

EXISTING ZONING: R-3  
 PROPOSED ZONING: I-1(CD)  
 PROPOSED USE: LANDSCAPE BUFFER  
 ASSOCIATED WITH NORTHPARK  
 BUSINESS PARK. NO BUILDINGS,  
 PARKING, OR MANEUVERING PERMITTED.  
 TAX PARCEL: 037-373-14  
 SITE ACREAGE: 0.543 AC.

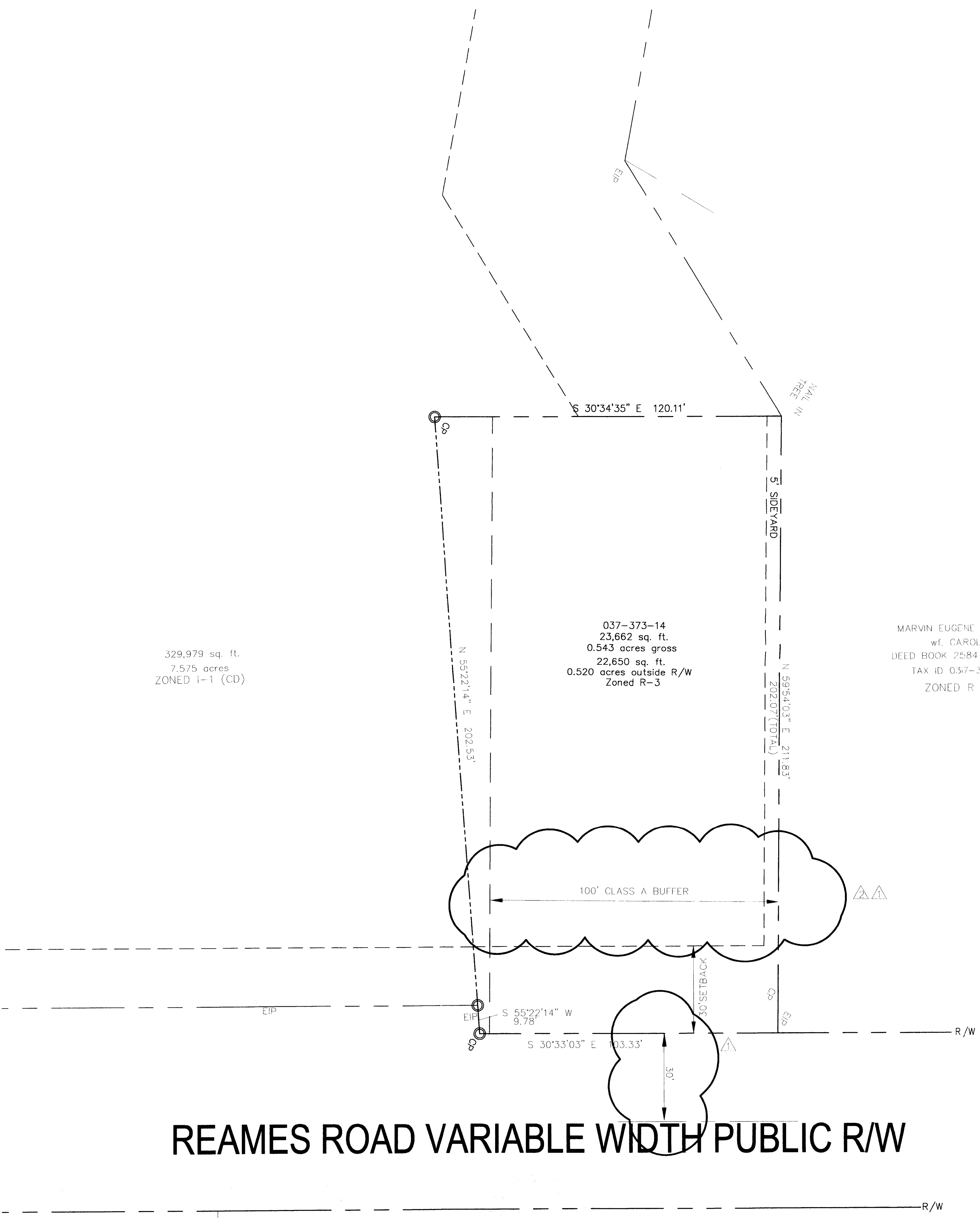
DATE	10/12/02
REV.	1
DESCRIPTION	PLANNING COMMISSION
REV.	2
DESCRIPTION	PLANNING COMMISSION COMMENTS
DATE	11/14/02
REV.	3
DESCRIPTION	PLANNING COMMISSION COMMENTS
DATE	11/14/02
REV.	4
DESCRIPTION	PLANNING COMMISSION COMMENTS
DATE	11/14/02
REV.	5
DESCRIPTION	PLANNING COMMISSION COMMENTS
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REV.	6
DESCRIPTION	PLANNING COMMISSION COMMENTS
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REV.	7
DESCRIPTION	PLANNING COMMISSION COMMENTS
DATE	11/14/02
REV.	8
DESCRIPTION	PLANNING COMMISSION COMMENTS
DATE	11/14/02
REV.	9
DESCRIPTION	PLANNING COMMISSION COMMENTS
DATE	11/14/02
REV.	10
DESCRIPTION	PLANNING COMMISSION COMMENTS

