

SITE DEVELOPMENT DATA

Site Development Data:

- Acres: 18.22
- Tax Parcel #: 047-111-07
- Existing Zoning: RE-2
- Proposed Zoning: RE-3
- Existing Uses: Parking
- Proposed Uses: Uses permitted by right and under prescribed conditions together with accessory uses, as allowed in the RE-3 zoning district (as more specifically described in the development standards).
- Maximum Gross Square Feet of Development: See Development Standards (RZ-2)
- Maximum Building Height: As allowed by the Ordinance, but not to exceed four stories
- Parking: As required by the Ordinance.
- Open Space: As required by the Ordinance.

ADJACENT PROPERTY OWNER

- RE-2
047-115-05
BRIT-CHARLOTTE LLC
C/O BECO MANAGEMENT
8335 CLASSIC DR
CHARLOTTE, NC 28269
- RE-2
047-391-09
IBM CORPORATION
ATTN: RONNIE THOMAS
10390 DAVID TAYLOR DR
CHARLOTTE, NC 28262
- RE-2
047-391-08
BOARD OF EDUCATION THE
CHARLOTTE-MECKLENBURG
702 E 2ND ST
CHARLOTTE, NC 28202-2826

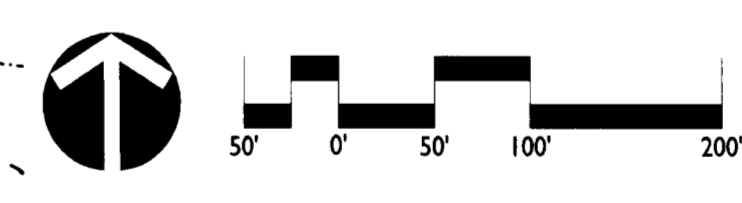
ATTACHED TO ADMINISTRATIVE APPROVAL

FEB 21 2014

BY: DEBRA CAMPBELL

LEGEND

- SITE BOUNDARY
- INTERIOR PRIVATE STREET
- SETBACK
- SWIM BUFFER
- EXISTING 100 YR FLOODPLAIN
- FUTURE 100 YR FLOODPLAIN



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INNOVATION PARK
Technical Data Sheet
BECA South, Mecklenburg Co., NC
REZONING PETITION NO. 2013-046

