



LEGEND	
	EXISTING ZONING BOUNDARY
	REZONING BOUNDARY
	SETBACK/BUFFER LINE
	BUILDING AND PARKING ENVELOPE
	PROPOSED SIDEWALK (TIE TO EXISTING)
\leftrightarrow	FULL MOVEMENT ACCESS POINTS

7	Kimley » Horn 2000 SOUTH BOULEVARD SUITE 440 CHARLOTTE, NORTH CAROLINA 28203 PHONE: (704) 333-5131
	Image: Second Se Second Second Sec
	CLIENT: MOODY LAKE OFFICE PARK DEVELOPMENT LIMITED PARTNERSHIP 5950 FAIRVIEW ROAD, STE 800 CHARLOTTE, NORTH CAROLINA 28210 1
	PROJECT: 2015 MOODY LAKE REZONING UPDATE CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA REZONING PETITION NO. 2015-066
	TITLE: REZONING SITE PLAN
	DESIGNED BY: ME DRAWN BY: NJM CHECKED BY: ME DATE: 03-20-2015 PROJECT#: 015272032 RZ-2

GENERAL PROVISIONS

- F. The parcel of land that comprises the Site may be subdivided at the option of the Petitioner.

PERMITTED USES

- C. Notwithstanding anything contained herein to the contrary, restaurants with accessory drive through windows shall not be permitted on the Site.
- Petitioner.
- Petitioner elects this option, the 150 hotel rooms may also be developed on the Site.
- and counted towards the maximum 110,000 square feet of gross floor area.

TRANSPORTATION

- B. Off-street vehicular parking shall meet the minimum requirements of the Ordinance.

E. Sidewalk connections to the adjoining public streets shall be provided as generally depicted on the Rezoning Plan.

- STREETSCAPE/LANDSCAPING/SCREENING
- A. Landscaping will meet or exceed the requirements of the Ordinance. installed within this 20 foot wide landscaped area at the rate of 5 trees and 20 shrubs per 100 feet.

ENVIRONMENTAL FEATURES

- to manage storm water runoff from the parcels served by the pond. B. Development of the Site shall comply with the City of Charlotte Tree Ordinance.

SIGNS

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

LIGHTING

- 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 30 feet.
- D. The provisions of paragraphs A through C above shall not apply to the exterior lights utilized to illuminate the outdoor field associated with the commercial outdoor
- amusement use.

BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

- of the Site and their respective successors in interest and assigns.

DEVELOPMENT STANDARDS

May 15, 2015

A. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Moody Lake Office Park Development Limited Partnership (the "Petitioner") to accommodate the development of a multi-use business park that could contain office, medical office, hotel, retail and other uses, as well as an optional commercial outdoor amusement use on that approximately 19.21 acre site located on the southeast quadrant of the I-485 and West Arrowood Road interchange, 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 B-2 zoning district shall govern the development and use of the Site.

C. The development and uses depicted on the Rezoning Plan are schematic in nature and are intended to depict 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 requirements set forth on this Rezoning Plan and the development standards, provided, however, that any such alterations and modifications shall be consistent with the intent of these Development Standards.

D. The alignment of internal streets and driveways and parking layouts may be modified to accommodate the final locations of buildings and improvements. Sidewalks generally depicted on the Rezoning Plan are intended to reflect the general pedestrian circulation for development on the Site but the specific locations of such sidewalks may be subject to variations that do not materially change the design intent generally depicted on the Rezoning Plan.

E. The Site shall be considered to be a planned/unified development. Therefore, side and rear yards, buffers, building height separation requirements and other zoning standards shall not be required internally between improvements and uses on the Site, and shall be established at and measured from the external boundaries of the Site. The Site shall be required to meet any applicable side and rear yard requirements and buffer requirements with respect to the exterior boundary 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.

A. Subject to the limitations set out below, the Site may be devoted to any use permitted by right or under prescribed conditions in the B-2 zoning district, together with any incidental or accessory uses associated therewith that are permitted under the Ordinance in the B-2 zoning district.

B. Notwithstanding anything contained herein to the contrary, restaurants with drive-in service shall not be permitted on the Site.

