

DEVELOPMENT STANDARDS

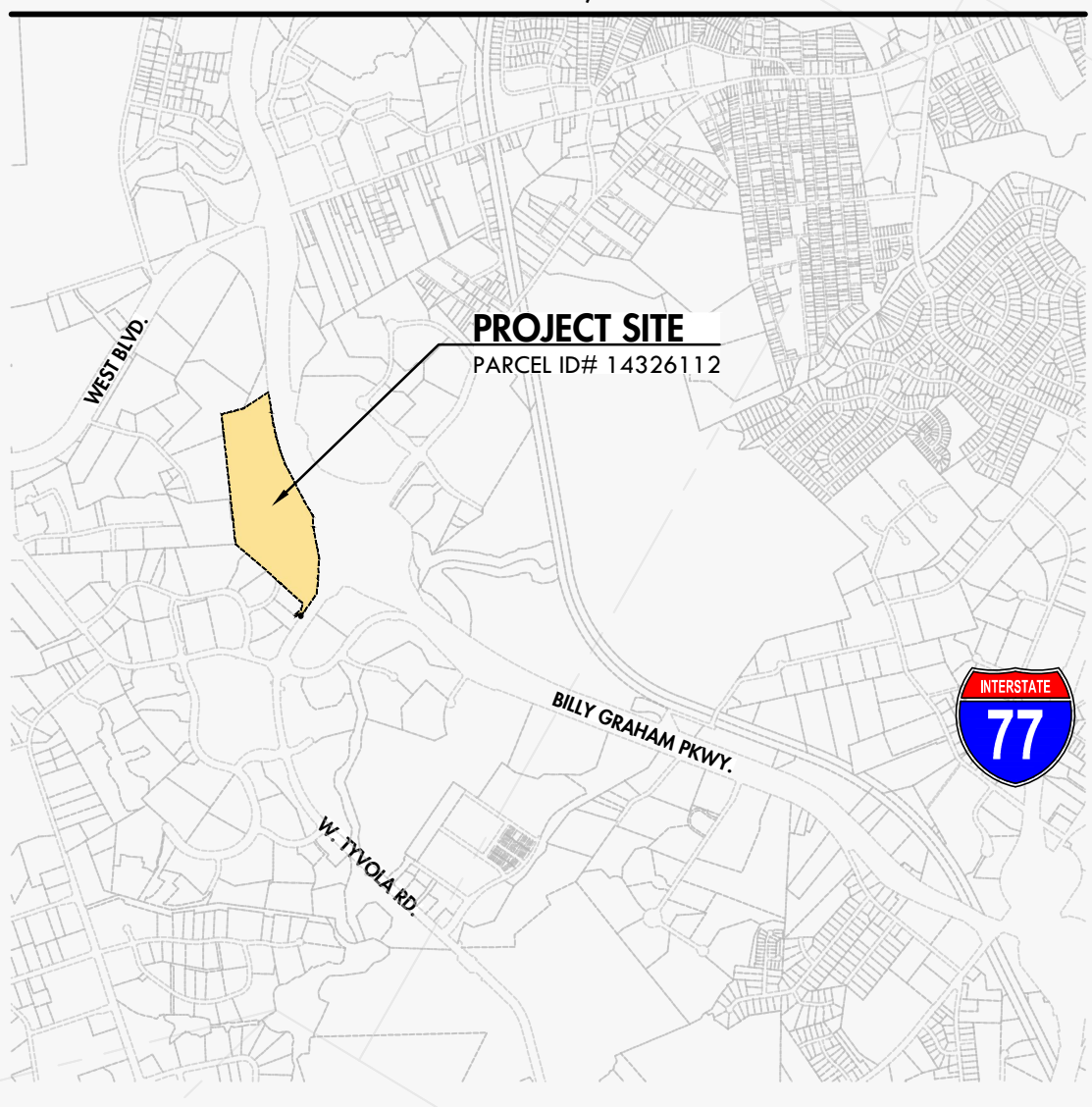
APRIL 22, 2019

1. GENERAL PROVISIONS
- A. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY EXETER MEADOW OAK, LLC (THE "PETITIONER") FOR AN APPROXIMATELY 47.46 ACRE SITE LOCATED AT THE TERMINUS OF MEADOW OAK DRIVE ON THE NORTHWEST QUADRANT OF THE BILLY GRAHAM PARKWAY AND WEST TYVOLA ROAD INTERCHANGE, WHICH SITE IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN HEREINAFTER REFERRED TO AS THE "SITE". THE SITE IS COMPRISED OF TAX PARCEL NO. 14326112.
- B. 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").
- C. UNLESS THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE I-1 ZONING DISTRICT SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE.
- D. THE SITE IS DIVIDED INTO TWO SEPARATE BUILDING AND PARKING ENVELOPES DESIGNATED AS BUILDING/PARKING ENVELOPE A AND BUILDING/PARKING ENVELOPE B. ALL PRINCIPAL BUILDINGS, ACCESSORY STRUCTURES, STRUCTURED PARKING FACILITIES, SURFACE PARKING AREAS AND LOADING AREAS DEVELOPED ON THE SITE MUST BE LOCATED WITHIN BUILDING/PARKING ENVELOPE A AND/OR WITHIN BUILDING/PARKING ENVELOPE B.
- E. THE DEVELOPMENT AND USES DEPICTED ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND ARE INTENDED TO REFLECT THE GENERAL ARRANGEMENT OF USES AND IMPROVEMENTS ON THE SITE. ACCORDINGLY, THE ULTIMATE LAYOUT, LOCATIONS AND SIZES OF THE DEVELOPMENT AND SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE PROPOSED DEVELOPMENT AND SITE ELEMENTS, AND THEY MAY BE ALTERED OR MODIFIED IN ACCORDANCE WITH THE SETBACK, YARD AND BUFFER REQUIREMENTS SET FORTH ON THIS REZONING PLAN AND THE DEVELOPMENT STANDARDS, PROVIDED, HOWEVER, THAT ANY SUCH ALTERATIONS AND MODIFICATIONS SHALL NOT MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN. ALTERATIONS AND MODIFICATIONS SHALL BE IN ACCORDANCE WITH SECTION 6.207 OF THE ORDINANCE.
- F. 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, REAR YARD AND BUFFER REQUIREMENTS WITH RESPECT TO THE EXTERIOR BOUNDARIES OF THE SITE.
