

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.

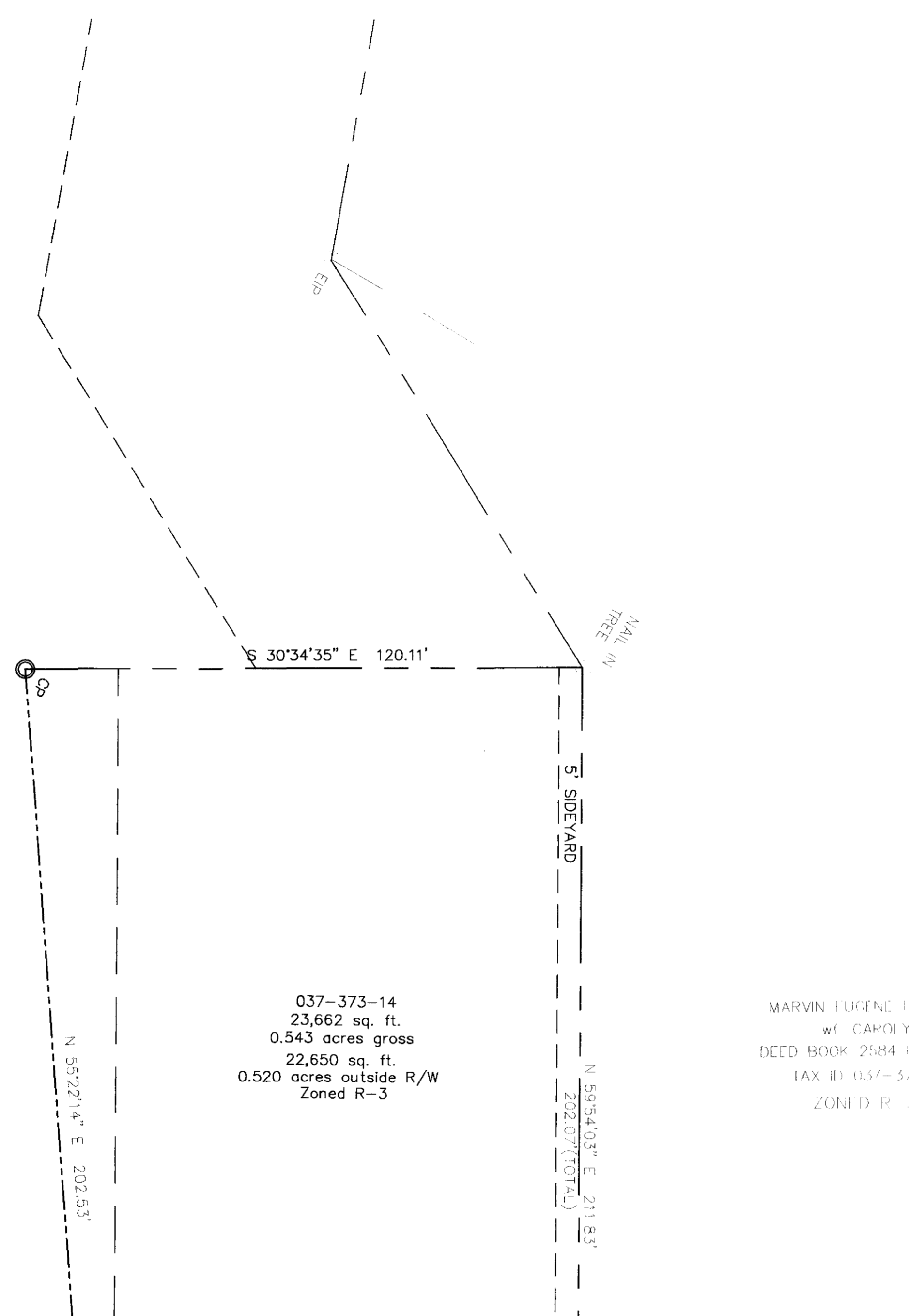
DATE	
REVISION	
PROJECT NUMBER	AS BOUND
DATE	AUG 2002
PROJECT NAME	RE-ZONING
PREPARED BY	AS BOUND
CHECKED BY	AS BOUND
DATE	
PROJECT NAME	RE-ZONING

GEO SCIENCE GROUP
 5000 Carolina Road
 Charlotte, NC 28217
 704-585-5005
 704-585-5001 (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 &
 WIFE CAMOLYN
 DEED BOOK 2584 PAGE 570
 TAX ID 037-373-15
 ZONED R-3

REAMES ROAD VARIABLE WIDTH PUBLIC R/W

TAX ID 037 191-21
 CK NORTHPARK XVI LLC
 ZONED I-1-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

- 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.
- The Buffer area shall remain as open space and, subject to the provisions of Paragraph (3) below, will be left undisturbed.
- 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.
- 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

- 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).
- Plantings within landscaped areas will meet or exceed the requirements of the Ordinance.

ACCESS

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

ROAD IMPROVEMENTS

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

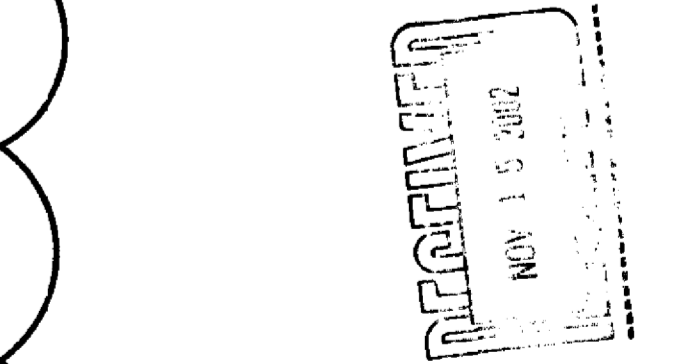
The Petitioner shall dedicate and convey (by quitclaim deed and subject to a reversionary interest in any property not used for right-of-way purposes in the future) where owned by the Petitioner and where not already existing, such additional portions of the Site as may be needed to provide for 30 feet 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

- 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.
- 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