

**DEVELOPMENT STANDARDS**

- General Provisions.**
- Development of the site will be controlled by the standards depicted on this site plan and by the standards of the Charlotte Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of proposed uses on the site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the ordinance during the design development and construction phases as allowed under the provisions of Section 6.2 of the Zoning Ordinance.
  - The Petitioner acknowledges that other standard development requirements imposed by other city ordinances, such as those that regulate streets, sidewalks, trees, bicycle parking, and site development, may apply to the development of this site. These are not zoning regulations, are not administered by the Zoning Administrator, and are not separate zoning conditions imposed by this site plan. Unless specifically noted in the conditions for this site plan, these other standard development requirements will be applied to the development of this site as defined by those other city ordinances.
  - Throughout this Rezoning Petition, the terms "Owner", "Owners", "Petitioner" or "Petitioners," shall, with respect to the Site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assignees of the owner or owners of the Site who may be involved in its development from time to time.

**Purpose**

- The purpose of this Rezoning application is to provide for the repurposing of industrial buildings to allow for a mixture of uses. The Petitioner also seeks approval of an Optional request as outlined below.
- The Petitioner seeks approval under the Optional provisions of the Ordinance to allow for paved and unpaved parking to remain as located between the building and the street on the westerly side of the site and for a vehicular/taxi/Uber drop-off area on Yancey Road. In addition out of an abundance of caution and due to the location and variation in the building walls relative to the Yancey Road curb line, the Petitioner may need to propose minor alterations to the streetscape plan for this property once the detailed construction plans have been developed. To achieve these purposes, the application seeks the rezoning of the site to the MUDD-O district.

**Permitted Uses**

Uses allowed on the property included in this Petition will be those uses and related accessory uses as are permitted in the MUDD district unless otherwise restricted by the provisions of this plan.

**Transportation**

- The site will have access via a driveway connection to Yancey Street and Old Pineville Rd. as generally identified on the concept plan for the site.
- Parking areas, including on street parking, are generally indicated on the concept plan for the site.

**Architectural Standards**

- The pedestrian areas indicated on the concept plan will be furnished with pedestrian amenities such as seating and landscaping and may be used for programmed activities, outdoor seating gathering spaces, and the extension of activities conducted within the buildings.

**Streetscape and Landscaping**

Reserved

**Environmental Features**

Reserved

**Parks, Greenways, and Open Space**

Reserved

**Fire Protection**

Reserved

**Signage**

Reserved

**Lighting**

- Freestanding lighting on the site will utilize full cut-off luminaries.

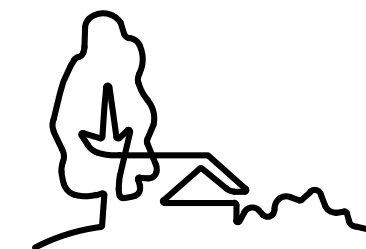
**Phasing**

Reserved

Initial Submission 04-23-16, 1.12  
Revised per staff comments- 10-24-16, 1.3

**DEVELOPMENT SUMMARY**

TAX PARCEL ID #:	149-02-107 & 108
TOTAL SITE AREA:	± 5.06 ACRES
EXISTING ZONING:	I-2
PROPOSED ZONING:	MUDD-O
PROPOSED USE:	SEE DEV. STDS.
TOTAL BUILDING AREA:	± 74,877 SF
VEHICULAR PARKING:	MEET OR EXCEED ORD. REQUIREMENTS

