

VICINITY MAP  
NTS

**SITE DEVELOPMENT DATA**

ACREAGE: ± 83.65 ACRES FOR REZONING SITE IN CHARLOTTE ETJ (MECKLENBURG COUNTY)

TAX PARCEL #S: 029-581-14, 029-581-13, 029-581-22, 029-581-12, 029-171-06, 029-581-03, & P. O. 029-581-15 AND P.O 029-581-10

EXISTING ZONING: R-3, CC, INST. & I-1(CD)

PROPOSED ZONING: I-1(CD), & MX-1, FIVE YEARS VESTED RIGHTS

EXISTING USES: VACANT & DETACHED SINGLE FAMILY

PROPOSED USES: USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES AS ALLOWED IN: (I) THE I-1 ZONING DISTRICT FOR THE PORTION OF THE SITE SHOWN AS ZONED I-1(CD) (AS GENERALLY DEPICTED ON THE REZONING PLAN) AND (II) THE MX-1 ZONING DISTRICT FOR THE PORTION OF THE SITE SHOWN AS ZONED MX-1 (AS GENERALLY DEPICTED ON THE REZONING PLAN), EACH AS MORE SPECIFICALLY DESCRIBED BELOW IN SECTION 2 (WHICH SHALL CONTROL).

**MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT:**

A. WITHIN THE I-1(CD) ZONING DISTRICT ON A PHASED BASIS, UP TO [500,000] SQUARE FEET OF GROSS FLOOR AREA OF WAREHOUSE, DISTRIBUTION AND OTHER PERMITTED USES AS ALLOWED IN THE I-1 ZONING DISTRICT, TO BE TRANSFERRED FROM REZONING PETITION #2021-028, AS MORE PARTICULARLY DESCRIBED BELOW IN SECTION 2 (WHICH SHALL CONTROL).

B. WITHIN THE MX-1 ZONING DISTRICT, UP TO 150 SINGLE-FAMILY DETACHED RESIDENTIAL DWELLING UNITS, AS MORE SPECIFICALLY SET FORTH IN SECTION 2 (WHICH SHALL CONTROL).

**MAXIMUM BUILDING HEIGHT:** BUILDING HEIGHTS SHALL BE AS SET FORTH IN THE ORDINANCE FOR THE I-1 & MX-1 ZONING DISTRICT. BUILDING HEIGHT WILL BE MEASURED AS DEFINED BY THE ORDINANCE.

**PARKING:** AS REQUIRED BY THE ORDINANCE.

SITE LEGEND

- PREVIOUSLY REZONED
- PARCELS TO BE REZONED

1	029-581-18	WENDY DAWN COPENHAVER	08697-410	R-3
2	029-581-07	BRANDON NELSON	36789-154	R-3
3	029-581-09	JAMES EDWARD JR SHAVER	10202-684	R-3
4	029-581-06	ALICE COVINGTON WIKKE	03855-473	R-3
5	029-581-05	ALICE C WIKKE	02315-592	R-3
6	029-581-04	R FRANCES (NIC) BELT	08930-877	R-3
7	029-581-02	STEPHEN LAWRENCE	04917-540	R-3
8	029-591-20	JAMES E JR SHAVER	10436-228	R-3
9	029-171-07	MARY LOU BOST HEIRS	37511-190	R-3
10	029-581-01	JAMES E JR SHAVER	31515-280	R-3
11	029-591-01	DAVIDLAND LLC	08627-724	R-3
12	458-791-1759-0000	DAVIDLAND LLC / A NC LLC	03033-0044	LI
13	458-961-8976-0000	QUAY LLC / A NC LLC	09853-0036	LI
14	458-962-8251-0000	HARKER RONNIE R / MARTHA H WF	12242-0271	LI
15	458-963-6730-0000	MALL AT CONCORD MILLS LP	10206-0313	C-2
16	029-181-04	ROBERT LUNN	33182-1	R-3
17	029-181-26	CONRAD AT CONCORD MILLS POE LLC	37231-689	CC
18	029-181-12	PIEDMONT NATURAL GAS COMPANY INC	30216-687	R-3
19	029-181-22	PIEDMONT NATURAL GAS COMPANY INC	30216-687	R-3
20	029-181-21	WINNIE N FOX LLC	36433-580	R-3
21	029-181-20	WINNIE N FOX LLC	36433-580	R-3
22	029-181-19	MADISON MALLARD CREEK OWNER LLC	36435-808	R-17MF(CD)
23	029-181-18	MADISON MALLARD CREEK OWNER LLC	36435-808	R-17MF(CD)
24	029-171-02	HICKORY GROVE BAPTIST CHURCH	08023-218	INST
25	029-171-27	HEAVEN PROPERTIES LLC	37065-307	R-3
26	029-171-25	WILLIE L HALL	04614-718	R-3

KINGS GRANT

CHARLOTTE, NC  
REZONING  
#2023-024

LANDDESIGN PROJ #  
1020184

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	INITIAL SUBMITTAL	01.31.2023
2	REZONING SUBMITTAL	08.14.2023

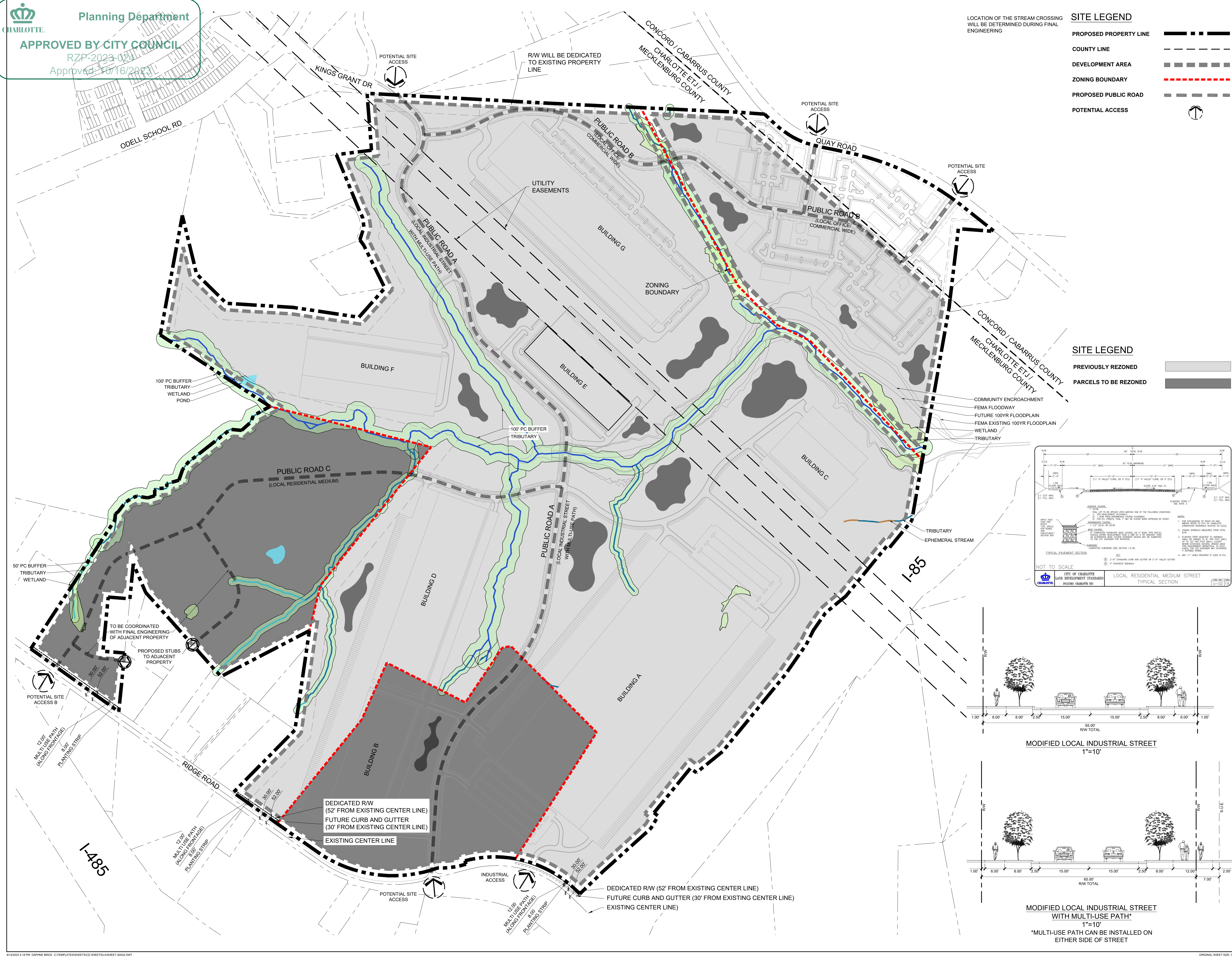
DESIGNED BY: JYK  
DRAWN BY: JYK  
CHECKED BY: KST

