



STEELE CREEK/DIXIE RIVER RD EXTENSION DEVELOPMENT STANDARDS

REZONING PETITION NO. 2016-023

MADISON CAPITAL GROUP, LLC - PETITIONER

11/1/18

SITE DEVELOPMENT DATA

- ACREAGE: ± 16.2 ACRES
-TAX PARCEL: 201-091-07, 201-091-05, 201-091-17, 201-091-06
-EXISTING ZONING: R-3
-PROPOSED ZONING: MUDD-O AND NS WITH FIVE (5) YEAR VESTED RIGHTS.

I. GENERAL PROVISIONS

- a. SITE DESCRIPTION. THESE DEVELOPMENT STANDARDS AND THE TECHNICAL DATA SHEET FORM THE REZONING PLAN (HEREAFTER COLLECTIVELY REFERRED TO AS THE "REZONING PLAN") ASSOCIATED WITH THE REZONING PETITION FILED BY MADISON CAPITAL GROUP, LLC (PETITIONER) TO ACCOMMODATE DEVELOPMENT OF A MIXED USE COMMERCIAL AND RESIDENTIAL COMMUNITY ON AN APPROXIMATELY 16.2 ACRE SITE LOCATED NEAR THE INTERSECTION OF STEELE CREEK ROAD AND DIXIE RIVER ROAD EXTENSION (THE "SITE").

II. OPTIONAL PROVISIONS FOR THE MUDD-O AREA

- a. THE PETITIONER REQUESTS THE ABILITY TO PROVIDE A PEDESTRIAN TRAIL NETWORK THROUGH PORTIONS OF THE SITE LABELED AS POTENTIAL TREE SAVE AREAS.

III. PERMITTED USES

SUBJECT TO THE MAXIMUM DEVELOPMENT PROVISIONS SET FORTH UNDER SECTION IV BELOW, THE SITE MAY BE DEVOTED TO ANY COMMERCIAL AND RESIDENTIAL USES PERMITTED BY RIGHT OR UNDER PRESCRIBED CONDITIONS IN THE MUDD OR NS ZONING DISTRICT, IN AREAS AS INDICATED ON THE REZONING PLAN, TOGETHER WITH ANY INCIDENTAL OR ACCESSORY USES ASSOCIATED THEREWITH EXCEPT FOR THE FOLLOWING:

- CAR WASHES;
• AUTOMOBILE SERVICE STATIONS;
• CONVENIENCE STORES WITH GAS SALES OR;
• NO MORE THAN ONE (1) DRIVE-THROUGH SERVICE WINDOW, AS AN ACCESSORY TO EITHER A FINANCIAL INSTITUTION OR NEIGHBORHOOD FOOD AND BEVERAGE SERVICE USES.

IV. DEVELOPMENT AREA LIMITATIONS, TRANSFER AND CONVERSION RIGHTS

- a. THE REZONING PLAN SETS FORTH TWO (2) DEVELOPMENT AREAS AS GENERALLY DEPICTED ON THE TECHNICAL DATA SHEET AS THE NS DEVELOPMENT AREA AND THE MUDD DEVELOPMENT AREA (EACH A "DEVELOPMENT AREA" AND COLLECTIVELY THE "DEVELOPMENT AREAS").
b. SUBJECT TO THE RESTRICTIONS, LIMITATIONS, AND TRANSFER/CONVERSION RIGHTS LISTED BELOW, THE PRINCIPAL BUILDINGS CONSTRUCTED WITHIN DEVELOPMENT AREAS MAY BE DEVELOPED: (I) WITH UP TO 45,000 SQUARE FEET OF GROSS FLOOR AREA OF COMMERCIAL, NON-RESIDENTIAL USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS IN THE NS DEVELOPMENT AREA; AND (II) UP TO 230 MULTI-FAMILY RESIDENTIAL DWELLING UNITS, ALONG WITH ANY ACCESSORY USES ALLOWED IN THE MUDD DEVELOPMENT AREA, AS INDICATED ON THE REZONING PLAN.

