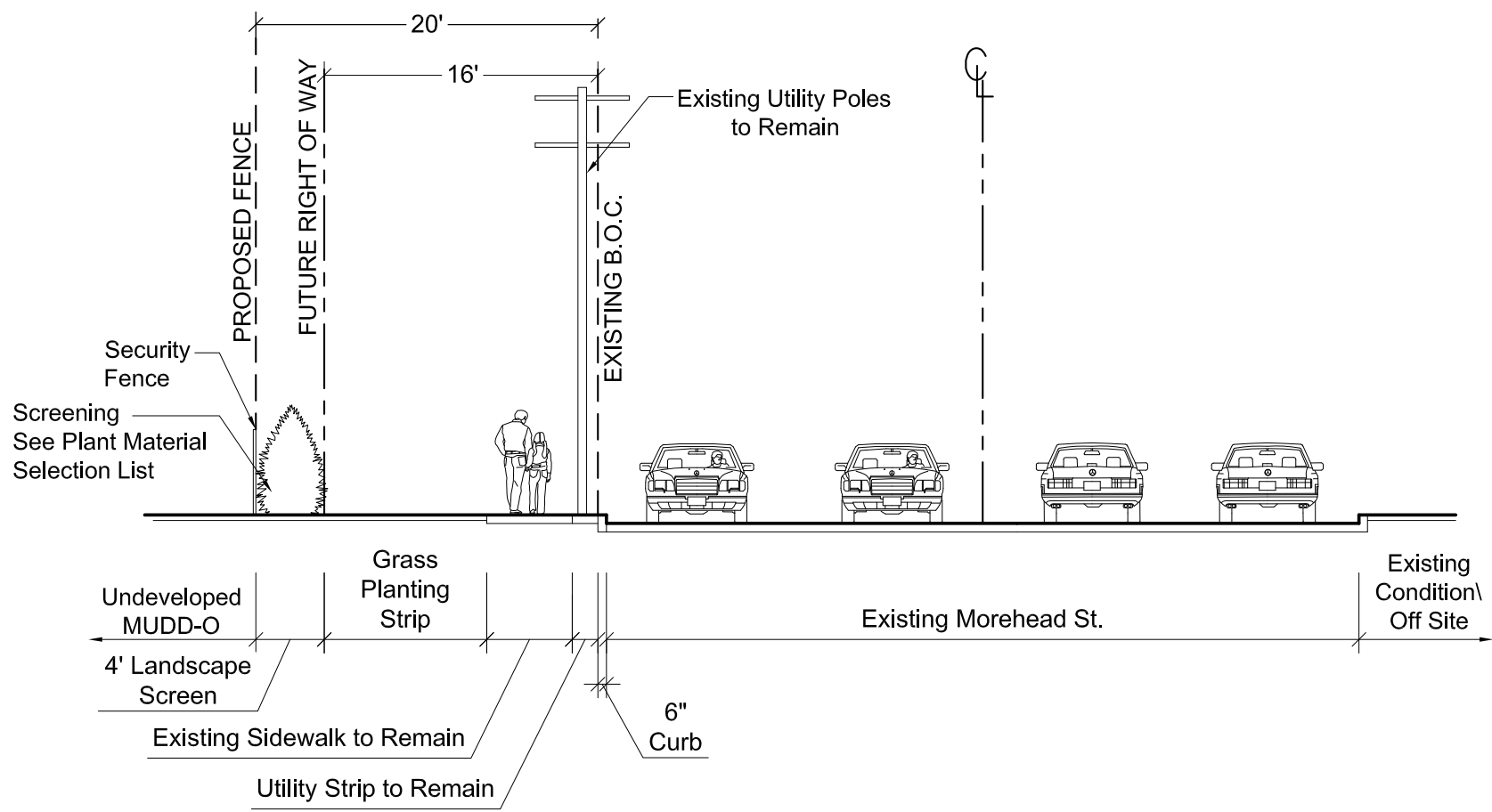






CROSS-SECTION 'A-1' - Morehead St. Interim Improvements

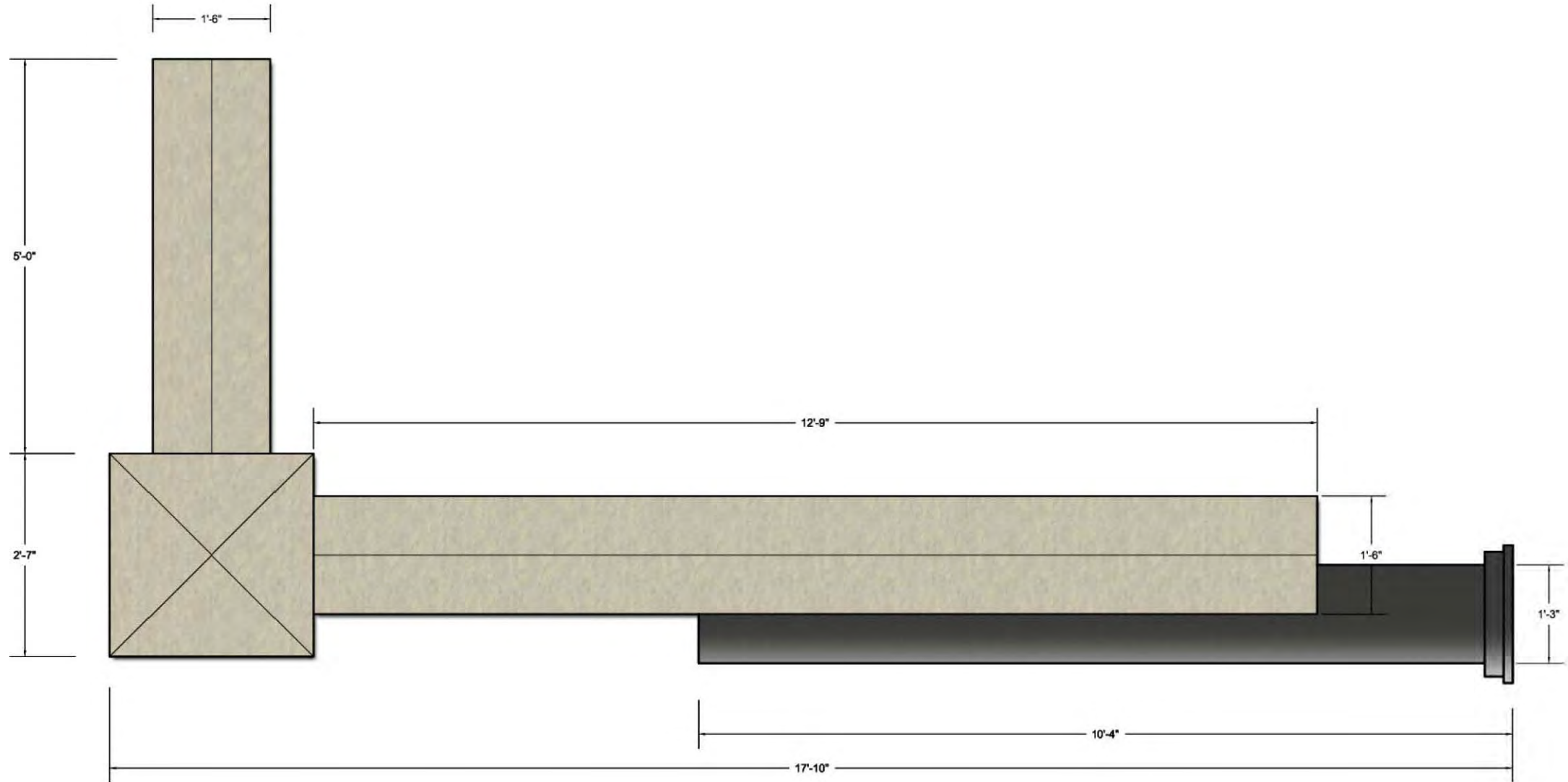


PROPOSED FENCE SCREENING: PLANT MATERIAL SELECTION

- Nellie Stevens Holly
- Emerald Green Arborvitae
- Willow Oak
- Kousa Dogwood
- Dwarf Burford Holly
- "Knockout" Roses
- "Yuletide" Sasanqua Camellia
- Autumn Flame Maple

