

- A. Vehicular access shall be as generally depicted on the Rezoning Plan. The placement and configuration of each access point are subject to any minor modifications required by the Charlotte Department of Transportation and/or the North Carolina Department of Transportation.
- B. Petitioner shall construct private streets on the Site designated as Proposed Private Street A and Proposed Private Street B on the Rezoning Plan that meet the standards for a local office/commercial narrow street typical section. Sidewalks and planting strips shall be installed along such private streets as provided on the Rezoning Plan.
- C. Petitioner, at its option, may construct a structured parking facility on the Site within the ~~building~~ parking envelope.
- D. Proposed Private Street B shall be extended through the Site to existing Innovation Park Driveway # 5 as generally depicted on the Rezoning Plan. Proposed Private Street B must be constructed and extended to existing Innovation Park Driveway # 5 and open to vehicular traffic prior to the issuance of a certificate of occupancy for the third building to be constructed on the Site.
- E. ~~Off-street vehicular parking will be provided on the Site in accordance with the requirements of the Ordinance.~~
- F. ~~Bicycle parking will be provided on the Site as required by the Ordinance.~~
- G. ~~Petitioner shall construct a private street on the Site that meets the City of Charlotte's standards that provides access to I-485 Drive at two locations.~~

- A. The maximum height of any building to be constructed on the Site shall be 90 feet, and no building may contain more than four stories.
- B. Notwithstanding Paragraph A above and pursuant to Section 12.108(5) of the Ordinance, a steeple associated with a religious institution located on the Site may exceed the height limit set out in Paragraph A above and the height limit in the RE-3 zoning district.
- C. The buildings to be constructed on the Site shall meet the applicable design standards set out in Section 11.706 of the Ordinance.

- A. Petitioner shall install a minimum 8 foot planting strip and a minimum 6 foot sidewalk along the Site's frontage on IBM Drive as depicted on the Rezoning Plan.
- B. Internal sidewalks leading from the buildings to be constructed on the Site to the sidewalk located along the Site's frontage on IBM Drive shall be installed as generally depicted on the Rezoning Plan.

C. Screening shall comply with the requirements of the Ordinance.

D. All dumpsters, recycling containers, compactors, large above-ground utility structures and solid waste handling areas shall be placed on the Site and screened in accordance with the requirements of Section 11.705(10)(b)(2) of the Ordinance.

The Site subject to this Rezoning Petition is a portion of Tax Parcel No. 047-111-05, and the development proposed for the Site will be part of a unified development currently located on other portions of Tax Parcel No. 047-111-05. Accordingly, the tree save requirement for the Site is satisfied on other portions of Tax Parcel No. 047-111-05.







Urban open space shall be provided on the Site in accordance with the requirements of Section 11.705(11) of the Ordinance.

All signs installed on the Site shall comply with the requirements of the Ordinance.

- A. Outdoor lighting shall meet the standards of Sections 11.706(3) and 12.402 of the Ordinance.
- B. The maximum height of a light source (light bulb) detached from a building shall be 20 feet.
- C. All outdoor lighting visible from residentially zoned or used property will be full cut-off fixtures.

D. "Wall-pak" type lighting fixtures may not be installed on the buildings to be located on the Site. However, decorative, Decorative architectural light fixtures, such as sconces, may be attached to the buildings to be located on the Site and the lighting from such fixtures shall be downwardly directed.

If this Rezoning Petition is approved, all conditions applicable to the development and/or use of the Site imposed under this 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. Throughout these Development Standards, the terms, "Petitioner" and "owner" or "owners" 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.

-  SITE BOUNDARY
 INTERIOR PRIVATE STREET
 SETBACK
 SWIM BUFFER
 EXISTING 100 YR FLOODPLAIN
 FUTURE 100 YR FLOODPLAIN