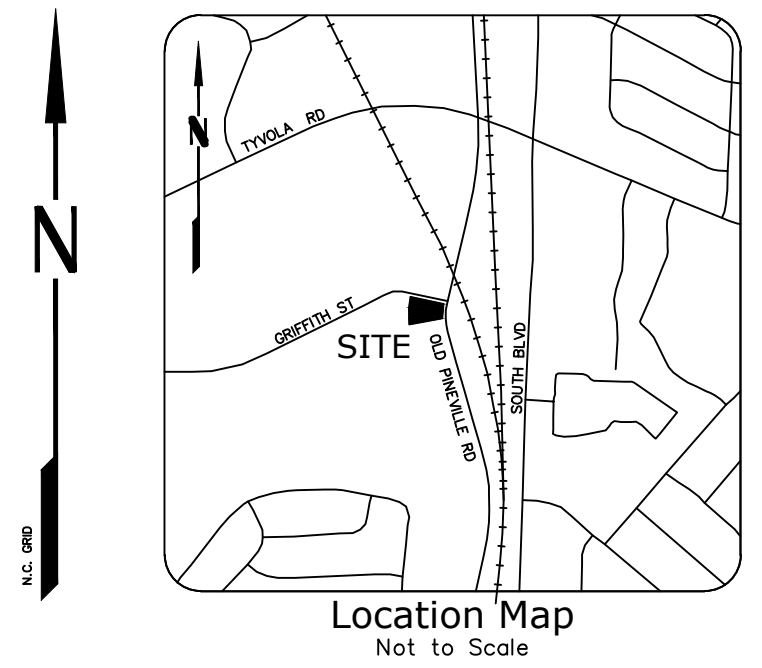


PID#16910106
 TDG-GRIFFITH, LLC.
 DB: 28232 PG 836
 EXISTING ZONING: I-2
 EXISTING USE: WAREHOUSE

PID#16909108
 GEORGE S. CUNNINGHAM, JR.
 DB: 03967 PG 509
 EXISTING ZONING: I-2
 EXISTING USE: OFFICE

DEVELOPMENT DATA:

SITE AREA : 1.33 ACRES (1.06 ACRES LESS R/W)
 SITE ADDRESS: 5800 OLD PINEVILLE ROAD
 TAX ID: 16909109
 CURRENT ZONING: I-2
 PROPOSED ZONING: TOD-M(CD)
 EXISTING USE: VACANT
 PROPOSED USE: SEE PERMITTED USES IN DEVELOPMENT STANDARDS NOTES
 NUMBER OF RESIDENTIAL UNITS: SEE DEVELOPMENT STANDARDS NOTES
 MAXIMUM BUILDING HEIGHT : SEE DEVELOPMENT STANDARDS NOTES
 MIN. PARKING REQUIRED: SEE DEVELOPMENT STANDARDS NOTES
 MIN. OPEN SPACE REQUIRED: PER THE ORDINANCE



DEVELOPMENT STANDARDS

March 11, 2019

1. GENERAL PROVISIONS

- A. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Mission Properties (the "Petitioner") for an approximately 1.06 acre site located on the southwest corner of the intersection of Old Pineville Road and Griffith Road, which site is more particularly depicted on the Rezoning Plan (hereinafter referred to as the "Site"). The Site is comprised of that parcel of land designated as Tax Parcel No. 169-091-09.
- B. The development and use 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"). The regulations established under the Ordinance for the TOD-M zoning district shall govern the development and use of the Site.
- C. The development depicted on the Rezoning Plan is schematic in nature and intended to depict the general arrangement of uses and improvements on the Site. Accordingly, the configuration, placement and size of the building footprint as well as the location of the internal drive depicted on the Rezoning Plan are schematic in nature and, subject to the terms of these Development Standards and the Ordinance, are subject to minor alterations or modifications during the design development and construction document phases.
- D. 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

- 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.