CONCEPTUAL ENHANCED GATEWAY FEATURE

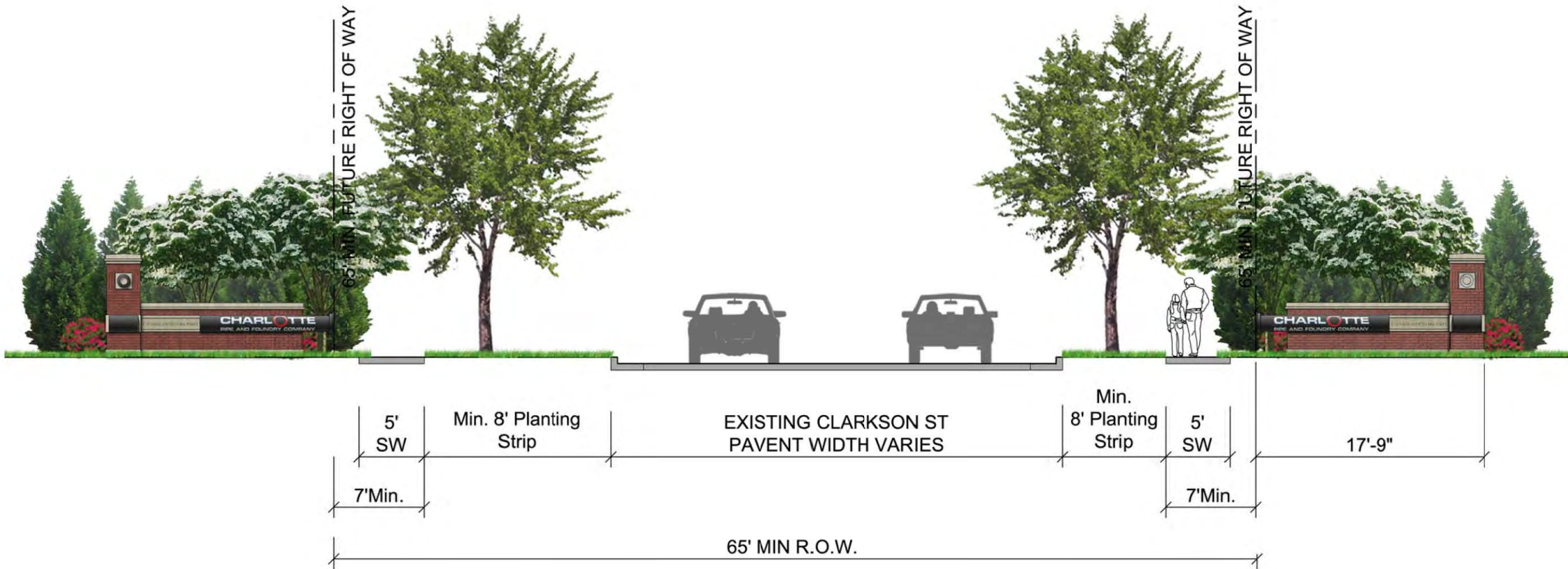
Conceptual Monument Plan



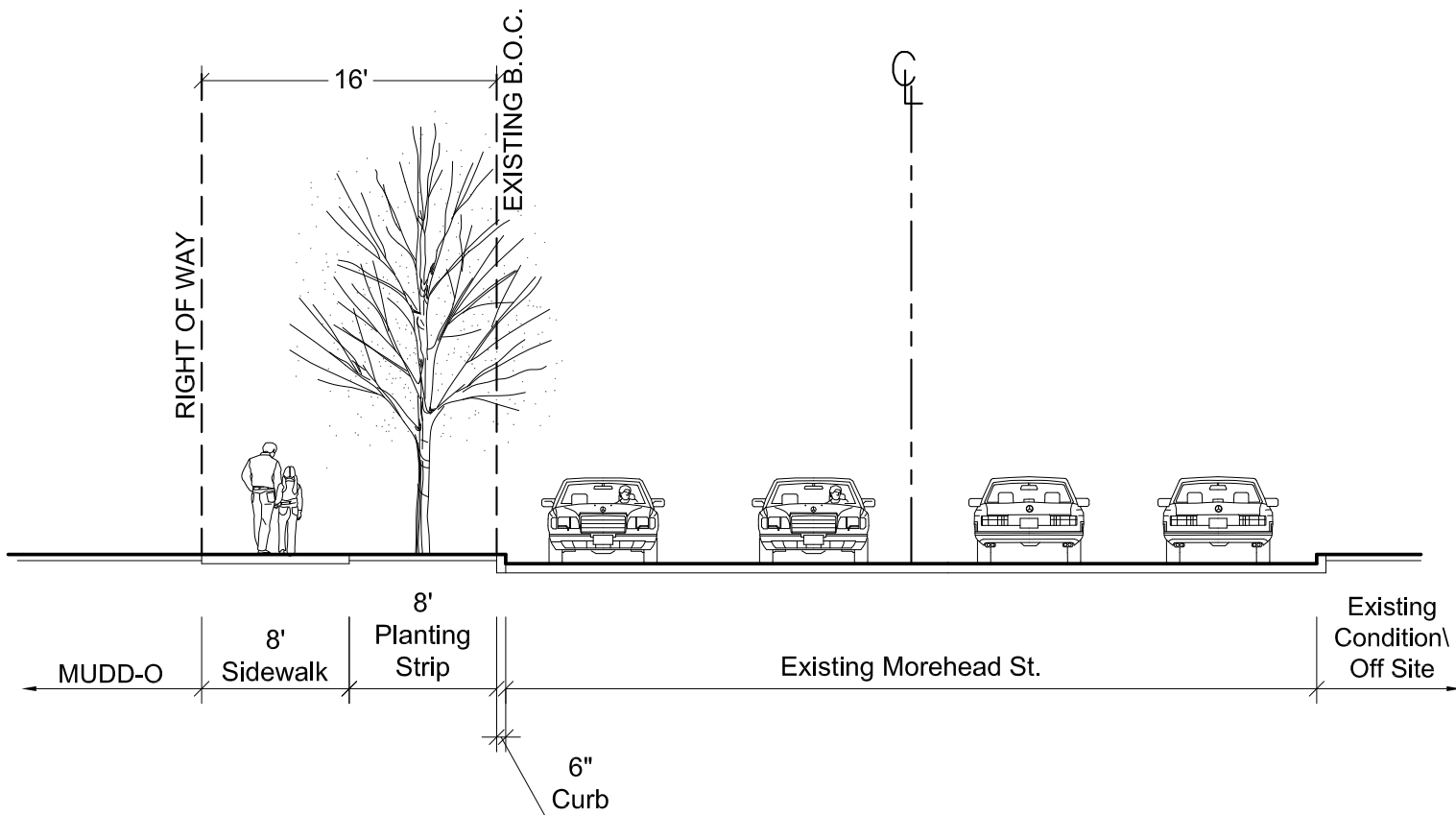
