signalized access along Central Avenue will impact existing access to properties on the southside.
- Final design and additional access modifications/improvements will need to be considered and determined during the permitting phase of development to ensure appropriate access management along the corridor.

b. Central Avenue Proposed Signal #1 (as labeled on the Rezoning Plan):

- The final location and design of this signal will require further queueing and operational analysis before approval from CDOT to ensure appropriate queue spacing from the Central Avenue and Sharon Amity Road signal.
- Signalization will require the existing westbound dual lefts at the intersection of Central Avenue and Sharon Amity Road to be reduced to a single left turn lane to account for an eastbound left turn lane at the proposed signal to enter the Site.
- North Sharon Amity Road and Central Avenue signal - improve pedestrian accommodations by upgrading curb ramps and providing accessible pedestrian signals (APS) on all quadrants of the intersection.

c. Central Avenue Proposed Signal #2 (as labeled on the Rezoning Plan):

- Final lane configuration and storage length of intersection to be determined in permitting including (1) eastbound left-turn lane on Central Avenue with 100 feet of storage and (2) separate southbound left- and right-turn lanes and single ingress lane.
- d. Central Avenue Proposed Signal #3 (as labeled on the Rezoning Plan):
- This proposed traffic signal location requires further coordination with the Charlotte Fire Department (CFD) to coordinate and finalize signal operation and intersection design for emergency vehicles.
 - Signal may require additional operational components to ensure necessary emergency access including (but not limited to): LED blankout signs, thermal and video detection cameras, and emergency vehicle indication signal heads.
 - Final lane configuration and storage length of intersection to be determined during permitting phase of development including (1) eastbound left-turn lane on Central Avenue with 100 feet of storage and (2) separate southbound left- and right-turn lanes and single ingress lane.

e. Central Avenue and Reddman Road Intersection (Signalized):

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i. Restripe the northbound approach of Reddman Road and repurpose the existing pavement (approximately 60 feet) to provide three southbound receiving lanes (that extend to Albemarle Road), an exclusive northbound left-turn lane with 225 feet of storage and a shared northbound through/right lane.

f. Albemarle Road (NC 27) and Reddman Road - Final lane configuration and design to be determined in permitting and may include:

- Restripe the northbound approach of Reddman Road to provide an exclusive left-, through, and right-turn lane (reducing from two through lanes to one through lane).
- Provide a four-lane southbound approach with dual right-turn lanes, one through lane, and one left-turn lane (with a minimum of 55 feet of storage) along Reddman Road by removing one of the northbound receiving lanes and repurposing the existing pavement (approximately 60 feet).
- Reduce pedestrian crossing distances by installing a raised pedestrian refuge ("porkchop") island along with appropriate pedestrian accommodations in the northwest quadrant of the intersection and channelizing the dual southbound right-turn lanes from Reddman Road.

g. Albemarle Road (NC 27) and Jenkins Drive/Executive Center Drive:

- Improve pedestrian accommodations at this intersection by upgrading curb ramps and providing accessible pedestrian signals (APS) on all quadrants of the intersection.

h. North Sharon Amity Road and QT Driveway (Directional Crossover):

- Improve the functionality and safety of the existing directional crossover (left-over) by extending the existing concrete island along North Sharon Amity Road (that currently extends from Central Avenue) to prevent illegal westbound left-turn movements from QT Driveway.

i. North Sharon Amity Road and Wilora Lake Road:

- Installation of a traffic signal if/when signal warrants are met.

j. North Sharon Amity Road and Albemarle Road (NC 27):

- Reduce pedestrian crossing distances by installing raised pedestrian refuge ("porkchop") islands along with appropriate pedestrian accommodations in the southwest and northeast quadrants of the intersection and channelizing the eastbound right- and westbound right-turn movements from Albemarle Road (NC 27).

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4. Substantial Completion. Reference to substantial completion for certain improvements as set forth herein shall mean completion of the improvements in accordance with the standards set forth in this Section V provided, however, in the event certain non-essential roadway improvements (as reasonably determined by CDOT) are not completed at the time that the Petitioner(s) seeks to obtain a certificate of occupancy for building(s) on the Site in connection with related development phasing described above, then CDOT will instruct applicable authorities to allow the issuance of certificates of occupancy for the applicable buildings, and in such event the Petitioner(s) may be asked to post a letter of credit or a bond for any improvements not in place at the time such a certificate of occupancy is issued to secure completion of the applicable improvements.