- G. 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. PERMITTED USES/DEVELOPMENT LIMITATIONS
- A. SUBJECT TO THE LIMITATIONS SET OUT BELOW, THE SITE MAY BE DEVOTED TO ANY USE OR USES ALLOWED BY RIGHT OR UNDER PRESCRIBED CONDITIONS IN THE I-1 ZONING DISTRICT, TOGETHER WITH ANY INCIDENTAL OR ACCESSORY USES ASSOCIATED THEREWITH THAT ARE PERMITTED UNDER THE ORDINANCE IN THE I-1 ZONING DISTRICT.
- B. NOTWITHSTANDING THE TERMS OF PARAGRAPH A ABOVE, THE FOLLOWING USES SHALL BE PROHIBITED ON THE SITE:
- (1) AUTOMOBILES, TRUCK AND UTILITY TRAILER RENTAL.
- (2) AUTOMOTIVE REPAIR GARAGES.
- (3) AUTOMOTIVE SALES AND REPAIR, INCLUDING TRACTOR-TRUCKS AND ACCOMPANYING TRAILER UNITS.
- (4) AUTOMOTIVE SERVICE STATIONS.
- (5) BARBER AND BEAUTY SHOPS.
- (6) FINANCIAL INSTITUTIONS.
- (7) HOTELS AND MOTELS.
- (8) RETAIL ESTABLISHMENTS, SHOPPING CENTERS AND BUSINESS, PERSONAL AND RECREATIONAL SERVICES.
- (9) ADULT ESTABLISHMENTS.
- C. A MAXIMUM OF 4 PRINCIPAL BUILDINGS MAY BE LOCATED ON THE SITE.
- D. A TOTAL MAXIMUM OF 550,000 SQUARE FEET OF GROSS FLOOR AREA MAY BE DEVELOPED ON THE SITE.
- E. OFFICES AND GOVERNMENT BUILDINGS OVER 400,000 SQUARE FEET OF GROSS FLOOR AREA MUST COMPLY WITH THE PRESCRIBED CONDITIONS SET OUT IN SECTION 9.1102341 OF THE ORDINANCE.
- F. NOTWITHSTANDING THE TERMS OF PARAGRAPH A ABOVE, EATING, DRINKING AND ENTERTAINMENT ESTABLISHMENTS (TYPE 1), AND EATING, DRINKING AND ENTERTAINMENT ESTABLISHMENTS (TYPE 2) SUBJECT TO THE APPLICABLE REGULATIONS OF SECTION 12.546 OF THE ORDINANCE, SHALL BE PERMITTED ON THE SITE SUBJECT TO THE FOLLOWING CONDITIONS:
- (1) EATING, DRINKING AND ENTERTAINMENT ESTABLISHMENTS (TYPE 1 AND TYPE 2) MUST BE LOCATED IN THE SAME BUILDING AS ANOTHER PERMITTED USE.
- (2) EATING, DRINKING AND ENTERTAINMENT ESTABLISHMENTS (TYPE 1 AND TYPE 2) SHALL BE LOCATED ON THE GROUND FLOOR OF A BUILDING AND SHALL OCCUPY NO MORE THAN 50 PERCENT OF THE GROUND FLOOR AREA OF THE BUILDING.
- G. OUTDOOR ADVERTISING SIGNS SHALL NOT BE PERMITTED ON THE SITE.