Conceptual Monument Elevation



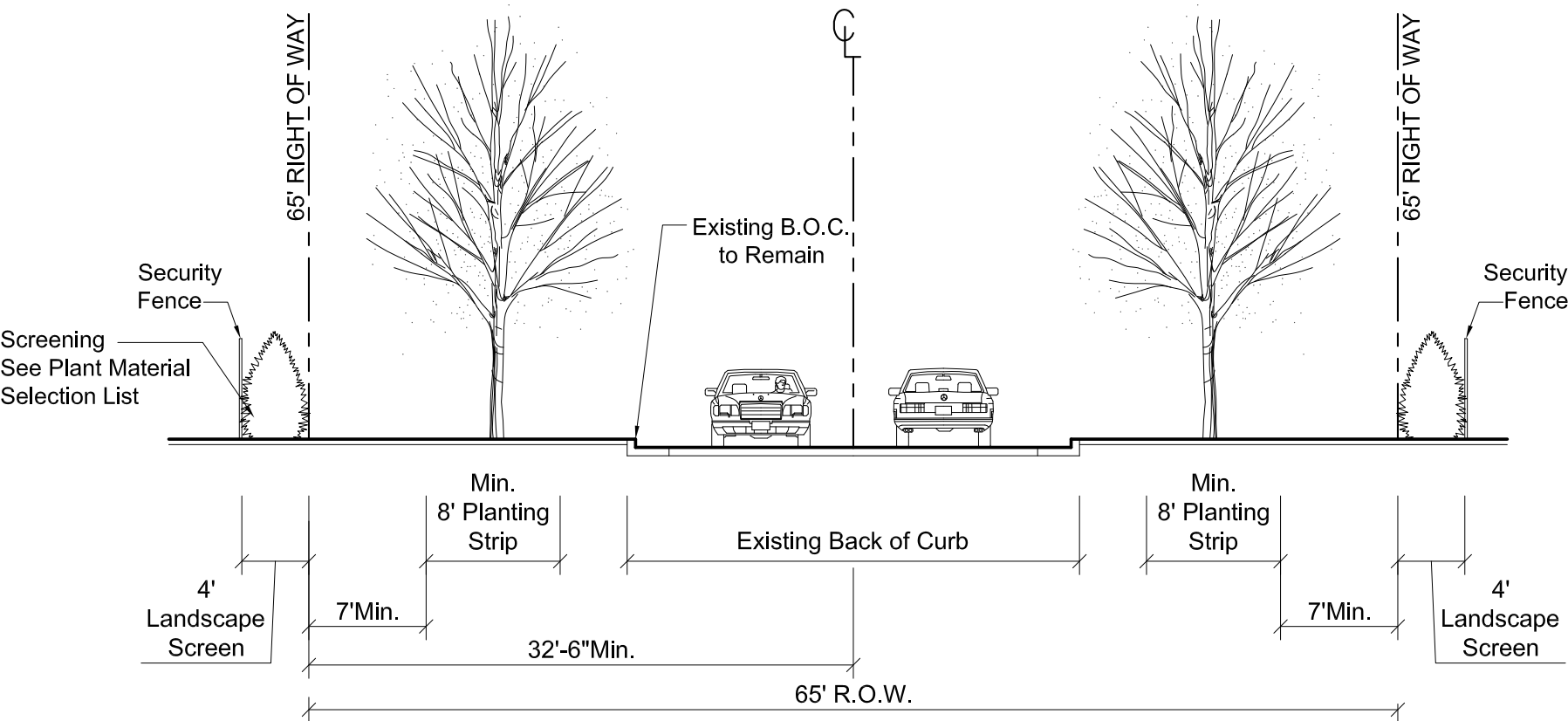
View from Morehead Street down South Clarkson Street



