

SITE DEVELOPMENT DATA:

ACREAGE:	±19.78 GROSS
TAX PARCEL NUMBERS:	169-032-12, 169-021-13
EXISTING ZONING:	I-2
PROPOSED ZONING:	TOD-MO
EXISTING USES:	OFFICE
PROPOSED USES:	USES AS ALLOWED BY RIGHT OR UNDER PRESCRIBED CONDITIONS (OR A COMBINATION OF BOTH).
MAXIMUM BUILDING HEIGHT:	AS REQUIRED BY ORDINANCE
PARKING:	AS REQUIRED BY THE ORDINANCE WILL BE PROVIDED.

THE JOHN R. MCADAMS COMPANY, INC.  
 3436 Torrington Way  
 Suite 110  
 Charlotte, North Carolina 28277  
 License No.: C-0283  
 704.527.0800 • McAdamsCo.com



REVISIONS:


OWNER: BOULEVARD REAL ESTATE ADVISORS  
 121 WEST TRADE ST  
 CHARLOTTE, NC 28202

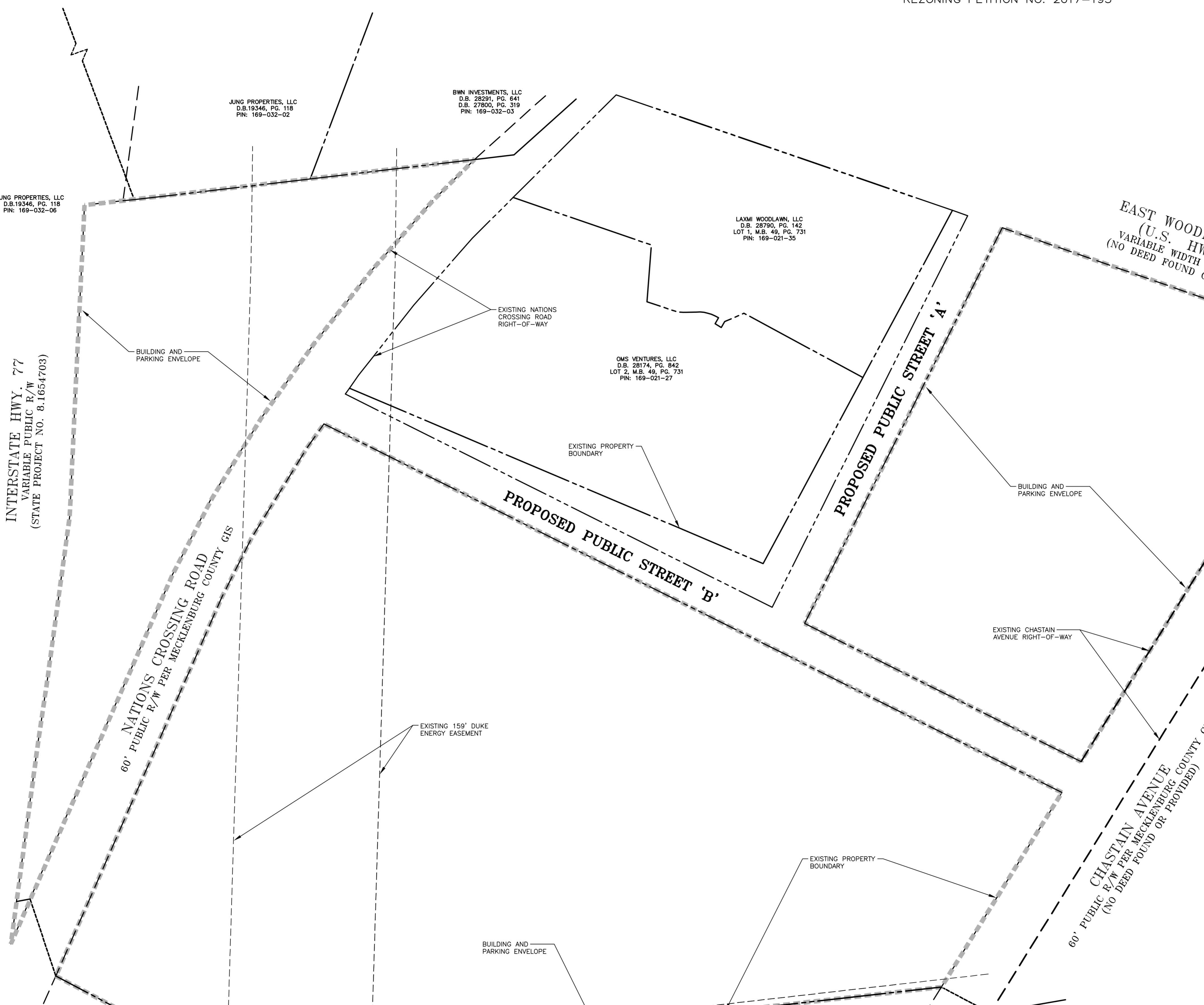
**200 EAST WOODLAWN**  
 PETITION #2017-195  
 200 EAST WOODLAWN, CHARLOTTE, NORTH CAROLINA 28217  
 TECHNICAL DATA SHEET