**GEO SCIENCE GROUP**  
 INCORPORATED  
 500-K Chanton Road  
 Charlotte, NC 28217  
 704-525-2051 (fax)

NORTHPARK - PHASE IV  
 CHARLOTTE, NORTH CAROLINA  
 CHILDRESS KLEIN PROPERTIES

FOR PUBLIC HEARING  
 PETITION No. 2002-131

1  
 1



329,979 sq. ft.  
 7.575 acres  
 ZONED I-1 (CD)

037-373-14  
 23,662 sq. ft.  
 0.543 acres gross  
 22,650 sq. ft.  
 0.520 acres outside R/W  
 Zoned R-3

MARVIN EUGENE POOLE &  
 w/ CAROLYN  
 DEED BOOK 2584 PAGE 570  
 TAX ID 037-373-15  
 ZONED R 3

TAX ID 037-191-21  
 CK NORTHPARK XVI LLC  
 ZONED I1-CD

**DEVELOPMENT STANDARDS**  
 NorthPark Phase IV

**GENERAL PROVISION**

Unless more stringent standards are established by the Technical Data Sheet or these Development Standards, all development standards established under the Charlotte Zoning Ordinance (the "Ordinance") for the I-1 zoning district classification shall be followed in connection with development taking place on the Site.

**USE RESTRICTION**

The Site shall be principally devoted to a landscape buffer associated with NorthPark Business Park. No buildings, parking or maneuvering shall occur within the landscape buffer on the Site.

**BUFFERS**

1. The Buffer area established on this Technical Data Sheet shall conform to the standards of Section 12.302 of the Ordinance; subject, however, to the provisions of Section 12.304 thereof.
2. The Buffer area shall remain as open space and, subject to the provisions of Paragraph (3) below, will be left undisturbed.
3. The Petitioner reserves the right to install utilities in portions of the Buffer area provided that such utilities shall cross the Buffer area at 90 degree angles. No building, parking spaces, maneuvering areas or storm water detention ponds may be located within the Buffer area. However, a storm water swale may be constructed within the Buffer area together with associated grading activity, provided that such storm water swale shall cross the Buffer area at a 90 degree angle.
4. Where existing trees and natural vegetation have been cleared to accommodate the installation of utilities, the cleared, unimproved areas will be landscaped with trees and shrubs.

**LANDSCAPE MATERIALS WITHIN BUFFER AREA**

1. The Owner shall install or cause to be installed within the buffer area plants, trees and other materials, in accordance with the landscaping specifications established by the City of Charlotte Zoning Ordinance and shall thereafter maintain or cause to be maintained all such materials (including replacement of dead or dying plants and trees).
2. Plantings within landscaped areas shall meet or exceed the requirements of the Ordinance.

**ACCESS**

No vehicular access shall be provided to Reames Road directly from the Site.

**ROAD IMPROVEMENTS**

The Petitioner shall improve that portion of Reames Road abutting the Site to collector street standards prior to the issuance of additional certificates of occupancy for development of that portion of North Park Business Park located north of North Park Boulevard at the intersection of Reames Road and North Park Boulevard.

**STREETSCAPE TREATMENT**

All trees greater than 8 inches in caliper within the thirty foot setback along Reames Road shall be preserved except those that must be removed in order to construct the drainage swale that receives storm water from Reames Road.

**RIGHT-OF-WAY**

The Petitioner shall dedicate and convey (by quitclaim deed and subject to a reversionary interest in any property not used for right-of-way purposes in the future) where owned by the Petitioner and where not already existing, such additional portions of the Site as may be needed to provide for 30 feet of right-of-way west of the existing centerline of Reames Road prior to the issuance of any additional certificates of occupancy for North Park Business Park.

**AMENDMENTS TO REZONING PLAN**

Future amendments to the Technical Data Sheet and these Development Standards may be applied for by the then Owner or Owners of the parcel or parcels involved in accordance with the provisions of Chapter 6 of the Ordinance.

**BINDING EFFECT OF THE REZONING APPLICATION**

1. If the Petitioner's Rezoning Petition is approved, the development program established under these Development Standards, the Technical Data Sheet and other supportive documents shall, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioners and the current and subsequent owners of the Site and their respective heirs, and devisees, personal representatives, successors in interest and assigns.
2. Throughout these Development Standards, the terms "Petitioner" and "Owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner and the Owners.

APPROVED BY CITY COUNCIL  
 DATE 12/6/02

**REAMES ROAD VARIABLE WIDTH PUBLIC R/W**