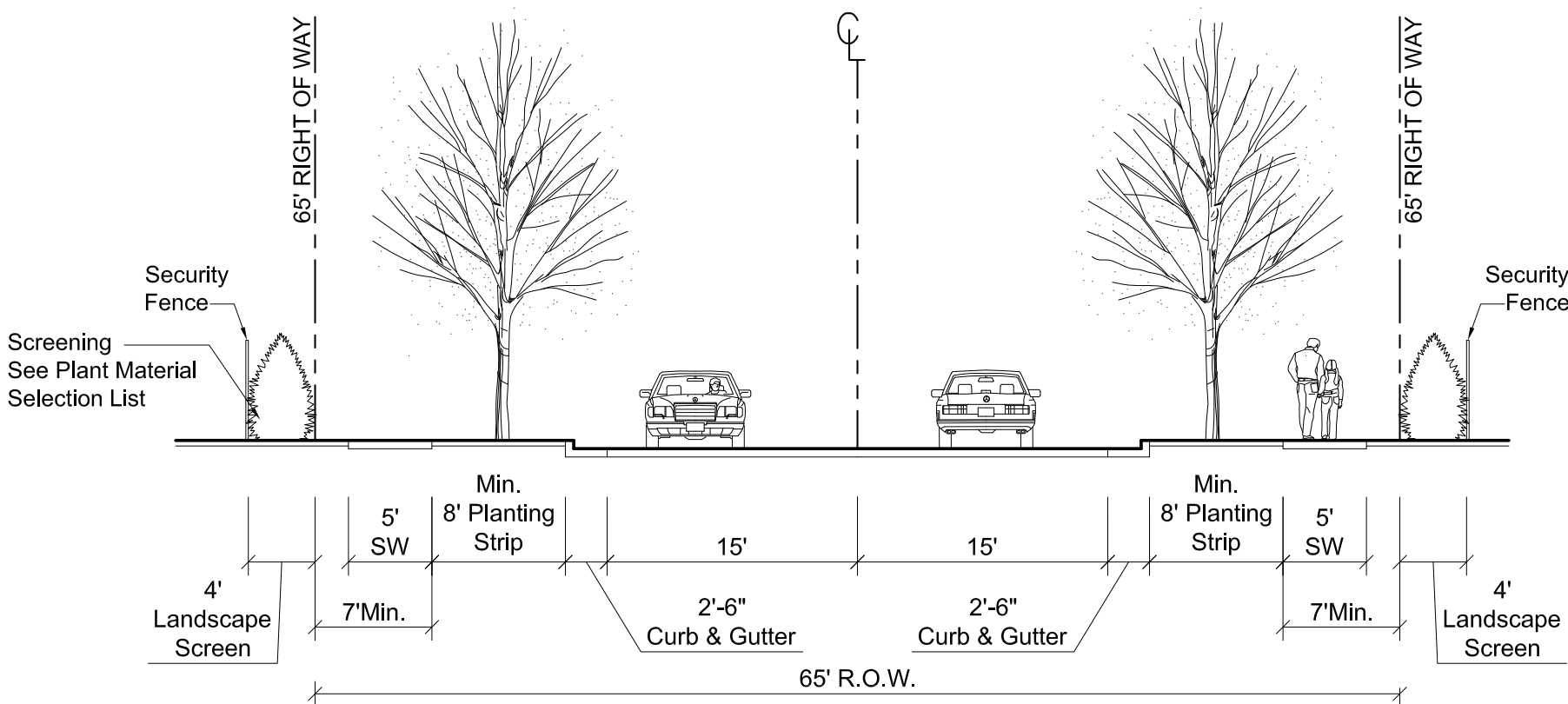
CROSS-SECTION 'A-2' - Morehead St. Streetscape Upon Building Permit



