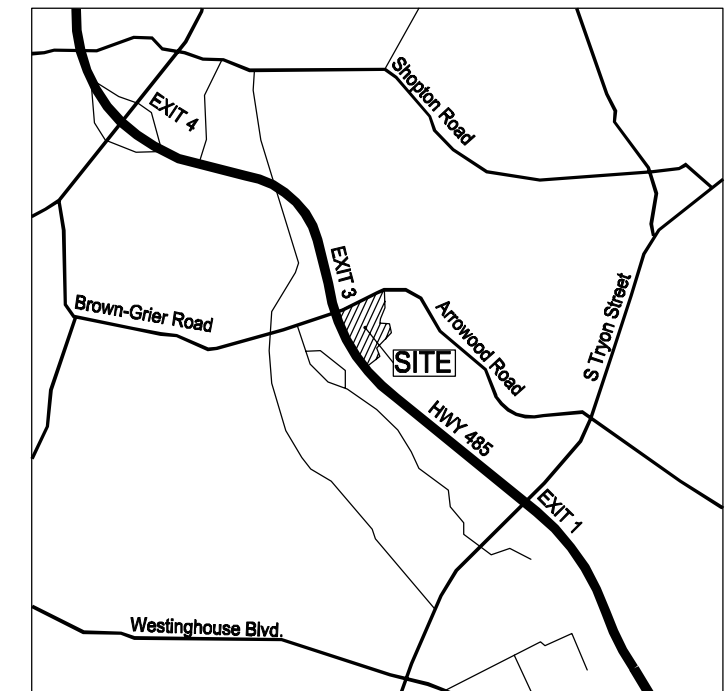
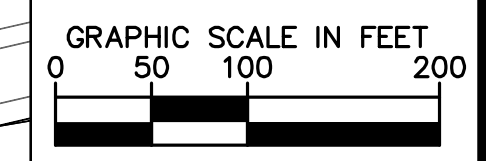
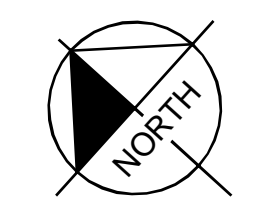
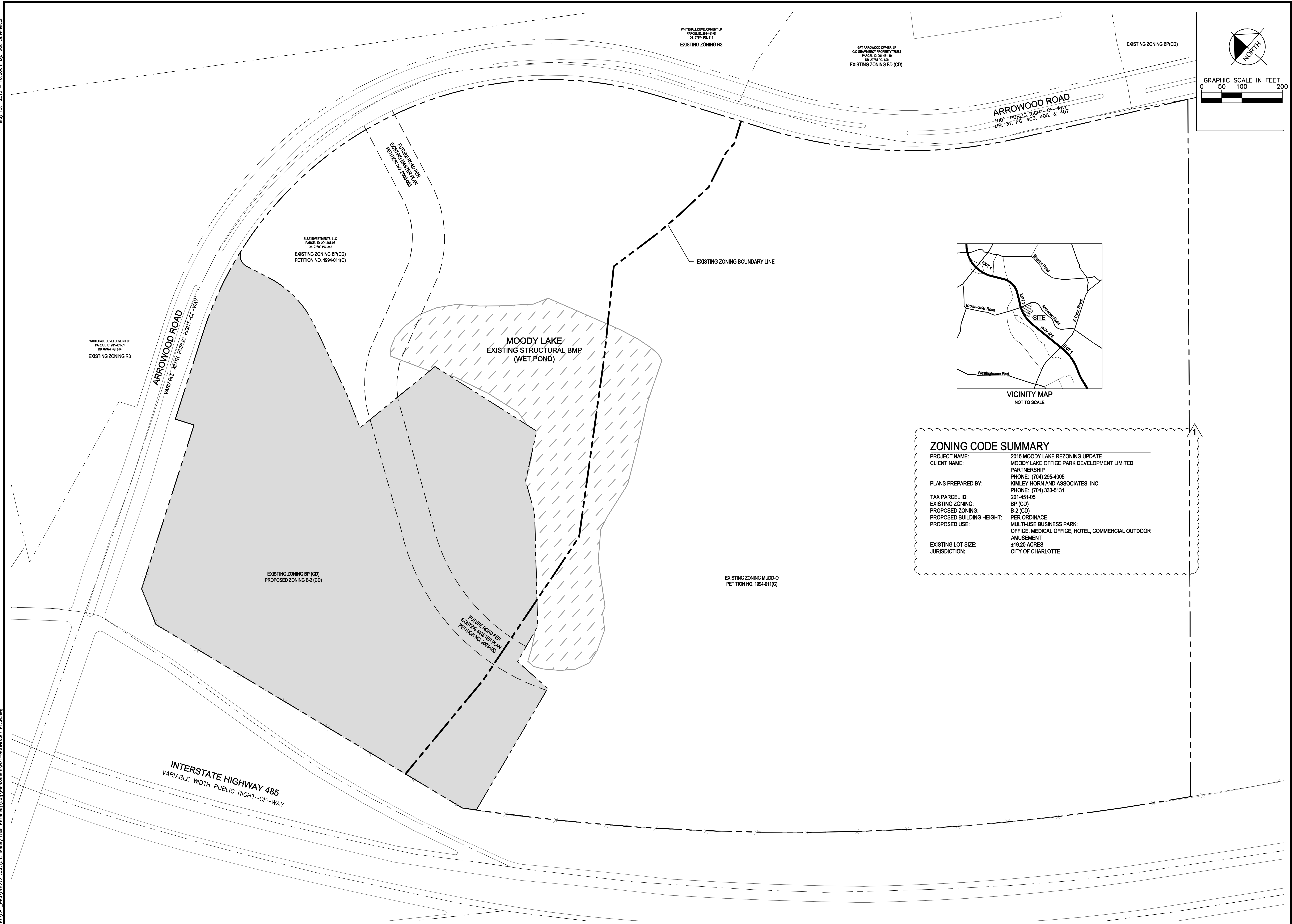


