

DEVELOPMENT STANDARDS

JULY 27, 2017

1. GENERAL PROVISIONS

- A. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY BLUE LINE LLC (HEREINAFTER COLLECTIVELY REFERRED TO AS THE "PETITIONER") FOR AN APPROXIMATELY 1.49 ACRE SITE LOCATED ON THE NORTH SIDE OF RALEIGH STREET AT THE INTERSECTION OF RALEIGH STREET AND EAST SUGAR CREEK ROAD, WHICH SITE IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (HEREINAFTER REFERRED TO AS THE "SITE"). THE SITE IS CONSISTS OF TAX PARCEL NO. 091-051-40.
- 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"). SUBJECT TO THE OPTIONAL PROVISIONS SET OUT BELOW, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE TRANSIT ORIENTED DISTRICT ("TOD-M") ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THE SITE.
- C. THE PARCEL OF LAND THAT COMPRISES THE SITE MAY BE AT THE OPTION OF PETITIONER SUBDIVIDED IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE.
- D. 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 LAYOUT, LOCATIONS AND SIZES OF THE USES, IMPROVEMENTS AND SITE ELEMENTS DEPICTED ON THE REZONING PLAN AS WELL AS THE INTERNAL DRIVES AND PARKING AREAS 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.
- E. A MAXIMUM OF 1 PRINCIPAL BUILDING MAY BE LOCATED ON THE SITE.
- F. 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. OPTIONAL PROVISIONS

- A. SURFACE PARKING AND VEHICULAR MANEUVERING AREAS SHALL BE PERMITTED BETWEEN BUILDING 1 AND THE REQUIRED SETBACK FROM RALEIGH STREET AND GREENSBORO STREET.
- B. THERE SHALL BE NO MINIMUM PARKING REQUIREMENTS.

3. PERMITTED USES

- A. THE SITE MAY BE USED FOR USES PERMITTED BY RIGHT OR UNDER PRESCRIBED CONDITIONS AS INDICATED FOR THE TRANSIT ORIENTED DEVELOPMENT-MIXED USE DISTRICT IN THE ZONING ORDINANCE.
- B. THE EXISTING BUILDING MAY BE EXPANDED UP TO 5%. A REZONING WILL BE REQUIRED IF AN EXPANSION EXCEEDS 5%.

4. TRANSPORTATION

- A. THE SITE WILL HAVE DRIVEWAY ACCESS TO GREENSBORO STREET AS WELL AS RALEIGH STREET. THE PROPOSED DRIVEWAY CONNECTION(S) WILL REQUIRE A DRIVEWAY PERMIT(S) TO BE SUBMITTED TO CDOT FOR REVIEW AND APPROVAL.
- B. PARKING AREAS ARE INDICATED ON THE REZONING PLAN FOR THE SITE.
- 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. ALL TRANSPORTATION IMPROVEMENTS SHALL BE CONSTRUCTED AND APPROVED PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A BUILDING TO BE CONSTRUCTED ON THE SITE OR PHASED PER THE SITE'S DEVELOPMENT PLAN.

5. ARCHITECTURAL STANDARDS - RESERVED

6. STREETScape AND LANDSCAPING - RESERVED

7. ENVIRONMENTAL FEATURES - RESERVED

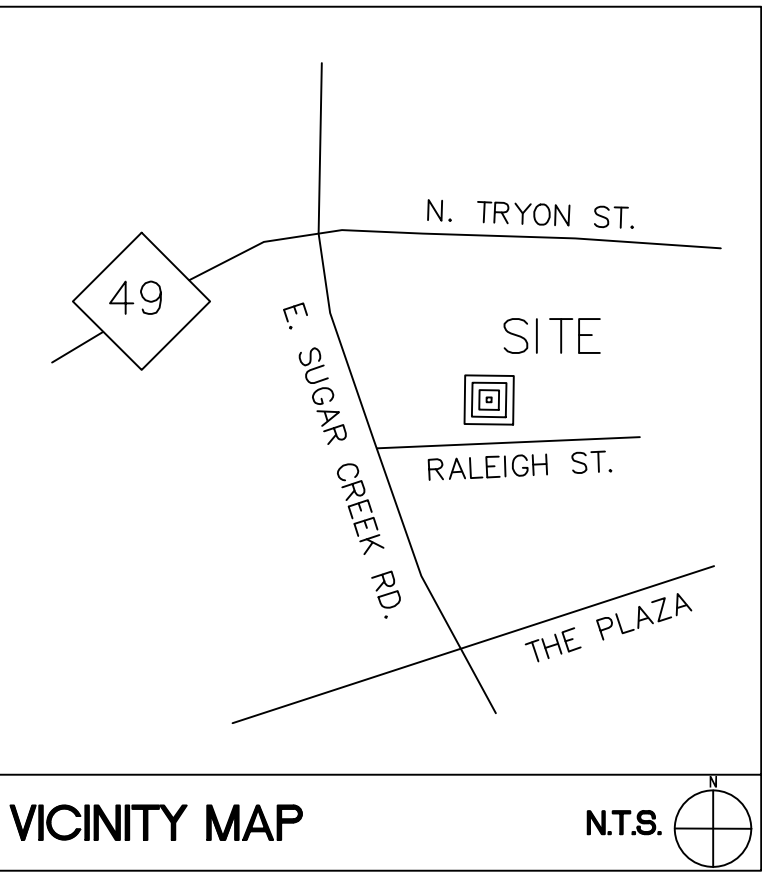
8. PARKS, GREENWAYS AND OPEN SPACE - RESERVED

9. LIGHTING

- A. ALL FREESTANDING LIGHTING FIXTURES INSTALLED ON THE SITE (EXCLUDING LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE INTERNAL PRIVATE DRIVES AND SIDEWALKS, LANDSCAPING LIGHTING AND UPLIGHTING FOR THE BUILDINGS) 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, INCLUDING ITS BASE, SHALL NOT EXCEED 21 FEET.
- C. ANY LIGHTING FIXTURES ATTACHED TO THE BUILDINGS TO BE CONSTRUCTED ON THE SITE SHALL BE DECORATIVE, CAPPED AND DOWNWARDLY DIRECTED.

