

STRUCTURES AND BUILDINGS, AND OTHER SITE ELEMENTS SET FORTH ON THE REZONING PLAN

AND PLACEMENTS OF PARKING AREAS; AND THE DEPICTIONS OF OTHER SITE ELEMENTS ON THE

REZONING PLAN ARE PRELIMINARY GRAPHIC REPRESENTATIONS OF THE TYPES AND QUALITY OF

DEVELOPMENT PROPOSED. THEY MAY, THEREFORE, BE ALTERED OR MODIFIED DURING DESIGN

"DEVELOPMENT/SITE ELEMENTS") SET FORTH ON THE REZONING PLAN SHOULD BE REVIEWED IN

REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS PROPOSED.

CHANGES TO THE REZONING PLAN-NOT ANTHEIPATED BY THE REZONING PLAN WILL BE REVIEWED AND

- EXISTING

STREAM

41' FROM CENTERLINE TO

EXISTING FACE OF CURE

EXISTING 7' WIDE

PLANTING STRIP

EXISTING 5 WIDE SIDEWALK -

STANDARDS. CONSEQUENTLY, EXCEPT AS OTHERWISE EXPRESSLY SPECIFIED ON THIS REZONING PLAN,

THE ULTIMATE LAYOUT OF THE DEVELOPMENT PROPOSED; THE NUMBERS, THE SIZE, CONFIGURATION

DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES. CHANGES TO THE REZONING PLAN WILL BE

SHOULD BE REVIEWED IN CONJUNCTION WITH THE PROVISIONS OF THESE DEVELOPMENT

THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, STRUCTURES AND

BUILDINGS, AND OTHER DEVELOPMENT MATTERS AND SITE ELEMENTS (COLLECTIVELY THE

CONJUNCTION WITH THE PROVISIONS OF THESE DEVELOPMENT STANDARDS. THE LAYOUT, LOCATIONS, SIZES AND FORMULATIONS OF THE DEVELOPMENT/SITE ELEMENTS DEPICTED ON THE

REVIEWED AND APPROVED AS ALLOWED BY ARTICLE 37 OF THE UDO. $\frac{1}{2}$

APPROVED AS ALLOWED BY ARTICLE 37 OF THE UDO. 2

OPTIONAL PROVISIONS

TRANSPORTATION ACCESS TO THE SITE WILL BE FROM BROOKSHIRE BOULEVARD AND IS AN EXISTING POINT OF ACCESS

WITH NO PROPOSED MODIFICATIONS. THERE ARE NO PLANNED TRANSPORTATION IMPROVEMENTS PROPOSED WITH THIS PROJECT. A RIGHT-OF-WAY ENCROACHMENT AGREEMENT IS REQUIRED FOR THE INSTALLATION OF ANY NON-STANDARD ITEM(S) (IRRIGATION SYSTEMS, DECORATIVE CONCRETE PAVEMENT, BRICK PAVERS, ETC.) WITHIN A PROPOSED/EXISTING CITY-MAINTAINED STREET RIGHT-OF-WAY BY A PRIVATE INDIVIDUAL, GROUP, BUSINESS, OR HOMEOWNER'S/BUSINESS ASSOCIATION. AN ENCROACHMENT AGREEMENT MUST BE APPROVED BY CDOT PRIOR TO CONSTRUCTION/INSTALLATION. CONTACT CDOT FOR ADDITIONAL INFORMATION CONCERNING COST, SUBMITTAL, AND LIABILITY INSURANCE COVERAGE REQUIREMENTS.

ALLOWABLE USES ARE LIMITED TO OFFICE, RESEARCH & DEVELOPMENT, RECEPTION FACILITY AND

THE PETITIONER SHALL DEDICATE AND CONVEY IN FEE SIMPLE ALL RIGHTS-OF-WAY TO THE CITY BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED. CDOT REQUESTS RIGHTS-OF-WAY SET AT 2' BEHIND BACK OF SIDEWALK WHERE FEASIBLE.

ALL TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED.

