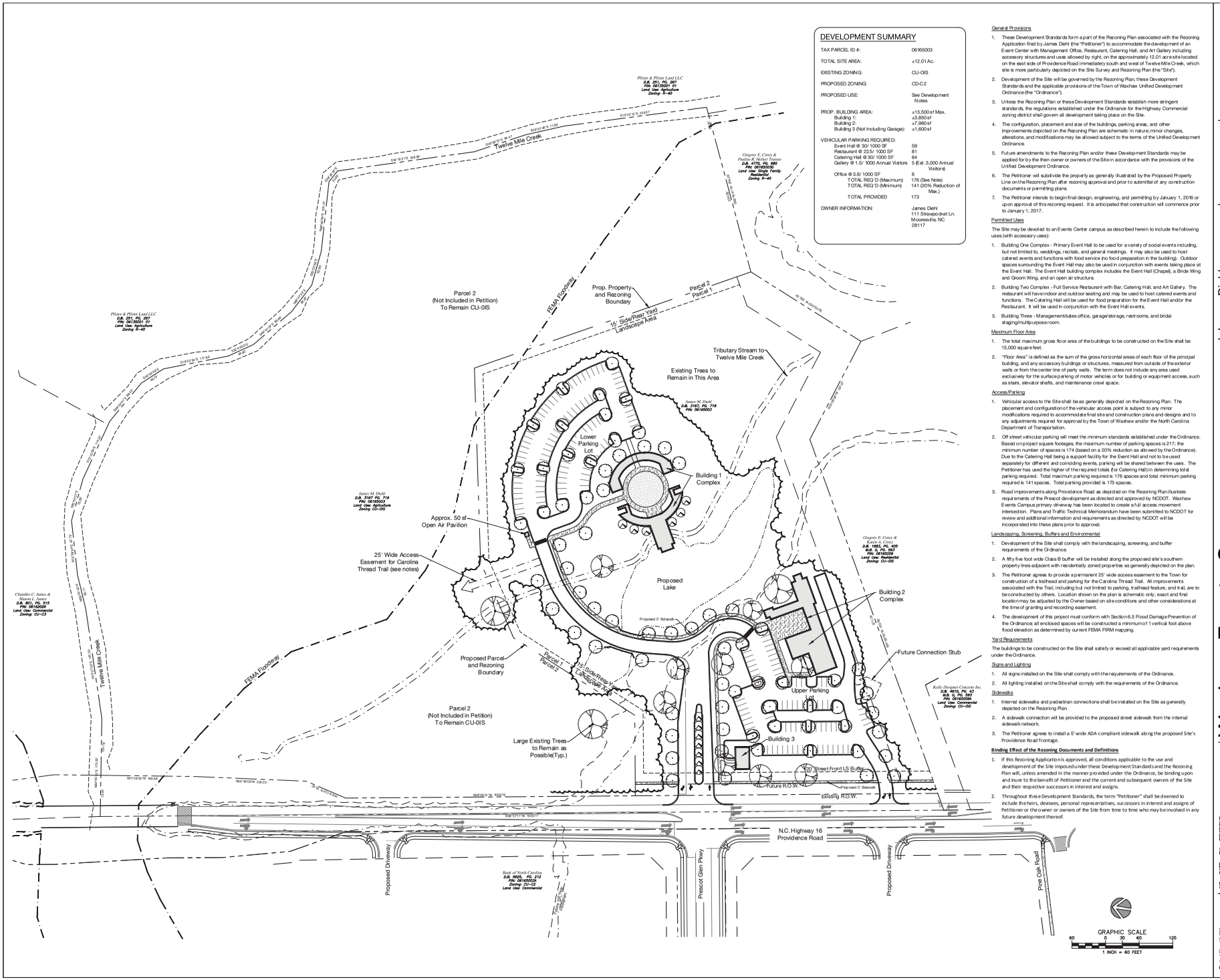

DEVELOPMENT SUMMARY

TAX PARCEL ID #:	06165003
TOTAL SITE AREA:	±12.01 Ac.
EXISTING ZONING:	CU-OIS
PROPOSED ZONING:	CD-C2
PROPOSED USE:	See Development Notes
PROP. BUILDING AREA:	±13,500 sf Max.
Building 1:	±3,850 sf
Building 2:	±7,980 sf
Building 3 (Not Including Garage):	±1,600 sf
VEHICULAR PARKING REQUIRED:	
Event Hall @ 30/ 1000 SF	59
Restaurant @ 22.5/ 1000 SF	81
Catering Hall @ 30/ 1000 SF	84
Gallery @ 1.5/ 1000 Annual Visitors	5 (Est. 3,000 Annual Visitors)
Office @ 3.6/ 1000 SF	6
TOTAL REQ'D (Maximum)	176 (See Note)
TOTAL REQ'D (Minimum)	141 (20% Reduction of Max.)
TOTAL PROVIDED	173
OWNER INFORMATION:	James Diehl 111 Strawpocket Ln. Mooresville, NC 28117

General Provisions

1. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Application filed by James Diehl (the "Petitioner") to accommodate the development of an Event Center with Management Office, Restaurant, Catering Hall, and Art Gallery including accessory structures and uses allowed by right, on the approximately 12.01 acre site located on the east side of Providence Road immediately south and west of Twelve Mile Creek, which site is more particularly depicted on the Site Survey and Rezoning Plan (the "Site").
2. Development of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the Town of Waxhaw Unified Development Ordinance (the "Ordinance").
3. Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the Highway Commercial zoning district shall govern all development taking place on the Site.
4. The configuration, placement and size of the buildings, parking areas, and other improvements depicted on the Rezoning Plan are schematic in nature; minor changes, alterations, and modifications may be allowed subject to the terms of the Unified Development Ordinance.
5. Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner or owners of the Site in accordance with the provisions of the Unified Development Ordinance.
6. The Petitioner will subdivide the property as generally illustrated by the Proposed Property Line on the Rezoning Plan after rezoning approval and prior to submittal of any construction documents or permitting plans.
7. The Petitioner intends to begin final design, engineering, and permitting by January 1, 2016 or upon approval of this rezoning request. It is anticipated that construction will commence prior to January 1, 2017.

Permitted Uses

The Site may be devoted to an Events Center campus as described herein to include the following uses (with accessory uses):