3. 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 STREET AND THE PRIVATE DRIVES TO BE LOCATED ON THE SITE ARE SUBJECT TO ANY MINOR MODIFICATIONS OR ALTERATIONS REQUIRED DURING THE CONSTRUCTION PERMITTING PROCESS.
- C. INTERNAL SIDEWALKS AND PEDESTRIAN CONNECTIONS SHALL BE PROVIDED ON THE SITE AS GENERALLY DEPICTED ON THE REZONING PLAN.
- D. PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A BUILDING CONSTRUCTED ON THE SITE, PETITIONER SHALL DEDICATE AND CONVEY TO THE CITY OF CHARLOTTE OR TO NCDOT (SUBJECT TO A RESERVATION FOR ANY NECESSARY UTILITY EASEMENTS) THOSE PORTIONS OF THE SITE LOCATED IMMEDIATELY ADJACENT TO TYVOLA ROAD THAT ARE NECESSARY TO EXTEND THE EXISTING RIGHT OF WAY FOR TYVOLA ROAD TO THAT POINT THAT IS LOCATED 2 FEET BEHIND THE 13 FOOT WIDE MULTI-USE PATH TO BE INSTALLED ALONG THE SITE'S FRONTAGE ON TYVOLA ROAD WHERE FEASIBLE. IF IT IS NOT FEASIBLE TO EXTEND THE RIGHT OF WAY TO THAT POINT THAT IS LOCATED 2 FEET BEHIND THE 12 FOOT WIDE MULTI-USE PATH TO BE INSTALLED ALONG THE SITE'S FRONTAGE ON TYVOLA ROAD, THEN THE 12 FOOT WIDE MULTI-USE PATH (OR PORTIONS THEREOF) MAY BE LOCATED IN A SIDEWALK UTILITY EASEMENT.
- E. ANY REFERENCE TO THE TERM "SUBSTANTIALLY COMPLETE" IN THIS SECTION 3 OF THE DEVELOPMENT STANDARDS SHALL MEAN A DETERMINATION BY CDOT AND/OR NCDOT THAT THE APPLICABLE ROADWAY IMPROVEMENTS ARE DEEMED "SUBSTANTIALLY COMPLETE" FOR THE PURPOSES OF THE ISSUANCE OF CERTIFICATES OF OCCUPANCY FOR BUILDING(S) ON THE SITE. HOWEVER, IN THE EVENT THAT CERTAIN NON-ESSENTIAL ROADWAY IMPROVEMENTS (AS REASONABLY DETERMINED BY CDOT) ARE NOT COMPLETED AT THE TIME THAT PETITIONER SEEKS TO OBTAIN A CERTIFICATE OF OCCUPANCY FOR BUILDING(S) ON THE SITE, THEN CDOT WILL INSTRUCT APPLICABLE AUTHORITIES TO ALLOW THE ISSUANCE OF CERTIFICATES OF OCCUPANCY FOR THE APPLICABLE BUILDINGS, AND IN SUCH EVENT PETITIONER MAY BE REQUIRED TO POST A LETTER OF CREDIT OR A BOND FOR ANY IMPROVEMENTS NOT IN PLACE AT THE TIME SUCH CERTIFICATES OF OCCUPANCY ARE ISSUED TO SECURE THE COMPLETION OF THE RELEVANT IMPROVEMENTS.
- F. PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR ANY BUILDING CONSTRUCTED ON THE SITE, PETITIONER SHALL SUBSTANTIALLY COMPLETE THE TRANSPORTATION IMPROVEMENTS SET OUT BELOW.
- (1) INTERSECTION OF WEST TYVOLA ROAD AND YORKMOUNT ROAD
- (a) IMPLEMENT A SOUTHBOUND RIGHT-TURN OVERLAP PHASE.
- (b) RESTRIPE THE EASTBOUND APPROACH OF YORKMOUNT ROAD TO CONSIST OF THE FOLLOWING:
- (i) DUAL LEFT-TURN LANES, WITH ONE LEFT-TURN LANE HAVING 155 FEET OF STORAGE AND THE OTHER LEFT-TURN LANE HAVING CONTINUOUS STORAGE; AND
- (ii) A CONTINUOUS THROUGH LANE.
- (2) CONSTRUCT AN EASTBOUND RIGHT-TURN LANE ON YORKMOUNT ROAD WITH 100 FEET OF STORAGE.
- (3) INTERSECTION OF OAK LAKE BOULEVARD AND YORKMOUNT ROAD
- (a) CONSTRUCT A WESTBOUND RIGHT-TURN LANE ON YORKMOUNT ROAD WITH 100 FEET OF STORAGE.
- (4) INTERSECTION OF YORKMOUNT ROAD AND WATER RIDGE PARKWAY/NORTH WATER RIDGE PARKWAY
- (a) INSTALL A TRAFFIC SIGNAL UPON MEETING THE PEAK HOUR MUTCD WARRANTS.
- (b) ADD PAVEMENT MARKINGS TO THE NORTHBOUND AND SOUTHBOUND APPROACHES OF WATER RIDGE PARKWAY.
- (5) INTERSECTION OF OAK LAKE BOULEVARD AND MEADOW OAK DRIVE
- (a) STRIPE THE NORTHBOUND APPROACH TO CREATE ONE NORTHBOUND THROUGH LANE AND ONE NORTHBOUND DROP RIGHT-TURN LANE.
- G. NOTWITHSTANDING THE TERMS OF PARAGRAPH A ABOVE, THE INSTALLATION OF PROPOSED SITE ACCESS # 2 ON TYVOLA ROAD MAY BE INSTALLED AT THE OPTION OF PETITIONER AND ONLY IF APPROVED BY CDOT AND/OR NCDOT. PETITIONER SHALL NOT BE REQUIRED TO INSTALL PROPOSED SITE ACCESS # 2.
- H. PETITIONER SHALL COMPLETE A TRAFFIC IMPACT STUDY FOR THE DEVELOPMENT AND SUBMIT IT TO CDOT AND NCDOT FOR REVIEW PRIOR TO THE ISSUANCE OF ANY PERMITS FOR ANY PHASE OF THE DEVELOPMENT THAT WOULD CAUSE THE TOTAL CUMULATIVE DAILY VEHICULAR TRIPS GENERATED BY ALL OF THE USES ON THE SITE TO EXCEED 2,500 DAILY VEHICULAR TRIPS.
4. ARCHITECTURAL STANDARDS
- A. ANY BUILDINGS CONSTRUCTED ON THE SITE SHALL PRESENT A FRONT OR SIDE TO TYVOLA ROAD AND THE INTERNAL PUBLIC STREET TO BE CONSTRUCTED ON THE SITE.
- B. RECOGNIZABLE BUILDING ENTRANCES (CONTAINING A COMBINATION OF CANOPIES, TRANSPARENT GLASS, DOORS AND OTHER ARCHITECTURAL ELEMENTS) SHALL BE PROVIDED ALONG TYVOLA ROAD AND THE INTERNAL PUBLIC STREET TO BE CONSTRUCTED ON THE SITE. EACH ENTRANCE SHOULD CONNECT TO ADJACENT PUBLIC SIDEWALKS.
- C. THE MAXIMUM HEIGHT IN FEET OF ANY BUILDING CONSTRUCTED ON THE SITE SHALL BE 80 FEET AS MEASURED UNDER THE ORDINANCE.
5. STREETScape AND LANDSCAPING
- A. A MINIMUM 8 FOOT WIDE PLANTING STRIP AND A MINIMUM 12 FOOT WIDE MULTI-USE PATH SHALL BE INSTALLED ALONG THE SITE'S FRONTAGE ON TYVOLA ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN.