D. For entitlement purposes only, the Site is divided into four building/parking envelopes designated as Building/Parking Envelope A, Building/Parking Envelope B, Building/Parking Envelope C and Building/Parking Envelope D on the Rezoning Plan. At the option of the Petitioner, one or more of the building/parking envelopes may be combined. All buildings and parking lots located on the Site must be located within one or more of the building/parking envelopes. However, the buildings and parking lots may be located within any portion or portions of a building/parking envelope or building/parking envelopes as determined by the

E. The Site may be developed with (i) up to 375,000 square feet of gross floor area devoted to any use or uses allowed on the Site under the Rezoning Plan, and (ii) up to 150 hotel rooms. Of the allowed 375,000 square feet of gross floor area that may be devoted to any use or uses allowed on the Site under the Rezoning Plan, a maximum of 10,000 square feet may be devoted to retail uses, eating, drinking and entertainment establishments (Type 1 and Type 2) and service uses.

F. At the option of the Petitioner and in lieu of the 375,000 square feet of gross floor area that may be devoted to any use or uses allowed on the Site under the Rezoning Plan, the following may be developed: (i) a commercial outdoor amusement use as described and defined below in subparagraph 1, and (ii) up to 10,000 square feet of gross floor area devoted to retail uses, eating, drinking and entertainment establishments (Type 1 and Type 2) and service uses. In the event that the

(1) The commercial outdoor amusement use shall be limited to a golf entertainment complex that is comprised of a building that may contain, among other things, eating, drinking and entertainment establishments (Type 1 and Type 2), recreational facilities, retail uses, lounges, covered bays for tee boxes, meeting and banquet facilities and other accessory and related uses, and an outdoor field utilized as a driving range. Any retail uses and eating, drinking and entertainment establishments (Type 1 and Type 2) shall be considered accessory to the golf entertainment complex and shall not count towards the 10,000 square feet of gross floor area that may be devoted to retail uses, eating, drinking and entertainment establishments (Type 1 and Type 2) and service uses described in paragraph F above. The maximum gross floor area of the building devoted to the commercial outdoor amusement use shall be 110,000 square feet. The area of the outdoor field shall not be considered

G. Areas devoted to surface parking, outdoor dining and seating, and courtyards and plazas shall not be counted towards the maximum allowed gross floor area, however, outdoor dining areas shall be considered when determining the amount of required off-street parking for the Site.

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").

C. The alignment of the internal vehicular circulation areas and the driveways may be modified by the Petitioner to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval by CDOT and/or NCDOT in accordance with applicable published standards.

D. The alignment of the internal public street depicted on the Rezoning Plan may be modified to accommodate the commercial outdoor amusement use provided that the internal public street maintains the point of connection to West Arrowood Road and the point of terminus depicted on the Rezoning Plan.

B. The Petitioner shall install a 20 foot wide landscaped area along the Site's frontage on Interstate 485 as depicted on the Rezoning Plan. Trees and shrubs shall be

C. All roof mounted mechanical equipment will be screened from view from adjoining public rights-of-way and abutting properties as viewed from grade.

D. Dumpster and recycling areas will be enclosed on all four sides by an opaque wall or fence with one side being a hinged opaque gate. If one or more sides of a dumpster and recycling area adjoin a side wall or rear wall of a building, then the side wall or rear wall of the building may be substituted for the wall or fence along each such side. Alternatively, such facilities may be located within or under the structures proposed to be constructed on the Site.

A. Development of the Site shall be in compliance with the Charlotte City Council approved and adopted Post Construction Controls Ordinance. The Petitioner will utilize the existing structural BMP for the storm water management requirements of this proposed development, and the Petitioner shall submit documentation with the plans submitted for permitting confirming that proper easements have been established per City standards and that the pond is properly designed and constructed

A. All freestanding lighting fixtures installed on the Site (excluding street lights) shall be fully capped and shielded and the illumination downwardly directed so that

C. Any lighting fixtures attached to the structures to be constructed on the Site shall be decorative, capped and downwardly directed.

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

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.

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	Image: No.Image: No.Image: No.DateImage: No.DateImage: No.Revisions
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	TTLE: TECHNICAL DATA SHEET
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