

DEVELOPMENT STANDARDS

1. GENERAL PROVISIONS

- a. Unless more stringent standards are established by the Rezoning Plan or these Development Standards, all development standards established under the City of Charlotte Zoning Ordinance (the "Ordinance") for the TOD-M zoning district classification shall be followed in connection with development taking place on Parcel 2.
- b. Unless more stringent standards are established by the Rezoning Plan or these Development Standards, all development standards established under the City of Charlotte Zoning Ordinance (the "Ordinance") for the I-2 zoning district classification shall be followed in connection with development taking place on Parcel 1 and Parcel 3.
- c. The configuration, placement and size of the buildings, parking areas, and other site elements depicted on the Rezoning Plan are schematic in nature and may be altered or modified within the constraints defined by the Ordinance during design development and construction document phases.

2. PERMITTED USES

- a. The Site may be developed with uses allowed by right in the TOD-M District. Accessory uses that are incidental and related to the other uses on site will also be allowed.

3. SETBACKS, SIDE YARDS AND REAR YARDS

- a. Development of Parcel 2 shall comply with the setback, rear yard, and side yard requirements established under the Ordinance for the TOD-M zoning district.
- b. Development of Parcel 1 and Parcel 3 shall comply with the setback, rear yard, and side yard requirements established under the Ordinance for the I-2 zoning district.
- c. No buildings, parking spaces, or maneuvering areas may be located within the setbacks, buffers or between building and public streets.

4. BUILDING HEIGHTS

- a. Building height will be limited per Section 9.1208(3) of the Zoning Ordinance.

5. PARKING/INTERNAL VEHICULAR CIRCULATION

- a. Off-street parking will be provided as set forth in Section 9.1208(6) of the Zoning Ordinance.
- b. The alignment of internal vehicular circulation and driveways is preliminary and as a result has not been finalized and is subject to final design and engineering plans. Minor modification or alteration of these alignments may therefore take place during design development and construction phases.
- c. Bicycle parking will be provided on the Site as required by the City of Charlotte parking requirements and standards.

6. ACCESS POINTS (DRIVEWAYS AND PUBLIC STREETS)

- a. The number of vehicular access points to Parcel 2 shall be limited to the number depicted on the Rezoning Plan.
- b. The placement and configuration of each access point are subject to modifications required to accommodate final site and architectural construction plans and designs and to any adjustments required for approval by the City of Charlotte Department of Transportation and/or the North Carolina Department of Transportation.
- c. A public street is proposed along the southern property line of Parcel 2. The Petitioner will construct and dedicate the entirety of the street through the project property as shown on the plan. It will be constructed as part of the development of the site at such time the building located on Parcel 2 is constructed. Continuation of the street and its construction beyond the project property will be the responsibility of others. This street will be designed and constructed to meet the recently adopted Urban Street Design Guidelines and will include sidewalks and planting strips per said document.

7. RIGHT-OF-WAY DEDICATION

- If this Rezoning Petition is approved, the Petitioner commits to dedicate and convey by plat and quitclaim deed to CDOT (as the case may require) that portion of the site required for the proposed street Right of Way in its entirety as shown on the plan and extending from the Youngblood Road Right of Way to the western property lines of the site.

8. INTERNAL SIDEWALKS

- The petition shall provide an internal sidewalk system that links the proposed building with each other and with the abutting public streets as required by section 12.529 of the zoning regulations.

9. STORMWATER/WETLANDS

- a. Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance as adopted on November 26th, 2007.
- b. The following agencies must be contacted prior to construction regarding wetland and water quality permits:
 - (i) Section 401 Permit - NCDENR, Raleigh Office (919.733.1786)
 - (ii) Section 404 Permit - US Army Corps of Engineers (704.271.4854)
- c. Utilities may cross buffers at interior angles between 75 and 90 degrees.

10. LIGHTING

- a. Lighting will be provided throughout the Site and shall be full cut-off or semi-cut off type lighting fixtures with the exception of lower, decorative lighting that may be installed along the driveways, sidewalks, and parking areas.
- b. Site lighting will be limited to 20 feet in height.
- c. No "wall pak" lighting will be allowed, however architectural lighting on building facades, such as sconces, will be permitted.

11. SIGNAGE

- a. All signs placed on the Site will be erected in accordance with the requirements of the TOD-M district as described in the City of Charlotte Zoning regulations.
- b. Detached signs will be ground mounted signs (pole signs are not allowed). The design of these signs will be architecturally compatible with buildings on the site through the use of the similar building materials and architectural styles.
- c. The use of neon in any sign is prohibited.

12. SCREENING AND TREE ORDINANCE

- a. Screening will be provided as required in section 12.303 of the Ordinance.
- b. Street trees and internal trees will be provided to fulfill the requirements of the City of Charlotte Tree Ordinance.
- c. All roof mounted mechanical equipment will be screened from view.
- d. Dumpster areas and recycling areas will be enclosed by solid fences or a brick wall with one side being a decorative wooden gate. If one or more sides of a dumpster area adjoin a side or rear wall of a building, then the side or rear wall may be substituted for a side.

13. ARCHITECTURAL CONTROLS

- a. All sides of all buildings will be built using four sided architecture.
- b. Meter banks will be hidden from public view.

