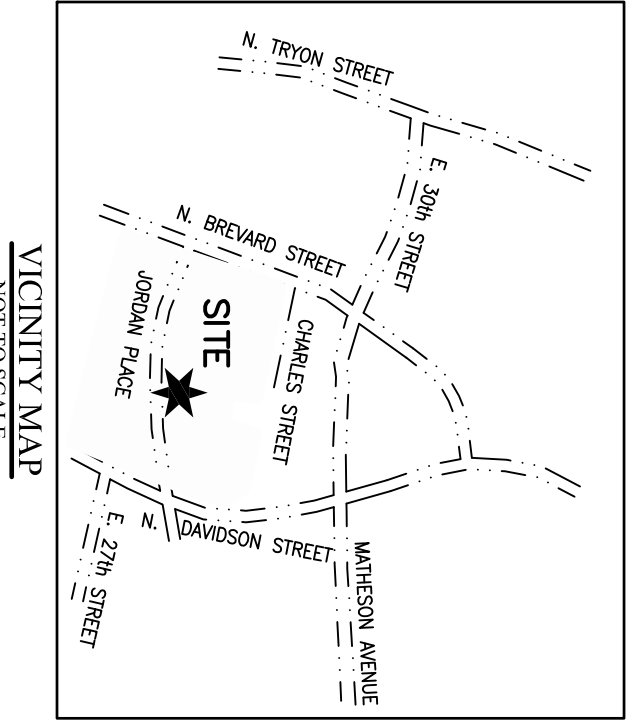
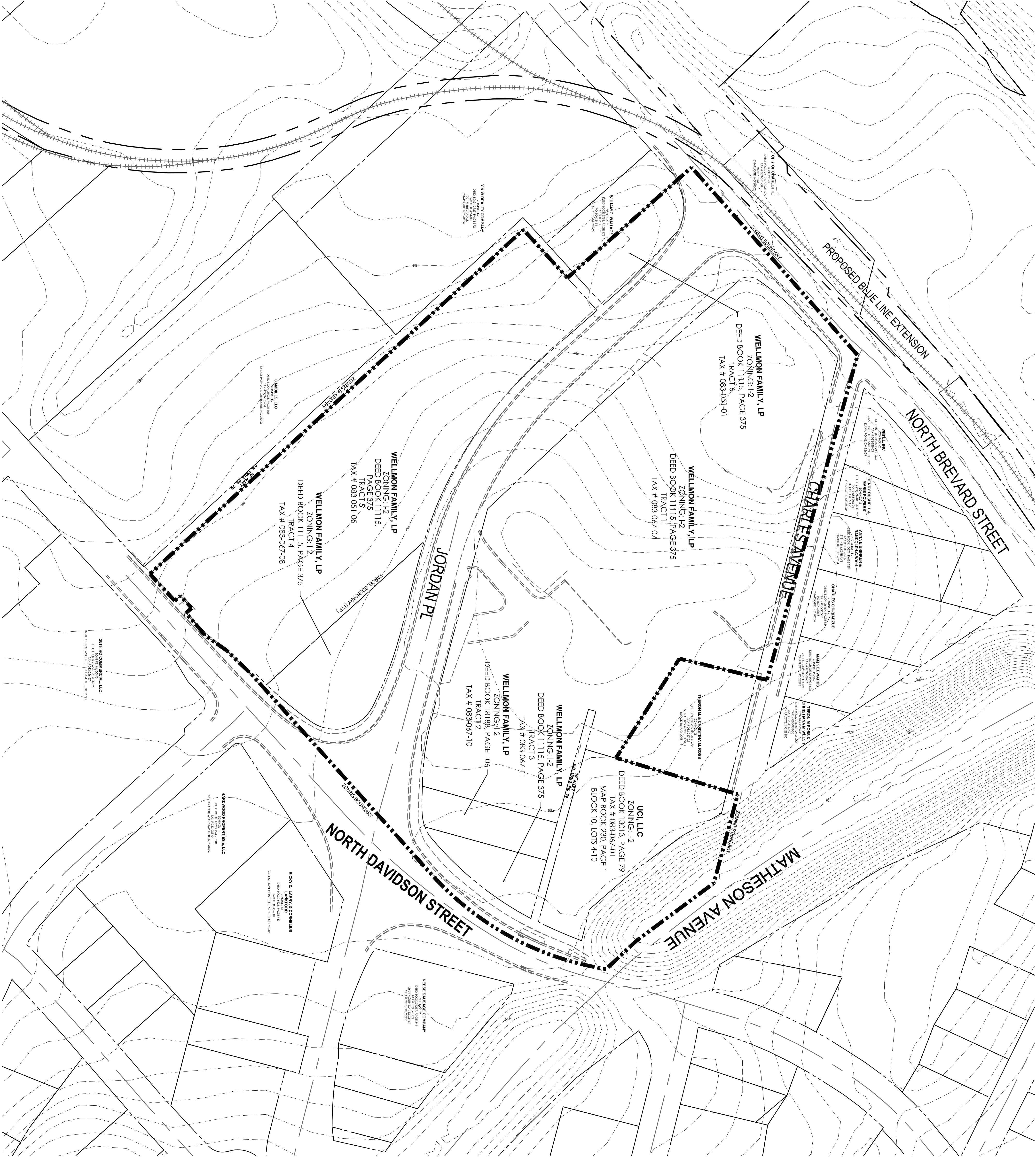