DATE: February 25, 2013
DESIGNED BY: MRC
CHECKED BY: MRC
O.C. BY: MRC
PROJECT #1010250
SHEET #:
RZ-1

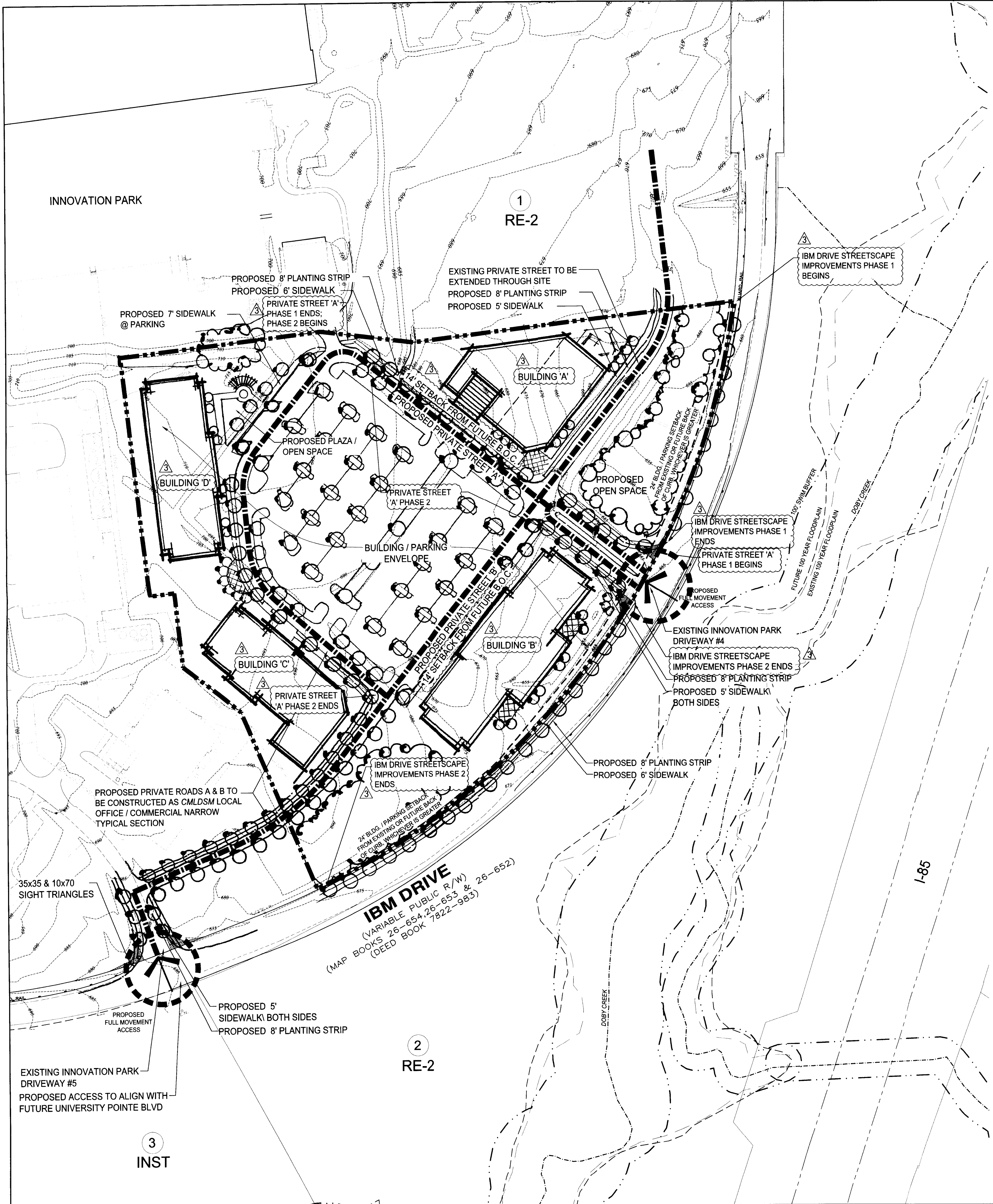


Charlotte-Mecklenburg Planning Department

DATE: February 21, 2014
TO: Mark Fowler, Zoning Supervisor
FROM: Debra Campbell, Planning Director
SUBJECT: Administrative Approval for Petition No. 2013-046 BECO South

Attached are revised site plans for petition list above. The plans show a modification to the conditional site plan notes in regards to installation of the required sidewalk system for the overall development. Since these changes do not alter the intent of the development and meet the requirements of the conditional site plan, I am approving these plans. Please use these plans when evaluating requests for building permits and certificates of occupancy.

- Note:**
- All other Zoning, Subdivision, Tree Ordinance and conditional requirements still apply.
 - Signage was not a part of this review.



DEVELOPMENT STANDARDS

GENERAL PROVISIONS

- A. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed BECO South for an approximately 18.22 acre site located on the west side of IBM Drive, south of the intersection of IBM Drive and West W.T. Harris Boulevard, which site is more particularly depicted on the Rezoning Plan (hereinafter referred to as the "Site").
- B. The development of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). The regulations established under the Ordinance for the RE-3 zoning district shall govern the development of the Site.
- C. The development depicted on the Rezoning Plan is schematic in nature and intended to depict the general arrangement of uses on the Site. Accordingly, the configurations, placements and sizes of the building footprints as well as the parking areas depicted on the Rezoning Plan are schematic in nature and, subject to the terms of these Development Standards and the Ordinance, may be altered or modified during design development and construction document phases.
- D. Future amendments to the Rezoning Plan and these Development Standards may be applied for by the then Owner or Owners of the Site in accordance with the provisions of Chapter 6 of the Ordinance.

PERMITTED USES

- A. The Site may be devoted to any use or uses allowed by right and under prescribed conditions in the RE-3 zoning district, and to any incidental and accessory uses relating thereto, provided, however, that the following uses shall not be permitted on the Site:
 - Dwellings, attached
 - Dwellings, mixed-use
 - Dwellings, attached and multi-family, up to 12 in a building
 - Dwellings, planned multi-family and attached, or buildings with more than 12 units
 - Hotels and motels
 - Nursing homes, rest homes, homes for the aged, and elderly and disabled housing
 - Drive-in windows as an accessory use or structure
- B. As depicted on the Rezoning Plan, a maximum of four buildings may be constructed on the Site. The total combined maximum gross floor area of the four buildings to be constructed on the Site shall be 300,000 square feet.

For purposes of the development limitations set forth in this paragraph, the term "gross floor area" shall mean and refer to the sum of the gross horizontal areas of each floor of each principal building, and any accessory buildings or structures on the Site, measured from outside of the exterior walls or from the center line of party walls. The term does not include any areas used exclusively for the surface parking of motor vehicles or for building or equipment access, such as stairs, elevator shafts, and maintenance crawl space, and any areas devoted exclusively to outdoor dining.

In addition to the four buildings noted above in paragraph B and as noted below in paragraph C under Transportation, Petitioner may construct a structured parking facility on the Site within the parking envelope. In the event that the Petitioner constructs a structured parking facility on the Site, the maximum total gross floor area of the structured parking facility shall be 550,000 square feet.