SCALE  
VERT: N/A  
HORZ: 1"=200'  
0 100 200 400

TECHNICAL DATA

RZ-1





REV 000

SEAL

**KINGS GRANT**

CHARLOTTE, NC  
REZONING  
#2023-024

LANDDESIGN PROJ# 1020184

**REVISION / ISSUANCE**

NO.	DESCRIPTION	DATE
1	INITIAL SUBMITTAL	01.31.2023
2	REZONING SUBMITTAL	08.14.2023

DESIGNED BY: JVK  
DRAWN BY: JVK  
CHECKED BY: KST

SCALE  
VERT: N/A  
HORZ: 1"=200'

SHEET TITLE  
SCHEMATIC SITE PLAN

SHEET NUMBER  
RZ-2





Planning Department

APPROVED BY CITY COUNCIL

RZP-2023-024

Approved: 10/16/2023

LandDesign.

223 NORTH GRAHAM STREET  
CHARLOTTE, NC 28202  
704.333.0325  
WWW.LANDDESIGN.COM

LOCATION OF THE STREAM CROSSING  
WILL BE DETERMINED DURING FINAL  
ENGINEERING

#### SITE LEGEND

- PROPOSED PROPERTY LINE
- COUNTY LINE
- DEVELOPMENT AREA
- ZONING BOUNDARY
- PROPOSED PUBLIC ROAD
- POTENTIAL ACCESS

REV 10/16/2023

SEAL

#### SITE LEGEND

- PREVIOUSLY REZONED
- PARCELS TO BE REZONED

PROJECT

#### KINGS GRANT

CHARLOTTE, NC  
REZONING  
#2023-024

LANDDESIGN PROJ#

1020184

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SCALE

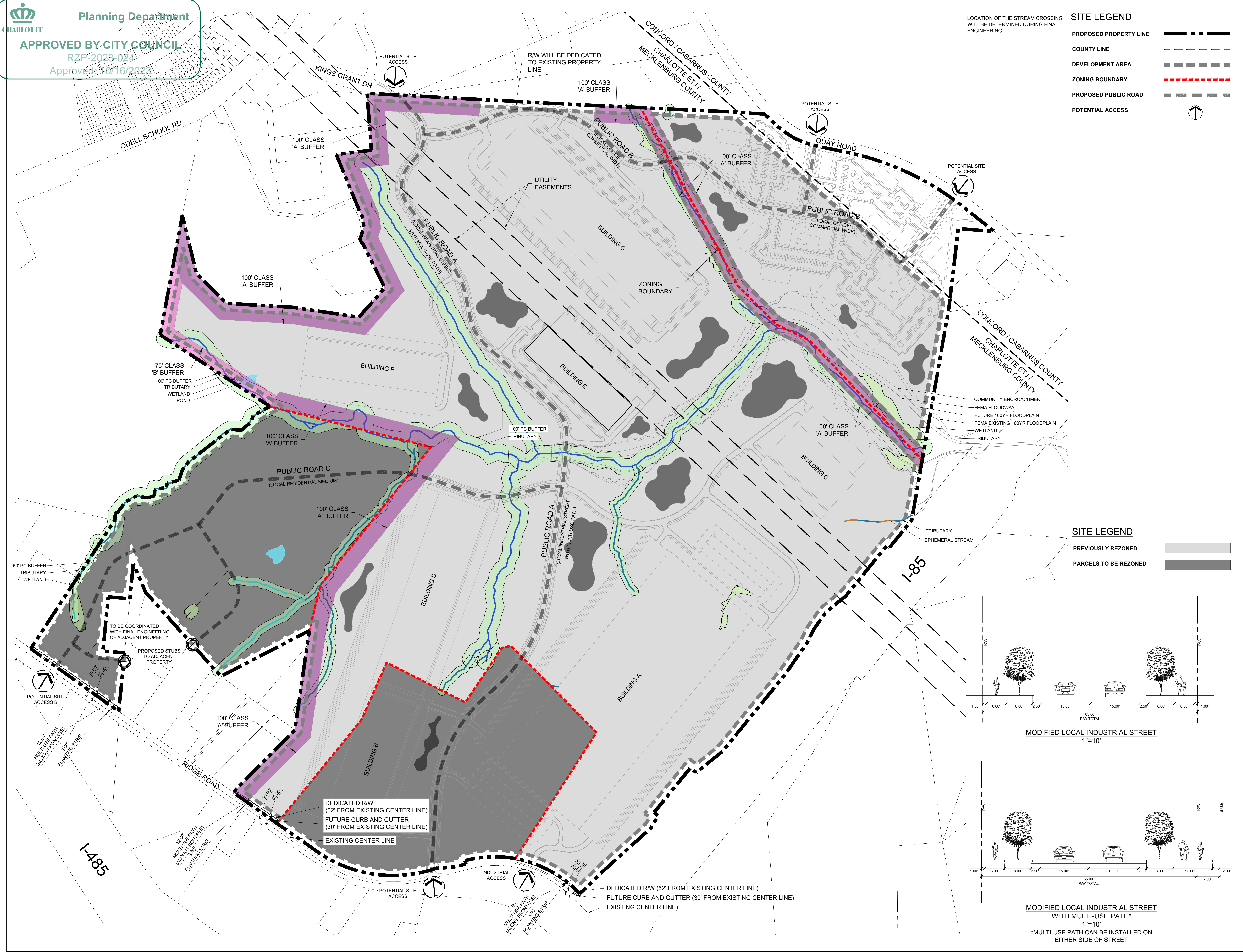
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HORZ: 1"=200'