14. AMENDMENTS TO THE REZONING PLAN

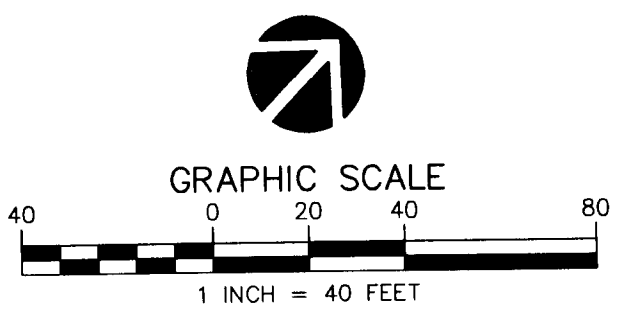
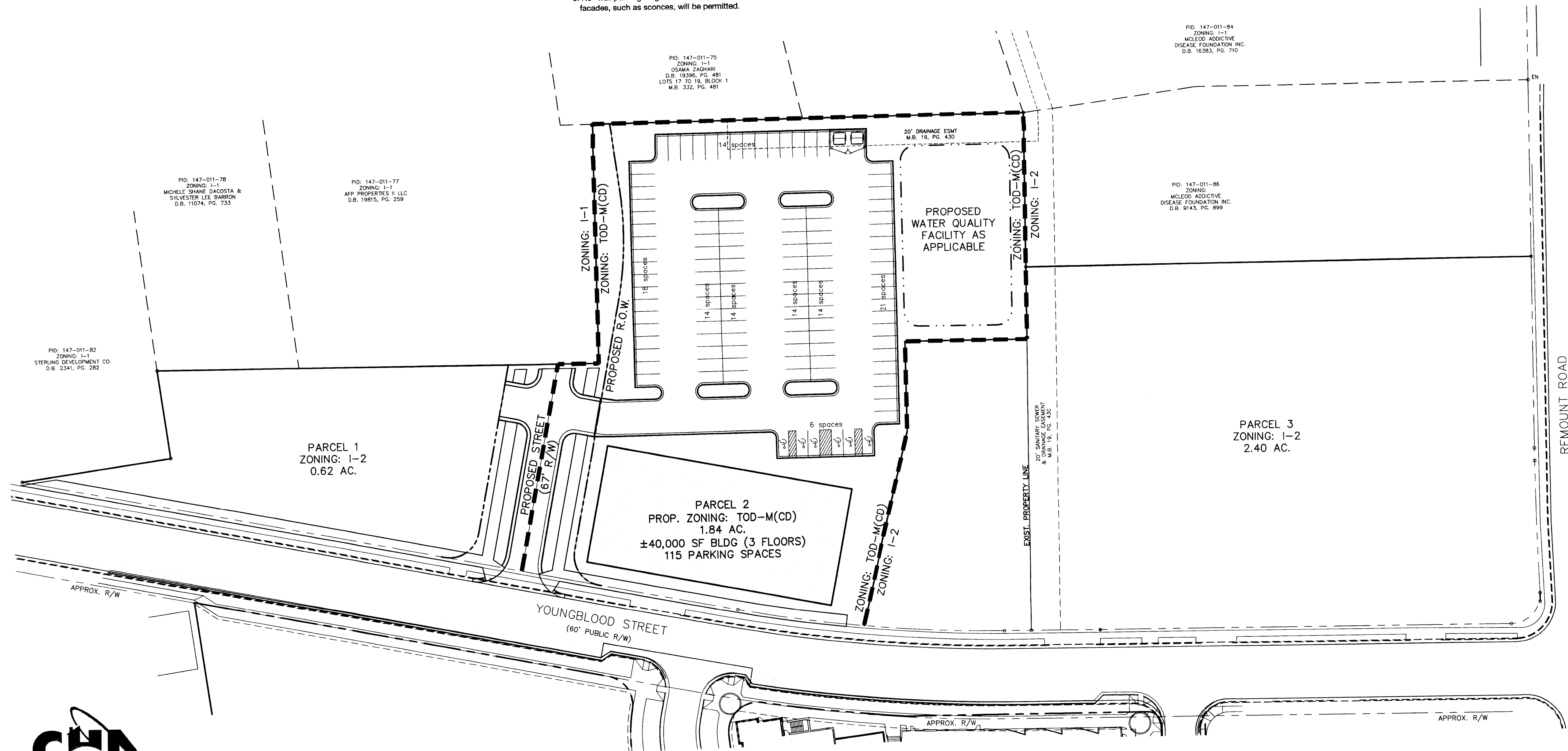
- Future amendments to the Rezoning Plan and these Development Standards may be applied for by the then Owner or Owners of the applicable portion of the Site affected by such amendment in accordance with the provisions of Chapter 6 of the Ordinance.

15. BINDING EFFECT OF THE REZONING APPLICATION

- If this Rezoning Petition is approved, all conditions applicable to the 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 the Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns.

DEVELOPMENT SUMMARY

TAX PARCEL ID #:	147-011-01 (portion thereof) 147-011-83
TOTAL SITE AREA:	5.14 AC.
PARCEL 2:	1.84 AC.
RIGHT-OF-WAY:	0.28 AC.
EXISTING ZONING:	I-2
PROPOSED ZONING:	TOD-M(CD)
PARCEL 2:	
PROPOSED USE:	OFFICE (±40,000 SF)
PARCEL 2:	



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Charlotte Housing Authority
1301 South Boulevard
Charlotte, NC 28203

CHA Office
Rezoning Plan
Rezoning Petition 2009-053
Youngblood Street Charlotte, NC

NO.	DATE	BY:	REVISIONS:
1	8.21.09	cc	per city comments
2	9.25.09	cc	per city comments

Project No: 09-056
Date: Aug. 2009
Designed by: udp
Drawn By: udp
Scale: 1"=40'
Sheet No: **RZ-1**

CHA
Charlotte Housing Authority

09-053