

FUTURE BUILDING IV - 2-STORY
25,000 S.F. SERVICE/RETAIL
25,000 S.F. OFFICE

COMMUNITY HOUSE ROAD
VARIABLE WIDTH PUBLIC R/W
DEDICATED TO THE CITY OF CHARLOTTE PER
MAP BOOK 36, PAGE 263
(152,250 SF/3.50 ACRES)

NOW OR FORMERLY
ROMAN CATHOLIC CHURCH
DEED BOOK 6839 PAGE 298
TAX PARCEL 223-481-01

FUTURE BUILDING IX - 2-STORY
25,000 S.F. SERVICE/RETAIL
25,000 S.F. OFFICE

REZONING PETITION
CURRENT ZONING: CC FOR 140
RESIDENTIAL UNITS
PROPOSED ZONING: CC FOR
50,000 SF SERVICE/RETAIL AND
300 RESIDENTIAL UNITS MAX

NOW OR FORMERLY
WILLIAM TROTTER, SR.
DEED BOOK 5886 PAGE 880
TAX PARCEL 223-222-98

AREA AFFECTED BY
REZONING PETITION

DETENTION POND

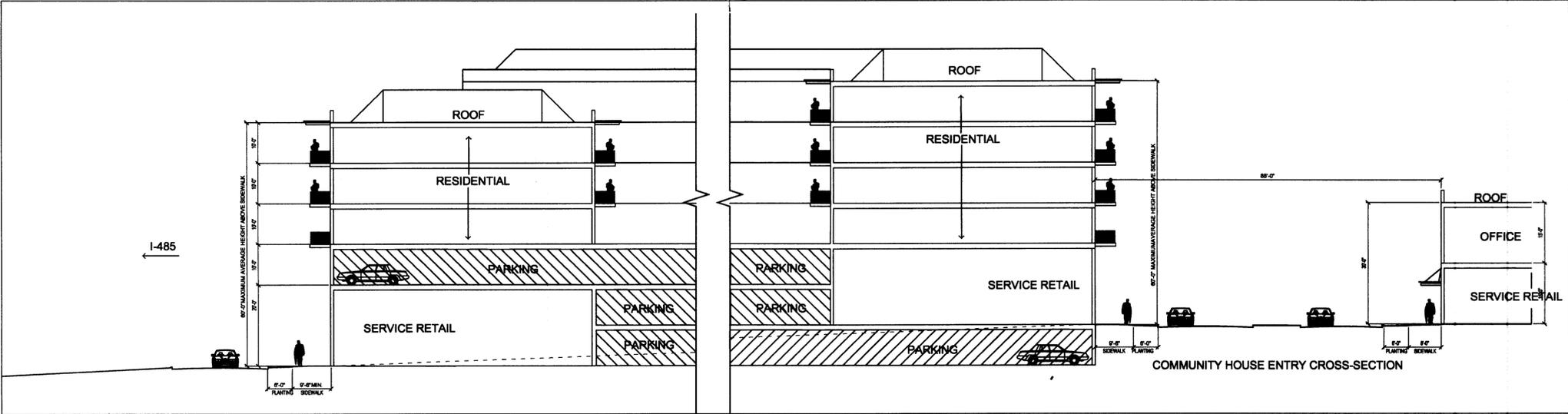
INTERSTATE 485 OUTERBELT RIGHT OF WAY
(VARIABLE WIDTH CONTROLLED ACCESS RIGHT OF WAY)

