SITE DEVELOPMENT DATA

Site Address: 150,15 Acre
Tax Parcel #: 01-1213-11
01-1213-12
Existing Zoning: B1-1.1
Existing Uses: Eastway Community Park (greenbelt fields and basketball facility)
Proposed Zoning: INST (D)
Proposed Uses: Uses permitted by right and under prescribed conditions together with accessory uses, as allowed in these development districts.

Maximum Gross Square Feet of Development: 190,000 SF
Maximum Building Height: Max building height for area-zoned institutional to be 40 feet. A building in a district may be erected to a height in excess of forty (40) feet, provided the maximum site yield is increased one foot for every ten (2) feet in building height in excess of forty (40) feet. If a building abuts a residential use or residential zoning, it may not be constructed above the 40foot limit unless the site and/or rear yard which abuts the residential use or zoning is increased one foot for each ten (2) feet in building height in excess of forty (40) feet.
Parking: 1 space per 200 square feet of building gross square footage

SITE LEGEND

SITE ACCESS (VEHICULAR)
SITE ACCESS (PEDESTRIAN)
NETWORK STREET
NOTE: The cross section depicted for the future Industrial Drive Extension and Cross Charlotte Trail is provided for reference only to represent that proposed development would not prohibit implementation of these facilities. A separate agreement between the city and Petitioner is required to determine the viability and approval of these facilities on the subject property.
1. Development Data
a. Site Acreage: 190.55 acres
b. Tax Parcel: 010-133-10, 010-134-12
2. Existing Zoning: R-7 (RMF, L/R)
3. Proposed Zoning: 29202 (CDI)
4. Existing Uses: Eastway Community Park (recreation fields and bathroom facility)
5. Proposed Uses: Permitted by right and under prescribed conditions together with accessory uses, as allowed in the institutional zoning district.
6. Maximum Gross Square Feet of Development: 150,000 SF
7. Maximum Building Height: Maximum building height for any room institutional to be 40 feet. A building in a district may be erected to a height (in excess of forty (40) feet) provided the maximum side yard is increased one foot for every two (2) feet in building height in excess of forty (40) feet. If a building adjoins a residential use or a residential residential, it may not be constructed about the 40-foot limit unless the side and rear yard which abuts the residential use or zoning is increased one foot for each foot in the building height in excess of forty (40) feet.
8. Parking: Parking shall be provided at a ratio of 1 space per 500 square feet of building gross square footage.

2. General Provisions
a. Site Location: These Development Standards, the Technical Data Sheet, and Typical Sections form the Planning Report (collectively referred to as the “Planning Report”) associated with the Planning Report filed by Mecklenburg County Parks and Recreation ("Petitioner") to accommodate development of a recreation center on an approximately 90.23 acres site located off Eastway Drive, between N Tryon St. and the Plaza, and generally bounded by the Northside Street Railway to the North ("Site").

3. Development Standards
3.1. Zoning Districts/Ordinance. Development of the Site shall be governed by the Planning Report as well as the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). The Planning Report establishes more stringent standards, the regulations established under the Ordinance for the Institutional zoning classification shall prevail.

3.2. Graphics and Alterations. The schematic depiction of the Development Areas, street, sidewalk access connections, and other development matters and site elements (collectively the "Development/Site Elements") set forth in the Planning Report shall be reviewed in conjunction with the provisions of these Development Standards. The layout, location, size, and form of the Development/Site Elements depicted in the Planning Report are graphic representations of the Developmental elements proposed. Changes to the Planning Report not anticipated by the Planning Report will be reviewed and approved as allowed by Section 6.07 of the Ordinance.