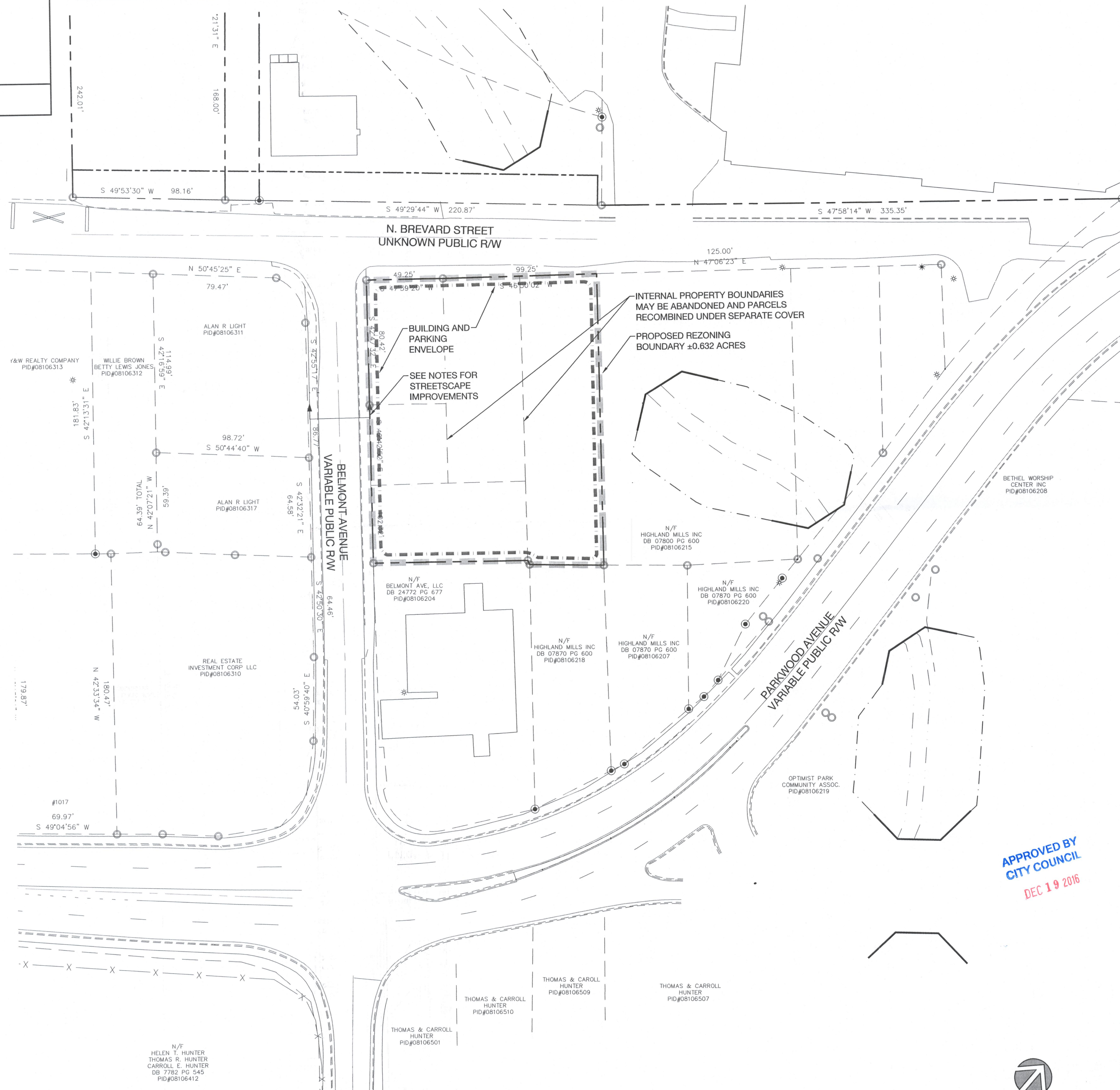
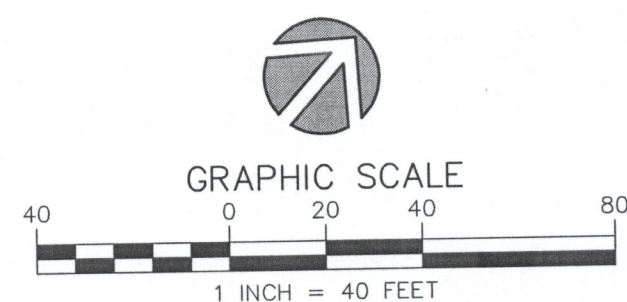


DEVELOPMENT SUMMARY	
TAX PARCEL ID #:	08106216, 08106217, 08106202, 08106201 08106203
TOTAL SITE AREA:	± 0.632 ACRES
EXISTING ZONING:	R-8
PROPOSED ZONING:	TOD-MO
PROPOSED USE:	SEE DEV. STDS.