SHEET TITLE


PROPOSED BUFFERS

SHEET NUMBER

RZ-3







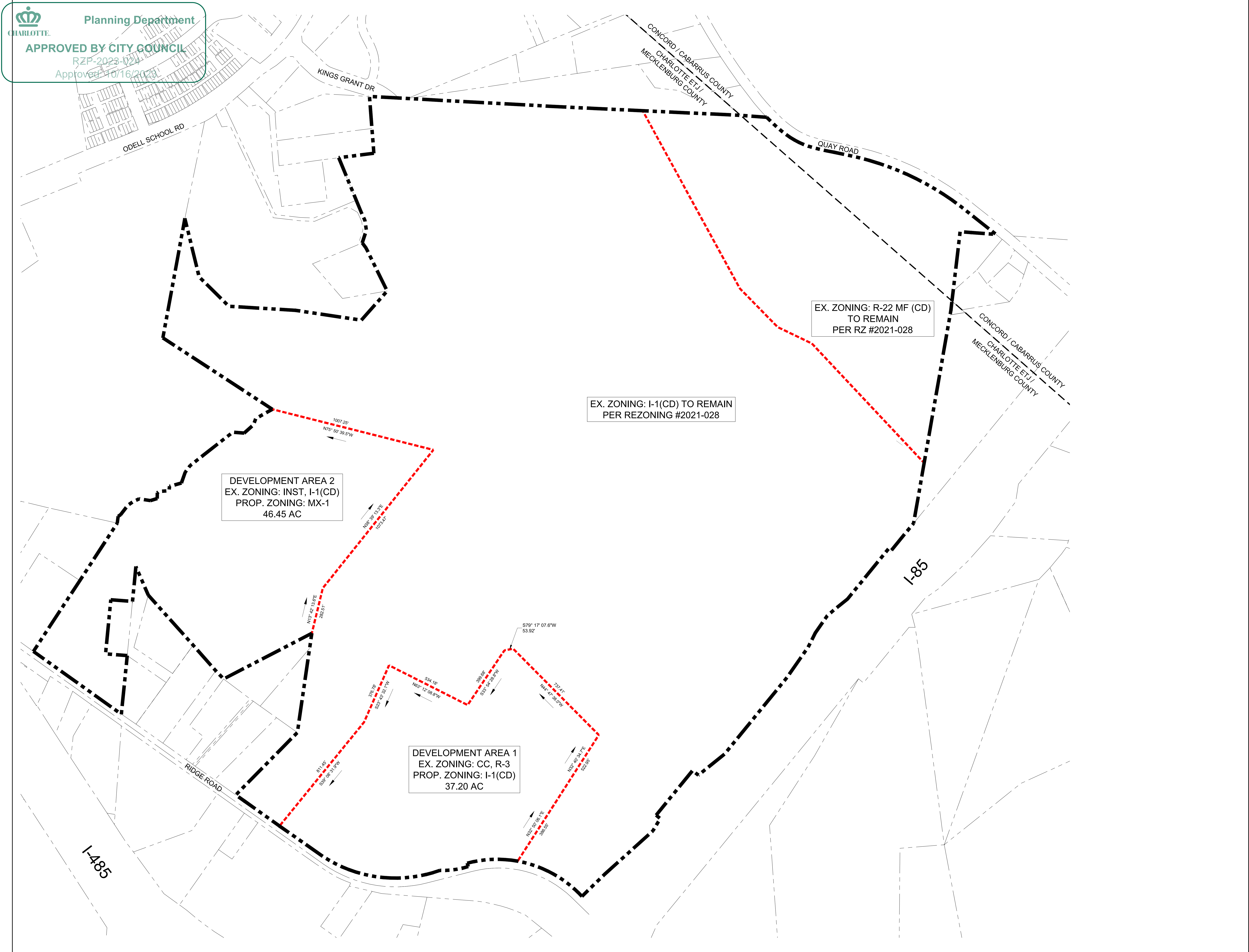
CHARLOTTE

Planning Department

APPROVED BY CITY COUNCIL

RZP-2023-024

Approved 10/16/2023



REV 100'

SEAL

PROJECT

KINGS GRANT

CHARLOTTE, NC  
REZONING  
#2023-024

LANDDESIGN PROJ # 1020184

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NO.	DESCRIPTION	DATE
1	INITIAL SUBMITTAL	01.31.2023
2	REZONING SUBMITTAL	08.14.2023

DESIGNED BY: JVK  
DRAWN BY: JVK  
CHECKED BY: KST

SCALE

VERT: N/A  
HORZ: 1"=200'

0 100' 200' 400'

SHEET TITLE

ZONING BOUNDARY

SHEET NUMBER

RZ-3



SITE DEVELOPMENT DATA

-ACREAGE: ± 83.66 ACRES FOR REZONING SITE IN CHARLOTTE ETJ (MECKLENBURG COUNTY)

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-EXISTING ZONING: R-8, CD-1, I-1(CD)

-PROPOSED ZONING: I-1(CD), & MX-1, FIVE YEARS VESTED RIGHTS

-EXISTING USES: VACANT & DETACHED SINGLE FAMILY

-PROPOSED USES: USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES AS ALLOWED IN: (i) THE I-1 ZONING DISTRICT FOR THE PORTION OF THE SITE SHOWN AS ZONED I-1(CD) (AS GENERALLY DEPICTED ON THE REZONING PLAN) AND (ii) THE MX-1 ZONING DISTRICT FOR THE PORTION OF THE SITE SHOWN AS ZONED MX-1 (AS GENERALLY DEPICTED ON THE REZONING PLAN), EACH AS MORE SPECIFICALLY DESCRIBED BELOW IN SECTION 2 (WHICH SHALL CONTROL).

-MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT:

A. WITHIN THE I-1(CD) ZONING DISTRICT ON A PHASED BASIS, UP TO [500,000] SQUARE FEET OF GROSS FLOOR AREA OF WAREHOUSE, DISTRIBUTION AND OTHER PERMITTED USES AS ALLOWED IN THE I-1 ZONING DISTRICT, TO BE TRANSFERRED FROM REZONING PETITION #2021-028, AS MORE PARTICULARLY DESCRIBED BELOW IN SECTION 2 (WHICH SHALL CONTROL).

B. WITHIN THE MX-1 ZONING DISTRICT, UP TO 150 SINGLE-FAMILY DETACHED RESIDENTIAL DWELLING UNITS, AS MORE SPECIFICALLY SET FORTH IN SECTION 2 (WHICH SHALL CONTROL).

-MAXIMUM BUILDING HEIGHT: BUILDING HEIGHTS SHALL BE AS SET FORTH IN THE ORDINANCE FOR THE I-1 & MX-1 ZONING DISTRICT. BUILDING HEIGHT WILL BE MEASURED AS DEFINED BY THE ORDINANCE.

-PARKING: AS REQUIRED BY THE ORDINANCE.

1. GENERAL PROVISIONS:

a. SITE LOCATION. THESE DEVELOPMENT STANDARDS, THE TECHNICAL DATA SHEET AND SCHEMATIC SITE PLAN, AND RELATED GRAPHICS FORM THE REZONING PLAN (COLLECTIVELY REFERRED TO AS THE "REZONING PLAN") ASSOCIATED WITH THE REZONING PETITION FILED BY CHILDRESS, KLEN, PROPERTIES("PETITIONER") TO ACCOMMODATE DEVELOPMENT ON THE APPROXIMATELY 83.66 ACRE SITE LOCATED AT THE NORTHEAST INTERSECTION OF I-85 AND RIDGE ROAD, AS GENERALLY DEPICTED ON SHEET RZ-1 (THE "SITE") OF: (i) A RESIDENTIAL COMMUNITY ON THE PORTION OF THE SITE ZONED MX-1 (AS GENERALLY DEPICTED ON THE REZONING PLAN), AND (ii) DISTRIBUTION/LOGISTICS/WAREHOUSE AND OTHER ALLOWED USES ON THE PORTION OF THE SITE ZONED I-1(CD) (AS GENERALLY DEPICTED ON THE REZONING PLAN).