CROSS-SECTION 'B-1' - South Clarkson St. and South Cedar St. Interim Improvements



CROSS-SECTION 'B-2' - Local Industrial Street - South Clarkson St. and South Cedar St.Improvments Upon Building Permit





REZONING PETITION NO. 2012-\_\_\_\_  
DEVELOPMENT STANDARDS  
CHARLOTTE PIPE AND FOUNDRY COMPANY

DEVELOPMENT DATA TABLE

Site Area:	17.91 acres +/-
Existing Zoning:	MUDD
<b><u>Tract I</u></b>	3.82 acres +/-
Proposed Zoning:	MUDD-O
Tax Parcels:	073-141-05; 073-252-09; 073-252-10; 073-252-11; 073-256-01; 073-256-02
	Parcel A 1.85 acres +/-
	Parcel B 1.04 acres +/-
	Parcel C 0.93 acres +/-
Maximum Development:	Up to 10,000 square feet of office or museum uses and up to 80 attached or multi-family dwelling units. See Section 3.
<b><u>Tract II</u></b>	13.46 acres +/-
Proposed Zoning:	I-2(CD)
Tax Parcels:	073-142-01; 073-142-03; 073-252-07; 073-252-13; 073-255-01
	Parcel A 1.24 acres +/-
	Parcel B 5.12 acres +/-
	Parcel C 3.02 acres +/-
	Parcel D 4.08 acres +/-
Proposed Uses:	See Section 3
Maximum Development:	150,000 square feet of gross floor area. See Section 3.
<b><u>Tract III</u></b>	0.63 acres±
Proposed Zoning:	I-2(CD)
Tax Parcel:	073-142-03
Maximum Development:	12,500 square feet of gross floor area. See Section 3.

1. General Provisions

These Development Standards form a part of Sheet RZ-1 and RZ-2 associated with the Rezoning Application filed by Charlotte Pipe and Foundry Company seeking rezoning for property located in the City of Charlotte southwest of West Morehead Street between I-77 and West John Belk Freeway (the "Site").

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The purpose of this rezoning request is to create an Enhanced Gateway Feature on Tract I at the intersection between West Morehead Street and South Clarkson Street announcing the entrance to Petitioner's Foundry operations located on property adjacent to and southwest of the Site; to restore industrial zoning for Tract II so that it might be used in conjunction with Petitioner's adjoining Foundry operations and to establish a landscaped area thereon which will buffer Tract I and West Morehead Street from the industrial uses proposed for Tract II and Tract III, and to restore industrial zoning for Tract III so as to make its zoning consistent with its current use.

Development of the Site will be governed by Sheet RZ-1, Sheet RZ-2, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance").

Unless Sheet RZ-1, Sheet RZ-2 or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the MUDD Zoning District shall govern all development taking place on Tract I.

Unless Sheet RZ-1, Sheet RZ-2 or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the I-2 Zoning District shall govern all development taking place on Tract II.

A former owner established a street network and installed a water and sewer system on the Site. Prior to acquiring the Site, the Petitioner entered into an agreement with this owner providing for the correction of certain deficiencies in this infrastructure which were uncovered by CMUD and CDOT during their inspections of the Site. The Petitioner is in the process of completing this corrective work and intends to preserve and make use of this existing infrastructure

2. MUDD-O Optional Provisions

The Petitioner proposes to utilize the MUDD-O provisions of the Ordinance in order to accommodate any variance from the provisions of the Sign Regulations of the Ordinance that may be required to establish the Enhanced Gateway feature committed to under Section 7 of these Development Standards, all as specified and generally depicted on Sheet RZ-2.

3. Permitted Uses and Maximum Development

(a) Tract I

It is the Petitioner's current intention to develop Tract I into a green space as generally depicted on Sheet RZ-1 and not to erect any buildings on it. However, Petitioner reserves the right to develop up to 10,000 square feet of gross floor area for office or museum uses and up to 80 attached or multi-family dwelling units on Tract I and any incidental or accessory uses associated therewith which are permitted in the MUDD zoning district by right or under prescribed conditions within the building envelopes established for Tract I on Sheet RZ-1.

Tract I may also be used to provide event parking for Bank of America Stadium for up to 20 stadium events per calendar year, including home games of the Carolina Panthers.