APPROVED BY
CITY COUNCIL
DEC 19 2016



REZONING PETITION #2016-130

DEVELOPMENT STANDARDS

- GENERAL PROVISIONS
 - These Development Standards form a part of the Rezoning Plan (comprised of the Technical Data Sheet and Development Standards) associated with the Rezoning Petition filed by White Point Paces Properties, LLC (the "Petitioner") for an approximately .632 acre site located on the south side of North Brevard Street and the east side of Belmont Avenue near the intersection of North Brevard Street and Belmont Avenue, which site is more particularly depicted on the Rezoning Plan (hereinafter referred to as the "Site"). The Site is comprised of those parcels of land designated as Tax Parcel Nos. 081-062-16, 081-062-17, 081-062-02, 081-062-01 and 081-062-03.
 - 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"). Subject to the optional provisions set out below, the regulations established under the Ordinance for the TOD-M zoning district shall govern the development and use of the Site.
 - As noted above in Section 1.A. and as depicted on the Rezoning Plan, the Site is comprised of five separate parcels of land (each such parcel of land being hereinafter individually referred to as a "parcel"). Petitioner may Redevelop (as defined below) each parcel separately and at different times or Petitioner may, at its option, develop multiple parcels or the entire Site concurrently.
 - For all purposes herein, the terms "Redeveloped" or "Redevelopment" shall mean the construction of a new building on the relevant portion of the Site. "Building" shall be defined as provided under the Ordinance. For all purposes herein, "Redeveloped" or "Redevelopment" shall not include the construction and installation of a surface parking lot, planting strips, sidewalks and related improvements and a gazebo or band shell on the Site. The foregoing definition of "Redeveloped" or "Redevelopment" shall not apply to matters relating to the Post Construction Stormwater Ordinance.
 - The Site shall be considered to be a planned/unified development. Therefore, side and rear yards, buffers, building height separation requirements, building separation requirements and other zoning standards shall not be required internally between improvements and uses on the Site. Subject to the optional provisions set out below, the Site shall be required to meet any applicable side and rear yard requirements and buffer requirements with respect to the exterior boundaries of the Site.
 - Pursuant to Section 1.110 of the Ordinance and Section 160A-385.1 of the North Carolina General Statutes, the Rezoning Plan, if approved, shall be vested for a period of 5 years due to the size and phasing of the development, the level of investment, economic cycles and market conditions.
 - Future amendments to the Rezoning Plan and/or 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. Alterations to the Rezoning Plan are subject to Section 6.207 of the Ordinance.
- OPTIONAL PROVISIONS

The optional provisions set out below shall apply to the development of the Site.