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**ZONING CODE SUMMARY**

PROJECT NAME: 2015 MOODY LAKE REZONING UPDATE  
 CLIENT NAME: MOODY LAKE OFFICE PARK DEVELOPMENT LIMITED PARTNERSHIP  
 PLANS PREPARED BY: KIMLEY-HORN AND ASSOCIATES, INC.  
 TAX PARCEL ID: 201-451-05  
 EXISTING ZONING: BP (CD)  
 PROPOSED ZONING: B-2 (CD)  
 PROPOSED BUILDING HEIGHT: PER ORDINANCE  
 PROPOSED USE: MULTI-USE BUSINESS PARK; OFFICE, MEDICAL OFFICE, HOTEL, COMMERCIAL OUTDOOR AMUSEMENT  
 EXISTING LOT SIZE: ±19.20 ACRES  
 JURISDICTION: CITY OF CHARLOTTE

**Kimley»Horn**  
 2000 SOUTH BOULEVARD  
 SUITE 440  
 CHARLOTTE,  
 NORTH CAROLINA 28203  
 PHONE: (704) 333-5131  
 © 2015

NO.	DATE	REVISIONS
1	05-15-15	REVISED PER CITY COMMENTS

CLIENT:  
 MOODY LAKE OFFICE PARK  
 DEVELOPMENT LIMITED PARTNERSHIP  
 5950 FAIRVIEW ROAD, STE 800  
 CHARLOTTE, NORTH CAROLINA 28210

PROJECT:  
 2015 MOODY LAKE REZONING UPDATE  
 CITY OF CHARLOTTE,  
 MECKLENBURG COUNTY,  
 NORTH CAROLINA  
 REZONING PETITION NO. 2015-066