3. TRANSPORTATION

- A. Vehicular access shall be as generally depicted on the Rezoning Plan. The placement and configuration of the vehicular access point are subject to any minor modifications required by the Charlotte Department of Transportation ("CDOT").
- B. The alignments of the internal private drive and vehicular circulation areas 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 in accordance with applicable published standards.
- C. Petitioner shall install a 5 foot wide bike lane along the Site's frontage on Griffith Road as generally depicted on the Rezoning Plan.
- D. Internal sidewalks and pedestrian connections shall be provided on the Site as generally depicted on the Rezoning Plan.
- E. Handicap parking spaces depicted on the Rezoning Plan are illustrative and the exact location and number of handicap parking spaces to be located on the Site shall be determined during the permitting process.
- F. Prior to the issuance of the first certificate of occupancy for a new building constructed on the Site, Petitioner shall be required to convey to the City of Charlotte those portions of the Site located immediately adjacent to Old Pineville Road and Griffith Road as depicted and provide right of way measuring, where feasible, to two feet behind the back of sidewalk as more particularly depicted on the Rezoning Plan, to the extent that such right of way does not already exist.

4. ARCHITECTURAL STANDARDS

- A. The maximum height of a new building constructed on the Site shall be governed by the Ordinance.
- B. Vinyl, EIFS or masonite may not be used as an exterior building material on any buildings to be constructed on the Site. Notwithstanding the foregoing, vinyl may be utilized on windows, doors, garage doors, soffits, trim and railings.
- C. The Griffith Road elevation of any new building constructed on the Site shall be divided into a minimum of two segments by means of modulation. Such modulation shall be no less than 2 feet in depth.
- D. An outdoor pedestrian amenity area shall be provided at the northeastern corner of the Site generally at the intersection of Old Pineville Road and Griffith Road as depicted on the Rezoning Plan. This outdoor pedestrian amenity area shall contain, at a minimum, hardscape, landscaping and seating elements. These improvements shall not obstruct the sidewalk such that an 8 foot wide clear sidewalk zone shall be maintained.
- E. Any new building constructed on the Site shall have a minimum of one prominent entrance. A prominent entrance shall be defined as provided below.
 - (1) For non-residential, mixed-use and multi-family stacked units, entrances that contain at least three of the following are considered a prominent entrance: decorative pedestrian lighting/scones; architectural details carried through to upper stories; covered porches, canopies, awnings or sunshades; archways; transoms or sidelight windows; terraced or raised planters; common outdoor seating enhanced with specialty details, paving, landscaping, or water features; double doors; stoops or stairs.
 - (2) For multi-family attached units, entrances that contain one or more of the following features are considered a prominent entrance: porches, raised steps and stoops with or without roof overhangs, decorative railings.
- F. All ground floor building entrances shall include direct pedestrian connections between street facing doors and adjacent sidewalks.