PROJECT NO:	BRE-18020
FILENAME:	BRE18020X-S1
CHECKED BY:	BGP
DRAWN BY:	CEG
SCALE:	1"=60'
DATE:	03-08-18
SHEET NO.	RZ-1



- D. ALL PRINCIPAL BUILDINGS, ACCESSORY STRUCTURES, SURFACE PARKING FACILITIES AND STRUCTURED PARKING FACILITIES (IF ANY) SHALL BE LOCATED WITHIN THE BUILDING/PARKING ENVELOPES DEPICTED ON THE REZONING PLAN. THIS REZONING PLAN DOES NOT LIMIT THE NUMBER OF PRINCIPAL BUILDINGS, ACCESSORY STRUCTURES, SURFACE PARKING FACILITIES OR STRUCTURED PARKING FACILITIES THAT MAY BE LOCATED ON THE SITE. THE NUMBER OF PRINCIPAL BUILDINGS, ACCESSORY STRUCTURES, SURFACE PARKING FACILITIES AND STRUCTURED PARKING FACILITIES THAT MAY BE LOCATED ON THE SITE SHALL BE GOVERNED BY THE APPLICABLE PROVISIONS OF THE ORDINANCE.
- E. PURSUANT TO SECTION 1.110 OF THE ORDINANCE AND SECTION 160A-385.1 OF THE NORTH CAROLINA GENERAL STATUTES, THE REZONING PLAN, IF APPROVED, SHALL BE VESTED FOR A PERIOD OF 5 YEARS DUE TO THE SIZE AND PHASING OF THE DEVELOPMENT, THE LEVEL OF INVESTMENT, ECONOMIC CYCLES AND MARKET CONDITIONS.
- F. FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE. ALTERATIONS TO THE REZONING PLAN ARE SUBJECT TO SECTION 6.207 OF THE ORDINANCE.
2. OPTIONAL PROVISIONS  
 THE OPTIONAL PROVISIONS SET OUT BELOW SHALL APPLY TO THE DEVELOPMENT OF THE SITE.
- A. PARKING, VEHICULAR CIRCULATION AND VEHICULAR MANEUVERING SPACE MAY BE LOCATED BETWEEN THE BUILDING OR BUILDINGS LOCATED OR TO BE LOCATED ON THE SITE AND THE REQUIRED SETBACKS FROM NATIONS CROSSING ROAD DUE TO THE UTILITY EASEMENT LOCATED ON PORTIONS OF THE SITE.
- B. THE SITE MAY BE DEVELOPED IN SEVERAL PHASES. AS A RESULT, PARKING, VEHICULAR CIRCULATION AND VEHICULAR MANEUVERING SPACE MAY BE LOCATED BETWEEN THE BUILDING OR BUILDINGS LOCATED ON THE SITE OR TO BE LOCATED ON THE SITE AND THE REQUIRED SETBACKS FROM EAST WOODLAWN ROAD AND CHASTAIN AVENUE UNTIL SUCH TIME THAT THE BUILDING OR BUILDINGS PROPOSED TO BE LOCATED ADJACENT TO THESE PUBLIC STREETS ARE DEVELOPED.
3. PERMITTED USES
- A. THE SITE MAY BE DEVOTED TO ANY USE OR USES ALLOWED BY RIGHT OR UNDER PRESCRIBED CONDITIONS IN THE TOD-M ZONING DISTRICT (INCLUDING ANY COMBINATION OF SUCH USES), TOGETHER WITH ANY INCIDENTAL OR ACCESSORY USES ASSOCIATED THEREWITH THAT ARE PERMITTED UNDER THE ORDINANCE IN THE TOD-M ZONING DISTRICT.
4. TRANSPORTATION
- A. VEHICULAR ACCESS SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION ("CDOT") AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION ("NCDOT").
- B. THE ALIGNMENTS OF THE INTERNAL PUBLIC STREETS, INTERNAL PRIVATE DRIVES, VEHICULAR CIRCULATION AREAS AND DRIVEWAYS MAY BE MODIFIED BY PETITIONER DURING THE PERMITTING PROCESS TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS AND BUILDING AND PARKING LAYOUTS, AND TO ACCOMMODATE ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY CDOT AND/OR NCDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.
5. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS
- A. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE USE AND DEVELOPMENT OF THE SITE IMPOSED UNDER THESE DEVELOPMENT STANDARDS AND THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF PETITIONER AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.
- B. THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERM "PETITIONER" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF PETITIONER OR THE OWNER OR OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.
- C. ANY REFERENCE TO THE ORDINANCE HEREIN SHALL BE DEEMED TO REFER TO THE REQUIREMENTS OF THE ORDINANCE IN EFFECT AS OF THE DATE THIS REZONING PETITION IS APPROVED.