5. Alternative Improvements. Changes to the above referenced Transportation Improvements can be approved through the Administrative Amendment process upon the determination and mutual agreement of Petition, CDOT, Planning Director, and as applicable, NCDOT, provided, however, the proposed alternate transportation improvements provide (in the aggregate) comparable transportation network benefits to the improvements identified in this Petition.

6. The Site shall be phased so that as a block comes into development, only the roads, right-of-way dedication and other associated transportation improvements within that block will be required to be completed at that time, to be coordinated during the permitting phase of development. Transportation improvements and right-of-way dedication associated with such block shall be substantially completed prior to the issuance of the first certificate of occupancy for buildings within the block.

7. The final location of transit amenities shall be coordinated between CATS and the Petitioners throughout Site development.

VI. Design Guidelines

1. Statement of Intent. It is intended that the site plan for the Site provide a horizontal and/or vertical mix of uses that includes commercial, office, retail, service, hotel, indoor/outdoor recreation, sports/entertainment venues and varying levels of residential uses in a manner that creates a unified development pattern with generally coordinated streetscape elements, landscaping, open spaces and quality building materials.

2. The main entrance to the portion of the Site within Development Area 1 shall be treated with a range of edge treatments that seek to establish a sense of entry from Central Avenue and seek to deter the eye from service areas or parking lots. Screening shall include evergreen shrub planting at a minimum of 36" at the time of planting, fencing, low intermittent walls, and/or a combination of each.

3. Main Street Focal Zone. Development Area 1 shall contain a "main street" with a Main Street Focal Zone containing principal building orientation and elevated attention to the public realm. The Main Street Focal Zone must be continuous for a minimum of eight hundred (800) linear feet with consistent street orientation with complementary building design and matching street treatments, plantings, paving materials, and other design

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features and character reminiscent of an urban main street, way finding, intersection design, open space design, etc.

a. Building Design. The Main Street Focal Zone building facades within Development Area 1 that are visible at ground level to site visitors, residents and adjacent neighbors shall incorporate design details, with building articulation and quality materials.

A. Building Edge: A minimum 70% of the total 800' Main Street Focal Zone shall contain building edge, when taken in the aggregate, such that, a maximum of 30% of the total Main Street Focal Zone street frontage may be utilized for parking, driveways and maneuvering at time of full buildout (interim conditions do not apply). Each individual block fronting the Main Street Focal Zone shall contain a minimum of 50% building edge. Publicly accessible urban open spaces may count towards the building edge percentage requirements along the Main Street Focal Zone.

B. Ground Floor Activation:

i. Commercial Ground Floor - if the ground floor contains commercial uses, such buildings fronting the Main Street Focal Zone shall have a minimum of 60% transparency on the ground floor. A maximum of 20% of this transparency requirement may be met with display windows or opaque glass along the Main Street Focal Zone. However, this provision shall not apply to park and recreation facilities, aquatic facilities, multi-sport facilities, and the like.

ii. Residential Ground Floor – if the ground floor contains residential units, a minimum of 70% of the units on the ground floor fronting the Main Street Focal Zone shall have stoops, stairs, or other direct access to the Main Street Focal Zone to create activation.

iii. Structured parking facilities are exempt from this activation requirement; however, pedestrian-level screening standards within the Main Street Focal Zone shall apply per Section VI.3.c. of these development standards.

C. Blank Walls: Long expanses of blank walls fronting the Main Street Focal Zone will be limited to a maximum of one hundred fifty (150) feet, and where they exceed sixty (60) feet, blank walls will be treated with a combination of architectural expressions such as, but not limited to, changes in materials, fenestration, windows, building setback and landscaping, artwork, display cases or other similar items.

D. The Main Street Focal Zone frontage shall not contain "back of house" characteristics such as, but not limited to, parking and utility screening or visible dumpsters and recycling receptacles.

