SITE DEVELOPMENT DATA:

- **Building #1:** 11,196 sq ft
- **Floor Area:** 17,110 sq ft
- **Proposed Zoning:** UR-C

DEVELOPMENT SUMMARY:

- **Lot Size:** ± 1.18 acres
- **Proposed Uses:** Table 3.11
- **Proposed Floor Area Ratio:** Table 3.11
- **Proposed Uses:** Listed in Table 3.11

REZONING PETITION #2017-026

1. General Provisions:
   a. All locating and development standards are set in the Rezoning Plan associated with the Rezoning Petition filed by Beal International, LLC ("Petitioner").
   b. A Director of Planning and Development is appointed, under the ordinance, to the Development Plan for the purposes of conducting or requiring any necessary inspections, requiring any necessary permits, and considering any necessary applications.

2. Zoning Districts and Ordinance:
   a. Development of the Site will be governed by the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance").
   b. The Petitioner shall also follow the Administrative Process set forth in the Ordinance.
   c. These provisions may be amended from time to time, as provided herein.
   d. Development of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance").

3. Access and Transportation:
   a. Access to the Site will be from Fairview Road in the manner generally depicted on the Rezoning Plan.
   b. The sidewalk and planting strip shall remain in its current condition to accommodate proposed pedestrian improvements to be completed by the City of Charlotte.
   c. Per Section 9.407(4)(c), the sidewalk and planting strip shall remain in its current condition to accommodate proposed pedestrian improvements to be completed by the City of Charlotte.
   d. Per Section 9.407(4)(c), the sidewalk and planting strip shall remain in its current condition to accommodate proposed pedestrian improvements to be completed by the City of Charlotte.

4. Buffer:
   a. A 16' Class C Buffer shall be provided along the eastern boundary as generally depicted on the Rezoning Plan.
   b. Buffer will also be provided along a portion of the eastern boundary as generally depicted on the Rezoning Plan.

5. Landscaping:
   a. All new landscaping shall be full of green material, including native plantings.

6. Building Height:
   a. The maximum building height shall be limited to 30 feet as measured from the future back of curb.

7. Parking:
   a. Parking shall be provided in front of the existing structure as generally depicted.
   b. Parking shall be provided in front of the existing structure as generally depicted.

8. Authorities in the Rezoning Plan:
   a. Petitioner shall comply with the City Council approved and adopted Petition Compliance Checklist Checklist.

9. Revisions:
   a. [Revisions continue...]

**Site Development Data**:

- **Building #1:** 11,196 sq ft
- **Floor Area:** 17,110 sq ft
- **Proposed Zoning:** UR-C
- **Proposed Floor Area Ratio:** Table 3.11
- **Proposed Uses:** Listed in Table 3.11