ALL PUBLIC ROADWAY IMPROVEMENTS WILL BE SUBJECT TO THE STANDARDS AND CRITERIA OF CDOT AND NCDOT, AS APPLICABLE, TO THE ROADWAY IMPROVEMENTS WITHIN THEIR RESPECTIVE ROAD SYSTEM AUTHORITY. IT IS UNDERSTOOD THAT SUCH IMPROVEMENTS MAY BE UNDERTAKEN BY THE PETITIONER ON ITS OWN OR IN CONJUNCTION WITH OTHER DEVELOPMENT OR ROADWAY PROJECTS TAKING PLACE WITHIN THE BROAD WESTERN MECKLENBURG AREA, BY WAY OF A PRIVATE/PUBLIC PARTNERSHIP EFFORT OR OTHER PUBLIC SECTOR PROJECT SUPPORT.

ARCHITECTURAL STANDARDS

A. NOT APPLICABLE

PERMITTED USES

MEDICAL/DENTAL OFFICE.

ANY PROPOSED BUILDING EXPANSION OR ADDITION WILL BE MADE WITH MATERIALS THAT ARE ARCHITECTURALLY COMPATIBLE WITH THE EXISTING BUILDING MATERIALS AND COLORS.

STREETSCAPE, BUFFERS AND LANDSCAPING:

SCREENING REQUIREMENTS OF THE ORDINANCE WILL BE MET. B. BUFFER REQUIREMENTS OF THE ORDINANCE, IF APPLICABLE, WILL BE MET.

8. ENVIRONMENTAL FEATURES

24' FROM BACK OF

CURB TO SETBACK

EXISTING TREE,

EXISTING

PONDS -

STORMWATER

THE LOCATION, SIZE, AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS..... / THE SITE WILL COMPLY WITH ARTICLE 20 OF THE UDO. $/\!\!/$ 2 \setminus

44' FROM CENTERLINE TO

- EXISTING UTILITY EASEMENT

EXISTING FACE OF CURB

PROPOSED 4' WIDE

PLANTING STRIP

PROPOSED 12' WIDE

MULTI-USE PATH

SITÉ WILL NEED TO MEET UDO STORMWATER ARTICLES 23 THROUGH 28, AND MAINTAIN EXISTING STORMWATER MANAGEMENT CAPACITY OF EXISTING PONDS.

> - EXISTING BILLBOARD

9. PARKS, GREENWAYS AND OPEN SPACE

A. NOT APPLICABLE

10. FIRE PROTECTION

FIRE DEPARTMENT ACCESS ROADS SHALL HAVE A MINIMUM 20' UNOBSTRUCTED CLEAR

WIDTH AND SHALL BE CAPABLE OF SUPPORTING 85,000 POUNDS. FOR BUILDINGS EQUIPPED WITH A SPRINKLER SYSTEM, A FIRE DEPARTMENT CONNECTION

SHALL BE LOCATED WITHIN 200' OF A FIRE HYDRANT FOR AN NFPA 13 SPRINKLER SYSTEM. C. TURNING RADIUS ALONG FIRE ACCESS ROADS SHALL BE 30', INSIDE AND 42'-3.5", OUTSIDE.

11. SIGNAGE

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

12. LIGHTING

A. ALL NEW LIGHTING SHALL BE DOWNWARDLY DIRECTED AND FULL CUT-OFF TYPE LIGHTING FIXTURES EXCLUDING LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS, SIDEWALKS,

AND PARKING AREAS ANY NEW DETACHED LIGHTING ON THE SITE WILL BE LIMITED TO 25 FEET IN HEIGHT. C. ARCHITECTURAL LIGHTING ON BUILDING FACADES, SUCH AS SCONCES, WILL BE PERMITTED.

A. PROPOSED EXPANSIONS/ADDITIONS MAY BE PHASED.

14. AMENDMENTS TO THE REZONING PLAN

FUTURE AMENDMENTS TO THE REZONING PLAN (WHICH INCLUDES 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 OF ARTICLE 37 OF THE Y

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 UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.



