

**DEVELOPMENT STANDARDS**

**GENERAL PROVISION**

All development standards established under the City of Charlotte Zoning Ordinance (the "Ordinance" for O-1(CO)) shall be followed unless higher standards are established under the Development Standards and Rezoning Plan.

The building configuration and placement, parking areas and driveway locations shown on the Rezoning Plan are intended to ensure and may be altered or modified during design development and construction document phases, within the maximum building lot lines established on the Rezoning Plan. Parking standards may also be modified to accommodate final building layout.

**PERMITTED USES**

- 1. The use is allowed to support parking for the existing O-1 site (Tract 1).

**SETBACKS, SIDE YARDS AND REAR YARDS**

- 1. All buildings constructed within the Site will satisfy or exceed the setbacks, side yard and rear yard requirements established under the Ordinance for O-1(CO).

**LANDSCAPED AREAS AND SCREENING**

- 1. Screening and landscaped islands shall conform with the standards and requirements specified in Sections 12.208 and 12.303 of the Ordinance.
- 2. The requirements of the Charlotte Tree Ordinance will be satisfied. Design and service areas will be screened from public streets and adjacent properties in a manner which satisfies or exceeds the requirements of the Ordinance.
- 3. Driveways will be screened with solid enclosures and gates.

**SCREENING**

- 1. A sign shall not be reduced below what is stated in the plan, except when adjacent properties are screened such that the sign is not visible from the street. In such case, the sign shall be reduced to the minimum size required by the Ordinance.
- 2. A building reduction screen shall include the use of fence or berm.
- 3. If a fence is used, it shall be constructed with a height of 6 feet or more, and shall be constructed with a minimum of 50% screening material.
- 4. If a berm is used, it shall be constructed with a height of 6 feet or more, and shall be constructed with a minimum of 50% screening material.

**LIGHTING**

- 1. All lighting within the Site will be designed such that street illumination does not exceed just outside property lines of the Site. All construction and service areas will be screened from public streets and adjacent properties in a manner which satisfies or exceeds the requirements of the Ordinance.
- 2. Lighting fixtures will be limited to heights as follows:
  - a. Along the main access way into the property, lights shall not exceed 38 feet in height and 5 in diameter.
  - b. Within the Site, the lights shall not exceed 25 feet in height.

**PARKING**

- 1. No parking will be permitted within the buffer area and the street frontage area as shown on the plan.
- 2. All parking shall be for the service of the proposed building uses of the Site.

**STORM DRAINAGE**

- 1. Storm drainage and detention systems will be provided in accordance with the requirements of the City Engineering Department.
- 2. Storm water runoff shall be collected within the Site and shall be conveyed to the City storm drainage system.

**AMENDMENTS TO THE REZONING PLAN**

- 1. Future amendments to the Rezoning Plan and these Development Standards may be applied for by the Owner or Owners of the Parcel or Parcels involved, in accordance with Chapter 16 of the Ordinance.

**BINDING EFFECT OF THE REZONING APPLICATION**

- 1. If the Petitioner's Rezoning Petition is approved, the development permitted under these Development Standards, the Rezoning Plan and other supportive documents shall, unless indicated to the contrary, be binding upon the Petitioner, his heirs, assigns, successors in interest and assigns.
- 2. If a rezoning application is approved, the use of the property shall be limited to the use permitted by the rezoning application.

**ATTACHED TO ADMINISTRATIVE APPROVAL**

DATE: 5/19/99  
BY: MARTIN R. CRAMTON, JR.