(b) Tract II

The Petitioner is engaged in the business of manufacturing cast iron pipe and fittings and commercial castings within the Foundry which it operates on property located southwest of the Site. Tract II may be used for any Foundry purposes, including a training center, a warehouse, a drop lot, outside storage and any other incidental or accessory uses associated with its Foundry which are permitted under the Ordinance by right or under prescribed conditions in the I-2 Zoning District.

In no event, however, may any melting or casting of metal or other materials take place on any portion of Tract II.

Tract II may also be used for any purpose permitted under the Ordinance in an I-1 Zoning District.

The total amount of gross floor area which may be developed on Tract II may not exceed 150,000 square feet, subject to the following provisions:

- Areas devoted to a drop lot are not included in the square footage noted above, and
- Areas devoted to outside storage are not included in the square footage noted above.

(c) Tract III

Tract III may continue to be devoted to its current uses; namely: warehouse, light manufacturing and a two-sided outdoor billboard. Tract III may also be devoted to the same uses authorized above for Tract II, subject, however, to the square footage limitations set forth below.

The total amount of gross floor area which may be located on Tract III cannot exceed 12,500 square feet, subject to the following provisions:

Areas devoted to outside storage are not included in the square footage noted above, and

- The area devoted to the outdoor billboard is not included in the square footage noted above.

approved as favorable planting conditions exist (if not sooner planted), all as specified and generally depicted on Sheet RZ-2 as Cross-Section "A-1".

The planting strip will be planted within the dedicated right-of-way beginning at the back of the existing curb and will be planted with grass.

Additionally, to establish a four foot strip abutting the public right-of-way which shall be planted with large maturing shrubs.

- (ii) To plant trees within the 8 foot landscape strip established on Sheet RZ-2 along portions of South Cedar Street and South Clarkson Street as soon after this Rezoning Application is approved as favorable planting conditions exist (if not sooner planted), all as specified and generally depicted on Sheet RZ-2 as Cross-Section "B-1."

Each 8 foot planting strip will be installed at the back of the future curb and planted with large maturing trees, 40 feet on center; except, however, where above ground utility lines exist, approved small maturing trees will be planted 30 feet on center. See Cross-Section "B-2" on Sheet RZ-2 for specifications.

Additionally, to establish a four foot strip abutting each public right-of-way which shall be planted with large maturing shrubs.

(b) Buffer Areas

The Petitioner agrees to establish Class B buffer areas between Tract I and Tract II, all as specified and generally depicted on Sheet RZ-1.

The buffer areas within Parcels A, B and C will be established as soon after this Rezoning Application is approved as favorable planting conditions exist, if not sooner planted.

There currently exists on Parcel D of Tract II a large mound of dirt which will have to be removed before the prescribed buffer for that Parcel may be established. It is not economically feasible to incur the expenses associated with this removal until the Petitioner has a need to utilize this Parcel. The Petitioner, therefore, agrees to leave Parcel D as a vacant lot and not to use it for any purpose other than off-site parking for Bank of

after the building permit is issued. See Cross-Section "B-2" on Sheet RZ-2 for specifications.

6. Environmental Features

- (a) Petitioner agrees to comply with the approved and adopted Post Construction Controls Ordinance.
- (b) The Petitioner agrees to comply with the Tree Ordinance.

7. Enhanced Gateway Feature

Petitioner shall provide an Enhanced Gateway Feature at the intersection of West Morehead Street and South Clarkson Street announcing the entrance to the Petitioner's Foundry as soon after this Rezoning Petition is approved as favorable planting conditions exist, within the areas and as specified and generally depicted on Sheet RZ-2.

8. Fencing

- (a) Petitioner may install (or, if already in place, retain) security fencing within Tract I which satisfies the specifications and runs along the alignments set forth on Sheet RZ-1.

For those portions of the fence running along West Morehead Street, South Cedar Street and South Clarkson Street, the fence shall be located a minimum of 4 feet outside of the additional right of way which the Petitioner has committed to dedicate for the particular street involved.

If such fencing is installed, the Petitioner must provide the 4 foot landscape strip specified under Section 5(a) above between the fence and the proposed right-of-way line to screen the fence.

- (b) Petitioner may install (or, if already in place, retain) security fencing within Tract II which satisfies the specifications and runs along the alignments set forth on Sheet RZ-1.

For those portions of the fence running along South Cedar Street and South Clarkson Street, the fence shall be located a minimum of 4 feet outside of the additional right of way which the Petitioner has committed to dedicate for the particular street involved.

If such fencing is installed, the Petitioner must provide the 4 foot landscape strip specified under Section 5(a) above between the fence and the proposed right-of-way line to screen the fence.

9. Signage

Signage shall comply with the requirements of the Ordinance.