6. ENVIRONMENTAL FEATURES
- A. DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF CHARLOTTE TREE ORDINANCE.
- B. AS NOTED ABOVE IN PARAGRAPH 1.F., THE SITE SHALL BE CONSIDERED TO BE A PLANNED/UNIFIED DEVELOPMENT. ACCORDINGLY, THE TREE SAVE REQUIREMENTS OF THE CITY OF CHARLOTTE TREE ORDINANCE SHALL BE CALCULATED AND SATISFIED OVER THE ENTIRE SITE, RATHER THAN WITHIN EACH INDIVIDUAL BUILDING AND PARKING ENVELOPE OR WITHIN AN INDIVIDUAL LOT ON THE SITE. AS A RESULT, EACH INDIVIDUAL BUILDING AND PARKING ENVELOPE OR EACH INDIVIDUAL LOT SHALL NOT BE REQUIRED TO MEET THE TREE SAVE REQUIREMENTS OF THE CITY OF CHARLOTTE TREE ORDINANCE PROVIDED THAT THE SITE AS A WHOLE MEETS SUCH TREE SAVE REQUIREMENTS.
- C. THE TREE SAVE AREAS DEPICTED ON THE REZONING PLAN ARE CONCEPTUAL, AND THE ACTUAL LOCATIONS OF THE TREE SAVE AREAS ON THE SITE MAY VARY FROM WHAT IS DEPICTED ON THE REZONING PLAN. THE ACTUAL LOCATIONS OF THE TREE SAVE AREAS SHALL BE DETERMINED DURING THE SITE PLAN APPROVAL AND PERMITTING PROCESS.
- D. PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST-CONSTRUCTION STORMWATER ORDINANCE.
- E. THE LOCATION, SIZE AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.
7. LIGHTING
- A. ALL FREESTANDING LIGHTING FIXTURES INSTALLED ON THE SITE (EXCLUDING STREET LIGHTS, LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS AND SIDEWALKS AND LANDSCAPING LIGHTING) SHALL BE FULLY CAPPED AND SHIELDED AND THE ILLUMINATION DOWNWARDLY DIRECTED SO THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY PROPERTY LINE OF THE SITE.
- B. THE MAXIMUM HEIGHT OF ANY FREESTANDING LIGHTING FIXTURE INSTALLED ON THE SITE SHALL BE 31 FEET.
- C. ANY LIGHTING FIXTURES ATTACHED TO THE BUILDINGS TO BE CONSTRUCTED ON THE SITE SHALL BE DECORATIVE, CAPPED AND DOWNWARDLY DIRECTED.
8. 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.