10. FIRE PROTECTION - RESERVED

11. SIGNAGE - RESERVED



SURVEY DISCLAIMER

BOWDEN SURVEYING & MAPPING. SURVEY ISSUE DATE OCTOBER 4, 2016. PROVIDED BY MICHAEL R. BOWDEN. 317 SOUTH LAUREL ST., LINCOLNTON, NC. (704) 691-5256

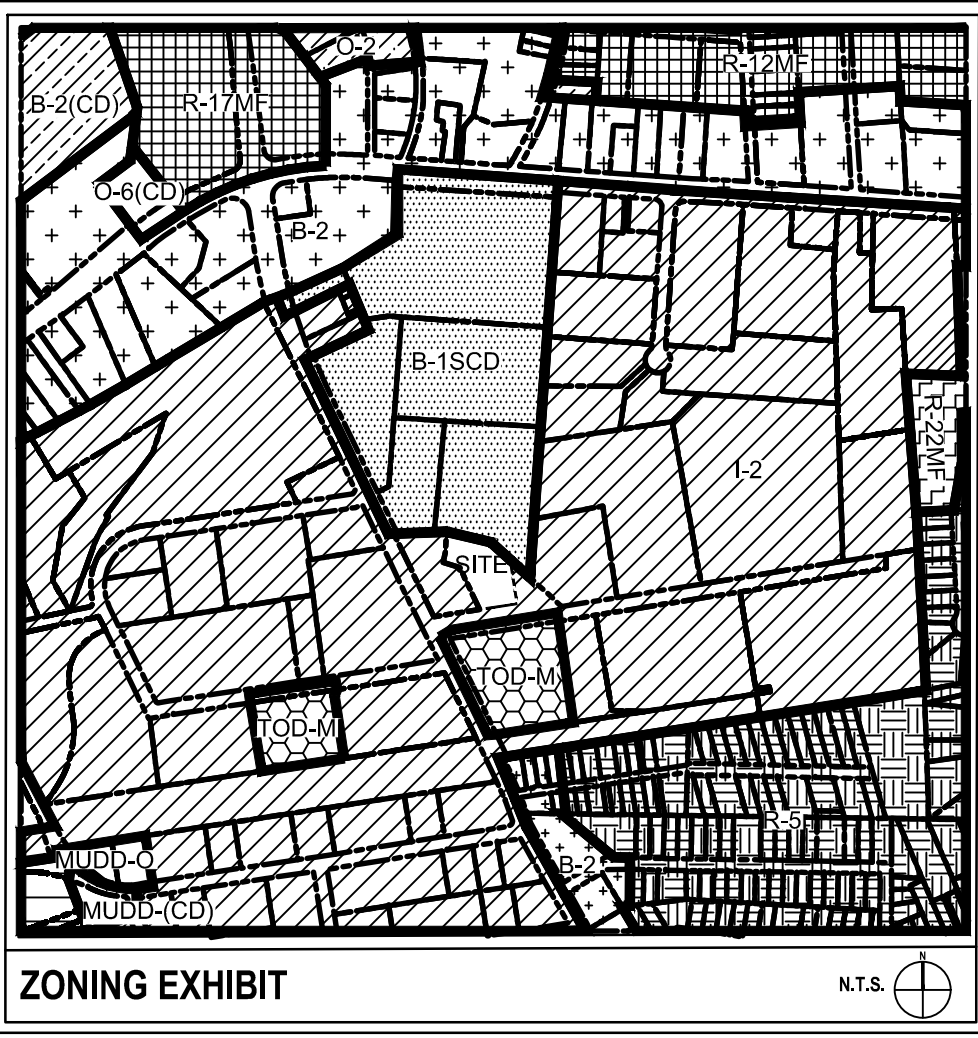
LEGEND

SYMBOL

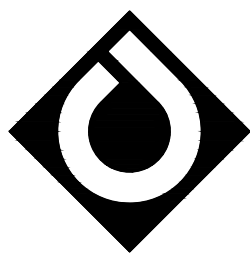


REZONING SUMMARY

PARCEL AREA :	±1.49 AC
(091-051-40)	
TAX PARCEL #:	091-051-40
EXISTING ZONING:	I-2
PROPOSED ZONING:	TOD-M (O)
EXISTING USE:	INDUSTRIAL/"VACANT"
MINIMUM SETBACK:	16' (CLDS 9.1205 (18)(e))
MINIMUM SIDE YARD:	NONE
MINIMUM REAR YARD:	NONE
MAXIMUM BUILDING HEIGHT:	40 FEET
PARKING REQUIRED:	0
DEDICATED TREE SAVE:	DEVELOPER TO BUY OUT



- CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAG MEN, ETC. AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
- ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION, TOWN OF HUNTERSVILLE AND CHARLOTTE-MECKLENBURG UTILITIES SPECIFICATIONS.
- SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMENDED.



ColeJenest & Stone

Shaping the Environment
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Land Planning
+ Landscape Architecture
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TRYON THEATRE
REDEVELOPMENT

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CONDITIONAL
REZONING
PLAN (2017-XXX)

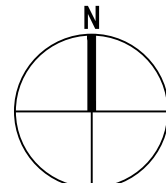
Project No.

31886.17

Issued

07/27/17

Revised



SCALE: 1"= 30'
0 15' 30' 60'

RZ-100

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