NOTE FOR INFORMATION -: THE PORTION OF THE SITE TO BE REZONED TO I-1(CD) WILL BE INTEGRATED INTO THE ADJOINING PARCELS ZONED I-1(CD) BY REZONING PETITION # 2021-028 SO THAT THE TOTAL AMOUNT OF ALLOWED SQUARE FOOTAGE BETWEEN THE TWO PETITIONS DOES NOT EXCEED THE TOTAL FOOTAGE APPROVED BY REZONING PETITION 2021-028 OF 2.75 MILLION SQUARE FEET OF GROSS FLOOR AREA. OTHER PROVISIONS OF THE PREVIOUS PETITION SUCH AS BUT NOT LIMITED TO ROADWAY IMPROVEMENTS, PHASING AND OPEN SPACE WILL ALSO BE SHARED AND APPLICABLE TO THIS PETITION YARDS, BUFFERS, AND OTHER ZONING STANDARDS WILL NOT BE APPLIED BETWEEN THE ZONING BOUNDARIES CREATED BY THE TWO PETITIONS, WITH THE UNDERSTANDING THAT IT IS INTENDED THAT THE PORTION OF THIS REZONING PETITION ZONED I-1(CD) AND THE PREVIOUSLY APPROVED PETITION ARE INTENDED TO CONSTITUTE A SEAMLESS PLANNED/UNIFIED DEVELOPMENT AS GENERALLY DEPICTED ON PORTIONS OF THE REZONING PLAN.

b. DEVELOPMENT AREAS. FOR EASE OF REFERENCE, THE REZONING PLAN SETS FORTH TWO (2) DEVELOPMENT AREAS AS GENERALLY DEPICTED ON SHEET RZ-1 AS DEVELOPMENT AREA 1 AND DEVELOPMENT AREA 2 (EACH A "DEVELOPMENT AREA" AND COLLECTIVELY THE "DEVELOPMENT AREAS").

c. ZONING DISTRICTS/ORDINANCE. DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN AS WELL AS THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE"). UNLESS THE REZONING PLAN ESTABLISHES MORE STRINGENT STANDARDS, (i) THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE I-1(CD) ZONING DISTRICT FOR THE PORTION OF THE SITE SO DESIGNATED ON THE REZONING PLAN (I.E. CONSISTING OF DEVELOPMENT AREA 2) SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON SUCH PORTION OF THE SITE, AND (ii) THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE MX-1 ZONING CLASSIFICATION FOR THE PORTION OF THE SITE SO DESIGNATED ON THE REZONING PLAN (I.E. CONSISTING OF DEVELOPMENT AREA 1) SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON SUCH PORTION OF THE SITE.

d. GRAPHICS AND ALTERATIONS. THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, STRUCTURES AND BUILDINGS, BUILDING ELEVATIONS, DRIVEWAYS, STREETS, DEVELOPMENT AREAS AND OTHER DEVELOPMENT MATTERS AND SITE ELEMENTS (COLLECTIVELY THE "DEVELOPMENT/SITE ELEMENTS") SET FORTH ON THE REZONING PLAN SHOULD BE REVIEWED IN CONJUNCTION WITH THE PROVISIONS OF THESE DEVELOPMENT STANDARDS. THE LAYOUT, LOCATIONS, SIZES AND FORMULATIONS OF THE DEVELOPMENT/SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS PROPOSED. CHANGES TO THE REZONING PLAN NOT ANTICIPATED BY THE REZONING PLAN WILL BE REVIEWED AND APPROVED AS ALLOWED BY SECTION 6.207 OF THE ORDINANCE.

SINCE THE PROJECT HAS NOT UNDERGONE THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES, IT IS INTENDED THAT THIS REZONING PLAN PROVIDE FOR FLEXIBILITY IN ALLOWING SOME ALTERATIONS OR MODIFICATIONS FROM THE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS. THEREFORE, THERE MAY BE INSTANCES WHERE MINOR MODIFICATIONS WILL BE ALLOWED WITHOUT REQUIRING THE ADMINISTRATIVE AMENDMENT PROCESS PER SECTION 6.207 OF THE ORDINANCE. THESE INSTANCES WOULD INCLUDE CHANGES TO GRAPHICS IF THEY ARE:

- (i) EXPRESSLY PERMITTED BY THE REZONING PLAN (IT IS UNDERSTOOD THAT IF A MODIFICATION IS EXPRESSLY PERMITTED BY THE REZONING PLAN IT IS DEEMED A MINOR MODIFICATION FOR THE PURPOSES OF THESE DEVELOPMENT STANDARDS); OR
- (ii) MINOR AND DONT MATERIALLY CHANGE THE OVERALL DESIGN INTENT GENERALLY DEPICTED ON THE REZONING PLAN.

THE PLANNING DIRECTOR WILL DETERMINE IF SUCH MINOR MODIFICATIONS ARE ALLOWED PER THIS AMENDED PROCESS, AND IF IT IS DETERMINED THAT THE ALTERATION DOES NOT MEET THE CRITERIA DESCRIBED ABOVE, THE PETITIONER SHALL THEN FOLLOW THE ADMINISTRATIVE AMENDMENT PROCESS PER SECTION 6.207 OF THE ORDINANCE, IN EACH INSTANCE, HOWEVER, SUBJECT TO THE PETITIONER'S APPEAL RIGHTS SET FORTH IN THE ORDINANCE.

e. NUMBER OF BUILDINGS PRINCIPAL AND ACCESSORY. NOTWITHSTANDING THE NUMBER OF BUILDINGS OR LOTS SHOWN ON THE REZONING PLAN, THE NUMBER OF BUILDINGS CONSTRUCTED ON THE SITE IS NOT LIMITED BY THIS GRAPHIC ILLUSTRATION OF BUILDINGS INDICATED ON THE REZONING PLAN.

f. PLANNED/UNIFIED DEVELOPMENT. DEVELOPMENT AREA 2 AND THE AREA THAT IS PART OF REZONING PETITION NO. 2021-028 SHALL BE VIEWED AS A PLANNED/UNIFIED DEVELOPMENT PLAN AS TO THE ELEMENTS AND PORTIONS OF THE SITE GENERALLY DEPICTED ON THE REZONING PLAN. AS SUCH, SIDE AND REAR YARDS, BUFFERS, BUILDING HEIGHT SEPARATION STANDARDS, FAR REQUIREMENTS, AND OTHER SIMILAR ZONING STANDARDS WILL NOT BE REQUIRED INTERNALLY BETWEEN IMPROVEMENTS AND OTHER SITE ELEMENTS LOCATED ON THE SITE. FURTHERMORE, THE PETITIONER AND/OR OWNERS OF THE SITE RESERVE THE RIGHT TO SUBDIVIDE THE PORTIONS OR ALL OF THE SITE AND CREATE LOTS WITHIN THE INTERIOR OF THE SITE WITHOUT REGARD TO ANY SUCH INTERNAL SEPARATION STANDARDS. PUBLIC/PRIVATE STREET FRONTAGE REQUIREMENTS AND FAR REQUIREMENTS, PROVIDED, HOWEVER, ALL SUCH SEPARATION STANDARDS ALONG THE EXTERIOR BOUNDARY OF THE SITE SHALL BE ADHERED TO AND ALL FAR REQUIREMENTS WILL BE REGULATED BY ANY DEVELOPMENT LIMITATIONS SET FORTH IN SECTION 3 BELOW AS TO THE SITE AS A WHOLE AND NOT INDIVIDUAL PORTIONS OR LOTS LOCATED THEREIN.]

g. FIVE YEAR VESTED RIGHTS. PURSUANT TO THE PROVISIONS OF SECTION 1.110 OF THE ORDINANCE AND N.C.G.S. SECTION 160A-385.1, DUE TO THE MASTER PLANNED LARGE SCALE NATURE OF THE DEVELOPMENT AND/OR REDEVELOPMENT, THE LEVEL OF INVESTMENT, THE TIMING OF DEVELOPMENT AND/OR REDEVELOPMENT AND CERTAIN INFRASTRUCTURE IMPROVEMENTS, ECONOMIC CYCLES AND MARKET CONDITIONS, THIS PETITION INCLUDES VESTING OF THE APPROVED REZONING PLAN AND CONDITIONAL ZONING DISTRICTS ASSOCIATED WITH THE PETITION FOR A FIVE (5) YEAR PERIOD, BUT SUCH PROVISIONS SHALL NOT BE DEEMED A LIMITATION ON ANY OTHER VESTED RIGHTS WHETHER AT COMMON LAW OR OTHERWISE.