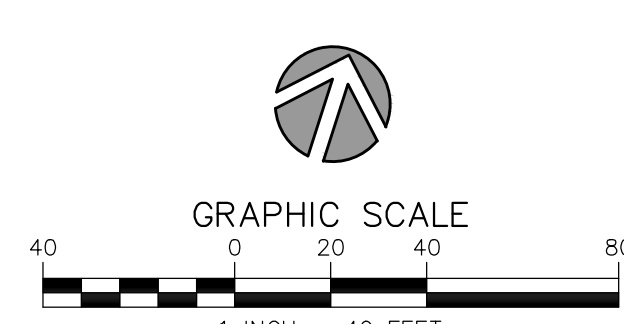
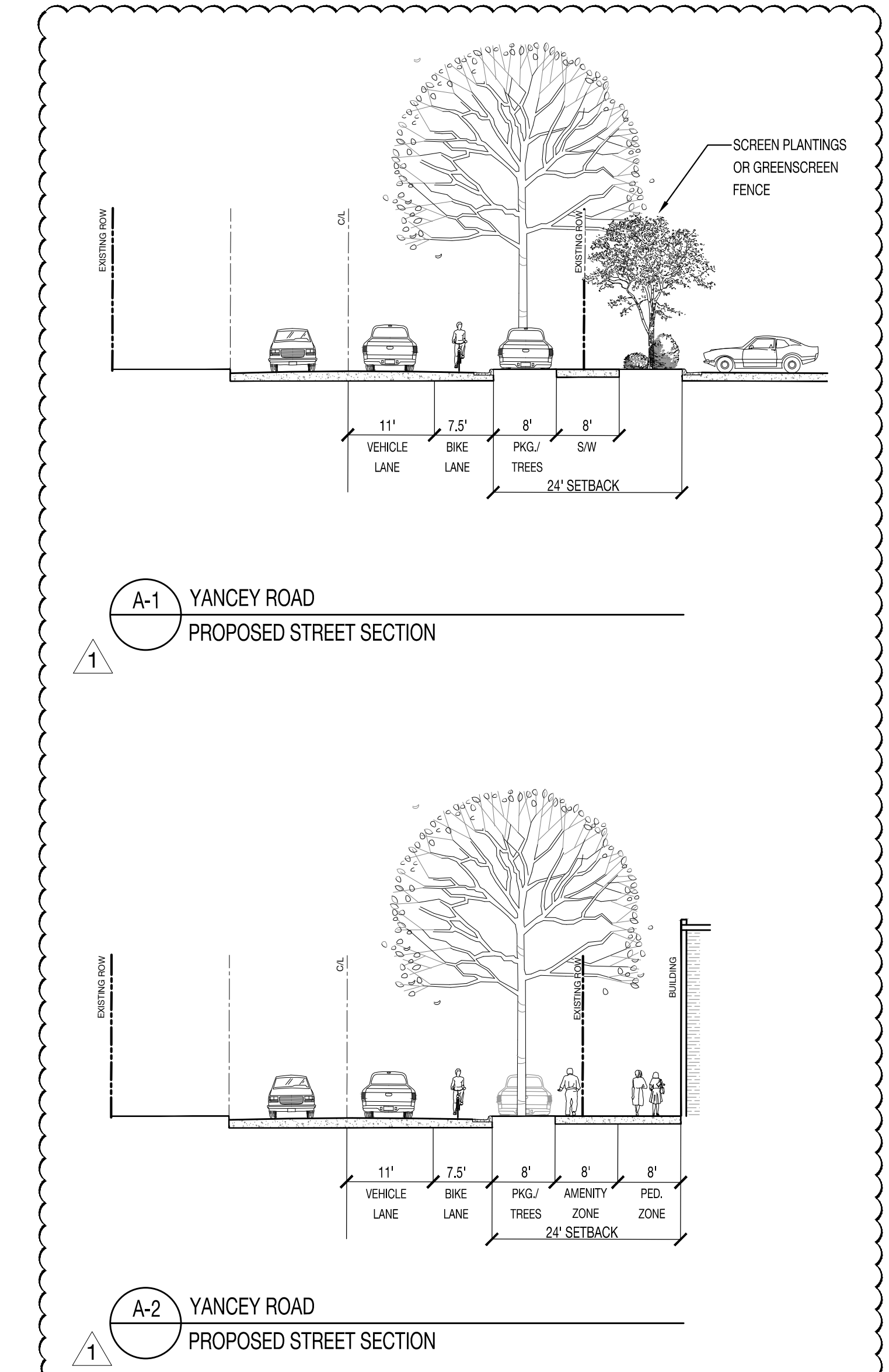
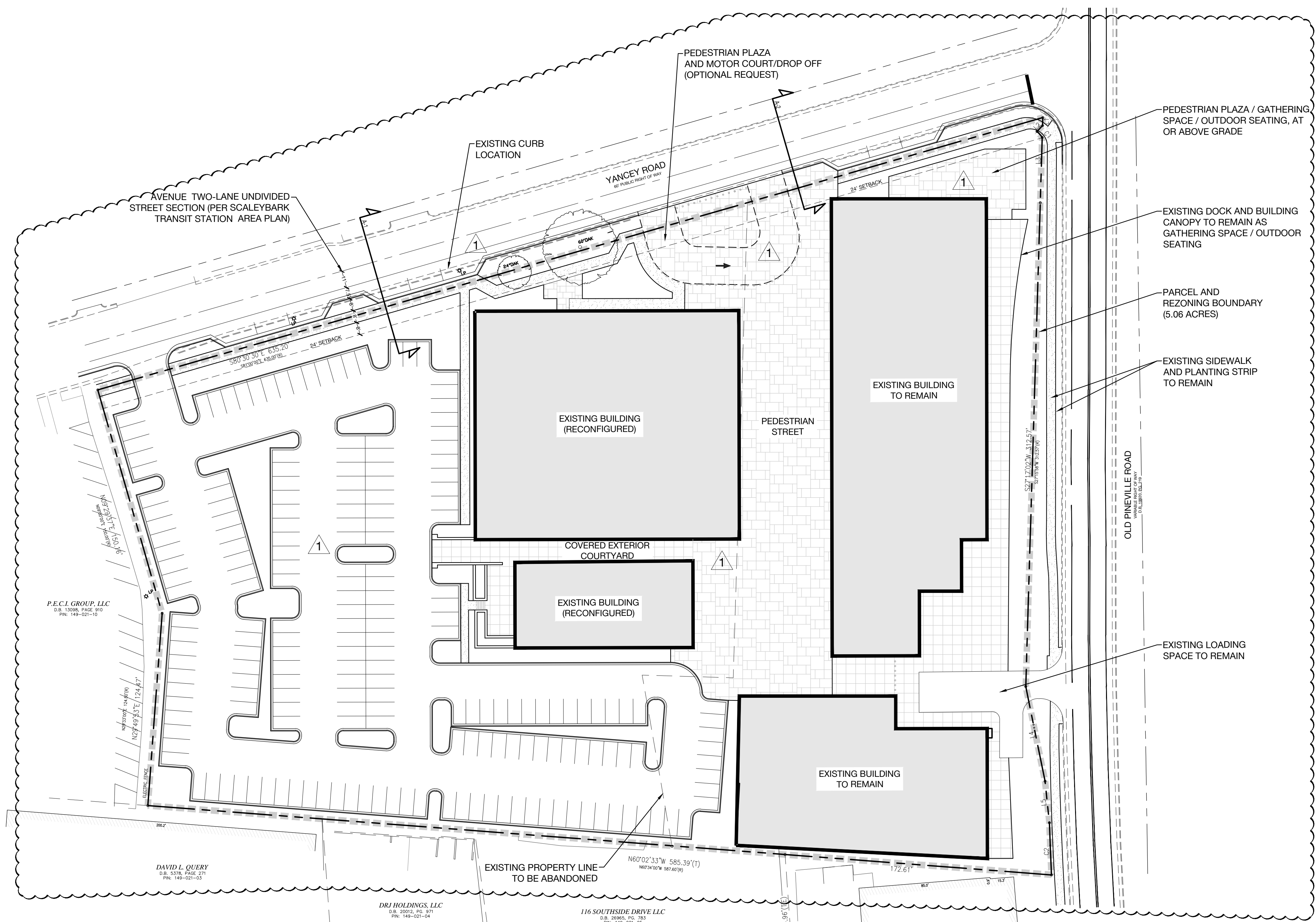


**URBAN  
DESIGN  
PARTNERS**

1318-e6 central ave. # 704-334-3303  
charlotte, nc 28205 # 704-334-3305  
urbandesignpartners.com

White Point Partners LLC

Two Morrocroft Centre  
4064 Colony Road, Suite 430  
Charlotte, NC 28211



**REZONING PETITION #2016-098**

NO.	DATE	BY	REVISIONS:
1	10-24-16	UDP	PER CITY COMMENTS

Project No: 16-020  
Date: 04-25-2016  
Designed by: udp  
Drawn By: udp  
Scale: 1"=40'  
Sheet No:

**RZ-1.0**

**BOWERS FIBER**

**Rezoning Site Plan**  
Charlotte, North Carolina