V. TRANSPORTATION

- a. ALL PUBLIC ROADWAY IMPROVEMENTS WILL BE SUBJECT TO THE STANDARDS AND CRITERIA OF CDOT AND NCDOT, AS APPLICABLE, TO THE ROADWAY IMPROVEMENTS WITHIN THEIR RESPECTIVE ROAD SYSTEM AUTHORITY. IT IS UNDERSTOOD THAT SUCH IMPROVEMENTS MAY BE UNDERTAKEN BY THE PETITIONER ON ITS OWN OR IN CONJUNCTION WITH OTHER DEVELOPMENT OR ROADWAY PROJECTS TAKING PLACE WITHIN THE BROAD SOUTH HICKORY AREA BY WAY OF A PRIVATE PARTY OR PARTNER EFFORT OR OTHER PUBLIC SECTOR PROJECT SUPPORT.
b. PETITIONER SHALL COORDINATE WITH CATS REGARDING THE CONSTRUCTION OF A POTENTIAL BUS STOP LOCATION ALONG THE SITE'S FRONTAGE ON STEELE CREEK ROAD DURING THE PERMITTING PHASE OF REDEVELOPMENT.
c. PETITIONER SHALL DEDICATE ALL RIGHTS-OF-WAY TO THE CITY OF CHARLOTTE IN FEE SIMPLE CONVEYANCE BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED.
d. PETITIONER SHALL SUBSTANTIALLY COMPLETE ALL TRANSPORTATION IMPROVEMENTS BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED OR PHASED PER THE SITE'S DEVELOPMENT PLAN.

- 1. AS RELATED TO THE SIGNALIZED INTERSECTION OF STEELE CREEK ROAD AND SHOPTON ROAD WEST/SHOPTON ROAD WEST EXTENSION, PETITIONER SHALL:
i. WIDEN THE EASTBOUND APPROACH OF SHOPTON ROAD W TO INCLUDE DUAL LEFT-TURN LANES, ONE THROUGH LANE AND ONE RIGHT-TURN LANE WITH 125 FEET OF STORAGE.
ii. CONSTRUCT A WESTBOUND LEFT-TURN LANE WITH 100 FEET OF STORAGE.
iii. CONSTRUCT A WESTBOUND THROUGH LANE ALONG SHOPTON ROAD W EXTENSION, AND
iv. CONSTRUCT A WESTBOUND RIGHT-TURN LANE TO MAXIMIZE STORAGE TO PROPOSED ACCESS B.
2. AS RELATED TO THE SIGNALIZED INTERSECTION OF STEELE CREEK ROAD AND DIXIE RIVER ROAD, PETITIONER SHALL:
i. CONSTRUCT AN ADDITIONAL SOUTHBOUND LEFT-TURN LANE ALONG STEELE CREEK ROAD (NC 160) WITH A MINIMUM OF 150 FEET OF STORAGE (CREATING DUAL LEFT-TURN LANES); STORAGE SHALL BE MAXIMIZED WITHIN THE EXISTING MEDIAN TO MAINTAIN THE MINIMUM MEDIAN WIDTH REQUIRED BY CDOT/NCDOT WITHOUT MODIFICATION OF THE THROUGH LANES ALONG STEELE CREEK ROAD (NC 160).
ii. CONSTRUCT A SECOND EASTBOUND RECEIVING LANE ALONG DIXIE RIVER ROAD EXTENSION TO ACCOMMODATE THE DUAL SOUTHBOUND LEFT TURN LANES. THIS LANE SHALL BE MAXIMIZED WITHIN THE EXISTING MEDIAN ALONG DIXIE RIVER ROAD EXTENSION WITHOUT REQUIRING WIDENING EAST OF PROPOSED ACCESS C.