OFFICE

2. RESEARCH AND DEVELOPMENT

3. RECEPTION FACILITY (UNDER PRESCRIBED CONDITIONS)

4. MEDICAL/DENTAL

PROHIBITED USES

1. RESIDENTIAL USES

2. HOTELS/MOTELS

3. LIVE PERFORMANCE VENUE/NIGHT CLUB

4. OUTDOOR MARKET

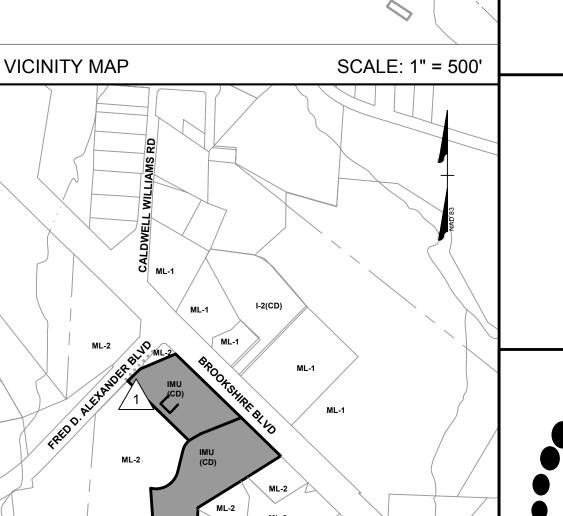
LODGE/MEETING HALL

NOTES:

1. THE 2040 COMPREHENSIVE PLAN'S POLICY MAP CALLS FOR THE MANUFACTURING & LOGISTICS PLACE TYPE. THIS PLAN IS INCONSISTENT WITH THE MANUFACTURING & LOGISTICS PLACE

2. WATER AND SEWER SERVICE IS ACCESSIBLE FOR THIS REZONING BOUNDARY. CHARLOTTE WATER HAS ACCESSIBLE WATER SYSTEM INFRASTRUCTURE FOR THE REZONING BOUNDARY VIA AN EXISTING 12-INCH WATER DISTRIBUTION MAIN LOCATED ALONG BROOKSHIRE BOULEVARD. CHARLOTTE WATER HAS ACCESSIBLE SANITARY SEWER SYSTEM INFRASTRUCTURE FOR THE REZONING BOUNDARY VIA AN EXISTING 8-INCH GRAVITY SEWER MAIN LOCATED INSIDE THE ZONING BOUNDARY.

Od



SCALE: 1" = 500' **ZONING MAP**

DEVELOPMENT DATA TABLE

SITE ADDRESS:

6425 AND 6409 BROOKSHIRE BLVD CHARLOTTE, NC 28216

2. PETITION #: 2024-00062

3. SITE ACREAGE: 7.4 ACRES 4. TAX PARCELS INCLUDED IN REZONING: 03505512, 03505513

5. EXISTING ZONING: ML-2

6. PROPOSED ZONING: IMU (CD)

7. EXISTING USES: GENERAL OFFICE

8. PROPOSED USES: GENERAL OFFICE, RESEARCH AND

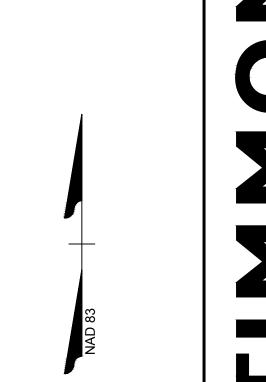
DEVELOPMENT, RECEPTION FACILITY, MEDICAL/DENTAL OFFICE

9. NUMBER OF RESIDENTIAL UNITS: N/A

10. RESIDENTIAL DENSITY: N/A 11. SETBACKS: 20 FT FRONT SETBACK

12. EXISTING SQUARE FOOTAGE (03505512): 11,878 PROPOSED SQUARE FOOTAGE (03505512): ±4,500

EXISTING SQUARE FOOTAGE (03505513): 11,138



SCALE 1"=100

100'

10/4/2024

DESIGNED BY

CHECKED BY

SCALE

1" = 100'

RZ-100