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- b. Pedestrian Connections. The Site Plan will seek to emphasize pedestrian connections between uses within Development Area 1, including through the use of the Main Street Focal Zone, and create a strong link between the commercial core of the development along the main street and adjacent uses.
- c. Pedestrian Level Parking Deck Screening. Facades of structured parking facilities fronting the Main Street Focal Zone, if provided, shall be designed so that vehicles parked on pedestrian levels of the structure are screened by a wall or panel measuring a minimum of forty-two (42) inches in height. Screening shall include both vertical and horizontal treatment that resembles patterns and architecture of the surrounding building(s) within the Main Street Focal Zone.
4. The Site shall include a series of publicly accessible open spaces, plazas, and/or parks as focal points. These focal points may include a combination of landscaping, monumentation, water features, seating areas and/or artwork features.
5. Streetscape treatment will be a unifying element through the use of consistent paving, lighting, landscaping, and (when provided) site furnishing throughout the Site. Specialty pavers, stained or patterned concrete/paving or other similar means may be used to call attention to amenity areas, gathering spaces, plazas and parks as a method of way-finding.
6. All structures and facilities for trash, storage, loading, and outdoor equipment will be screened through walls, opaque fencing and/or evergreen shrubs. All such service areas must be screened so as not to be visible from network-required streets and pedestrian circulation areas. Solid walls, if utilized, shall be faced with brick or other decorative finish with the decorative side adjacent to the public right-of-way. Fences, if utilized, shall be opaque and either painted or stained with the decorative side to the public right-of-way. In no instance will a chain link or barbed wire fence be acceptable.
7. If drive-thru lanes are installed between the buildings and the adjacent streets, a low wall (2.0' to 2.5' feet high) and/or low accent plantings will be provided between the drive thru lanes and these adjacent streets, and such wall, if provided, will be constructed of building materials generally compatible with the buildings to which it relates.
8. Dumpster(s)/compactor and recycling locations shall be set aside even if property owner and/or developer elects to use a private hauler for individual rollout cart service, location of which to be reserved on site plan during the permitting phase of development.
9. Petitioners shall provide a minimum twenty-five (25) foot Class A buffer in the MUDD-O Development Area 2 portion of the site adjacent to existing single-family residential zoning and use. At such time as the adjacent properties are no longer either zoned or used for single-family residential, such buffer shall no longer be required.

VII. Environmental Features, Public Park/Open Space & Multi-Use Path

1. Subject to funding by Mecklenburg County, the Petitioners or assigns shall provide a minimum of two (2) acres as a Public Park, location of which to be determined during the permitting phase of development. The Public Park shall be designed as a significant pedestrian focal point

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and an amenity for that portion of the development. The Public Park may include features such as: water features, windows, specialty graphics, landscaping, specialty paving, seating areas, signage (e.g., wayfinding, directional, special event signage), artwork and/or other site elements that help create a vibrant Public Park area within the Site. Portions of the Public Park may be used for outdoor dining associated with EDEE uses and/or occasional organized gatherings such as concerts, festivals, or celebrations. Regardless of Mecklenburg County's funding and participation, the Petitioners shall set aside a minimum of two (2) acres for enhanced open space.

2. The Petitioners shall provide a multi-use path to connect the existing Charlotte-Mecklenburg Schools facility (Parcel No. 103-041-42) through the Site, location of which to be provided during the permitting phase of development.
3. Site shall comply with the Tree Ordinance, to be coordinated with Urban Forestry during the permitting phase of development.

VIII. Vested Rights

If this Rezoning Petition is approved by the Charlotte City Council then, pursuant to Section 1.110 of the Ordinance, the Petitioner hereby requests a five-year vested right to undertake and complete the development of this Site under the terms and conditions as so approved, commencing upon approval of this Rezoning Petition by the Charlotte City Council. The Petitioner makes this request for a five-year vested right due to the size and phasing of the proposed development, market conditions and the level of investment involved.

IX. Amendments & Binding Effect of the Rezoning Documents

1. Amendments. Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then owner or owners of the applicable portions or parcels of the Site affected by such amendment in accordance with the provisions of the Development Standards and Chapter 6 of the Ordinance.
2. Binding Effect. If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under the Rezoning Plan and these Development Standards will, unless amended in the manner provided herein, be binding upon and inure to the benefit of the Petitioner(s) and subsequent owners of portions or parcels of the Site, as applicable, and their respective successors in interest and assigns.