h. GROSS FLOOR AREA. WHEN DETERMINING THE MAXIMUM DEVELOPMENT LEVELS SET FORTH IN THIS REZONING PLAN, GROSS FLOOR AREA AS DEFINED IN THE ORDINANCE SHALL EXCLUDE ANY SURFACE OR STRUCTURED PARKING FACILITIES (INCLUDING, WITHOUT LIMITATION, CORRIDORS AND ELEVATORS WITHIN SUCH FACILITIES), UTILITY OR SIMILAR PUMP-STATION FACILITIES, ENCLOSED LOADING DOCK/SERVICE AREAS, BALCONIES, OUTDOOR DINING AREAS AND ALL GATHERING AREAS WHETHER ON THE ROOF OF A BUILDING OR AT STREET LEVEL.

i. PROJECT PHASING. DEVELOPMENT TAKING PLACE ON THE SITE MAY OCCUR IN PHASES AND IN SUCH EVENT, EXCEPT AS EXPRESSLY REQUIRED IN THIS REZONING PLAN OR BY THE ORDINANCE, CERTAIN STREETS/CAPE IMPROVEMENTS, ROADWAY IMPROVEMENTS AND THE LIKE MAY TAKE PLACE IN CONNECTION WITH THE PHASE OF DEVELOPMENT TO WHICH SUCH IMPROVEMENTS RELATE AS DESCRIBED HEREIN IN SECTION 3 BELOW.

#### 2. PERMITTED USES & DEVELOPMENT AREA LIMITATIONS:

I. USES WITHIN THE I-1(CD) AREAS. THE PROVISIONS OF THIS SECTION 2.I SHALL APPLY ONLY TO THE I-1(CD) ZONED PORTION OF THE SITE.

a. DEVELOPMENT AREA 1. SUBJECT TO THE RESTRICTIONS AND LIMITATIONS LISTED BELOW IN SUBSECTION 2.I.B BELOW, THE PRINCIPAL BUILDINGS CONSTRUCTED ON THE I-1(CD) PORTION OF THE SITE MAY BE DEVELOPED WITH UP TO 500,000 SQUARE FEET OF GROSS FLOOR AREA OF WAREHOUSING, WAREHOUSE DISTRIBUTION, LOGISTICS, OFFICE, MANUFACTURING, AND ALL OTHER USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, ALL AS ALLOWED IN THE I-1 ZONING DISTRICT. OF THE ALLOWED SQUARE FOOTAGE IN DEVELOPMENT AREA 1, NO MORE THAN 5,000 SQUARE FEET OF GROSS FLOOR AREA MAY BE UTILIZED FOR RETAIL/DEE USES.

(NOTE: THE ALLOWED 500,000 SQUARE FEET OF GROSS FLOOR AREA ALLOWED BY THIS PETITION WILL BE TRANSFERRED FROM REZONING PETITION 2021-028 VIA AN ADMINISTRATIVE AMENDMENT. IF LESS THAN 500,000 SQUARE FEET OF GROSS FLOOR AREA ARE CONSTRUCTED ON THE AREA COVERED BY THIS PETITION THE REMAINING UNUSED SQUARE FOOTAGE MAY BE TRANSFERRED BACK TO REZONING PETITION 2021-028. THE TOTAL AGGREGATE SQUARE FOOTAGE ALLOWED BETWEEN THE TWO PETITIONS MAY NOT EXCEED 2.75 MILLION SQUARE FEET OF GROSS FLOOR AREA.)

THE TOTAL AMOUNT OF GROSS FLOOR AREA THAT MAY BE UTILIZED FOR RETAIL/DEE USES BETWEEN THIS PETITION AND REZONING PETITION 2021-028 MAY NOT EXCEED 5,000 SQUARE FEET.

PETITION # 2021-028 WILL BE ADMINISTRATIVELY AMENDED TO REFLECT THESE CONDITIONS).

b. PROHIBITED USES. IN NO EVENT SHALL THE FOLLOWING USES BE PERMITTED IN THE I-1(CD) PORTION OF THE SITE AS A PRINCIPAL USE:

- AUCTION SALES,
- AUTOMOBILES, TRUCK AND UTILITY TRAILER RENTAL,
- AUTOMOTIVE REPAIR GARAGES,

- AUTOMOTIVE SALES AND REPAIR,
- AUTOMOTIVE SERVICE STATIONS,
- MANUFACTURED HOUSING SALES OR REPAIR,
- PETROLEUM STORAGE FACILITIES,
- RECYCLING OR DROP OFF CENTERS

II. USES WITHIN MX-1 AREA. THE FOLLOWING PROVISIONS OF SECTION 2. II. SHALL APPLY TO THE MX-1 AREA ONLY:

a. DEVELOPMENT AREA 2. DEVELOPMENT AREA 2 ON THE SITE MAY BE DEVELOPED WITH UP TO 150 SINGLE-FAMILY DETACHED RESIDENTIAL DWELLING UNITS AND OTHER USES PERMITTED BY-RIGHT OR UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, ALL AS ALLOWED IN THE MX-1 ZONING DISTRICT.

#### 3. TRANSPORTATION IMPROVEMENTS AND ACCESS/PEDESTRIAN CIRCULATION:

I. PROPOSED IMPROVEMENTS:

THE PETITIONER PLANS TO PROVIDE OR CAUSE TO BE PROVIDED ON ITS OWN OR IN COOPERATION WITH OTHER PARTIES WHO MAY IMPLEMENT PORTIONS OF THE IMPROVEMENTS, THE IMPROVEMENTS SET FORTH BELOW TO BENEFIT OVERALL TRAFFIC PATTERNS THROUGHOUT THE AREA IN ACCORDANCE WITH THE FOLLOWING IMPLEMENTATION PROVISIONS:

a. THE TRANSPORTATION IMPROVEMENTS PREVIOUSLY COMMITTED TO AS PART OF REZONING PETITION 2021-028 WILL BE APPLICABLE TO THE DEVELOPMENT OCCURRING WITHIN DEVELOPMENT AREA 1.

b. IN ADDITION, AT THE PROPOSED THIRD ACCESS POINT TO RIDGE RD. (INDUSTRIAL ACCESS) THE FOLLOWING IMPROVEMENT WILL BE MADE:

- ONE INGRESS AND TWO EGRESS LANES (A 100-FOOT LEFT TURN LANE AND A SEPARATE TERMINATING RIGHT TURN LANE).
- AN EASTBOUND LEFT TURN LANE ON RIDGE RD. WITH 100-FEET OF STORAGE (IF THE LEFT TURN TAPERS OVERLAP A 3-LANE SECTION ON RIDGE RD. IS SUGGESTED).
- A WESTBOUND RIGHT TURN LANE ON RIDGE RD. WITH 100-FEET OF STORAGE.

c. AS PART OF THE DEVELOPMENT OF DEVELOPMENT AREA 2, THE FOLLOWING TRANSPORTATION IMPROVEMENTS WILL BE MADE:

- CONSTRUCT A SOUTHBOUND LEFT-TURN LANE WITH 100 FEET OF STORAGE ON RIDGE RD. AT THE ACCESS POINT TO DEVELOPMENT AREA 2 FROM RIDGE RD. WITH AN APPROPRIATE TAPER.
- CONSTRUCT A NORTHBOUND RIGHT TURN LANE WITH 100 FEET OF STORAGE ON RIDGE ROAD AT THE ACCESS POINT TO DEVELOPMENT AREA 2 FROM RIDGE RD. WITH AN APPROPRIATE TAPER.

c. THE PETITIONER SHALL DEDICATE ADDITIONAL RIGHT OF WAY ALONG THE SITE'S FRONTAGE OF RIDGE ROAD TO RESULT IN FIFTY-TWO (52) FEET OF RIGHT-OF-WAY AS MEASURED FROM THE EXISTING CENTERLINE OF RIDGE ROAD ALONG THE SITE'S FRONTAGE.

