1. Development Data Table

| Site Area: | +/- 3.53 acres |
| Existing Zoning: | I-2 |
| Proposed Zoning: | TOD-MO |
| Existing Use: | Industrial/Manufacturing |

Petitioner shall satisfy the requirements of the Post Construction Controls Ordinance.

2. General Provisions

These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Beacon Partners (the “Petitioner”) to rezone property located on 512-592 W. Liberty Street (the “Site”) from the I-2 Zoning District to the TOD-MO Zoning District in order to accommodate a transit oriented development, as depicted on the Rezoning Notice (the “Site”).

The development of the Site will be governed by the accompanying Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the “Ordinance”). The Rezoning Plan is intended to reflect minimum development rights, building envelopes, the arrangements and locations of access points.

Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the TOD-MO Zoning District shall govern all development taking place on the Site.

Alternations or modifications which, in the opinion of the Rezoning Director, substantially alter the character of the development proposed or significantly alter the Rezoning Plan or these Development Standards, constitute changes which increase the intensity of development shall not be deemed to be minor and may only be made in accordance with the provisions of Subsections 6.207(1) or (2) of the Ordinance, as applicable.


a. Petitioner seeks approval of an optional provision to allow up to 170 feet of building height within Building Envelope A and Building Envelope B.

b. The Petitioner is requesting an on-lot style of architecture, reflecting the historical scale of South End and respecting the more recent South End renaissance of commercial and residential architecture.

c. Petitioner shall comply with the Development Standards applicable to the Site as stated in optional provisions below.

4. Permitted Uses

The Site may be devoted to any use contemplated in the TOD Ordinance Standard together with any incidental or accessory uses thereto.

5. Maximum Development

Development shall not exceed the maximum allowable development in the TOD Ordinance Standards. Office uses shall constitute at least 20% of the gross floor area developed on the Site (exclusive of parking structures).

6. Transportation

Vehicular access points shall be limited to one driveway on Winthrop Street, one driveway on W. Broad Street and one driveway on W. Irwin Street. No vehicular access points will be created from S. Tryon Street.

7. Architectural Standards/Streetscape and Landscaping

a. The Petitioner is proposing an eclectic style of architecture, reflecting the historical scale of South End and respecting the more recent South End renaissance of commercial and residential architecture.

b. Active ground-floor uses shall occupy at least 50% of the Site’s linear street-level building frontage.

c. At least 75% of all parking structures shall be screened from public streets at the pedestrian level or street level by active uses.

d. In order to stimulate pedestrian activity, the site shall be designed to incorporate an urban open space area and Pedestrian Plaza as an entry point into the site from S. Tryon Street.

The Petitioner shall provide right-of-way and streetscape improvements consistent with the standards and cross sections set forth in the South End Section Area Plan, as generally depicted in the Site Plan.

8. Environmental Features

The Petitioner shall comply with the requirements of the Plan Construction Controls Ordinance.

9. Lighting

All free-standing lighting fixtures will be completed with full cut-off fixtures.

10. Amendments to Rezoning Plan

Futile amendments to the Rezoning Plan and these Development Standards may be applied for by the then Owner or Owner of a particular Tract within the Site involved in accordance with the provisions of Chapter 6 of the Ordinance.

11. Binding Effect of the Rezoning Documents and Definitions

If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under the Rezoning Plan and these Development Standards shall be binding upon and apply to the benefit of the Petitioner and subsequent owners of the Site and their respective successors in interest and assigns.

Throughout these Development Standards, the terms, “Petitioner” and “Owner” or “Owner of” or “Ownership” will be deemed to include the Site, including any part of the Site, the Petitioner, the then Owner or Owner of a particular Tract within the Site, and their respective successors in interest and assigns.

12. Rescission of Rezoning Plan

The Petitioner shall provide right-of-way and streetscape improvements consistent with the standards and cross sections set forth in the South End Section Area Plan, as generally depicted in the Site Plan.

13. Amendments to Rezoning Plan

Futile amendments to the Rezoning Plan and these Development Standards may be applied for by the then Owner or Owner of a particular Tract within the Site involved in accordance with the provisions of Chapter 6 of the Ordinance.

14. Binding Effect of the Rezoning Documents and Definitions

If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under the Rezoning Plan and these Development Standards shall be binding upon and apply to the benefit of the Petitioner and subsequent owners of the Site and their respective successors in interest and assigns.

Throughout these Development Standards, the terms, “Petitioner” and “Owner” or “Owner of” or “Ownership” will be deemed to include the Site, including any part of the Site, the Petitioner, the then Owner or Owner of a particular Tract within the Site, and their respective successors in interest and assigns.

15. Rescission of Rezoning Plan

The Petitioner shall provide right-of-way and streetscape improvements consistent with the standards and cross sections set forth in the South End Section Area Plan, as generally depicted in the Site Plan.