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KEY MAP

SEAL

REZONING
PETITION
NO. 2020-027

PROJECT

EASTLAND MALL
REZONING

PETITIONERS: CROSLAND SOUTH
EAST / CITY OF CHARLOTTE

SITE ADDRESS: 5471 CENTRAL AVE.
CHARLOTTE, NC 28212

LANDDESIGN PROJ.#
1017384

REVISION / ISSUANCE

| NO. | DESCRIPTION | DATE |
|-----|--------------|------------|
| 1 | REVISIONS #1 | 2020-04-27 |
| 2 | REVISIONS #2 | 2020-05-22 |
| 3 | REVISIONS #3 | 2020-06-09 |
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| | | |
| | | |

DESIGNED BY: RJP / SAM
DRAWN BY: SAM
CHECKED BY: SAM/RJP

SCALE NORTH

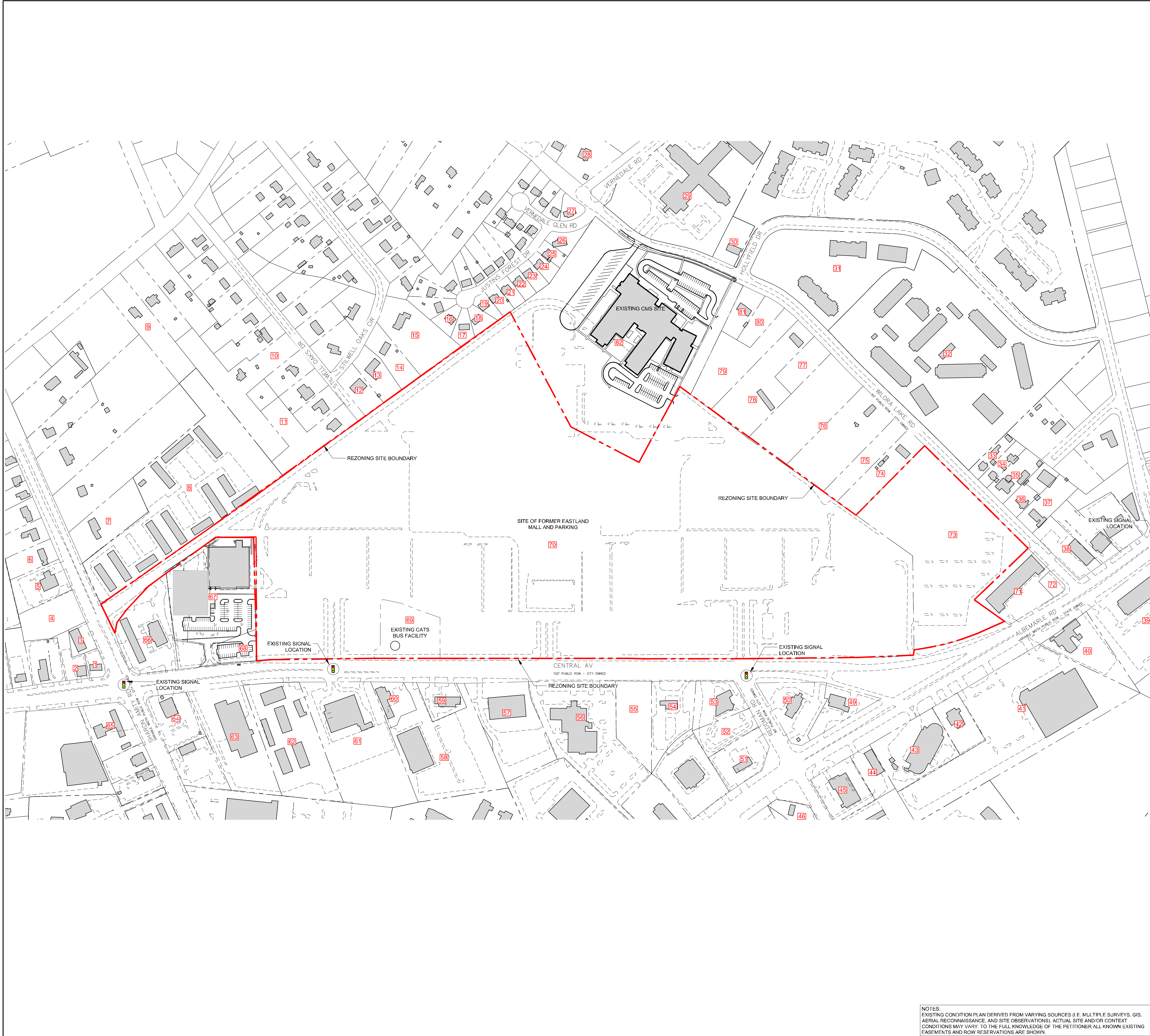
VERT: N/A
HORZ: N/A

SHEET TITLE

DEVELOPMENT STANDARDS

SHEET NUMBER

RZ-N3



NOTES:
EXISTING CONDITION PLAN DERIVED FROM VARYING SOURCES (I.E. MULTIPLE SURVEYS, GIS, AERIAL RECONNAISSANCE, AND SITE OBSERVATIONS). ACTUAL SITE AND/OR CONTEXT CONDITIONS MAY VARY. TO THE FULL KNOWLEDGE OF THE PETITIONER ALL KNOWN EXISTING EASEMENTS AND ROW RESERVATIONS ARE SHOWN.