- 1. THE PRINCIPAL BUILDINGS CONSTRUCTED ON THE SITE MAY USE A VARIETY OF BUILDING MATERIALS. THE BUILDING MATERIALS USED FOR BUILDINGS WILL BE A COMBINATION OF THE FOLLOWING: GLASS, BRICK, METAL, STONE, SIMULATED STONE, PRE-CAST STONE, ARCHITECTURAL PRECAST CONCRETE, SYNTHETIC STONE, STUCCO, CEMENTATION SIDING (SUCH AS HARDI-PLANK), OR WOOD. VINYL, AS A BUILDING MATERIAL, WILL ONLY BE ALLOWED ON WINDOWS, SOFFITS AND TRIM FEATURES.
2. AS USED HEREIN, PRIMARY FRONTAGE AREA SHALL MEAN THE AREAS IDENTIFIED ON THE REZONING PLAN. BUILDINGS SHALL OCCUPY A MINIMUM OF 60% OF THIS FRONTAGE AREA.
3. BUILDINGS SHALL BE GENERALLY DEPICTED ON THE TECHNICAL DATA SHEET. WHEN THESE AREAS BUILDING FOOTPRINTS ARE NOT SHOWN, BUILDINGS SHALL BE GENERALLY DEPICTED ON THE TECHNICAL DATA SHEET. THIS DENOTES AREAS WHERE PARKING AREAS MAY BE VISIBLE FROM STREETS OR OPEN SPACES.
4. "PARKING ENVELOPES" ARE GENERALLY DEPICTED ON THE TECHNICAL DATA SHEET. THIS DENOTES AREAS WHERE PARKING AREAS MAY BE VISIBLE FROM STREETS OR OPEN SPACES.
5. STREETScape TREATMENT WILL BE A UNIFYING ELEMENT THROUGH THE USE OF CONSISTENT PAVING, LIGHTING, LANDSCAPING, AND, WHEN PROVIDED, SITE FURNISHINGS, THROUGHOUT DEVELOPMENT AREAS.
6. METER BAYS WILL BE SCREENED WHERE VISIBLE FROM PUBLIC VIEW AT GRADE FROM PUBLIC OR PRIVATE STREETS AND SHALL BE LOCATED OUTSIDE OF THE SETBACK.
7. ROOFTOP HVAC AND RELATED MECHANICAL EQUIPMENT WILL BE SCREENED FROM PUBLIC VIEW AT GRADE FROM PUBLIC OR PRIVATE STREETS.
8. ALL DUMPSTER, LOADING AND SERVICE AREAS SHALL BE SCREENED FROM STREETS, COMMON OPEN SPACES AND ANY ADJACENT RESIDENTIAL USES WITH MATERIALS COMPLEMENTARY TO THE PRINCIPAL STRUCTURE. DUMPSTER ENCLOSURES SHALL NOT DIRECTLY ADJUT A SIDEWALK.
9. BACKFLOW PREVENTERS AND TRANSFORMERS SHALL BE SCREENED AND LOCATED OUTSIDE THE SETBACK.
10. ALL SERVICE AREAS FOR NON-RESIDENTIAL USES SHALL BE SCREENED FROM RESIDENTIAL STRUCTURES.
11. TREES MAY BE PROVIDED IN GRATES OR RAISED PLANTERS RATHER THAN IN PLANTING STRIPS.

- 1. DESIGN STANDARDS RELATED TO RESIDENTIAL USES (MUDD DEVELOPMENT AREA)
1. PREFERRED EXTERIOR BUILDING MATERIALS SHALL BE BRICK, NATURAL STONE, OR ITS SYNTHETIC EQUIVALENT, STUCCO OR OTHER MATERIAL APPROVED BY THE PLANNING DIRECTOR.
2. PROHIBITED EXTERIOR BUILDING MATERIALS:
a. VINYL SIDING (BUT NOT VINYL HAND RAILS, WINDOWS OR DOOR TRIM); AND
b. CONCRETE MASONRY UNITS NOT ARCHITECTURALLY FINISHED.
3. DRIVEWAYS INTENDED TO SERVE SINGLE UNITS SHALL BE PROHIBITED ON ALL NETWORK REQUIRED STREETS.
4. BUILDING MASSING AND HEIGHT SHALL BE DESIGNED TO BREAK UP LONG MONOLITHIC BUILDING FORMS AS FOLLOWS:
a. BUILDINGS EXCEEDING 120 FEET IN LENGTH SHALL INCLUDE MODULATIONS OF THE BUILDING MASSING/FAÇADE PLANE (SUCH AS RECESSES, PROJECTIONS, AND ARCHITECTURAL DETAILS). MODULATIONS SHALL BE A MINIMUM OF 10 FEET WIDE AND SHALL PROJECT OR RECESS A MINIMUM OF ONE (1) FOOT EXTENDING THROUGH AT LEAST A FULL FLOOR.
5. ARCHITECTURAL ELEVATION DESIGN - ELEVATIONS SHALL BE DESIGNED TO CREATE VISUAL INTEREST AS FOLLOWS:
a. BUILDING ELEVATIONS SHALL BE DESIGNED WITH VERTICAL BAYS OR ARTICULATED ARCHITECTURAL FAÇADE FEATURES WHICH MAY INCLUDE BUT NOT BE LIMITED TO A COMBINATION OF EXTERIOR WALL OFFSETS, PROJECTIONS, RECESSES, PILASTERS, BANDING AND CHANGE IN MATERIALS OR COLORS.
b. BUILDINGS SHALL BE DESIGNED WITH A RECOGNIZABLE ARCHITECTURAL BASE ON ALL FAÇADES FACING NETWORK REQUIRED PUBLIC OR PRIVATE STREETS. SUCH BASE MAY BE EXECUTED THROUGH THE USE OF PREFERRED BUILDING MATERIALS OR ARTICULATED ARCHITECTURAL FAÇADE FEATURES OR COLOR CHANGES; AND
c. BUILDING ELEVATIONS FACING NETWORK REQUIRED PUBLIC OR PRIVATE STREETS SHALL NOT HAVE EXPANSIONS OF BLANK WALLS GREATER THAN 20 FEET IN ALL DIRECTIONS AND ARCHITECTURAL FEATURES SUCH AS BUT NOT LIMITED TO BANDING, MEDALLIONS OR DESIGN FEATURES OR MATERIALS WILL BE PROVIDED TO AVOID A STERILE, UNARTICULATED BLANK TREATMENT OF SUCH WALLS.