NOTE: BASE INFORMATION PROVIDED BY CHARLOTTE-MECKLENBERG COUNTY GIS & VARIOUS SURVEY DATA PROVIDED BY RB PHARR & ASSOCIATES PA



SITE DATA			
PARCELS	TAX I.D.	A.C.	EXT. ZONING
UCL	083-067-01	.664	1-2
TRACT 1	083-067-07	4.65	1-2
TRACT 2	083-067-10	1.99	1-2
TRACT 3	083-067-11	1.83	1-2
TRACT 4	083-067-08	.457	1-2
TRACT 5	083-051-05	2.73	1-2
TRACT 6	083-051-01	.210	1-2
TOTAL		9.09	

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



PROJECT NO. FSN-15020
PLANNAME: FSN15020X
CHECKED BY: JDM
DRAWN BY: ANL
SCALE: 1"=60'
DATE: 04-30-15
SHEET NO. RZ-1

WELLMON PROPERTY

REZONING PETITION NO. 2015-051

CHARLOTTE, NC

EXISTING CONDITIONS PLAN

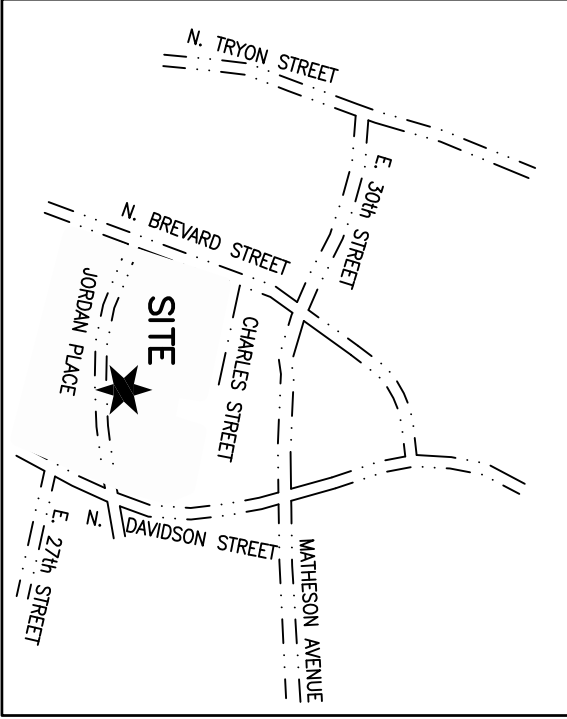
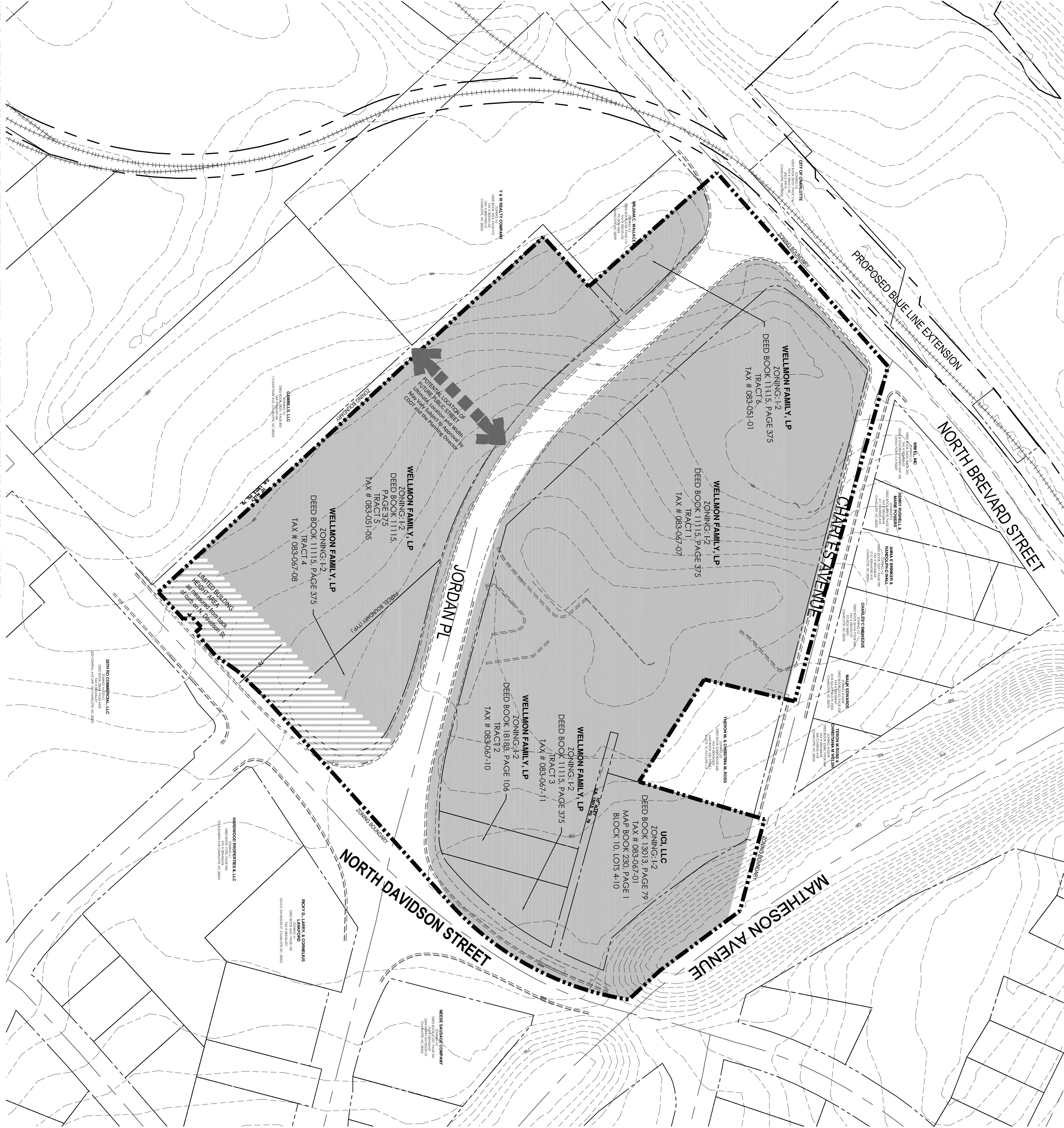
OWNER:

WELMON FAMILY
LIMITED
PARTNERSHIP

REVISIONS:

1. 6-18-15 revised per staff comments

NOTE: BASE INFORMATION PROVIDED BY CHARLOTTE-MECKLENBERG COUNTY GIS & VARIOUS SURVEY DATA PROVIDED BY RB PHARR & ASSOCIATES PA



DEVELOPMENT STANDARDS

Wellmon Property
REZONING PETITION NO. 2015-051
DEVELOPMENT STANDARDS
6/18/2015

- Development Data Table**

Site Area:	9 acres +/-
Tax Parcels:	083-051-01, 083-051-05, 083-067-01, 083-067-07, 083-067-08, 083-067-10, 083-067-11
Existing Zoning:	I-2
Proposed Zoning:	TOC-M (CD)
Existing Use:	Vacant/Varietyhouse
Proposed Use:	Uses allowed under TOC-M
Maximum Development Height:	Development intensity shall not exceed limits of TOC-M
Maximum Building Footprint:	As shown under TOC-M, however, certain areas identified on the Conditional Site Plan shall not exceed 65 feet in height
Parking:	Shall satisfy or exceed Ordinance requirements
- General Provisions**