II. STANDARDS, PHASING AND OTHER PROVISIONS:

a. CDOT STANDARDS. ALL OF THE FOREGOING PUBLIC ROADWAY IMPROVEMENTS WILL BE SUBJECT TO THE STANDARDS AND CRITERIA OF CDOT AND NCDOT, AS APPLICABLE, (AS IT RELATES TO THE ROADWAY IMPROVEMENTS WITHIN ITS 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 BROADER ROAD OR ROAD AREA, BY WAY OF ANY APPLICABLE PRIVATE/PUBLIC PARTNERSHIP EFFORT OR OTHER PUBLIC SECTOR PROJECT SUPPORT.

b. PHASING. FOR DEVELOPMENT AREA 1 ROAD IMPROVEMENTS SHALL BE COMPLETED IN PHASES OR SUBPHASES, THAT ALIGN WITH THE PERMITTED USES AND DEVELOPMENT LEVELS AS DESCRIBED BY REZONING PETITION 2021-028.

I. FOR DEVELOPMENT AREA 2 THE PROPOSED ROAD IMPROVEMENTS WILL BE CONSTRUCTED AS PART OF THE DEVELOPMENT OF DEVELOPMENT AREA 2 AND WILL BE COMPLETED PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY.

c. RIGHT-OF-WAY DEDICATION. SUBJECT TO THE QUALIFICATIONS SET FORTH HEREIN, RIGHT-OF-WAY TO BE DEDICATED FOR THE REQUIRED ROADWAY IMPROVEMENTS DESCRIBED IN ABOVE WILL BE DEDICATED VIA FEE SIMPLE CONVEYANCE BEFORE THE CERTIFICATE OF OCCUPANCY IS ISSUED FOR THE LEVEL OF IMPROVEMENTS REQUIRED BY THE PHASING TIED TO THE IDENTIFIED ROADWAY IMPROVEMENTS AS DESCRIBED ABOVE AND ON THIS REZONING PLAN. THE PETITIONER WILL PROVIDE A SIDEWALK UTILITY EASEMENT FOR ANY OF THE PROPOSED SIDEWALKS LOCATED ALONG THE PUBLIC STREETS LOCATED OUTSIDE OF THE RIGHT-OF-WAY. THE SIDEWALK UTILITY EASEMENT WILL BE LOCATED AT A MINIMUM OF TWO (2) FEET BEHIND THE SIDEWALK WHERE FEASIBLE.

d. RIGHT-OF-WAY AVAILABILITY. IT IS UNDERSTOOD THAT SOME OF THE PUBLIC ROADWAY IMPROVEMENTS REFERENCED IN SUBSECTION I. ABOVE MAY NOT BE POSSIBLE WITHOUT THE ACQUISITION OF ADDITIONAL RIGHT OF WAY. IF AFTER THE EXERCISE OF DILIGENT GOOD FAITH EFFORTS OVER A MINIMUM OF A 60-DAY PERIOD, THE PETITIONER IS UNABLE TO ACQUIRE ANY LAND NECESSARY TO PROVIDE FOR ANY SUCH ADDITIONAL RIGHT OF WAY UPON COMMERCIALLY REASONABLE TERMS AND AT MARKET PRICES, THEN CDOT, THE CITY OF CHARLOTTE ENGINEERING DIVISION OR OTHER APPLICABLE AGENCY, DEPARTMENT OR GOVERNMENTAL BODY MAY AGREE TO PROCEED WITH ACQUISITION OF ANY SUCH LAND. IN SUCH EVENT, THE PETITIONER SHALL REIMBURSE THE APPLICABLE AGENCY, DEPARTMENT OR GOVERNMENTAL BODY FOR THE COST OF ANY SUCH ACQUISITION INCLUDING COMPENSATION PAID BY THE APPLICABLE AGENCY, DEPARTMENT OR GOVERNMENTAL BODY FOR ANY SUCH LAND AND THE EXPENSES OF SUCH PROCEEDINGS. FURTHERMORE, IN THE EVENT PUBLIC ROADWAY IMPROVEMENTS REFERENCED IN SUBSECTION A. ABOVE ARE DELAYED BECAUSE OF DELAYS IN THE ACQUISITION OF ADDITIONAL RIGHT-OF-WAY AS CONTEMPLATED HEREIN OR FOR OTHER SIMILAR REASONS AND SUCH DELAY EXTENDS BEYOND THE TIME THAT THE PETITIONER SEEKS TO OBTAIN A CERTIFICATE OF OCCUPANCY FOR THE BUILDING(S) ON THE SITE IN CONNECTION WITH RELATED DEVELOPMENT PHASING DESCRIBED ABOVE, THEN CDOT (WITH THE CONCURRENCE OF NCDOT, AS APPLICABLE), UPON A REVIEW OF THE CURRENT STATUS AND SCHEDULED PROGRESS OF THE TRANSPORTATION IMPROVEMENTS, WILL INSTRUCT APPLICABLE AUTHORITIES TO ALLOW THE ISSUANCE OF CERTIFICATES OF OCCUPANCY FOR THE APPLICABLE BUILDINGS; PROVIDED, HOWEVER, PETITIONER CONTINUES TO EXERCISE GOOD FAITH EFFORTS TO COMPLETE THE APPLICABLE ROAD-WAY IMPROVEMENTS; IN SUCH EVENT THE PETITIONER MAY BE ASKED TO POST A LETTER OF CREDIT OR A BOND FOR ANY ADJUSTMENTS NOT IN PLACE AT THE TIME SUCH A CERTIFICATE OF OCCUPANCY IS ISSUED TO SECURE COMPLETION OF THE APPLICABLE IMPROVEMENTS.

e. ALTERNATIVE IMPROVEMENTS. IN ADDITION TO OTHER PROVISIONS SET FORTH HEREIN, CHANGES TO THE ABOVE REFERENCED ROADWAY IMPROVEMENTS CAN BE APPROVED THROUGH THE ADMINISTRATIVE AMENDMENT PROCESS UPON THE DETERMINATION AND MUTUAL AGREEMENT OF PETITIONER, CDOT AND THE PLANNING DIRECTOR. PROVIDED, HOWEVER, THE PROPOSED ALTERNATE TRANSPORTATION IMPROVEMENTS PROVIDE (IN THE AGGREGATE) COMPARABLE TRANSPORTATION NETWORK BENEFITS TO THE IMPROVEMENTS IDENTIFIED IN THIS PETITION.