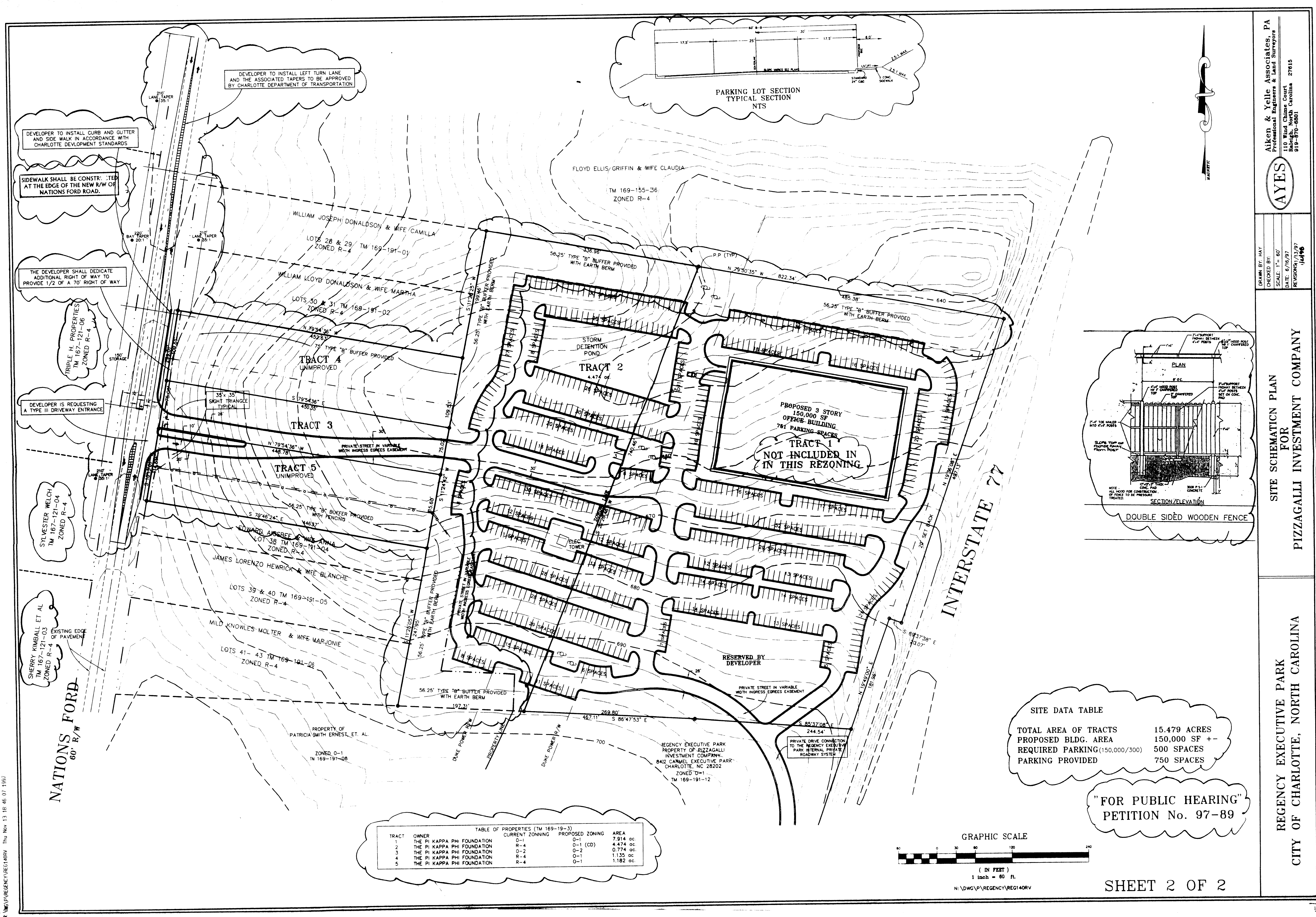
SHEET 1 OF 2

Alken & Yelle Associates, PA  
Professional Engineers & Land Surveyors  
110 Broad Street, Suite 200  
Charlotte, NC 28202  
919-975-0601

AYES

DEVELOPMENT PLAN FOR PIZZAGALLI INVESTMENT COMPANY

REGENCY EXECUTIVE PARK CITY OF CHARLOTTE, NORTH CAROLINA



**SITE DATA TABLE**

TOTAL AREA OF TRACTS	15.479 ACRES
PROPOSED BLDG. AREA	150,000 SF +/-
REQUIRED PARKING (150,000/300)	500 SPACES
PARKING PROVIDED	750 SPACES

"FOR PUBLIC HEARING"  
PETITION No. 97-89

SHEET 2 OF 2

Alken & Yelle Associates, PA  
Professional Engineers & Land Surveyors  
110 Broad Street, Suite 200  
Charlotte, NC 28202  
919-975-0601

AYES

SITE SCHEMATIC PLAN FOR PIZZAGALLI INVESTMENT COMPANY

REGENCY EXECUTIVE PARK CITY OF CHARLOTTE, NORTH CAROLINA

**CHARLOTTE-MECKLENBURG PLANNING COMMISSION**  
**INTER-OFFICE COMMUNICATION**

DATE: May 19, 1999  
TO: Robert Brandon, Zoning Administrator  
FROM: Martin R. Cramton, Jr., Planning Director

SUBJECT: Administrative Approval for Petition No. 97-89 by Pizzagalli Investment Company, portion of tax Parcel # 169-191-03.

Attached is a revised plan for the above petition to change the allowable height of lighting on the site. Since this change is minor, I am administratively approving this request. Please use this revised plan when evaluating requests for permits and a certificate of occupancy.