VICINITY MAP SCALE: 1" = 2,500'



SITE DEVELOPMENT TABLE

PROJECT NAME:	EXETER MEADOW OAK, LLC
PETITION NO.:	# 2018-126
PETITIONER:	EXETER PROPERTY GROUP
PLANS PREPARED BY:	OAK ENGINEERING, PLLC
TAX PARCEL NUMBER:	14326112
CURRENT ZONING:	R-22 MF
PROPOSED ZONING:	I-1 (CD)
OVERLAY DISTRICT:	AIRPORT NOISE OVERLAY
EXISTING USE:	GOVERNMENT INSTITUTIONAL / VACANT
PROPOSED LAND USE:	OFFICE / WAREHOUSING / INDUSTRIAL
	(ALL USES ALLOWED BY RIGHT OR UNDER PRESCRIBED CONDITIONS IN THE I-1 ZONING DISTRICT EXCEPT THOSE USES PROHIBITED UNDER SECTION 2.8 OF THE DEVELOPMENT STANDARDS.)
MAXIMUM GFA:	550,000 SF
MAXIMUM HEIGHT:	80 FEET
JURISDICTION:	CITY OF CHARLOTTE
WATERSHED DISTRICT:	SUGAR WATERSHED (CENTRAL CATAWBA PC)
FEMA INFORMATION:	MAP NO. 3710452300K
	MAP DATES: 9/2/2015
	FLOOD ZONE: PARTIALLY IN
LOT SIZE:	±47.46 ACRES

MEADOW OAK INDUSTRIAL

MEADOW OAK DRIVE
CHARLOTTE, NORTH CAROLINA
EXETER MEADOW OAK, LLC

REZONING PLAN (PETITION # 2018-126)

REVISIONS:
1. 12/17/18 - PER STAFF COMMENTS
2. 04/22/19 - PER STAFF COMMENTS

ENGINEER: GTW
DRAWN BY: GTW
CHECKED BY: JB
PROJECT #: 018.006
SHEET
RZ1
SHEET 1 OF 1

DRAWING INFORMATION