#### III. ACCESS AND PEDESTRIAN CIRCULATION.

a. EXTERNAL ACCESS POINTS. ACCESS TO THE SITE WILL BE FROM RIDGE ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN. THERE WILL BE THREE (3) ACCESS POINTS IN TOTAL TO RIDGE RD. TWO ACCESS POINTS ARE INDICATED ON THE REZONING SITE PLAN FOR THIS PETITION (2023-024) AND ONE (1) ACCESS POINT THAT WILL BE INDICATED ON THE ADMINISTRATIVELY AMENDED REZONING SITE PLAN FOR REZONING PETITION # 2021-028.

b. INTERNAL ACCESS POINTS. THE NUMBER AND LOCATION OF ACCESS POINTS INTERNAL TO THE SITE TO AND FROM THE PUBLIC ROADS AND INTERNAL DRIVEWAYS WILL BE DETERMINED DURING THE BUILDING PERMIT PROCESS AND THEREAFTER ADDITIONAL OR FEWER DRIVEWAYS AND/OR ADDITIONAL ROADS MAY BE INSTALLED OR REMOVED WITH APPROVAL FROM APPROPRIATE GOVERNMENTAL AUTHORITIES SUBJECT TO APPLICABLE STATUTES, ORDINANCES, AND REGULATIONS.

c. CROSS-SECTION FOR DESIGNATED PUBLIC NETWORK STREETS. THE PUBLIC ROADS AS GENERALLY DEPICTED ON SHEET RZ-2 WILL BE DESIGNED TO MEET THE APPLICABLE PUBLIC STREET CROSS-SECTION SET FORTH ON THE REZONING PLAN OR IF NOT SET FORTH AS REQUIRED BY THE SUBDIVISIONS REGULATIONS AND THE ORDINANCE, WHERE SUCH CROSS-SECTIONS ARE SET FORTH ON THE REZONING PLAN AND EXCEED THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS SUCH CROSS-SECTIONS SHALL CONTROL OVER THOSE CONTAINED IN THE SUBDIVISION REGULATIONS.

d. CONNECTIVITY. THE PROPOSED INTERNAL STREET NETWORK HAS BEEN COORDINATED WITH THE ADJOINING PETITION (2023-018) AND TWO (2) INTERNAL POINTS OF CONNECTION BETWEEN DEVELOPMENT AREA #2 AND THE ADJOINING PROPERTY HAVE BEEN INDICATED. THE FINAL LOCATION OF THESE INTERNAL NETWORK REQUIRED STREETS WILL BE COORDINATED AND DETERMINED DURING THE LAND DEVELOPMENT/SUBDIVISION APPROVAL PROCESS FOR DEVELOPMENT AREA #2.

e. MODIFICATIONS. MINOR MODIFICATIONS TO THE ALIGNMENT OF THE INTERNAL VEHICULAR CIRCULATION AND DRIVEWAYS MAY BE MADE BY THE PETITIONER, WITH THE APPROVAL OF PLANNING AND CDOT, TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, PARKING LAYOUTS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL IN ACCORDANCE WITH PUBLISHED STANDARDS.

f. PUBLIC ROAD DESIGNATIONS AND INSTALLATIONS. PUBLIC ROAD A, AND C WILL BE EXTENDED, CONSTRUCTED, AND DEDICATED AS PUBLIC ROADS IN ACCORDANCE WITH THE PHASING PLAN. PUBLIC ROAD A WITHIN DEVELOPMENT AREA 1 WILL BE CONSTRUCTED TO LOCAL INDUSTRIAL CROSS SECTION STANDARDS. THE PORTION OF PUBLIC STREET C LOCATED WITHIN DEVELOPMENT AREA 2 WILL BE CONSTRUCTED TO LOCAL RESIDENTIAL MEDIUM STREET STANDARDS. PUBLIC ROAD A WILL INCLUDE A 12-FOOT MULTIPLE-USE PATH (MUP) ALONG ONE SIDE OF THE STREET AS GENERALLY DEPICTED ON THE REZONING PLAN.

g. A RIGHT-OF-WAY ENCROACHMENT AGREEMENT IS REQUIRED FOR THE INSTALLATION OF ANY NON-STANDARD ITEMS) (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 REGARDING COST, SUBMITTAL, AND MINIMUM SUBSURFACE COVERAGE REQUIREMENTS.

#### 4. ARCHITECTURAL STANDARDS AND PARKING LOCATION RESTRICTIONS:

I. I-1(CD) ZONED AREAS. THE FOLLOWING PROVISIONS OF THIS SECTION 4.I. SHALL APPLY TO DEVELOPMENT AREA 1, ONLY.

a. BUILDING MATERIALS. THE PRINCIPAL BUILDING(S) CONSTRUCTED ON THE PORTION OF THE SITE ZONED I-1(CD) MAY USE A VARIETY OF BUILDING MATERIALS. THE BUILDING MATERIALS USED FOR SUCH BUILDINGS WILL BE A COMBINATION OF THE FOLLOWING: GLASS, BRICK, STONE, SIMULATED STONE, PRE-CAST STONE, PRECAST OR SITE-CAST CONCRETE, SYNTHETIC STONE, STUCCO, CEMENTITIOUS SIDING (SUCH AS HARD-PLANK), METAL PANELS, EIFS OR WOOD. VINYL AS A BUILDING MATERIAL WILL NOT BE ALLOWED EXCEPT ON WINDOWS AND SOFFITS.

b. SCREENING OF STRUCTURES. METER BANKS, TRANSFORMERS AND SIMILAR UTILITY STRUCTURES WILL BE SCREENED WHERE VISIBLE FROM PUBLIC VIEW AT GRADE LEVEL, PROVIDED, HOWEVER, THAT FOR ANY SUCH STRUCTURES LOCATED WITHIN LOADING AREAS, THE ORDINANCE REQUIRED SCREENING FOR SUCH LOADING AREAS SHALL ALSO SUFFICE AS THE REQUIRED SCREENING FOR SUCH STRUCTURES.

c. BACKFLOW PREVENTERS. ABOVE GROUND BACK FLOW PREVENTERS AND TRANSFORMERS WILL NOT BE LOCATED WITHIN THE OPEN SPACE AREAS OR WITHIN THE REQUIRED URBAN OPEN SPACE UNLESS, THEY ARE REQUIRED TO SERVE THE OPEN SPACE AREAS IN WHICH THEY ARE LOCATED. ABOVE GROUND BACK FLOW PREVENTERS AND TRANSFORMERS THAT ARE LOCATED WITHIN THE OPEN SPACE AREAS AS ALLOWED BY THIS SECTION WILL BE SCREENED. A MINIMUM OF 10% OF THE AREA ZONED I-1(CD) WILL BE

SET ASIDE AS OPEN SPACE AREAS THIS MAY INCLUDE TREE SAVE AREAS.

d. MECHANICAL EQUIPMENT SCREENING. ROOF TOP HVAC AND RELATED MECHANICAL EQUIPMENT WILL BE SCREENED FROM PUBLIC VIEW AT GRADE LEVEL ON THE SITE.

e. PEDESTRIAN ENTRANCES. EACH TENANT PRIMARY PEDESTRIAN ENTRANCE WILL BE ARCHITECTURALLY DEFINED WITH GLAZING, AWNINGS, CANOPIES AND/OR OTHER ARCHITECTURAL ELEMENT, AND HAVE A CONNECTION TO ADJACENT PUBLIC STREETS.

