

VICINITY MAP  
NTS

SITE DEVELOPMENT DATA

- Site Development Data:**
- Acreage: 18.22
  - Tax Parcel #: 047-111-05 (a portion of)
  - Existing Zoning: RE-2
  - Proposed Zoning: RE-3
  - Existing Uses: Parking
  - Proposed Uses: Uses permitted by right and under prescribed conditions together with accessory uses, as allowed in the RE-3 zoning district (as more specifically described in the development standards).
  - Maximum Gross Square Feet of Development: Up to 300,000 square feet of gross floor area.
  - Maximum Building Height: As allowed by the Ordinance, but not to exceed four stories
  - Parking: As required by the Ordinance.
  - Open Space: A minimum of 15% of the Site will be established as open space as defined by the Ordinance.

ADJACENT PROPERTY OWNER

- 1 RE-2  
047-115-05  
BRIT-CHARLOTTE LLC  
C/O BECO MANAGEMENT  
8335 CLASSIC DR  
CHARLOTTE, NC 28269
- 2 RE-2  
047-391-09  
IBM CORPORATION  
ATTN: RONNIE THOMAS  
10330 DAVID TAYLOR DR  
CHARLOTTE, NC 28262
- 3 RE-2  
047-391-08  
BOARD OF EDUCATION THE  
CHARLOTTE-MECKLENBURG  
702 E 2ND ST  
CHARLOTTE, NC 28202-2826

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

REVISIONS:  
DATE: February 25, 2013  
DESIGNED BY: MRC  
DRAWN BY: KLK  
CHECKED BY: MRC  
SCALE: 1"=100'  
PROJECT #1010250