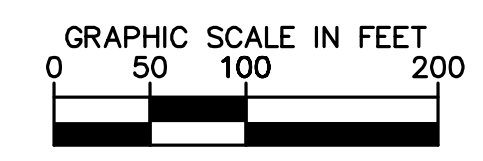
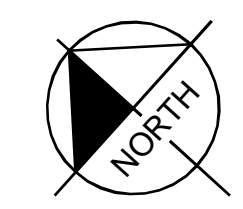
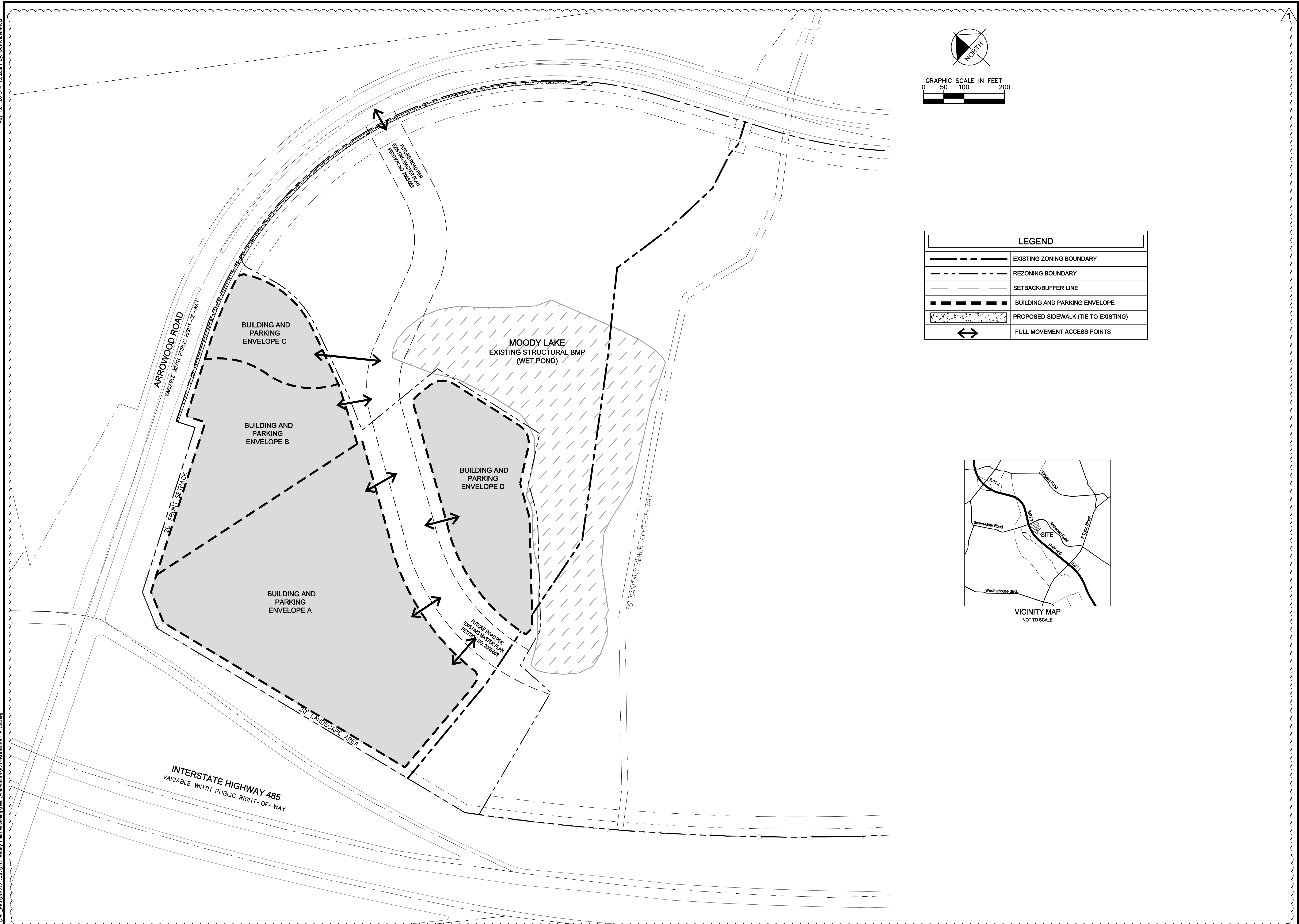
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DESIGNED BY: ME  
 DRAWN BY: NJM  
 CHECKED BY: ME  
 DATE: 03-20-2015  
 PROJECT#: 015272032