#### 5. STREETS/CAPE, LANDSCAPING AND BUFFER:

a. RIDGE ROAD. A 30-FOOT SETBACK AS MEASURED FROM THE FUTURE RIGHT-OF-WAY LINE OF RIDGE ROAD WILL BE PROVIDED ALONG THE SITE'S FRONTAGE ON RIDGE ROAD. A 12-FOOT SHARED-USE PATH AND A MINIMUM OF AN EIGHT (8) FOOT PLANTING STRIP WILL BE PROVIDED ALONG THE SITE'S FRONTAGE OF RIDGE ROAD. THE FUTURE BACK OF CURB ALONG RIDGE ROAD WILL BE LOCATED AND CONSTRUCTED 30 FEET FROM THE EXISTING CENTER LINE OF RIDGE ROAD AS REQUIRED BY CDOT/NCDOT OR CHAPTER 19.

b. PUBLIC ROAD A. ALONG PUBLIC ROAD A WITHIN DEVELOPMENTS AREA 1, A 20-FOOT SETBACK AS MEASURED FROM THE RIGHT OF WAY LINE WILL BE PROVIDED. FOR PUBLIC STREET A, AN EIGHT (8) FOOT PLANTING STRIP AND A SIX (6) FOOT SIDEWALK WILL BE PROVIDED ON ONE SIDE, AND AN EIGHT (8) FOOT PLANTING STRIP AND A 12-FOOT MUP WILL BE PROVIDED ON THE OTHER SIDE.

c. PUBLIC ROAD C. ALONG PUBLIC ROAD C WITHIN DEVELOPMENT AREA 2, THE SETBACK SHALL FOLLOW THE REQUIREMENTS OF THE ORDINANCE FOR THE MX-1 ZONING DISTRICT. AN EIGHT (8) FOOT PLANTING STRIP AND A SIX (6) FOOT SIDEWALK WILL BE PROVIDED ON BOTH SIDES OF THE STREET.

d. CLASS A BUFFER: DUE TO THE PRESENCE OF AN EXISTING STREAM BETWEEN DEVELOPMENT AREA 2 AND EXISTING INDUSTRIAL ZONING, THE PETITIONER PROPOSES TO USE THE ALTERNATIVE BUFFER PROVISIONS OF THE ORDINANCE (SECTION 12.304) TO ALLOW THE REQUIRED CLASS A BUFFER FOR THE INDUSTRIAL DEVELOPMENT TO UTILIZE THE LAND AREA LOCATED ON THE EAST SIDE OF THE STREAM TO HELP MEET THE REQUIRED BUFFER STANDARDS. PORTIONS OF THE AREA USED TO MEET THE CLASS A BUFFER STANDARDS MAY BE ZONED MX-1.

IT IS NOTED THAT THE STREETS/CAPE STANDARDS SET FORTH ABOVE SHALL CONTROL OVER THOSE SET FORTH IN THE LAND DEVELOPMENT STANDARDS MANUAL.

e. OPEN SPACE.

(i) A MINIMUM OF 10% OF DEV. AREA 2 WILL BE SET ASIDE AS COMMON OPEN SPACE (E.G., TREE SAVE AREAS, STREAM BUFFERS, LANDSCAPE BUFFERS, LANDSCAPE AREAS, IMPROVED OPEN SPACE AREAS, AS WELL AS OTHER SIMILAR AREAS) AS REQUIRED BY THE MX-1 ZONING DISTRICT.

#### 6. ENVIRONMENTAL FEATURES

a. POST CONSTRUCTION ORDINANCE. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE.

b. STORM WATER APPROVAL. THE LOCATION, SIZE, AND TYPE OF STORM WATER MANAGEMENT SYSTEM 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.

c. TREE ORDINANCE. THE SITE SHALL COMPLY WITH THE TREE ORDINANCE.

d. SWIM/PCSO. DEVELOPMENT WITHIN THE SWIM/PCSO BUFFER SHALL BE COORDINATED WITH AND SUBJECT TO APPROVAL BY CHARLOTTE-MECKLENBURG STORM WATER SERVICES AND MITIGATED IF REQUIRED BY CITY ORDINANCE.

#### 7. SIGNAGE:

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

#### 8. CATS:

a. RESERVED

#### 9. LIGHTING:

a. LIGHTING FOR THE PORTION OF THE SITE ZONED I-1 (CD) AND MX-1 SHALL COMPLY WITH ORDINANCE STANDARDS.

10. DEDICATION OF OPEN SPACE TO PARK & RECREATION (APPLIES TO AREA #1 ONLY AND WILL BE COORDINATED WITH THE PRIOR COMMITMENT PROVIDED AS PART OF REZONING PETITION #2021-028):

THIS NOTE REGARDING THE DEDICATION OF OPEN SPACE IS NOT IN ADDITION TO THE OPEN SPACE AREA THAT WAS COMMITTED TO BE PROVIDED TO PARK & RECREATION AS PART OF REZONING PETITION # 2021-028. THIS NOTE RECOGNIZES AND RE-ESTABLISHES THE COMMITMENT TO DEDICATE TO MECKLENBURG COUNTY A MINIMUM OF 12 ACRES AS OUTLINED BELOW WITHIN THE AREA COVERED BY THE FOLLOWING REZONING PETITIONS: (i) 2023-024; (ii) 2023-028; AND (iii) 2021-028, EXCLUDING THE AREA OF PETITION # 2023-024 TO BE ZONED MX-1.

a. PETITIONER WILL WORK COOPERATIVELY WITH MECKLENBURG COUNTY PARK AND RECREATION ("PARK & REC") TO PROVIDE FOR THE DEDICATION OF A MINIMUM OF 12 ACRES FROM WITHIN THE NATURAL OPEN SPACE AREAS PETITIONER WILL BE PROVIDING PURSUANT TO THE FOLLOWING REZONING PETITIONS: 2023-024, 2023-028, AND 2021-028, AND PARK & REC MAY USE THESE AREAS FOR THE INSTALLATION OF GREENWAY TRAILS AND ASSOCIATED SHELTERS/SEATING AREAS (1 ACRE OF SUCH DEDICATED AREAS MAY BE USED FOR SUCH SHELTERS/SEATING AREAS). IT IS UNDERSTOOD THAT THE AREAS SO DEDICATED TO PARK & REC SHALL BE RETAINED AND TREATED AS NATURAL OPEN SPACE AREAS AND TREE SAVE AREAS, AS APPLICABLE, FOR THE PURPOSES OF COMPLIANCE WITH OPEN SPACE, TREE SAVE, AND SIMILAR COMMITMENTS SET FORTH ON THIS REZONING PLAN EXCEPT THAT THE PORTION(S) OF THE 1 ACRE FOR SHELTERS/SEATING AREAS MAY INFRINGE ON THE TREE SAVE COMPLIANCE AREAS. THE LOCATION(S) OF THE DEDICATED AREAS SHALL BE DETERMINED DURING THE DESIGN DEVELOPMENT OF THE SITE AND DEDICATION(S) SHALL OCCUR AS DEVELOPMENT TAKES PLACE IN AREAS ADJACENT TO THE DEDICATION AREAS. ADJUSTMENTS TO THE COMMITMENTS SET FORTH HEREIN MAY BE MADE ADMINISTRATIVELY WITH THE WRITTEN AGREEMENT OF THE DIRECTOR OF CAPITAL PLANNING FOR PARK & REC.

#### 11. AMENDMENTS TO THE REZONING PLAN

a. 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 HEREIN AND OF CHAPTER 6 OF THE ORDINANCE.

#### 12. 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 AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.

REVISION

SEAL

PROJECT

## KINGS GRANT

CHARLOTTE, NC

REZONING

#2023-024

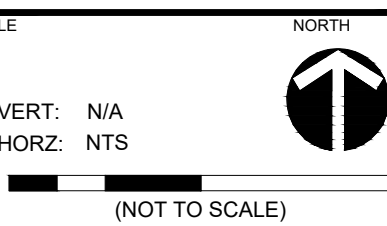
UNDERSTANDING PROJECT  
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### REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	INITIAL SUBMITTAL	11.02.22
2	REZONING SUBMITTAL	08.14.2023

DESIGNED BY: XX  
DRAWN BY: XX  
CHECKED BY: XX

SCALE



SHEET TITLE

### DEVELOPMENT STANDARDS

SHEET NUMBER

## RZ-4