

VICINITY MAP  
NTS

SITE DEVELOPMENT DATA

Site Acreage: +/-18.5 AC.

Tax Parcels: 091-111-01, 091-111-03, 091-111-04, 091-111-05, 091-111-06, 091-112-11, 091-112-40, 091-112-10, 091-111-05, 091-112-33, 091-112-09 and 091-112-33

Proposed Zoning: TOD-M (CD)

Existing Zoning: I-1, I-2, and I-2 (CD) by Rezoning Petition No. 2009-006

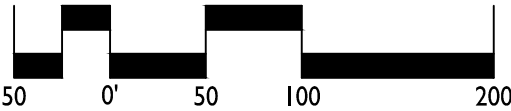
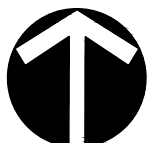
Existing Uses: Industrial - Northeast Submarket

Proposed Uses: Uses permitted by right and under prescribed conditions together with accessory uses, as allowed in the TOD-M zoning district (as designated in Permitted Uses Section of development standards notes).

Residential Density: Per Zoning Ordinance (TOD-M)

SITE LEGEND

- SITE ACCESS
- GREENWAY ACCESS
- ZONING LINE
- STREET NETWORK
- DEVELOPMENT AREA
- GREENWAY



NODA GREENWAY SITE  
REZONING PETITION No. 2016-XXX  
FLYWHEEL GROUP  
TECHNICAL DATA SHEET

REVISIONS:  
DATE: 03/25/16  
DESIGNED BY: BNG  
DRAWN BY: BNG  
CHECKED BY: BNG  
SCALE: 1"=100'  
PROJECT #015033

SHEET #  
RZ-1

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## GENERAL PROVISIONS

A. 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 (the "Ordinance"). Subject to the optional provisions set out below, the regulations established under the Ordinance for the TOD-M zoning district shall govern the development and use of the Site.

C. The parcels of land that comprise the Site may be recombined into one parcel at the option of the Petitioner or further subdivided.

E. Pursuant to Section 1.110 of the Ordinance and Section 160A-385.1 of the North Carolina General Statutes, the Rezoning Plan, if approved, shall be vested for a period of 5 years due to the size and phasing of the development, the level of investment, economic cycles and market conditions.

TRANSPORTATION

B. Subject to the optional provisions set out above, off-street vehicular parking shall meet the minimum and maximum requirements of the Ordinance.

**STREETSCAPE/LANDSCAPING/BUFFERS/OPEN SPACE**

A. The Site will comply with the TOD-M standards with respect to the streetscape along the Site's frontage on public streets

B. The development of the Site shall comply with the applicable landscaping, screening and buffer requirements of the Ordinance.

C. Urban open space will be provided as required by the Ordinance.

## ARCHITECTURAL AND DESIGN STANDARDS

A. All roof mounted mechanical equipment will be screened from view from adjoining public rights-of-way and abutting properties as viewed from grade.

C. The maximum height of any building located on the Site shall be the maximum height permitted under the Ordinance in the TOD-M zoning district.

## SIGNS

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

## LIGHTING

All exterior lights installed on the Site shall be full cut-off type lighting, excluding lower, decorative lighting that may be installed along driveways, sidewalks and parking areas.

## BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

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.