TRANSPORTATION

- A. Vehicular access shall be as generally depicted on the Rezoning Plan. The placement and configuration of each access point are subject to any minor modifications required by the Charlotte Department of Transportation and/or the North Carolina Department of Transportation.
- B. In accordance with the schedules set out below in paragraphs C and D, Petitioner shall construct private streets on the Site designated as Proposed Private Street A and Proposed Private Street B on the Rezoning Plan that meet the standards for a local office/commercial narrow street typical section. Sidewalks and planting strips shall be installed along such private streets as provided on the Rezoning Plan.
- C. *Petitioner, at its option, may construct a structured parking facility on the Site within the parking envelope.* Proposed Private Street B shall be extended through the Site to existing Innovation Park Driveway # 5 as generally depicted on the Rezoning Plan. Proposed Private Street B must be constructed and extended to existing Innovation Park Driveway # 5 and open to vehicular traffic prior to the issuance of a certificate of occupancy for the second building to be constructed on the Site.
- D. Proposed Private Street A and the related sidewalks and planting strips shall be constructed and installed in two separate phases. Phase one of these improvements shall consist of the following:
 - (i) that portion of Proposed Private Street A that is immediately adjacent to Building A and which extends in a westerly direction from the intersection of Proposed Private Street A and IBM Drive to that point at which Proposed Private Street A curves and turns in a southerly direction ("Private Street A Phase One"); and
 - (ii) the sidewalk and planting strip located along the northern edge of Private Street A Phase One.

The phase one improvements described above must be completed and open to vehicular and pedestrian traffic prior to the issuance of a certificate of occupancy for the first building to be constructed on the Site.

Phase two of these improvements shall consist of the remaining portions of Proposed Private Street A and the remaining portions of the required sidewalks and planting strips, and the phase two improvements must be completed and open to vehicular and pedestrian traffic prior to the issuance of a certificate of occupancy for that building designated as Building C or that building designated as Building D on the Rezoning Plan.

- E. The private streets located within the Site shall be open to use by the public and an easement shall be provided to ensure such access.
- F. Petitioner, at its option, may construct a structured parking facility on the Site within the parking envelope.

SETBACKS FROM PRIVATE STREETS
In accordance with the University Research Park Area Plan, setbacks from private streets shall be 14 feet from the back of curb.

- ARCHITECTURAL STANDARDS**
- A. The maximum height of any building to be constructed on the Site shall be 90 feet, and no building may contain more than four stories.
 - B. The buildings to be constructed on the Site shall meet the applicable design standards set out in Section 11.706 of the Ordinance.

- STREETSCAPE/LANDSCAPING/SCREENING**
- A. Petitioner shall install a minimum 8 foot planting strip and a minimum 6 foot sidewalk along the Site's frontage on IBM Drive as depicted on the Rezoning Plan. These improvements shall be constructed in two separate phases. Phase one of these improvements shall consist of the minimum 8 foot planting strip and the minimum 6 foot sidewalk located to the north of existing Innovation Park Driveway # 4, and these improvements must be installed prior to the issuance of a certificate of occupancy for Building A. Phase two of these improvements shall consist of the minimum 8 foot planting strip and the minimum 6 foot sidewalk located to the south of existing Innovation Park Driveway # 4, and these improvements must be installed prior to the issuance of a certificate of occupancy for Building B, Building C or Building D.
 - B. Internal sidewalks leading from the buildings to be constructed on the Site to the sidewalk located along the Site's frontage on IBM Drive shall be installed as generally depicted on the Rezoning Plan.

ENVIRONMENTAL FEATURES
The Site subject to this Rezoning Petition is a portion of Tax Parcel No. 047-111-05, and the development proposed for the Site will be part of a unified development currently located on other portions of Tax Parcel No. 047-111-05. Accordingly, the tree save requirement for the Site is satisfied on other portions of Tax Parcel No. 047-111-05.

URBAN OPEN SPACE
Urban open space shall be provided on the Site in accordance with the requirements of Section 11.705(11) of the Ordinance.

- LIGHTING**
- A. Outdoor lighting shall meet the standards of Sections 11.706(3) and 12.402 of the Ordinance.
 - B. The maximum height of a light source (light bulb) detached from a building shall be 20 feet.
 - C. All outdoor lighting visible from residentially zoned or used property will be full cut-off fixtures.
 - D. Decorative architectural light fixtures, such as sconces, may be attached to the buildings to be located on the Site and the lighting from such fixtures shall be downwardly directed.

BINDING EFFECT OF THE REZONING PETITION
If this Rezoning Petition is approved, all conditions applicable to the development and/or use of the Site imposed under this 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. Throughout these Development Standards, the terms, "Petitioner" and "owner" or "owners" 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.

ATTACHED TO ADMINISTRATIVE APPROVAL
FEB 21 2014
BY: DEBRA CAMPBELL

