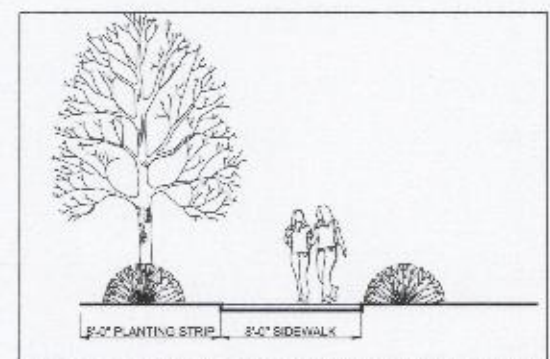
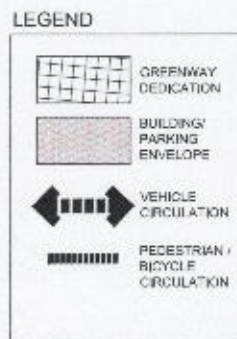


VICINITY MAP  
N.T.S.



A. PROPOSED PEDESTRIAN CIRCULATION  
N.T.S.

**1. DEVELOPMENT DATA TABLE**  
 SITE ADDRESS: 255 MATHESON AVE CHARLOTTE NC 28206  
 PROPERTY OWNERS: FIRST INDUSTRIAL B&L LLC  
 TAX / PARCEL ID: 08302101  
 EXISTING ZONING: UR-3(CD)  
 PROPOSED ZONING: TOD-M(CD)  
 SITE ACREAGE: 8.05 AC

SITE ADDRESS: N/A  
 PROPERTY OWNERS: FIRST INDUSTRIAL B&L LLC  
 TAX / PARCEL ID: 08303115  
 EXISTING ZONING: UR-3(CD)  
 PROPOSED ZONING: TOD-M(CD)  
 SITE ACREAGE: 7.45 AC

TOTAL SITE ACREAGE: 15.5 AC  
 TOTAL GREENWAY DEDICATION: 6.11 AC - GREENWAY DEDICATION TO MECKLENBURG COUNTY WILL BE COMPLETED PRIOR TO TOD-M REVIEW AND APPROVAL

PROPOSED USES: THE SITE MAY BE DEVELOPED WITH RESIDENTIAL AND NON-RESIDENTIAL USES AS PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS IN TOD-M ZONING DISTRICT TOGETHER WITH ALLOWED ACCESSORY USES AS PERMITTED IN THE TOD-M ZONING DISTRICT.

PARKING: PARKING FOR THE SITE WILL COMPLY WITH MINIMUM AND MAXIMUM PARKING REQUIREMENTS OF THE TOD-M ZONING DISTRICT.





THE EXCHANGE  
RE-ZONING

255 MATHESON AVE  
CHARLOTTE NC 28206

FLYWHEEL  
GROUP

**2. GENERAL PROVISIONS**

A. DEVELOPMENT OF SITE WILL BE GOVERNED BY THE REZONING PLAN AS WELL AS THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCES. UNLESS THE REZONING PLAN ESTABLISHES MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE TOD-M ZONING CLASSIFICATION SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE.

**3. OPTIONAL PROVISIONS**

N/A

**4. PERMITTED USES**

A. THE SITE MAY BE DEVELOPED WITH RESIDENTIAL AND NON-RESIDENTIAL USES AS PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS IN TOD-M ZONING DISTRICT TOGETHER WITH ALLOWED ACCESSORY USES AS PERMITTED IN THE TOD-M ZONING DISTRICT.

**5. TRANSPORTATION**

A. ALL PUBLIC AND PRIVATE FUTURE ACCESS ROADS WILL BE BUILT TO CITY STANDARDS  
B. PARKING DECK FACADE TREATMENTS ALONG TRANSIT CORRIDOR WILL BE DESIGNED TO BE VISUALLY COORDINATED AND COMPLIMENTARY TO OTHER BUILDINGS CONSTRUCTED ON SITE.

**6. ARCHITECTURAL STANDARDS**

A. PARKING DECK WALLS & FACADES LOCATED ALONG TRANSIT CORRIDOR WILL NOT BE DESIGNED AS SOLID WALLS WITHOUT ARCHITECTURAL CHARACTER.  
B. THE BUILDING MATERIALS USED ON THE PRINCIPAL BUILDINGS CONSTRUCTED ON SITE WILL BE A COMBINATION OF PORTIONS OF THE FOLLOWING: BRICK, STONE, PRECAST CONCRETE, SYNTHETIC STONE, CEMENTITIOUS SIDING (SUCH AS HARDI-PLANK), STUCCO, DECORATIVE METAL PANELS, DECORATIVE BLOCK AND/OR WOOD. VINYL AS A BUILDING MATERIAL MAY ONLY BE USED ON WINDOWS, SOFFITS, AND ON HANDRAILS/RAILINGS.

**7. STREETScape AND LANDSCAPE**

A. THE SITE WILL COMPLY WITH TOD-M STANDARDS AND THE APPROVED EAST 36TH TRANSIT STATION AREA PLAN RECOMMENDATIONS FOR STREETScape IMPROVEMENTS.  
B. ONE SIDE OF PROPOSED PUBLIC/PRIVATE STREETS WILL HAVE AN 8'-0" PLANTING STRIP ADJACENT TO STREET AND AN 8'-0" SIDEWALK.

**8. ENVIRONMENTAL FEATURES**

A. THE SITE SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE.  
B. THE SITE WILL COMPLY WITH THE TREE ORDINANCE.

**9. PARKS, GREENWAYS & OPEN SPACE**

A. GREENWAY DEDICATION TO MECKLENBURG COUNTY WILL BE THE EARLIER OF BUILDING PERMIT FOR THE SITE OR REAL ESTATE ACQUISITION FOR GREENWAY IMPROVEMENTS.

**10. FIRE PROTECTION**

A. THE SITE SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE.

**11. SIGNAGE**

A. SIGNAGE AS ALLOWED BY THE ORDINANCE MAY BE PROVIDED.

**12. LIGHTING**

A. ALL NEW ATTACHED / DETACHED LIGHTING SHALL BE FULL CUT-OFF TYPE LIGHTING FIXTURES EXCLUDING LOW LEVEL LANDSCAPE LIGHTING, DECORATIVE, POLE LIGHTS AND SPECIALTY LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS, SIDEWALKS, OPEN SPACE AREAS AND PLAZAS AND PARKING AREAS.

**13. PHASING**

N/A

**14. AMENDMENTS TO THE REZONING PLAN**

A. FUTURE AMENDMENTS TO THE REZONING PLAN (WHICH INCLUDE THESE DEVELOPMENT STANDARDS) MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE APPLICABLE DEVELOPMENT AREA PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT IN ACCORDANCE WITH THE PROVISIONS HEREIN AND OF CHAPTER 6 OF THE ORDINANCE.

**15. BINDING EFFECT OF THE REZONING APPLICATION**

A. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED HEREIN AND UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE OR DEVELOPMENT AREAS, AS APPLICABLE, AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.

APPROVED BY  
CITY COUNCIL

JUL 20 2015

RECEIVED  
JUN 29 2015  
BY: [Signature]

PROJECT NO: 000

P.L.C. Brad Harbo

DESIGN BY Christopher

DRAWN BY

CHECKED BY

ODELL ASSOCIATES INC. © 2014

SHEET TITLE

DEVELOPMENT  
STANDARDS

PETITION NO: 2014-100

SHEET IDENTIFIER