- a. LONG PITCHED OR FLAT ROOF LINES SHALL AVOID CONTINUOUS EXPANSIONS WITHOUT VARIATION BY INCLUDING CHANGES IN HEIGHT AND/OR ROOF FORM. TO INCLUDE BUT NOT BE LIMITED TO GABLES, HIP ROOF OR PARAPETS.
7. ROOFTOP HVAC AND RELATED MECHANICAL EQUIPMENT WILL BE SCREENED FROM PUBLIC VIEW AT GRADE FROM THE NEAREST NETWORK REQUIRED PUBLIC OR PRIVATE STREET.
7. SERVICE AREA SCREENING-SERVICE AREAS SUCH AS DUMPSTERS, REUSE AREAS, RECYCLING AND STORAGE SHALL BE SCREENED FROM VIEW WITH MATERIALS AND DESIGN TO BE COMPATIBLE WITH PRINCIPAL STRUCTURES. SUCH DESIGN SHALL INCLUDE A MINIMUM 20% PREFERRED EXTERIOR BUILDING MATERIALS OR A CLASS B BUFFER NOT LESS THAN 10" IN DEPTH AT ALL ABOVE GRADE PERIMETER NOT PAVED FOR ACCESS.
8. IF STRUCTURED PARKING IS DEVELOPED, EXPOSED MULTI-LEVEL PARKING DECKS SHALL PROVIDE SCREENING SO THAT INTERIOR LIGHTING AND CARS ARE NOT VISIBLE FROM PUBLIC STREETS.
9. STOOPS WILL BE PROVIDED ON ALL PUBLIC AND PRIVATE STREETS, AS WELL AS THE EASTERN PROPERTY BOUNDARY, AS DEPICTED ON THE REZONING PLAN.
10. SIDEWALK EXTENSIONS SHALL BE PROVIDED BETWEEN ALL STREET TREES ON ALL PUBLIC AND PRIVATE NETWORK REQUIRED STREETS WHEN PARKING IS ADJACENT.
11. ALL RESIDENTIAL BUILDINGS ALONG THE EAST SIDE OF THE REZONING PROPERTY LINE SHALL HAVE A MINIMUM SETBACK OF THIRTY (30) FEET, AS GENERALLY DEPICTED IN THE REZONING PLAN. STOOPS AND STAIRS MAY ENCROACH FOUR (4) FEET INTO THE SETBACK AS A "TRANSITION ZONE."