Site Table Data

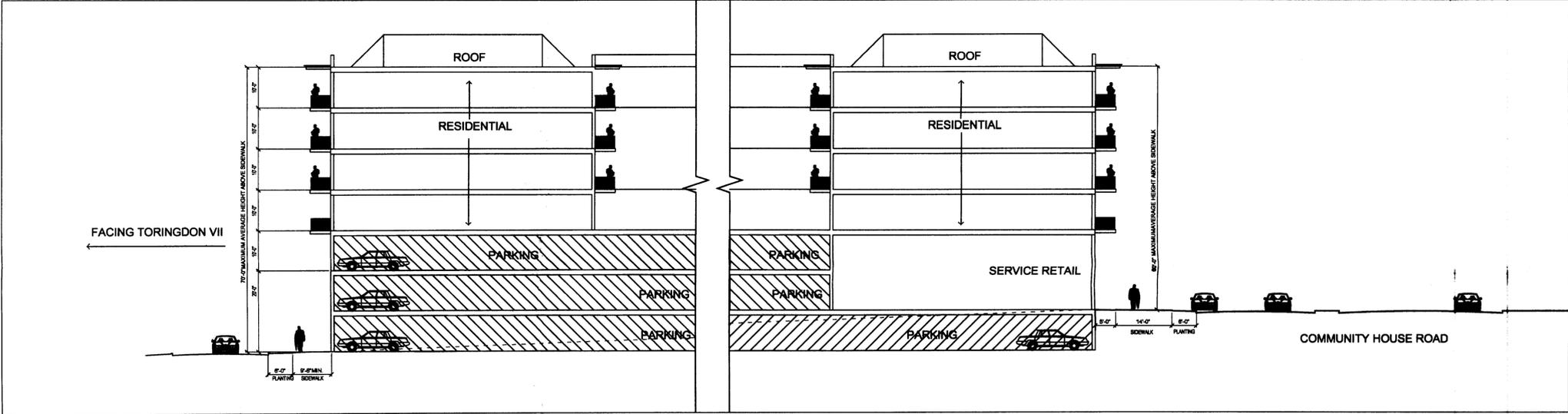
Phase	2005 Original	2007 Re-Zoning	Net Change
Acres	36.8	36.8	0
I	93,750	93,750	0
II	74,039	74,039	0
III	84,000	84,000	0
IV	25,000	25,000	0
V	75,000	75,000	0
VI	100,000	100,000	0
VII	100,000	100,000	0
VIII	108,000	108,000	0
IX*	25,000	25,000	0
Office	684,789	684,789	0
I	5,550	5,550	0
II	5,762	7,500	1738
IV	25,000	25,000	0
IX*	25,000	25,000	0
X	0	25,000	25000
XI	0	25,000	25000
Service / Retail	61,312	113,050	51738
Residential Units	70	160	90
Residential Units	70	160	90

TORINGDON DEVELOPMENT PARKING SUMMARY

Building	Building Area Sq. Ft.		Number of Units	Total Square Footage	Zoning Required parking	Parking Provided in Decks	Surface Parking	Parking Provided Per Plan	Parking Beyond Zoning Requirements
	Office	Svc/Retail							
Building 1	93,750			93,750	310	0	349	349	39
Building 2	74,039			74,039	245	0	270	270	25
Building 3	84,000			84,000	278	259	30	289	11
Building 5	75,000			75,000	249	283	1	284	35
Building 8	100,000			100,000	331	0	331	331	0
Building 8	108,000			108,000	357	0	357	357	0
Retail 1		5,550		5,550	23	0	23	23	0
Retail 2		7,500		7,500	31	0	31	31	0
Building 4	25,000	25000		50,000	185	191	0	191	6
Building 7	100,000			100,000	331	312	39	351	20
Building 9	25000	25000		50,000	185	191	0	191	6
Building 10		25000	150	175000	325	225	102	327	2
Building 11		25000	150	175000	325	325	0	325	0
Totals	684,789	113,050	300	1,097,839	3,175	1,786	1,533	3,319	144



SECTION AA



SECTION BB

2007 REZONING NOTES

1. THE CURRENTLY APPROVED PLAN (PETITION #2005-126) (THE "2005 REZONING PLAN") ALLOWS RETAIL TOTALING, AS MUCH AS 51,738 SQUARE FEET. THE SITE PLAN SHOWS TWO PHASES TOTALING 11,262 SQUARE FEET OF RETAIL IMMEDIATELY ADJACENT TO THE FUTURE PARKING DECK IN THE NORTHEAST QUADRANT OF THE SITE. THE NORTHEAST CORNER OF THE SITE SHOWS 25,000 SF OF SERVICE RETAIL ON THE FIRST FLOOR OF BUILDINGS IV AND IX. THE 2007 REZONING PLAN ALLOWS FOR A NET INCREASE OF 50,000 SF OF SERVICE RETAIL IN THE GROUND FLOOR OF TORINGDON X AND XI.
2. THE 2007 REZONING PLAN ALLOWS A NET INCREASE OF 160 UNITS FOR THE RESIDENTIAL IN TORINGDON X AND XI FROM 140 UNITS TO A MAXIMUM OF 300 RESIDENTIAL UNITS.
3. THE 2007 REZONING PLAN INCREASES THE MAXIMUM BUILDING HEIGHT FOR TORINGDON X AND XI FACING COMMUNITY HOUSE FROM 45 FEET TO AN AVERAGE MAXIMUM HEIGHT OF 60 FEET FACING COMMUNITY HOUSE AND I-485. THE MAXIMUM HEIGHT OF THE BUILDING FACING THE INTERIOR OF THE SITE WILL BE 70'
4. STRUCTURED PARKING WILL BE INCORPORATED INTO BUILDINGS X AND XI TO ACCOMMODATE THE ADDITIONAL SQUARE FOOTAGE IN BUILDINGS. WHERE THE STRUCTURED PARKING IS NOT SCREENED BY THE RETAIL PORTION OF THE BUILDING, THE BUILDING WILL BE FINISHED TO CONFORM ARCHITECTURALLY TO THE "PEDESTRIAN SCALE" APPROVED IN THE 2003 REZONING PLAN.
5. THE 2007 REZONING PLAN DEPICTS A PROPOSED REVISED VEHICULAR ENTRY/EXIT TO THE SOUTH OF BUILDINGS X AND XI ONTO COMMUNITY HOUSE ROAD.
6. THE AREA BETWEEN OFFICE BUILDING VI AND VII WILL BE PRESERVED AS A PUBLIC LANDSCAPED/ LANDSCAPED AREA TO REPLACE LANDSCAPE AREA BETWEEN OFFICE BUILDING VII AND PARKING DECK IV.