1. Building One Complex - Primary Event Hall to be used for a variety of social events including, but not limited to, weddings, recitals, and general meetings. It may also be used to host catered events and functions with food service (no food preparation in the building). Outdoor spaces surrounding the Event Hall may also be used in conjunction with events taking place at the Event Hall. The Event Hall building complex includes the Event Hall (Chapel), a Bride Wing and Groom Wing, and an open air structure.
2. Building Two Complex - Full Service Restaurant with Bar, Catering Hall, and Art Gallery. The restaurant will have indoor and outdoor seating and may be used to host catered events and functions. The Catering Hall will be used for food preparation for the Event Hall and/or the Restaurant. It will be used in conjunction with the Event Hall events.
3. Building Three - Management/sales office, garage/storage, restrooms, and bridal staging/multipurpose room.

Maximum Floor Area

1. The total maximum gross floor area of the buildings to be constructed on the Site shall be 15,000 square feet.
2. "Floor Area" is defined as the sum of the gross horizontal areas of each floor of the principal building, and any accessory buildings or structures, measured from outside of the exterior walls or from the center line of party walls. The term does not include any area used exclusively for the surface parking of motor vehicles or for building or equipment access, such as stairs, elevator shafts, and maintenance crawl space.

Access/Parking

1. Vehicular access to the Site shall be as generally depicted on the Rezoning Plan. The placement and configuration of the vehicular access point is subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required for approval by the Town of Waxhaw and/or the North Carolina Department of Transportation.
2. Off street vehicular parking will meet the minimum standards established under the Ordinance. Based on project square footages, the maximum number of parking spaces is 217; the minimum number of spaces is 174 (based on a 20% reduction as allowed by the Ordinance). Due to the Catering Hall being a support facility for the Event Hall and not to be used separately for different and coinciding events, parking will be shared between the uses. The Petitioner has used the higher of the required totals (for Catering Hall) in determining total parking required. Total maximum parking required is 176 spaces and total minimum parking required is 141 spaces. Total parking provided is 173 spaces.
3. Road improvements along Providence Road as depicted on the Rezoning Plan illustrate requirements of the Prescot development as directed and approved by NCDOT. Waxhaw Events Campus primary driveway has been located to create a full access movement intersection. Plans and Traffic Technical Memorandum have been submitted to NCDOT for review and additional information and requirements as directed by NCDOT will be incorporated into these plans prior to approval.