- a. BUILDING PLACEMENT AND SITE DESIGN SHALL FOCUS ON AND ENHANCE THE PEDESTRIAN ENVIRONMENT ON PUBLIC OR PRIVATE NETWORK REQUIRED STREETS, THROUGH THE FOLLOWING:
1. BUILDINGS SHALL FRONT A MINIMUM OF 50% OF THE PRIMARY FRONTAGE AREAS ON THE SITE (EXCLUSIVE OF DRIVEWAYS, PEDESTRIAN ACCESS POINTS, ACCESSIBLE OPEN SPACE, TREE SAVE AND NATURAL AREAS, TREE REPLANTING AREAS AND STORM WATER FACILITIES).
2. FAÇADES FRONTING PRIMARY FRONTAGE AREAS SHALL INCLUDE A MINIMUM OF 50% OF EACH FRONTAGE AREA REFLECTED ELEVATION GLASS WITHIN THE FENESTRATION ZONE. 20% OF WHICH MAY BE SCREENED BY FILM, DECALS, AND OTHER OPAQUE MATERIAL, GLAZING FINISHES OR WINDOW TREATMENTS.
c. BUILDING ELEVATIONS SHALL BE DESIGNED WITH VERTICAL BAYS OR ARTICULATED ARCHITECTURAL FEATURES WHICH MAY INCLUDE THE FOLLOWING: A COMBINATION OF EXTERIOR WALL OFFSETS (PROJECTIONS AND RECESSES), COLUMNS, PLASTERS, CHANGE IN MATERIALS OR COLORS, AWNINGS, ARCADES, OR OTHER ARCHITECTURAL ELEMENTS.
d. BUILDING ELEVATIONS FACING NETWORK FRONTAGE AREAS SHALL NOT HAVE EXPANSIONS OF BLANK WALLS GREATER THAN 20 FEET IN ALL DIRECTIONS AND ARCHITECTURAL FEATURES SUCH AS BUT NOT LIMITED TO BANDING, MEDALLIONS OR DESIGN FEATURES OR MATERIALS WILL BE PROVIDED TO AVOID A STERILE, UNARTICULATED BLANK TREATMENT OF SUCH WALLS.
e. WITH RESPECT TO THE BUILDING PARKING ENVELOPE AT THE INTERSECTION OF STEELE CREEK ROAD AND FUTURE SHOPTON ROAD WEST:
i. IF A GROCERY USE IS NOT PROVIDED, BUILDING WALLS FACING EITHER THE STEELE CREEK ROAD OR FUTURE SHOPTON ROAD WEST FRONTAGES SHALL ADHERE TO ALL PRIMARY FRONTAGE AREAS STANDARDS IN THE AREAS AS LABELED ON THE REZONING PLAN.
ii. IF A GROCERY USE IS PROVIDED, BUILDING WALLS FACING EITHER THE STEELE CREEK ROAD OR FUTURE SHOPTON ROAD WEST FRONTAGES SHALL TREAT EXPANSIONS OF BLANK OR UNARTICULATED WALLS LONGER THAN FORTY (40) FEET IN LENGTH TO A MINIMUM OF THREE (3) OF THE FOLLOWING OPTIONS:
A. UTILIZE HORIZONTAL AND VERTICAL VARIATIONS IN WALL PLANES.
B. UTILIZE CORNERS TO PROVIDE VISUAL INTEREST AT THE PEDESTRIAN LEVELS.
C. DIFFERENTIATE ROOF LINES.
D. PROVIDE AMENITY LANDSCAPING.
E. UTILIZE ARCHES, COLUMNS, AND/OR BUILDING OFFSETS.
F. CHANGES IN BUILDING MATERIAL OR COLOR, AND/OR
G. ANY OTHER ARCHITECTURAL IMPROVEMENTS AS ALLOWED BY THE ORDINANCES TO IMPROVE THE VISUAL AESTHETICS OF BLANK OR UNARTICULATED WALLS.

- 1. PETITIONER WILL EITHER INCLUDE TWO (2) FEET OF ADDITIONAL SIDEWALK WIDTH WHEN SIDEWALK IS ADJACENT TO PARKING SPACES IN ORDER TO ACCOUNT FOR CAR OVERHANG, OR WILL PROVIDE CAR STOPS.
2. DEVIATIONS FROM TYPICAL SIDEWALK AND PLANTING STRIP REQUIREMENTS ARE ALLOWABLE UPON APPROVAL BY CDOT AND THE PLANNING DIRECTOR. ANY CHANGES TO DIMENSIONAL REQUIREMENTS ARE ALLOWABLE ONLY IN CASES OF HANDICAP.