| Lot # | TaxPID | Owner First | Owner Last | Co-Owner First | Co-Owner Last | Building Descript. | Proper Descript. | Ex. Zoning | | |
|-------|----------|-----------------------|---|----------------|---------------------------------------|----------------------------------|---------------------|---------------|-------|-----|
| 1 | 10121209 | KELVIN | BO | | | SERVICE GAR | Warehouse | B-1 | | |
| 2 | 10121208 | PEGGY | MA | | | SERVICE GAR | Warehouse | B-1 | | |
| 3 | 10121210 | SAM | KOZURAS | & | JRO | KOZURAS | Commercial | B-1 | | |
| 4 | 10121211 | | ADAMS LLC | | | OFFICE B CLASS | Office | B-1 | | |
| 5 | 10121212 | | NO GREASE INC | | | RETAIL | Commercial | O-2 | | |
| 6 | 10121213 | RANDY E | STONE | & | JOANNE | DOUGHERTY-STONE | RES | Single-Family | | |
| 7 | 10100325 | TRANSIO | ALVARENGA | & | SUSAN H | ALVARENGA | RES | Single-Family | | |
| 8 | 10100326 | GRANVILLE | LIC | | | APT-TOWNHOUSE | Multi-Family | B-17MF/O-2 | | |
| 9 | 10100317 | CHARLOTTE | MARR | | | | Single-Family | R-3 | | |
| 10 | 10100306 | | SABRA HOLDINGS LLC | | C/O CHILPEPER & CHILPEPER | RES | Single-Family | R-3 | | |
| 11 | 10100301 | BAO | VO | | | RES | Single-Family | R-3 | | |
| 12 | 10100317 | JOSE MANUEL | PORTILLO | & | DOLORES DEL CARMEN | CORTES | RES | Single-Family | | |
| 13 | 10100316 | GEORGE P | TOLAN | | | RES | Single-Family | R-3 | | |
| 14 | 10100315 | PAULINO | STANECOURT | | | RES | Single-Family | R-3 | | |
| 15 | 10100314 | JOHN LOCKYER | THOMPSON | | | RES | Single-Family | R-3 | | |
| 16 | 10100314 | MARTIN | URIAS | | | RES | Single-Family | R-4 | | |
| 17 | 10100313 | SANTOS | MARRAS | & | DORA DEL CARMEN | URIAS | RES | Single-Family | | |
| 18 | 10100312 | | TETSON INVESTMENTS LLP III | | | RES | Single-Family | R-4 | | |
| 19 | 10100311 | DAI C | CHENG | & | JIUNING L | CHENG | RES | Single-Family | | |
| 20 | 10100310 | GEORGINA GONZALEZ | GILSON | & | NADIA G | MARTINEZ | RES | Single-Family | | |
| 21 | 10100309 | | 10100309 NORTH CAROLINA LP | | | C/O ALTA GROUP LLC | RES | Single-Family | | |
| 22 | 10100308 | | TAH HOLDING LP | | | RES | Single-Family | R-4 | | |
| 23 | 10100307 | RODOLFO | MARTINEZ | | | RES | Single-Family | R-4 | | |
| 24 | 10100306 | JOSE | EDMOND | | | RES | Single-Family | R-4 | | |
| 25 | 10100305 | MARIO DE LA | CRUZ | | | RES | Single-Family | R-4 | | |
| 26 | 10100304 | CLINT | VAN | & | PA | KHUP | RES | Single-Family | | |
| 27 | 10100303 | LAURICE | HODGSON | & | | LAURICE HODGSON TRUST | RES | Single-Family | | |
| 28 | 10100302 | | MINISTERIO INTERNACIONAL NUCLEO VENEZUELA INC | | | RES | Single-Family | R-4 | | |