10. Amendments to Rezoning Plan

Future amendments to Sheet RZ-1, RZ-2 and these Development Standards may be applied for by the then Owner or Owners of the Parcel or Parcels within the Site involved in accordance with the provisions of Chapter 6 of the Ordinance.

11. Binding Effect of the Rezoning Documents and Definitions

- (a) If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under these Development Standards and Sheet RZ-1 and RZ-2 will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and the current and subsequent owner or owners of the Site and their respective successors in interest and assigns.
- (b) Throughout these Development Standards, the terms, "Petitioner" and "Owner" or "Owners" shall be deemed to include the successors in interest and assigns of the Petitioner or the Owner or Owners of the Site from time to time (as the case might be) that may be involved in any future development of the Site.
- (c) Any reference to the Ordinance herein shall be deemed to refer to the requirements of the Ordinance in effect as of the date on which this Rezoning Petition is approved.

4. Transportation Provisions

- (a) Vehicular Access. Vehicular access to the Site shall be as generally depicted on Sheet RZ-1.

- (b) Right of Way Dedication. The Petitioner agrees to dedicate and convey to the City of Charlotte (by quitclaim deed and subject to a reservation for any necessary utility easements) those portions of the Site needed to provide the following additional street rights of way within two months following receipt of a request to do so from the Charlotte Department of Transportation.

(i) West Morehead Street.

Any additional right of way required to provide 16 feet of right of way behind the existing curb. (See Cross Section A-1 on Sheet RZ-2).

(ii) South Cedar Street

Any additional right-of-way required to provide at a minimum 32.5 feet of right-of-way on either side of the existing centerline for Cedar Street. Where existing pavement width exceeds 35 feet measured from back of curb, the right-of-way to be dedicated shall be increased so as to accommodate adequately the streetscape elements of a local industrial street cross-section. (See Cross Section B-1 on Sheet RZ-2).

(iii) South Clarkson Street

Any additional right-of-way required to provide at a minimum 32.5 feet of right-of-way on either side of the existing centerline for South Clarkson Street. Where existing pavement width exceeds 35 feet measured from back of curb, the right-of-way to be dedicated shall be increased so as to accommodate adequately the streetscape elements of a local industrial street cross-section (See Cross Section B-1 on Sheet RZ-2).

5. Streetscape and Landscaping

Subject to the development and timing conditions set forth below, the Petitioner makes the following streetscape and landscaping commitments:

- (a) Streetscape Improvements. The Petitioner agrees to provide the streetscape improvements described below along West Morehead Street, South Clarkson Street and South Cedar Street.

- (i) To establish an 8 foot planted strip along portions of West Morehead Street as soon after this Rezoning Application is

America Stadium events unless and until it has graded the Site and established the Class B buffer on this Parcel.

In addition, the Petitioner agrees to establish a Class C buffer between the Carolina School Supply Building and Parcel A of Tract II before any building permit is issued for the construction of an occupiable structure on any part of Parcel A of Tract II.

(c) Street Improvements

- (i) The four foot wide sidewalk currently existing within the right-of-way for West Morehead Street will remain so long as no building permit is issued for the construction of an occupiable structure on any Parcel within Tract I.

- (ii) If a building permit is issued for the construction of an occupiable structure on any part of a Parcel within Tract I, the Petitioner agrees at its expense to cause that portion of West Morehead Street on which Tract I fronts that lies southwest of its centerline to be transformed to an Avenue Street Semi-Section which is compliant with the Urban Street Design Guidelines within 6 months after the building permit is issued. See Cross-Section "A-2" on Sheet RZ-2 for specifications.

- (iii) If a building permit is issued for the construction of an occupiable structure on any part of a Parcel within Tract II which fronts on South Cedar Street, the Petitioner agrees at its expense to cause the entire portion of South Cedar Street which runs through Tract II and lies between the centerline for South Cedar Street and the Parcel involved with such building permit to be transformed to a Local Industrial Street Semi-Section which is compliant with the Urban Street Design Guidelines within 6 months after the building permit is issued. See Cross-Section "B-2" on Sheet RZ-2 for specifications.

- (iv) If a building permit is issued for the construction of an occupiable structure on any part of a Parcel within Tract II which fronts on South Clarkson Street, the Petitioner agrees at its expense to cause the entire portion of South Clarkson Street which runs through Tract II and lies between the centerline for South Clarkson Street and the Parcel involved with such building permit to be transformed to a Local Industrial Street Semi-Section which is compliant with the Urban Street Design Guidelines within 6 months