1. DEVELOPMENT STANDARDS

June 12, 2017

1. GENERAL PROVISIONS
a. These Development Standards have been a part of the Rezoning Plan associated with the Rezoning Petition filed by Steve Light and Steve Change Lighting, LLC, the "Petitioner" for the amendment of 0.19 acres that will become known as the "Petitioner Site." When the Land Use Committee and the City Council approved this Rezoning Petition, they explicitly relied upon the Petitioner Site and the Development Standards within this document.

b. Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations of the City of Charlotte, North Carolina, Zoning Ordinance ("Ordinance") to the Rezoning Site shall govern all land uses and development on the Petitioner Site.

c. The development depicted on the Rezoning Plan is schematic in nature and intended to depict the general arrangement of areas and improvements on the Petitioner Site, and to subject to the terms of these Development Standards and the Ordinance. The development is to be completed in accordance with the provisions of Chapter 11 of the Ordinance.

d. In accordance with the Rezoning Plan, these Development Standards were to be applied to the Petitioner Site, but it was later determined that the Petitioner Site was not subject to these Development Standards and the Ordinance.

2. PERMITTER LOTS
a. The Petitioner Site may be developed only in accordance with the provisions of the Ordinance to be filed on or before 0% acreage on the Petitioner Site Plan. The Petitioner Site Plan shall not be permitted in the Petitioner Site.

b. No vehicular access to the Rezoning Site from Ritch Avenue shall be permitted.

c. The Petitioner Site shall be limited to the area delineated and labeled "Proposed Parking Lot," as more particularly described on the Rezoning Plan.

3. LANDSCAPING
a. Petitioner shall maintain a minimum of 200 feet of Class B buffer along the eastern, southern, and western boundaries of the Petitioner Site in accordance with the provisions of the Ordinance.

b. No vehicular access to the Rezoning Site from Ritch Avenue shall be permitted.

c. The Petitioner Site shall be limited to the area delineated and labeled "Proposed Parking Lot," as more particularly described on the Rezoning Plan.

4. ENVIRONMENTAL FEATURES
a. The Petitioner Site shall comply with the City of Charlotte Tree Ordinance.

b. The Petitioner Site is the current or eventual vehicular parking area as the current portion of the Rezoning Site Plan.

c. The Petitioner Site shall comply with the requirements of the Ordinance and the City of Charlotte Tree Ordinance.

d. The Petitioner Site shall be limited to the area delineated and labeled "Proposed Parking Lot," as more particularly described on the Rezoning Plan.

5. DEVELOPMENT STANDARDS
a. These Development Standards shall govern all land uses and development of the Petitioner Site and the Ordinance. These Development Standards are to be applied to the Petitioner Site and the Petitioner Site shall be subject to these Development Standards and the Ordinance.

b. These Development Standards shall be deemed to include the terms, conditions, and restrictions of the Rezoning Plan and the Ordinance.

c. Any reference to the Ordinance shall be deemed to refer to the Ordinance as it exists as of the date the Rezoning Petition was approved.