 - Until such time that a parcel located within the Site is Redeveloped, the existing building located on such parcel may remain in place and be devoted to the uses permitted herein.
 - The existing buildings located on the Site shall not be required to meet the urban design standards of the TOD-M zoning district.
 - Until such time that the Site is Redeveloped, the Site shall not be required to meet the minimum residential density and/or the minimum floor area ratio requirements of the TOD-M zoning district.
 - The streetscape improvements along the Site's public street frontages described below under Streetscape/Landscaping/Open Space, which improvements include planting strips and sidewalks, shall be permitted.
 - Until such time that the Site is Redeveloped, the uses and development located on the Site shall not be required to meet the minimum and/or maximum parking requirements of the Ordinance due to the proximity of the Site to a transit station and the unique elements of the Site.
 - It is anticipated that the Site will be Redeveloped in phases, and it is Petitioner's intent to utilize the Site (or portions thereof) for surface parking that will support the Mill Building and uses located on Tax Parcel No. 081-042-02 as provided below in Section 3.B. until such time that the Site is Redeveloped. During the time period in which the Site (or portions thereof) is devoted to surface parking that will support the Mill Building and uses located on Tax Parcel No. 081-042-02, the optional provisions set out below shall apply to the Site. These optional provisions may not be utilized upon the Redevelopment of the Site.
 - A surface parking lot or parking lots may cover the entire width and depth of the Site (or a parcel within the Site) subject to the required setbacks and yards.
 - Surface parking and vehicular maneuvering areas shall be permitted between the permitted uses on the Site (or on a parcel within the Site) and the required setbacks.
 - A surface parking lot or parking lots that are located to the sides of any structures located on the Site (or on a parcel within the Site) may cover more than 35% of the total lot width subject to the required setbacks and yards.
- PERMITTED USES
 - The Site may be devoted to any use or uses allowed by right or under prescribed conditions in the TOD-M zoning district (including any combination of such uses), together with any incidental or accessory uses associated therewith that are permitted under the Ordinance in the TOD-M zoning district.
 - The surface parking of vehicles shall be permitted on the Site. A surface parking lot or parking lots on the Site will be less than one acre in size or a surface parking lot or parking lots on the Site will be considered to be accessory uses to the Mill Building and the uses located on Tax Parcel No. 081-042-02 after the abandonment of the relevant portion of North Brevard Street and the recombination of the relevant parcels of land.
- DEVELOPMENT LIMITATIONS
 - The Redevelopment of the Site shall be in accordance with the requirements of the TOD-M zoning district.
 - Subject to Section 2.A. above, the minimum setback from North Brevard Street shall be 20 feet from the back of the future curb along North Brevard Street.
 - Subject to Section 2.A. above, the minimum setback from Belmont Avenue shall be 16 feet from the back of the future curb along Belmont Avenue.
- TRANSPORTATION
 - The placement and configuration of the access points are subject to any minor modifications required by the Charlotte Department of Transportation ("CDOT") and/or the North Carolina Department of Transportation ("NCDOT").
- STREETSCAPE/LANDSCAPING/OPEN SPACE
 - Subject to the optional provisions set out above and except as provided below, the Redevelopment of the Site will comply with the TOD-M standards with respect to the streetscape along the Site's frontage on public streets.
 - In connection with the Redevelopment of the Site, streetscape and transportation improvements shall be installed along the Site's public street frontages as described below.
 - North Brevard Street**
 - Excluding any portion of North Brevard Street that is abandoned by the City as provided in Rezoning Petition No. 2016-029, Petitioner shall complete the following along each parcel's frontage on North Brevard Street as each parcel is Redeveloped prior to the issuance of the first certificate of occupancy for any new building constructed on each parcel:
 - Dedicate and convey to the City (subject to a reservation for any necessary utility easements) those portions of each parcel located immediately adjacent to North Brevard Street that are necessary to provide one-half of the right of way required for the local office/commercial wide street section as measured from the existing centerline of North Brevard Street and based upon a symmetrical widening. This dedicated right of way shall measure 38.5 feet from the existing centerline of North Brevard Street.
 - Install new curb and gutter in the location required for the local office/commercial wide street section.
 - Install a planting strip and a sidewalk as required by the Ordinance.
 - Belmont Avenue**
 - Petitioner shall complete the following along each parcel's frontage on Belmont Avenue as each parcel is Redeveloped prior to the issuance of the first certificate of occupancy for any new building constructed on each parcel:
 - Dedicate and convey to the City (subject to a reservation for any necessary utility easements) those portions of each parcel located immediately adjacent to Belmont Avenue that are necessary to provide the full right of way required for the local office/commercial wide street section based upon an asymmetrical widening.
 - Install new curb and gutter in the location required for the local office/commercial wide street section.
 - The streetscape will be built to the standards of the Ordinance at the time of the installation and construction of such streetscape improvements. Notwithstanding the foregoing, any ground floor use designed for non-residential use will have tree grates 8 feet by 16 feet open tree wells in lieu of a planting strip if on-street parking is present.
 - Prior to the issuance of the first certificate of occupancy for the Mill Building (as defined on the approved conditional rezoning plan relating to Rezoning Petition No. 2016-029), the Petitioner shall file with the Planning Department a request for an administrative amendment to the approved conditional rezoning plan relating to Rezoning Petition No. 2016-029 to provide as follows:
 - Upon the Redevelopment of Development Area B2 (as defined on the approved conditional rezoning plan relating to Rezoning Petition No. 2016-029), Petitioner shall complete the following along Development Area B2's frontage on Belmont Avenue prior to the issuance of the first certificate of occupancy for a new structure on Development Area B2:
 - Dedicate and convey to the City (subject to a reservation for any necessary utility easements) those portions of Development Area B2 located immediately adjacent to Belmont Avenue that are necessary to provide the full right of way required for the local office/commercial wide street section based upon an asymmetrical widening.
 - Install new curb and gutter in the location required for the local office/commercial wide street section.
 - Install an 8 foot wide planting strip and an 8 foot wide sidewalk.
 - Sidewalks and planting strips can meander to save existing trees.
 - LIGHTING
 - All outdoor lighting fixtures for parking lots and pedestrian activity areas shall be classified as full cut-off, cutoff or semi-cutoff. In addition, any building light fixtures used to illuminate parking and pedestrian areas and service areas shall be classified as full cutoff, cutoff or semi-cutoff.
 - The maximum height of any new freestanding lighting fixture installed on the Site, including its base, shall be 26 feet.
 - BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS
 - If this Rezoning Petition is approved, all conditions applicable to the use and development of the Site imposed under these Development Standards and the 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 term "Petitioner" 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.
 - Any reference to the Ordinance herein shall be deemed to refer to the requirements of the Ordinance in effect as of the date this Rezoning Petition is approved.

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Charlotte, NC 28211

HIGHLAND PARK MILL
CHANCE/VOELKERS PARCELS

Rezoning Site Plan
Charlotte, North Carolina

NO.	DATE	BY:	REVISIONS:
1	9-19-16	UDP	PER STAFF COMMENTS
2	10-24-16	UDP	PER STAFF COMMENTS
3	11-22-16	UDP	PER STAFF COMMENTS

Project No: 16-066
Date: 07.25.16
Designed by: udp
Drawn by: udp
Scale: 1"=40'
Sheet No:

RZ-1.0