Landscaping, Screening, Buffers and Environmental

1. Development of the Site shall comply with the landscaping, screening, and buffer requirements of the Ordinance.
2. A fifty five foot wide Class B buffer will be installed along the proposed site's southern property lines adjacent with residentially zoned properties as generally depicted on the plan.
3. The Petitioner agrees to provide a permanent 25' wide access easement to the Town for construction of a trailhead and parking for the Carolina Thread Trail. All improvements associated with the Trail, including but not limited to parking, trailhead feature, and trail, are to be constructed by others. Location shown on the plan is schematic only; exact and final location may be adjusted by the Owner based on site conditions and other considerations at the time of granting and recording easement.
4. The development of this project must conform with Section 6.5 Flood Damage Prevention of the Ordinance; all enclosed spaces will be constructed a minimum of 1 vertical foot above flood elevation as determined by current FEMA FIRM mapping.

Yard Requirements

The buildings to be constructed on the Site shall satisfy or exceed all applicable yard requirements under the Ordinance.

Signs and Lighting

1. All signs installed on the Site shall comply with the requirements of the Ordinance.
2. All lighting installed on the Site shall comply with the requirements of the Ordinance.

Sidewalks

1. Internal sidewalks and pedestrian connections shall be installed on the Site as generally depicted on the Rezoning Plan.
2. A sidewalk connection will be provided to the proposed street sidewalk from the internal sidewalk network.
3. The Petitioner agrees to install a 5' wide ADA-compliant sidewalk along the proposed Site's Providence Road frontage.

Binding Effect of the Rezoning Documents and Definitions

1. If this Rezoning Application is approved, all conditions applicable to the use and development of the Site imposed under these Development Standards and the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.
2. Throughout these Development Standards, the term "Petitioner" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Petitioner or the owner or owners of the Site from time to time who may be involved in any future development thereof.

URBAN DESIGN PARTNERS
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Mooresville, NC 28117
704.280.5880