2007 REZONING NOTES CONT'D

7. THE ENTRANCE/EXIT TO THE SOUTH OF BUILDINGS X AND XI WILL BE MODIFIED FOR TO ALLOW FOR BETTER ACCESS TO AND FROM THE SITE.
8. TO THE EXTENT NOT MODIFIED BY THESE NOTES, ALL OTHER CONDITIONS AND REQUIREMENTS IN THE 2003 AND 2005 REZONING PLAN NOTES ARE RESTATED HEREIN AND WILL REMAIN IN FULL FORCE AND EFFECT.
9. REFERENCE EXHIBITS A AND B FOR EXISTING ZONING NOTES.
10. EXISTING ZONING IS "CC". THE MODIFICATIONS TO THE CURRENT ZONING DO NOT CHANGE THE TYPE OF ZONING. IT WILL REMAIN "CC".
11. AS A SUMMARY TO THE CHANGES FROM THE SITE PLAN APPROVED IN PETITION NUMBERS 2003-48 AND 2005-126, THE CHANGES REFLECTED IN THIS SITE PLAN ARE GENERALLY SUMMARIZED AS FOLLOWS: (I) THE RESIDENTIAL UNITS HAVE BEEN INCREASED FROM A MAXIMUM OF 140 UNITS TO 300; (II) THE FIRST FLOOR OF BUILDINGS X AND XI HAVE BEEN RECONFIGURED TO INCLUDE AN ADDITIONAL 50,000 SF OF SERVICE RETAIL SPACE; (III) STRUCTURED PARKING HAS BEEN ADDED TO ACCOMMODATE THE RESIDENTIAL UNITS IN BUILDINGS X AND XI; (IV) THE SOUTHEAST ENTRY HAS BEEN RECONFIGURED; (V) THE GREENSPACE BETWEEN DECK IV AND OFFICE BUILDING VII HAS BEEN MOVED TO THE SPACE BETWEEN OFFICE BUILDINGS VI AND VII; (VI) OFFICE AND RETAIL USES HAVE BEEN MODIFIED CONSISTENT WITH THESE NOTES AND THE SITE TABLE DATA.
12. CERTAIN NOTES ON THE FOLLOWING PAGE, WHICH ARE THE REZONING NOTES INCLUDED IN THE SITE PLAN APPROVED AS PETITION NUMBERS 2003-48 AND 2005-126, HAVE BEEN MODIFIED OR DELETED IN AN EFFORT TO RENDER THEM CONSISTENT WITH THESE REZONING NOTES. IF THERE IS ANY INCONSISTENCY BETWEEN THESE REZONING NOTES AND THE REZONING NOTES THAT APPEAR ON THE FOLLOWING PAGE, THESE REZONING NOTES SHALL CONTROL.

2007 REZONING NOTES CONT'D

13. APPROPRIATE SIGHT TRIANGLES WILL BE RESERVED IN ACCORDANCE WITH THE REQUIREMENTS OF CDOT IN A MANNER CONSISTENT WITH THE DESIGN AND LAYOUT OF PROPOSED BUILDINGS X AND XI.
14. INCREASE RETAIL 2 FROM 5,762 SF TO 7,500 SF. RETAIL 2 WILL WRAP AROUND THE CORNER OF DECK II.

GENERAL NOTES

1. TYPICAL PARKING SPACES SHALL BE A MINIMUM OF 8'-6" WIDE BY 18'-0" DEEP. ADA ACCESSIBLE PARKING SPACES SHALL CONFORM TO THE CURRENT NORTH CAROLINA ACCESSIBILITY CODE. COMPACT SPACES SHALL CONFORM IN SIZE AND PERCENTAGE OF TOTAL SPACES TO THE CURRENT CHARLOTTE MECKLENBURG COUNTY ZONING ORDINANCE.

Pierce Goodwin Alexander & Linville

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 SHEET TITLE
 2007 REZONING NOTES
 SHEET NUMBER