| 29 | 10121211 | | ARC WILSON ASSOCIATED LIVING LLC | & | C/O CAMPANA FINANCE INC-ATTN: SACKOFF | ELDERLY HOME | Multi-Family | R-12(CD) | | |
| 30 | 10103118 | | AMERICAN RETIREMENT CORP | | | RES | Single-Family | O-1(CD) | | |
| 31 | 10103117 | | 8000 RIGAL ESTATE LANE LP | & | ATTN: OZ COHEN | APT-GDR-4+3 | Multi-Family | R-17(CD) | | |
| 32 | 10103112 | | 8000 RIGAL ESTATE LANE LP | & | ATTN: OZ COHEN | APT-GDR-4+3 | Multi-Family | R-17(CD) | | |
| 33 | 10103103 | THALIA | CHOUHURY | & | SHIRMA | CHOUHURY | RES | Single-Family | | |
| 34 | 10103104 | REX | BARRY | | | RES | Single-Family | R-3 | | |
| 35 | 10103105 | REX | BARRY | | | RES | Single-Family | R-3 | | |
| 36 | 10103106 | REX | BARRY | | | RES | Single-Family | R-3 | | |
| 37 | 10103107 | DEBRA LYNN | FLOWERS | | | RES | Single-Family | R-3 | | |
| 38 | 10103108 | VICKY K | BACHES | & | TRUST | BACHES FAMILY | RESTAURANT | Office | B-2 | |
| 39 | 13154010 | CE | OFFICES LLC | | | OFFICE B CLASS | Office | B-2 | | |
| 40 | 13154011 | NECK A | BAKATRAS | | | RESTAURANT | Commercial | B-2 | | |
| 41 | 13101010 | | SAMS COMMERCIAL PROPERTIES LLC | | | | | B-2 | | |
| 42 | 13101019 | AKHAR | SOURDUT | | | DEALERSHIP SHOWROOM | Warehouse | B-2 | | |
| 43 | 13101011 | | TIPS ALBEMARLE ROAD LLC | | | CAR WASH FSV | Warehouse | B-2 | | |
| 44 | 13101018 | OM | ALBEMARLE LLC | & | SCOTT | KORNBURG | RETAIL | Commercial | B-2 | |
| 45 | 13101016 | MOCK NCL LP | | | | DRUG STORE | Commercial | B-2 | | |
| 46 | 13105106 | BRYAN W | PITTMAN | & | MILOR | PITTMAN | SERVICE GAR | Warehouse | B-2 | |
| 47 | 13105104 | BRYAN W ET AL | PITTMAN | | | PITTMAN | RES | Single-Family | B-2 | |
| 48 | 13105105 | BRYAN W | PITTMAN | & | PHILIP | PITTMAN | RES | Single-Family | B-2 | |
| 49 | 10100202 | | GREENSPON HILTON LLC | | | MEDICAL | Office | B-2 | | |
| 50 | 10100201 | FIRST THIRD BANK | | & | | C/O MID-LEVEL CORP FAC | BANK | Office | B-2 | |
| 51 | 10100200 | BRYAN W | PITTMAN | & | PHILIP H | PITTMAN | BANK | Office | B-2 | |
| 52 | 10100195 | W F | PITTMAN | & | | C/O FIRST UNION NATIONAL BANK | BANK | Office | B-2 | |
| 53 | 10100196 | BRYAN W | PITTMAN | & | PHILIP H | PITTMAN | BANK | Office | B-2 | |
| 54 | 10100194 | | CITY OF CHARLOTTE | | | MUNICIPAL | Govt-Inst | B-2 | | |
| 55 | 10100212 | | CITY OF CHARLOTTE | | | | | O-2 | | |
| 56 | 10100203 | | THE CITY OF CHARLOTTE | | | MEDICAL | Office | O-2 | | |
| 57 | 10100208 | | 5501 CENTRAL LLC | | | MEDICAL | Office | O-2 | | |
| 58 | 10100194 | BONNIE R | KEITH | & | ROBERT G | KEITH | FITNESS/HEALTH CLUB | Commercial | O-2 | |
| 59 | 10100193 | UNIVERSITY | | | | RETAIL | Commercial | O-2 | | |
| 60 | 10100190 | | STELLAR MOUNT REAL ESTATE LLC | | | MEDICAL | Office | O-2 | | |
