

VICINITY MAP  
NOT TO SCALE

**SITE DATA**

PARCELS	TAX I.D.	A.C.	EXT.	ZONING
UCI	083-067-05	.664		I-2
TRACT 1	083-067-07	4.65		I-2
TRACT 2	083-067-10	.199		I-2
TRACT 3	083-067-11	.183		I-2
TRACT 4	083-067-08	.457		I-2
TRACT 5	083-051-05	2.73		I-2
TRACT 6	083-051-01	.210		I-2
<b>TOTAL</b>		<b>9.09</b>		

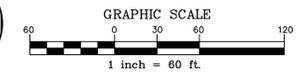
REVISIONS:

OWNER:  
WELLMON FAMILY  
LIMITED  
PARTNERSHIP

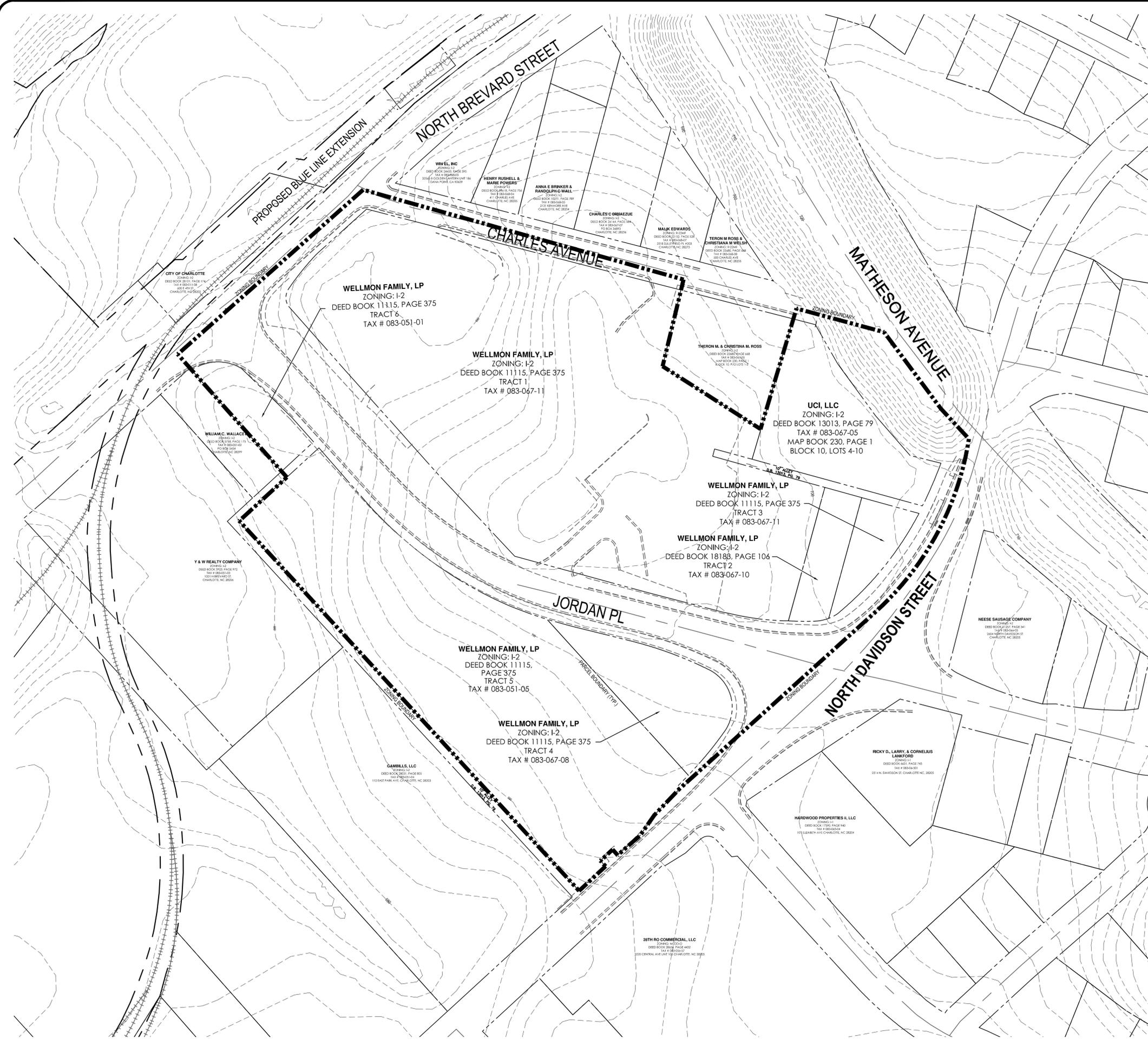
**WELLMON PROPERTY**  
REZONING PETITION NO. 2015-051  
CHARLOTTE, NC

EXISTING CONDITIONS PLAN

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



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

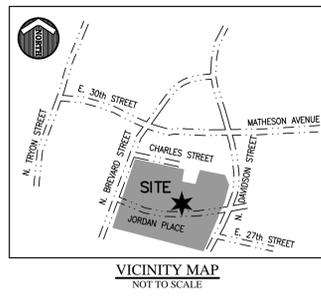


Y:\Projects\FSN-15020\Planning\FSN15020X.dwg, 4/30/2015 10:34:05 AM, Lowe, Nick

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



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**DEVELOPMENT STANDARDS**

**1. 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: TOD-M (CD)  
Existing Use: Vacant/Warehouse  
Proposed Uses: Uses allowed under TOD-M  
Maximum Development: Development intensity shall not exceed limits of TOD-M  
Maximum Building Height: As allowed under TOD, however, certain areas identified on the Conditional Site Plan shall not exceed 50 feet in height.  
Parking: Shall satisfy or exceed Ordinance requirements

**2. General Provisions**

These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Wellmon Family Ltd, Ptsp, ("Wellmon") to rezone property from the I-2 Zoning District to the TOD-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 rights, building envelopes, the arrangements and locations of access points.  
Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the TOD-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 significantly alter the Rezoning Plan or these Development Standards, constitute changes which increase the intensity of development shall not be deemed to be minor and may only be made in accordance with the provisions of Subsections 6.207(1) or (2) of the Ordinance, as applicable.

**3. Permitted Uses**

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

**4. Maximum Development**

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

