1. SITE DEVELOPMENT DATA

SITE ACREAGE:

-17 Acres

PARCEL NUMBERS:

-080-194-00, 080-194-04, 080-194-06

EXISTING ZONING:

-B-2, NS, O-2

PROPOSED ZONING:

-MU-20 (O)

EXISTING USE:

OFFICE, COMMERCIAL AND VACANT

PROPOSED USE:

COMMUNITY COLLEGE TO INCLUDE OFFICES, LABS AND CLASSROOMS, PARKING AND OTHER ACCESSORY USES ALLOWED IN MU-20 ZONING DISTRICT EXCEPT RESIDENTIAL USE

MAXIMUM BUILDING AREA:

250,000 SF

MAXIMUM HEIGHT:

100 FEET

2. GENERAL PROVISIONS:

2.1 These Development Conditions form a part of the rezoning petition filed by Central Piedmont Community College. The Petitioner is in compliance with the provisions of this petition.

2.2 The Site Plan, Petitioner's Application for Rezoning ("Application") and any resolution adopted by the City of Charlotte's Zoning Ordinance (the "Ordinance").

2.3 In order to improve the safety of the intersection for both pedestrians and cyclists, Petitioner shall pay up to Fourteen Thousand Dollars and 00/100 ($14,000.00) for the installation of the new curbing.

2.4 The Site Plan shall be subject to prior review and approval by the City of Charlotte's Zoning Ordinance (the "Ordinance").

3. OPTIONAL PROVISIONS:

3.1 The MUDD (O) is provided herein to allow the temporary buildings and storage use in conjunction with the existing Central Piedmont Community College.

3.2 The MUDD (O) is provided herein to permit existing development conditions on the Site to remain until any new development commences.

3.3 The MUDD (O) is provided herein to permit additional development on the Site.

4. PERMITTED USES:

4.1 Any construction or alteration of any kind shall not be permitted on the Site.

4.2 A portion of the Site shall be used for temporary buildings and storage uses in conjunction with the construction of the Site.

4.3 The Site shall be subject to prior review and approval by the City of Charlotte's Zoning Ordinance (the "Ordinance").

5. TRANSPORTATION:

5.1 Transportation shall be provided as described in the Site Plan.

5.2 The Site Plan shall be subject to prior review and approval by the City of Charlotte's Zoning Ordinance (the "Ordinance").

6. ARCHITECTURAL STANDARDS:

6.1 Building materials for the buildings will consist of steel frame structure with an exterior of brick veneer and/or typical materials.

6.2 Building materials for the buildings will consist of steel frame structure with an exterior of brick veneer and/or typical materials.

7. STREETSACE AND LANDSCAPING:

7.1 Site shall comply with the City of Charlotte Tree Ordinance.

7.2 Site shall comply with the City of Charlotte Tree Ordinance.

8. ENVIRONMENTAL FEATURES:

8.1 Site shall comply with the City of Charlotte Tree Ordinance.

8.2 Site shall comply with the City of Charlotte Tree Ordinance.

AMENDMENTS TO REZONING PLAN:

Future amendments to this Conditional Plan including these development conditions may be applied for by the Petitioner or Owners of the Site in accordance with the provisions of Chapter 8 of the Ordinance.

BINDING EFFECT OF THE REZONING PETITION:

If this Rezoning Petition is approved, the conditions applicable to the development of the Site subject to the terms and conditions of the Site Plan shall be binding upon the Petitioner and all subsequent owners of the Site.

Preliminary Not for Construction

Site Development Standards

RZ-2

Planning Department

City of Charlotte

Rezoning Petition 2017-161 For Public Hearing

CPCC Central Campus

Charlotte, NC