| 61 | 10100108 | | RELOUTY TELECOMMUNICATIONS | & | | C/O TAX DIFFERENTIAL COMMERCIAL | OFFICE B CLASS | Office | O-2 | |
| 62 | 10100107 | | RELOUTY TELECOMMUNICATIONS | & | | C/O TAX DIFFERENTIAL COMMERCIAL | OFFICE C CLASS | Office | B-1 | |
| 63 | 10100106 | | RELOUTY TELECOMMUNICATIONS | & | | C/O TAX DIFFERENTIAL COMMERCIAL | OFFICE C CLASS | Office | B-1 | |
| 64 | 10100105 | | RES MANAGEMENT LLC | | | FAST FOOD | Commercial | B-1 | | |
| 65 | 13105102 | | SAM'S INVESTMENTS VII LLC | | | CONV STORE | Commercial | B-1 | | |
| 66 | 10100128 | QUICKTRIP CORPORATION | | & | ATTN: TAX DEPT | CONV STORE | Commercial | B-1(CD) | | |
| 67 | 10100427 | | MOVEMENT RESOURCES | | | RETAIL | Commercial | MUDCO | O-2 | |
| 68 | 10100434 | | THE MOVEMENT FOUNDATION INC | | | | | MUDCO | O-2 | |
| 69 | 10100490 | | CITY OF CHARLOTTE | | | | | B-1(CD) | O-2 | |
| 70 | 10100419 | | CITY OF CHARLOTTE | | | | | B-1(CD) | MUDCO | O-2 |
| 71 | 10100401 | | STANIS PROPERTIES INC | | | SHOP/STP | Commercial | B-1(CD) | | |
| 72 | 10100438 | | STANIS PROPERTIES INC | | | | | B-1(CD) | | |
| 73 | 10100408 | | WILSON LAFAYETTE PARTNERS LP | & | | C/O HANNAFORD BROS-RETAIL ESTATE | | B-1(CD) | | |
| 74 | 10100437 | | 2018-2 H HOLDINGS LP | & | | C/O INVITATION HOMES | RES | Single-Family | R-4 | |
| 75 | 10100415 | | MRS HOLDING CO | | | | | O-15(CD) | | |
| 76 | 10100410 | | KOBAC INC | | | CHURCH | Govt-Inst | | | |
| 77 | 10100411 | MEVULON | SMALLOVIC | & | TINA | SMALLOVIC | RES | Single-Family | R-4 | |
| 78 | 10100412 | MEVULON | SMALLOVIC | & | TINA | SMALLOVIC | RES | Single-Family | R-4 | |
| 79 | 10100413 | MEVULON | SMALLOVIC | & | TINA | SMALLOVIC | RES | Single-Family | R-4 | |
| 80 | 10100414 | W BAKER JR | MCDONICK | & | PAMELA J | FREEMAN | RES | Single-Family | R-4 | |
| 81 | 10100415 | FREDY | OLANO | & | MARY LOU | OLANO | RES | Single-Family | R-4 | |
| 82 | 10100442 | EDUCATION | CHARLOTTE MCKINNEY BONDING | & | | ATTN: CHIEF OPERATING OFFICER | SCHOOL/PUBL | Govt-Inst | R-4 | |

LandDesign

223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0375
WWW.LANDDESIGN.COM

KEY MAP

SEAL

REZONING PETITION NO. 2020-027

EASTLAND MALL REZONING

PETITIONERS: CROSLAND SOUTH EAST / CITY OF CHARLOTTE

SITE ADDRESS: 5471 CENTRAL AVE. CHARLOTTE, NC 28212

LANDDESIGN PROJ.# 1017384

REVISION / ISSUANCE

| NO. | DESCRIPTION | DATE |
|-----|--------------|------------|
| 1 | REVISIONS #1 | 2020-04-27 |
| 2 | REVISIONS #2 | 2020-05-22 |
| 3 | REVISIONS #3 | 2020-06-09 |

DESIGNED BY: RJP / SAM
DRAWN BY: SAM
CHECKED BY: RJP/SAM

SCALE: VERT: N/A
HORIZ: 1"=200'

VERT: N/A
HORIZ: 1"=200'

SCALE: 0 100 200 400'

SHEET TITLE: EXISTING CONDITIONS & OWNERSHIP MAP

SHEET NUMBER: RZ-EC