- DEVELOPMENT STANDARDS:  
 1. GENERAL PROVISIONS
- A. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY BOULEVARD REAL ESTATE ADVISORS, LLC (THE "PETITIONER") FOR AN APPROXIMATELY 19.783 ACRE SITE LOCATED ON THE SOUTHWEST CORNER OF THE INTERSECTION OF EAST WOODLAWN ROAD AND CHASTAIN AVENUE, AND ON THE WEST SIDE OF NATIONS CROSSING ROAD, SOUTH OF EAST WOODLAWN ROAD, WHICH SITE IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (HEREINAFTER REFERRED TO AS THE "SITE"). THE SITE IS COMPRISED OF THOSE PARCELS OF LAND DESIGNATED AS TAX PARCEL NOS. 169-032-12 AND 169-021-13.
- B. THE DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE"). SUBJECT TO THE OPTIONAL PROVISIONS SET OUT BELOW, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE TOD-M ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THE SITE.
- C. THE DEVELOPMENT OF THE SITE PROPOSED UNDER THIS REZONING PLAN SHALL BE CONSIDERED TO BE A PLANNED/UNIFIED DEVELOPMENT. THEREFORE, SIDE AND REAR YARDS, BUFFERS, BUILDING HEIGHT SEPARATION REQUIREMENTS AND OTHER SIMILAR ZONING STANDARDS SHALL NOT BE REQUIRED INTERNALLY BETWEEN IMPROVEMENTS, USES AND OTHER SITE ELEMENTS LOCATED ON THE SITE. FURTHERMORE, THE PETITIONER AND/OR OWNER OF THE SITE RESERVE THE RIGHT TO SUBDIVIDE PORTIONS OR ALL OF THE SITE AND TO CREATE LOTS WITHIN THE INTERIOR OF THE SITE WITHOUT REGARD TO ANY SUCH INTERNAL SEPARATION STANDARDS AND PUBLIC/PRIVATE STREET FRONTAGE REQUIREMENTS, PROVIDED, HOWEVER, THAT THE DEVELOPMENT OF THE SITE SHALL BE REQUIRED TO MEET ANY APPLICABLE SETBACK, SIDE YARD AND REAR YARD REQUIREMENTS WITH RESPECT TO THE EXTERIOR BOUNDARY OF THE SITE.



JUNG PROPERTIES, LLC  
 D.B. 19346, PG. 118  
 PIN: 169-032-06

JUNG PROPERTIES, LLC  
 D.B. 19346, PG. 118  
 PIN: 169-032-02

BWN INVESTMENTS, LLC  
 D.B. 28291, PG. 641  
 D.B. 27800, PG. 319  
 PIN: 169-032-03

LAXMI WOODLAWN, LLC  
 D.B. 28790, PG. 142  
 LOT 1, M.B. 49, PG. 731  
 PIN: 169-021-35

OMS VENTURES, LLC  
 D.B. 28174, PG. 842  
 LOT 2, M.B. 49, PG. 731  
 PIN: 169-021-27

DUKE POWER COMPANY  
 NO DEED FOUND  
 PIN: 169-021-09

INTERSTATE HWY. 77  
 VARIABLE PUBLIC R/W  
 (STATE PROJECT NO. 8.1654703)

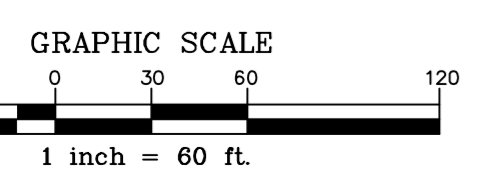
NATIONS CROSSING ROAD  
 60' PUBLIC R/W PER MECKLENBURG COUNTY GIS

PROPOSED PUBLIC STREET 'A'

PROPOSED PUBLIC STREET 'B'

EAST WOODLAWN ROAD  
 (U.S. HWY. 521)  
 VARIABLE WIDTH PUBLIC R/W  
 (NO DEED FOUND OR PROVIDED)

CHASTAIN AVENUE  
 60' PUBLIC R/W PER MECKLENBURG COUNTY GIS  
 (NO DEED FOUND OR PROVIDED)



JERRY P. AUTEN &  
 SELBA S. AUTEN  
 D.B. 13537, PG. 308  
 PIN: 169-021-34

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