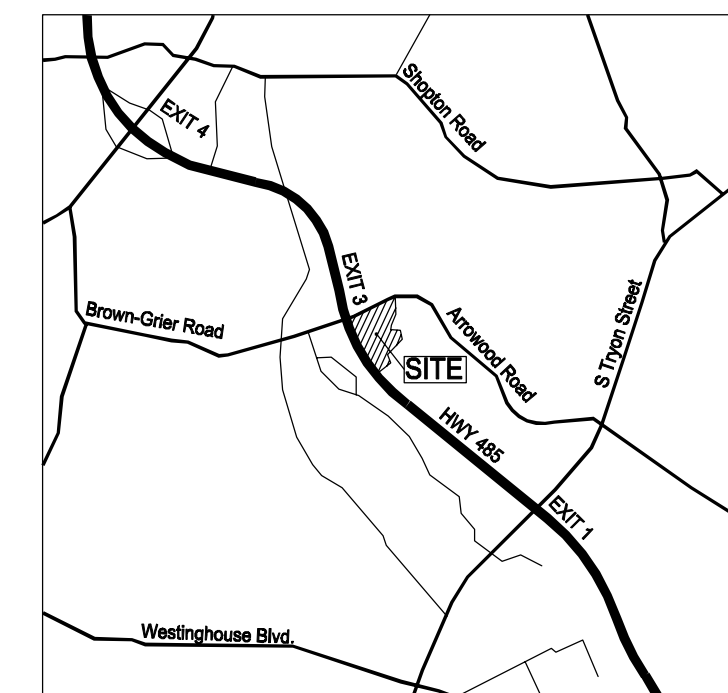
**RZ-1**

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LEGEND	
	EXISTING ZONING BOUNDARY
	REZONING BOUNDARY
	SETBACK/BUFFER LINE
	BUILDING AND PARKING ENVELOPE
	PROPOSED SIDEWALK (TIE TO EXISTING)
	FULL MOVEMENT ACCESS POINTS



**Kimley»Horn**  
 2000 SOUTH BOULEVARD  
 SUITE 440  
 CHARLOTTE,  
 NORTH CAROLINA 28203  
 PHONE: (704) 333-5131  
 © 2015

NO.	DATE	REVISIONS
1	05-15-15	REVISED PER CITY COMMENTS

CLIENT:  
 MOODY LAKE OFFICE PARK  
 DEVELOPMENT LIMITED PARTNERSHIP  
 5950 FAIRVIEW ROAD, STE 800  
 CHARLOTTE, NORTH CAROLINA 28210

PROJECT:  
 2015 MOODY LAKE REZONING UPDATE  
 CITY OF CHARLOTTE,  
 MECKLENBURG COUNTY,  
 NORTH CAROLINA  
 REZONING PETITION NO. 2015-066

TITLE:  
**REZONING SITE PLAN**

DESIGNED BY: ME  
 DRAWN BY: NJM  
 CHECKED BY: ME  
 DATE: 03-20-2015  
 PROJECT#: 015272032

**RZ-2**

DEVELOPMENT STANDARDS

May 15, 2015

GENERAL PROVISIONS

- A. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Moody Lake Office Park Development Limited Partnership...
B. The development of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance...
C. The development and uses depicted on the Rezoning Plan are schematic in nature and are intended to depict the general arrangement of uses and improvements on the Site...
D. The alignment of internal streets and driveways and parking layouts may be modified to accommodate the final locations of buildings and improvements...
E. The Site shall be considered to be a planned/unified development...
F. The parcel of land that comprises the Site may be subdivided at the option of the Petitioner.