- a. PETITIONER SHALL PROVIDE OPEN SPACES THROUGHOUT THE SITE AND MAY PROVIDE A TRAIL NETWORK, AS SHOWN ON THE REZONING PLAN, SUBJECT TO URBAN FORESTRY APPROVAL.
b. PETITIONER SHALL PROVIDE PUBLICLY ACCESSIBLE AMENITY AREAS IN THE LOCATIONS AS GENERALLY DEPICTED IN THE REZONING PLAN.
1. IN THE AREA ON THE REZONING PLAN LABELED "AMENITY AREA OPEN SPACE" FRONTING STEELE CREEK ROAD, THE PETITIONER SHALL PROVIDE A FOUNTAIN OR OTHER WATER FEATURE AND A MINIMUM OF AT LEAST TWO (2) OF THE FOLLOWING ELEMENTS: OUTDOOR SEATING, DECORATIVE LIGHTING, SPECIALTY HARDSCAPE, SCULPTURES, AND/OR LANDSCAPED GARDEN AREAS. THIS SHALL BE A MINIMUM OF 3,000 SQUARE FEET.
2. IN THE AREA ON THE REZONING PLAN LABELED "PUBLIC AMENITY AREA OPEN SPACE" FRONTING THE CORNER OF FUTURE SHOPTON ROAD WEST AND PUBLIC STREET A, THE PETITIONER SHALL PROVIDE A MINIMUM OF TWO (2) OF THE FOLLOWING ELEMENTS: LANDSCAPING, SPECIALTY PAVING, SEATING AREA, DECORATIVE LIGHTING AND/OR SIGNAGE. THIS AREA SHALL BE A MINIMUM OF 1,000 SQUARE FEET.

- a. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE. THE LOCATION, SIZE, AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.
b. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE TREE ORDINANCE. TREE SAVE AREAS WILL BE PROVIDED AS GENERALLY DEPICTED ON THE REZONING PLAN.

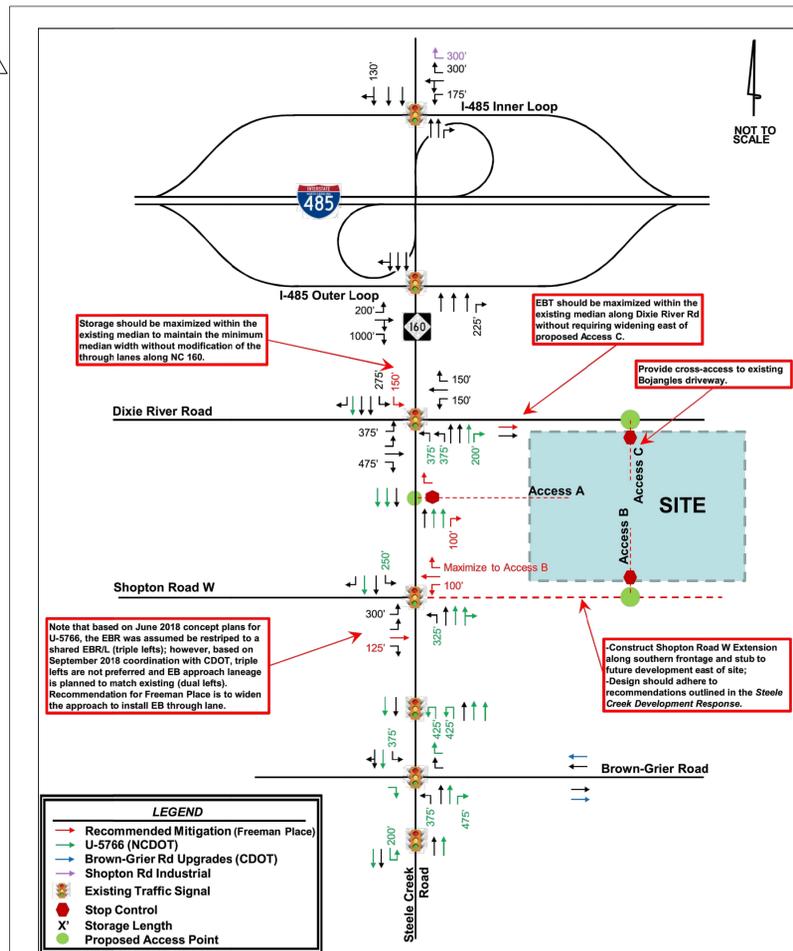
- a. ALL NEW LIGHTING SHALL BE FULL CUTOFF-TYPE LIGHTING FIXTURES EXCLUDING LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS, SIDEWALKS, AND PARKING AREAS.
b. DETACHED LIGHTING ON THE SITE, EXCEPT STREET LIGHTS LOCATED ALONG PUBLIC AND PRIVATE STREETS, WILL BE LIMITED TO 31 FEET IN HEIGHT.
c. ATTACHED AND DETACHED LIGHTING SHALL BE DOWNWARDLY DIRECTED. HOWEVER, UPWARD FACING ACCENT LIGHTING SHALL BE PERMITTED.