5. STREETScape/SCREENING

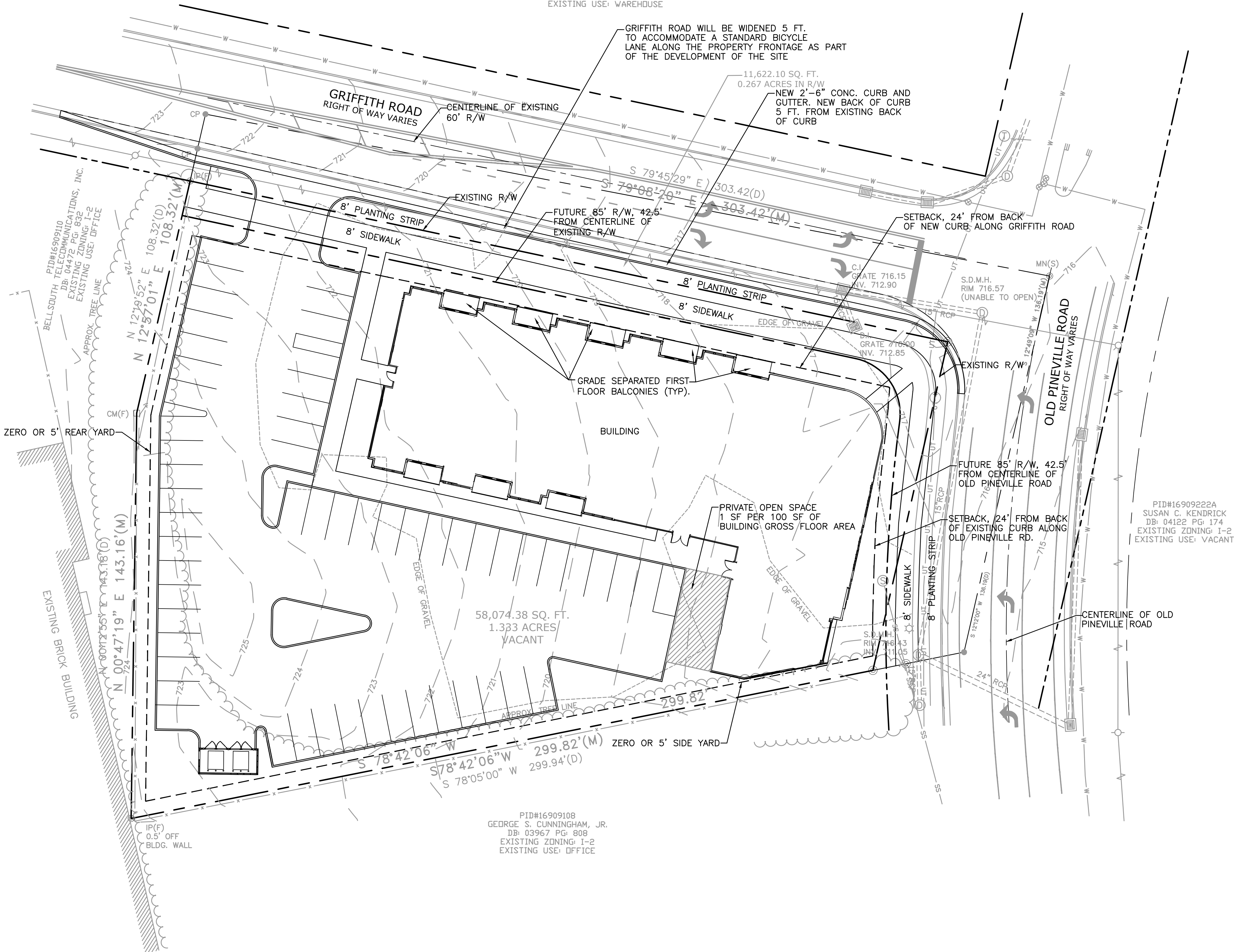
- A. Petitioner shall install a minimum 8 foot wide planting strip and a minimum 8 foot wide sidewalk along the Site's frontages on Old Pineville Road and Griffith Road as generally depicted on the Rezoning Plan.
- B. A 24 foot wide building setback from the back of the existing curb shall be provided along the Site's frontages on Old Pineville Road and Griffith Road as depicted on the Rezoning Plan. In addition to any other encroachments permitted under the Ordinance, steps may encroach into the setback provided that the steps are located behind the required sidewalk pursuant to Section 9.1208(1)(g) of the Ordinance.

6. ENVIRONMENTAL/OPEN SPACE

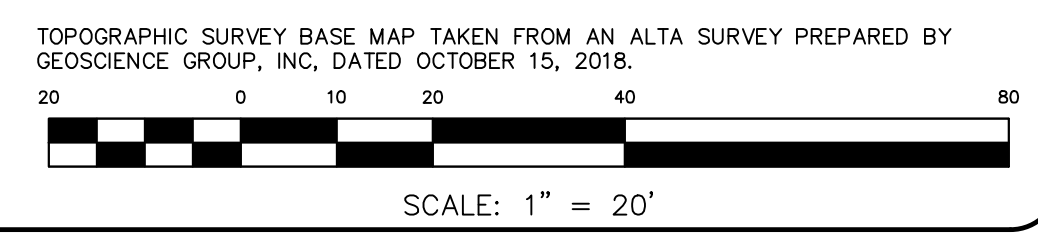
- A. Space for recycling stations may be located in various locations on the Site.
- B. The actual location of the solid waste enclosure may be modified during the construction permitting process and it may vary from what is depicted on the Rezoning Plan.
- C. The actual location of the open space may be modified during the construction permitting process and it may vary from what is depicted on the Rezoning Plan.

7. 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.



PETITION # 2019-014
 2nd SUBMITTAL, MARCH 11, 2019



DATE	
REV	
PROJECT NUMBER	2019-014
DESIGN BY	3-11-19
PROJECT NUMBER	
DATE	
SCALE	
PROJECT NUMBER	
DESIGN BY	
PROJECT NUMBER	
DATE	

GEOSCENCE GROUP
 Incorporated
 500-K Clanton Road
 Charlotte, NC 28217
 (704) 525-2003
 NC PRR LICENSE F-0086(EN)
 NC PRR LICENSE C-2796(LA)

5800 OLD PINEVILLE ROAD
 CHARLOTTE, NORTH CAROLINA

SITE PLAN

RZ-1