PERMITTED USES

- A. Subject to the limitations set out below, the Site may be devoted to any use permitted by right or under prescribed conditions in the B-2 zoning district...
B. Notwithstanding anything contained herein to the contrary, restaurants with drive-in service shall not be permitted on the Site...
C. Notwithstanding anything contained herein to the contrary, restaurants with accessory drive through windows shall not be permitted on the Site...
D. For entitlement purposes only, the Site is divided into four building/parking envelopes designated as Building/Parking Envelope A, Building/Parking Envelope B, Building/Parking Envelope C and Building/Parking Envelope D...
E. The Site may be developed with (i) up to 375,000 square feet of gross floor area devoted to any use or uses allowed on the Site under the Rezoning Plan...
F. At the option of the Petitioner and in lieu of the 375,000 square feet of gross floor area that may be devoted to any use or uses allowed on the Site...
G. Areas devoted to surface parking, outdoor dining and seating, and courtyards and plazas shall not be counted towards the maximum allowed gross floor area...

TRANSPORTATION

- A. Vehicular access shall be as generally depicted on the Rezoning Plan. The placement and configuration of the access points are subject to any minor modifications required by the Charlotte Department of Transportation ("CDOT") and/or the North Carolina Department of Transportation ("NCDOT")...
C. The alignment of the internal vehicular circulation areas and the driveways may be modified by the Petitioner to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval by CDOT and/or NCDOT in accordance with applicable published standards...
D. The alignment of the internal public street depicted on the Rezoning Plan may be modified to accommodate the commercial outdoor amusement use provided that the internal public street maintains the point of connection to West Arrowood Road and the point of terminus depicted on the Rezoning Plan...
E. Sidewalk connections to the adjoining public streets shall be provided as generally depicted on the Rezoning Plan.

STREETScape/LANDSCAPING/SCREENING

- A. Landscaping will meet or exceed the requirements of the Ordinance...
B. The Petitioner shall install a 20 foot wide landscaped area along the Site's frontage on Interstate 485 as depicted on the Rezoning Plan...
C. All roof mounted mechanical equipment will be screened from view from adjoining public rights-of-way and abutting properties as viewed from grade...
D. Dumpster and recycling areas will be enclosed on all four sides by an opaque wall or fence with one side being a hinged opaque gate...
E. Alternatively, such facilities may be located within or under the structures proposed to be constructed on the Site.

ENVIRONMENTAL FEATURES

- A. Development of the Site shall be in compliance with the Charlotte City Council approved and adopted Post Construction Controls Ordinance...
B. Development of the Site shall comply with the City of Charlotte Tree Ordinance.

SIGNS

All signs installed on the Site shall comply with the requirements of the Ordinance.

LIGHTING

- A. All freestanding lighting fixtures installed on the Site (excluding street lights) shall be fully capped and shielded and the illumination downwardly directed so that direct illumination does not extend past any property line of the Site...
B. The maximum height of any freestanding lighting fixture installed on the Site shall be 30 feet...
C. Any lighting fixtures attached to the structures to be constructed on the Site shall be decorative, capped and downwardly directed...
D. The provisions of paragraphs A through C above shall not apply to the exterior lights utilized to illuminate the outdoor field associated with the commercial outdoor amusement use.

BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

- A. If this Rezoning Petition is approved, all conditions applicable to the use and 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 Petitioner and the current and subsequent owners of the Site...
B. Throughout these Development Standards, the term "Petitioner" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Petitioner or the owner or owners of the Site from time to time who may be involved in any future development thereof...
C. Any reference to the Ordinance herein shall be deemed to refer to the requirements of the Ordinance in effect as of the date this Rezoning Petition is approved.

Table with 2 columns: NO., DATE, REVISIONS. Row 1: 1, 05-15-15, REVISED PER CITY COMMENTS

CLIENT: MOODY LAKE OFFICE PARK DEVELOPMENT LIMITED PARTNERSHIP 5950 FAIRVIEW ROAD, STE 800 CHARLOTTE, NORTH CAROLINA 28210

PROJECT: 2015 MOODY LAKE REZONING UPDATE CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA REZONING PETITION NO. 2015-066

TITLE: TECHNICAL DATA SHEET

DESIGNED BY: ME DRAWN BY: NJM CHECKED BY: ME DATE: 03-20-2015 PROJECT#: 015272032

RZ-3