These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Wellmon Family Ltd. Prop. ("Wellmon") to rezone property from the I-2 Zoning District to the TOC-M (CD) Zoning District. In order to accommodate a transit oriented development, on both sides of Jordan Place, north of N. Davidson Street, as depicted on the Rezoning Plan (the "Site").

Development of the Site will be governed by the accompanying Rezoning Plan; these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). The Rezoning Plan is intended to reflect maximum development of right building envelopes, the arrangements and locations of access paths.

Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the TOC-M Zoning District shall govern all development taking place on the Site.

Alterations or modifications which, in the opinion of the Planning Director, substantially alter the character of the development proposed or modifications which, in the opinion of the Planning Director, constitute changes which increase the provisions of Subsections 6.207(1) or (2) of the Ordinance, as applicable.
- Permitted Uses**

The Site may be devoted to any uses permitted in the TOC-M Zoning District together with any incidental or accessory uses associated therewith.
- Maximum Development**

Structures and uses on the Site shall not exceed the limits of the TOC-M Zoning District.

Peditioner shall provide a "Unified Building Height Area" within that portion of the Site adjacent to North Davidson Street and south of Jordan Place, as generally depicted on the Conditional Rezoning Plan. Portions of buildings located within the Unified Building Height Area shall not exceed fifty (65) feet in height, exclusive of architectural features. Buildings within all other portions of the Site shall not exceed the height limitations imposed by the TOC-M Zoning District.
- Transportation**

A public street connection shall be provided through the portion of the Site lying south of Jordan Place and shall extend from the south side of the Site to the north side of the Site. The public street shall be provided in the form of a dedicated right-of-way or a public easement over a privately maintained corridor, at the discretion of the Peditioner.
- Architectural Standards**

In order to stimulate pedestrian activity along North Davidson Street, the first floor (street level) facade of any buildings facing North Davidson Street shall be designed to accommodate commercial activities (exclusive of uses that are accessory to multifamily uses such as laundry centers or fitness facilities) along a minimum of 50% of the first floor facade. Commercial spaces fronting North Davidson Street shall incorporate doors that are accessible from the sidewalk along North Davidson and clear vision glass windows so that interior spaces may be visible from the street.
- Streetscape and Landscaping**

Peditioner shall invest at least \$10,000.00 in public art (which may be freestanding or integrated into structures) to be located in areas visible from public streets.
- Environmental Features**

Peditioner shall satisfy the requirements of the Final Construction Controls Ordinance.
- Signage**

All signage shall meet the requirements of the TOC-M Zoning District.
- Lighting**

All freestanding lighting fixtures will be shielded with full cut-off fixtures.
- Amendments to Rezoning Plan**

Future amendments to the Rezoning Plan and these Development Standards may be applied for by the Item Owner or Owners of a particular tract within the Site involved in accordance with the provisions of Chapter 6 of the Ordinance.
- Binding Effect of the Rezoning Documents and Definitions**

If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under the Rezoning Plan and these Development Standards will, unless amended in the manner provided under the Ordinance, be binding upon and have to the benefit of the Peditioner and subsequent owners of the Site and their respective successors in interest and assigns. Throughout these Development Standards, the terms, "Peditioner" and "Owner" or "Owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Peditioner or the owner or owners of any part of the Site from time to time who may be involved in any future development thereof.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

WELLMON PROPERTY
REZONING PETITION NO. 2015-051
CHARLOTTE, NC

CONDITIONAL SITE PLAN

OWNER:

WELLMON FAMILY
LIMITED
PARTNERSHIP

REVISIONS:

6-18-15 revised per staff comments



PROJECT NO. FSN-15020
DRAWING NO. FSN15020X
CHECKED BY: JDM
DATE: 04-30-15
SCALE: 1"=60'
SHEET NO. RZ-2