- PETITIONER INTENDS TO DEVELOP THE SITE IN PHASES AND MAY DEVELOP INDIVIDUAL DEVELOPMENT AREAS BASED ON MARKET DEMAND. ALL REQUIRED SIDEWALKS, STREET TREES AND OPEN SPACE AMENITIES WITHIN A PARTICULAR DEVELOPMENT AREA SHALL BE INSTALLED PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR ANY BUILDING WITHIN THE SAME DEVELOPMENT AREA. THIS REQUIREMENT SHALL NOT APPLY TO CERTIFICATES OF OCCUPANCY.

- FUTURE AMENDMENTS TO THE REZONING PLAN MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE APPLICABLE DEVELOPMENT AREA PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT IN ACCORDANCE WITH THE PROVISIONS HEREIN AND OF SECTION 6.207 OF THE ORDINANCE.

- IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED HEREIN AND UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE OR DEVELOPMENT AREAS, AS APPLICABLE, AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.

- IF THIS REZONING PETITION IS APPROVED BY THE CHARLOTTE CITY COUNCIL, THEN, PURSUANT TO SECTION 1.110 OF THE ORDINANCE, THE PETITIONER HEREBY REQUESTS A FIVE-YEAR VESTED RIGHT TO UNDERTAKE AND COMPLETE THE DEVELOPMENT OF THIS SITE UNDER THE TERMS AND CONDITIONS AS SO APPROVED, COMMENCING UPON APPROVAL OF THIS REZONING PETITION BY THE CHARLOTTE CITY COUNCIL. THE PETITIONER MAKES THIS REQUEST FOR A FIVE-YEAR VESTED RIGHT DUE TO THE SIZE AND PHASING OF THE PROPOSED DEVELOPMENT, MARKET CONDITIONS AND THE LEVEL OF INVESTMENT INVOLVED.



Freeman Place Traffic Impact Study Identified Mitigation Improvements Figure 1.1

BOHLER ENGINEERING NC, PLLC logo and contact information including address (1927 S. TRYON STREET, SUITE 310) and phone numbers.

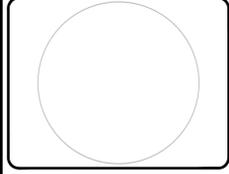
Table with 3 columns: REV, DATE, COMMENT, BY. Lists revision history for the document.

811 logo and text: KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG. It's fast. It's free. It's the law.

NOT APPROVED FOR CONSTRUCTION stamp with project details: PROJECT No., DRAWN BY, CHECKED BY, DATE, SCALE, CAD I.D.

FREEMAN PLACE FOR MADISON CAPITAL GROUP, LLC stamp with location of site: STEELE CREEK ROAD, CITY OF CHARLOTTE, NC.

BOHLER ENGINEERING NC, PLLC logo and contact information including address and phone numbers.



SHEET TITLE: DEVELOPMENT STANDARDS

SHEET NUMBER: RZ-2

THIS DRAWING IS CONCEPTUAL IN NATURE TO ILLUSTRATE DESIGN INTENT, AND THEREFORE IS SUBJECT TO REASONABLE CHANGES AND MODIFICATIONS AS THE DESIGN IS DEVELOPED AND REFINED, INCLUDING BUT NOT LIMITED TO COLORS, MATERIALS, EXACT BUILDING LOCATION, MASSING AND NUMBER OF STORIES SHOWN.