Waxhaw Events Campus

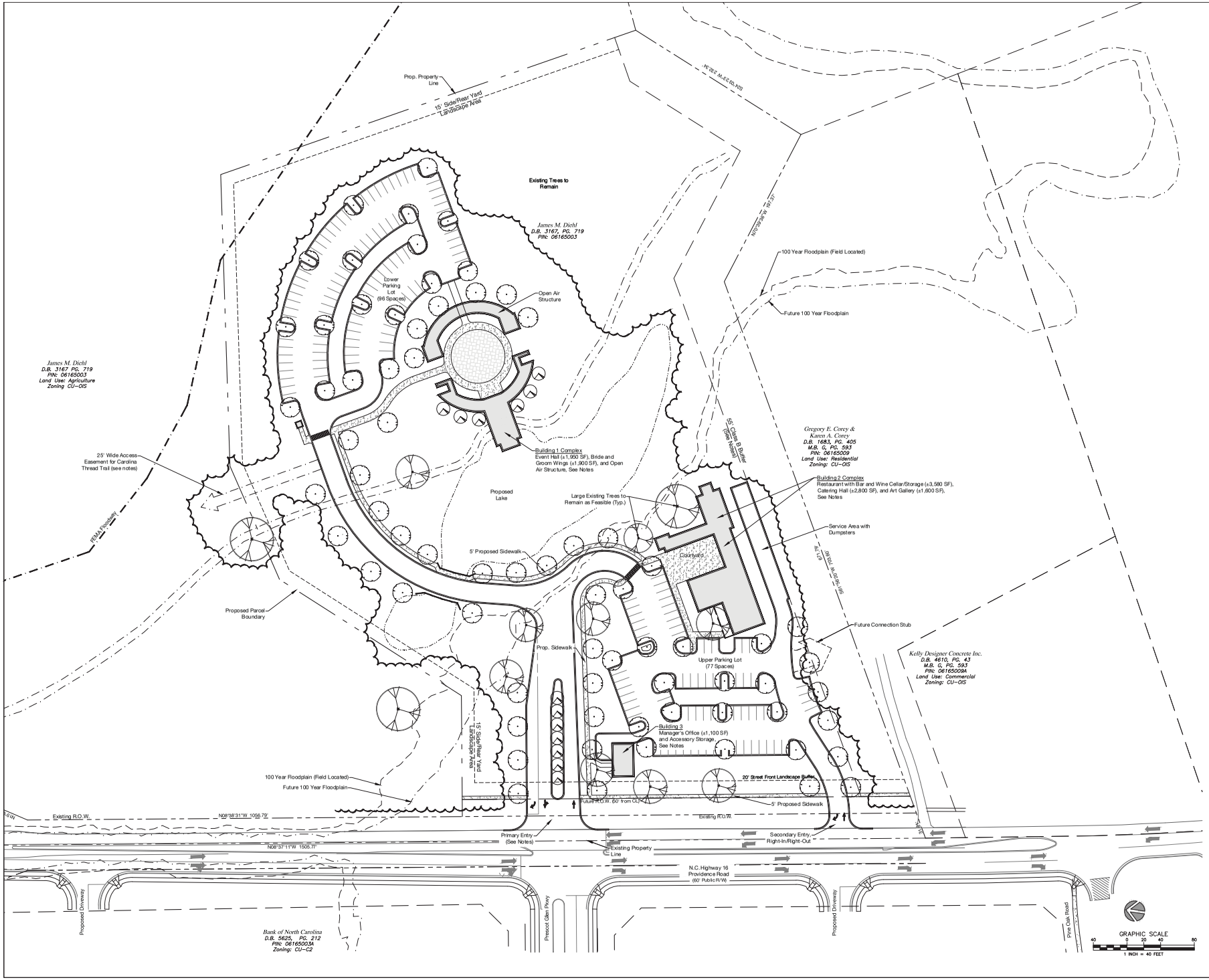
Master Site Plan

3401 Providence Road Waxhaw, North Carolina 28173

NO.	DATE:	BY:	REVISIONS:

Project No: 13-020
Date: 04/14/15
Designed By: udp
Drawn By: udp
Scale: 1"=60'
Sheet No:

RZ-3



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James Diehl
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Mooresville, NC 28117
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Waxhaw Events Campus

Rezoning Site Plan

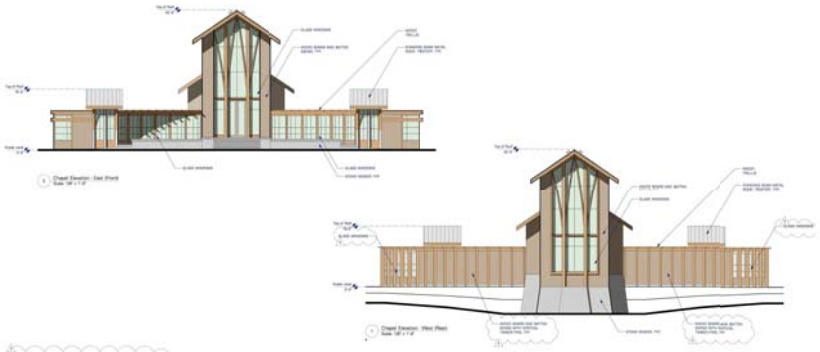
3401 Providence Road Waxhaw, North Carolina 28173

NO.	DATE:	BY:	REVISIONS:

Project No: 13-020
Date: 04/14/15
Designed By: udp
Drawn By: udp
Scale: 1" =50'
Sheet No:

RZ-4

WAXHAWEVENTSCAMPUS



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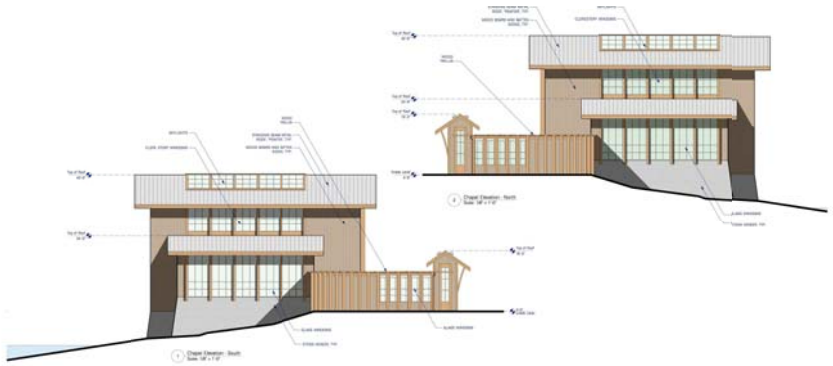

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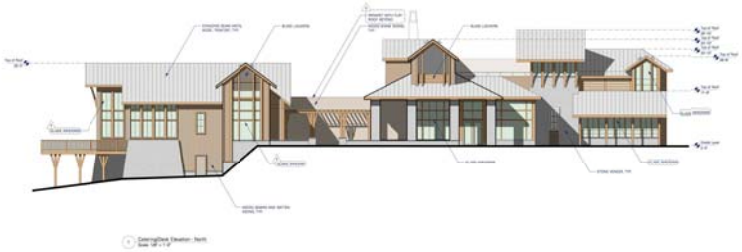
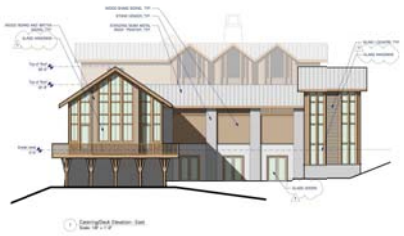


Building 2 Elevations



Building 2 Elevations

cluck

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James Diehl
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Waxhaw Events Campus

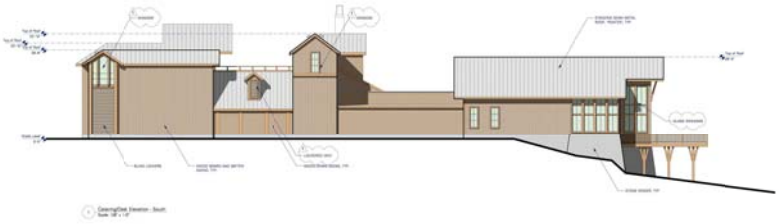
Architectural Elevations
3401 Providence Road Waxhaw, North Carolina 28173

NO.	DATE	BY:	REVISIONS:

Project No: 13-020
Date: 04/14/15
Designed By: udp
Drawn By: udp
Scale: 1'-1'
Sheet No:

RZ-5

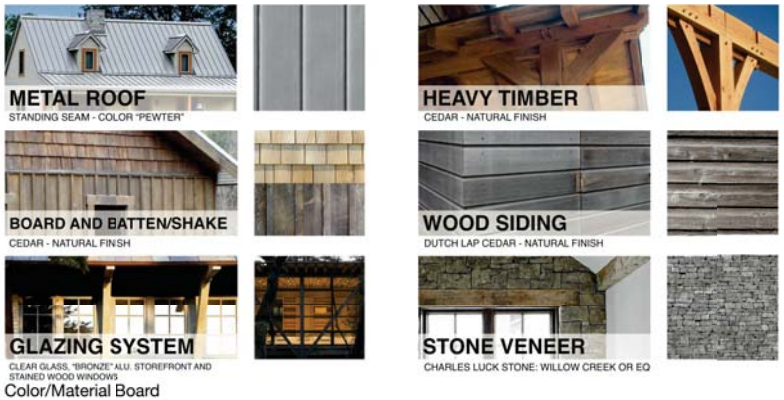
WAXHAWEVENTSCAMPUS



Building 2 Elevations

Building 3 Elevations

Building 3 Elevations



Color/Material Board

cluck

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Waxhaw Events Campus

Architectural Elevations & Material Palette
3401 Providence Road Waxhaw, North Carolina 28173

NO.	DATE	BY:	REVISIONS:

Project No: 13-020
Date: 04/14/15
Designed by: udp
Drawn By: udp
Scale: 1'-1"
Sheet No:

RZ-6