Petitioner shall provide a "Limited Building Height Area" within a 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 "Limited Building Height Area" shall not exceed fifty (50) feet in height, exclusive of architectural features. Buildings within all other portions of the Site shall not exceed the height limitations imposed by the TOD-M Zoning District.

**5. Transportation**

Public Access shall be provided through the portion of the site lying south of Jordan Place. And shall extend from Jordan Place to the southern boundary of the Site. The ultimate width and location of the Public Access may vary, subject to approval by CDOT and the Planning Director. The Public Access 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 Petitioner.

**6. Streetscape and Landscaping**

Petitioner shall satisfy the requirements of the TOD-M Zoning District.

**7. Environmental Features**

Petitioner shall satisfy the requirements of the Post Construction Controls Ordinance.

**8. Signage**

All signage shall meet the requirements of the TOD-M Zoning District.

**9. Lighting**

All free-standing lighting fixtures will be shielded with full cut-off fixtures.

**9. Amendments to Rezoning Plan**

Future amendments to the Rezoning Plan and these Development Standards may be applied for by the then Owner or Owners of a particular Tract within the Site involved in accordance with the provisions of Chapter 6 of the Ordinance.

**10. 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 inure to the benefit of the Petitioner and subsequent owners of the Site and their respective successors in interest and assigns.

Throughout these Development Standards, the terms, "Petitioner" and "Owner" or "Owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owner or owners of any part of the Site from time to time who may be involved in any future development thereof.

REVISIONS:

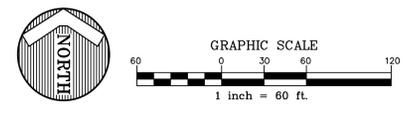
WELLMON FAMILY LIMITED PARTNERSHIP

OWNER:

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

**CONDITIONAL SITE PLAN**

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



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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