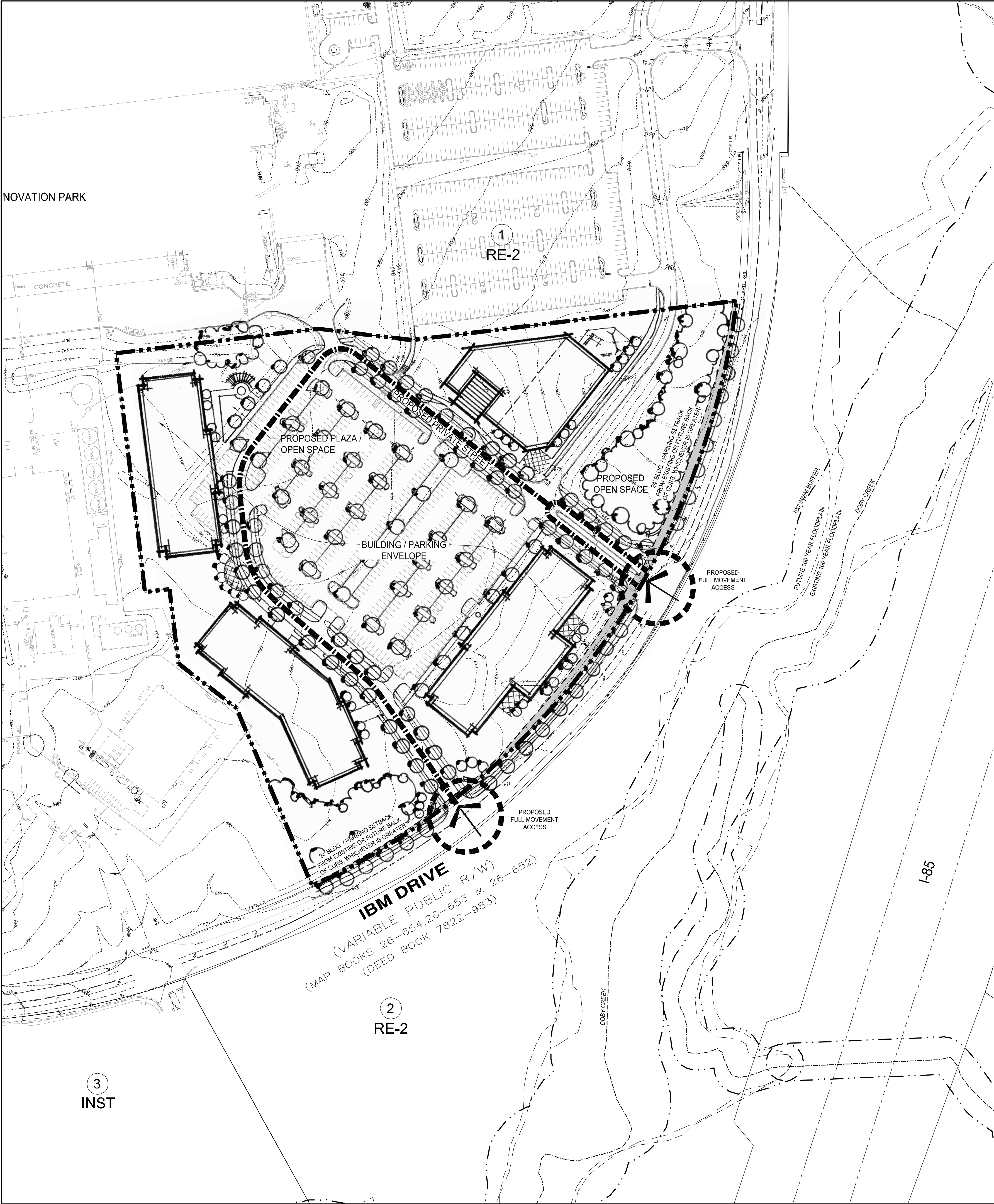
SHEET #:  
**RZ-1**

**INNOVATION PARK**  
Technical Data Sheet  
BECO South; Mecklenburg Co., NC  
REZONING PETITION NO. 2013-



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DEVELOPMENT STANDARDS

GENERAL PROVISIONS

- A. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed BECO South for an approximately 18.22 acre site located on the west side of IBM Drive, south of the intersection of IBM Drive and West W.T. Harris Boulevard, which site is more particularly depicted on the Rezoning Plan (hereinafter referred to as the "Site").
- 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"). The regulations established under the Ordinance for the RE-3 zoning district shall govern the development of the Site.
- C. The development depicted on the Rezoning Plan is schematic in nature and intended to depict the general arrangement of uses on the Site. Accordingly, the configurations, placements and sizes of the building footprints as well as the parking areas depicted on the Rezoning Plan are schematic in nature and, subject to the terms of these Development Standards and the Ordinance, may be altered or modified during design development and construction document phases.
- D. Future amendments to the Rezoning Plan and 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.

PERMITTED USES

The Site may be devoted to any use or uses allowed by right and under prescribed conditions in the RE-3 zoning district, and any incidental and accessory uses relating thereto.

TRANSPORTATION

- 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. Off-street vehicular parking will be provided on the Site in accordance with the requirements of the Ordinance.
- C. Bicycle parking will be provided on the Site as required by the Ordinance.
- D. Petitioner shall construct a private street on the Site that meets the City of Charlotte's standards that provides access to IBM Drive at two locations.
- E. Petitioner, at its option, may construct a structured parking facility on the Site within the building/parking envelope.

MAXIMUM BUILDING AREA

- A. A maximum of 300,000 square feet of total gross floor area may be developed on the Site.
- For purposes of the development limitations set forth in this Paragraph, the term "gross floor area" shall mean and refer to the sum of the gross horizontal areas of each floor of each principal building, and any accessory buildings or structures on the Site, measured from outside of the exterior walls or from the center line of party walls. The term does not include any areas used exclusively for the surface parking of motor vehicles or for building or equipment access, such as stairs, elevator shafts, and maintenance crawl space, and any areas devoted exclusively to outdoor dining.
- B. Notwithstanding Paragraph A above, in the event that the Petitioner constructs a structured parking facility on the Site, the gross floor area of the structured parking facility shall not count towards or be applied to the maximum 300,000 square feet of total gross floor area that may be developed on the Site.

ARCHITECTURAL STANDARDS

- 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.

STREETSCAPE/LANDSCAPING/SCREENING

- 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.

ENVIRONMENTAL FEATURES

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

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

SIGNAGE

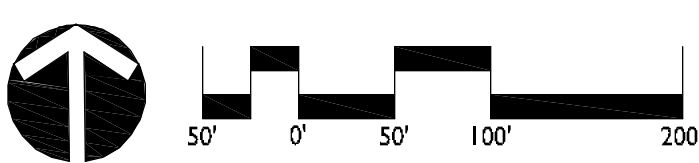
All signs installed on the Site shall comply with the requirements of the Ordinance.

LIGHTING

- 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, architectural light fixtures such as sconces may be attached to the buildings to be located on the Site.

BINDING EFFECT OF THE REZONING PETITION

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.



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