



DEVELOPMENT STANDARDS:

JANUARY 22, 2018

1. GENERAL PROVISIONS

- A. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY WESTCORE PROPERTIES AC, LLC (HEREINAFTER REFERRED TO AS "WESTCORE") AT 2609 PENNINGER CIRCLE AND 2533 PENNINGER CIRCLE, WHICH SITE IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (HEREINAFTER "REZONING PLAN") LOCATED ON TAX PARCEL NOS. 047-112-03 AND 047-112-04.
- B. DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS UNDER THE ORDINANCE FOR THE RE-1 ZONING DISTRICT SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE.
- C. UNLESS THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE RE-1 ZONING DISTRICT SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE.
- D. THE SITE AND THOSE PARCELS OF LAND DESIGNATED AS TAX PARCEL NOS. 047-112-03 AND 047-112-04 ARE OR WILL BE OWNED AND/OR CONTROLLED BY PETITIONER. THESE THREE PARCELS OF LAND WILL BE PLANNED AND DEVELOPED AS A WHOLE, AS A SINGLE DEVELOPMENT PROJECT OR A DEFINITELY PROGRAMMED SERIES OF DEVELOPMENT OPERATIONS OR PHASES, AND ALL OF THE IMPROVEMENTS AND USES ON THE SITE WILL BE RELATED TO THE CHARACTER AND PURPOSE OF THE USES AND IMPROVEMENTS LOCATED ON TAX PARCEL NOS. 047-112-03 AND 047-112-04. ACCORDINGLY, THE SITE AND TAX PARCEL NOS. 047-112-03 AND 047-112-04 MAY BE COMBINED INTO A SINGLE PARCEL AT THE OPTION OF PETITIONER.
- E. 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/DEVELOPMENT LIMITATIONS

- A. THE SITE MAY BE DEVOTED ONLY TO A SURFACE PARKING LOT THAT WILL BE UTILIZED AS ACCESSORY OFF-STREET PARKING FOR THE IMPROVEMENTS AND USES LOCATED ON TAX PARCEL NOS. 047-112-03 AND 047-112-04.

3. TRANSPORTATION

- A. VEHICULAR ACCESS TO THE SITE SHALL BE PROVIDED BY WAY OF DRIVEWAY CONNECTIONS FROM TAX PARCEL NO. 047-112-03 AS GENERALLY DEPICTED ON THE REZONING PLAN.
- B. VEHICULAR ACCESS TO AND FROM THE SITE FROM AND TO PENNINGER CIRCLE SHALL BE PROHIBITED.
- C. THE ALIGNMENTS OF THE INTERNAL VEHICULAR CIRCULATION AREAS AND DRIVEWAYS MAY BE MODIFIED BY 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.

4. STREETS/CAPE/LANDSCAPING/BUFFERS

- A. BUFFERS SHALL BE ESTABLISHED ON THE SITE AS REQUIRED BY THE ORDINANCE AND AS DEPICTED ON THE REZONING PLAN, AND SUCH BUFFERS SHALL CONFORM TO THE STANDARDS OF SECTION 12.302 OF THE ORDINANCE. THE WIDTH OF ANY REQUIRED BUFFER MAY BE REDUCED BY 25% IF A WALL, FENCE OR BERM IS PROVIDED THAT MEETS THE REQUIREMENTS OF SECTION 12.302(B) OF THE ORDINANCE.
- B. IN THE EVENT THAT AN ADJACENT PARCEL OF LAND IS EITHER REZONED TO A ZONING DISTRICT OR DEVOTED TO A USE THAT ELIMINATES OR REDUCES THE BUFFER REQUIREMENTS ON THE SITE, PETITIONER MAY REDUCE OR ELIMINATE, AS THE CASE MAY BE, THE RELEVANT BUFFER AREAS ACCORDINGLY.
- C. PETITIONER SHALL INSTALL A MINIMUM 8 FOOT WIDE PLANTING STRIP AND A MINIMUM 6 FOOT WIDE SIDEWALK ALONG THE SITE'S FRONTAGE ON PENNINGER CIRCLE AS GENERALLY DEPICTED ON THE REZONING PLAN.

5. ENVIRONMENTAL FEATURES

- A. DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE CITY OF CHARLOTTE TREE ORDINANCE.
- B. PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION STORMWATER ORDINANCE.

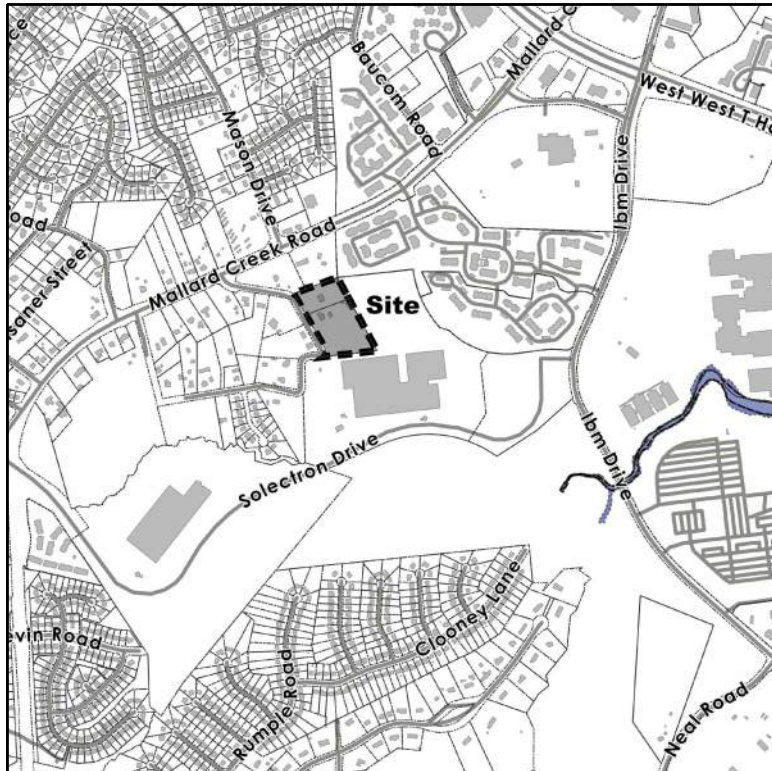
6. LIGHTING

- A. THE MAXIMUM HEIGHT OF A LIGHT SOURCE (LIGHT BULB) DETACHED FROM A BUILDING SHALL BE 20 FEET.

- B. ALL OUTDOOR LIGHTING SHALL BE SCREENED IN SUCH A WAY THAT THE LIGHT SOURCE CANNOT BE SEEN FROM ANY ADJUTING RESIDENTIALLY ZONED OR USED PROPERTY.

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 WORDS "PETITIONER" AND "OWNER" SHALL MEAN THE 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.



VICINITY MAP

N.T.S.

SURVEY DISCLAIMER

BACKGROUND INFORMATION PROVIDED BY MEKLENBURG COUNTY GIS AND PLANNIMETRICS.

LEGEND

SYMBOL

- PROPOSED DEVELOPMENT AREA
- EXISTING PROPERTY LINE / REZONING BOUNDARY
- PROPOSED LANDSCAPE BUFFER
- APPROXIMATE VEHICULAR CONNECTIONS

SITE DATA:

SITE ACREAGE: +/- 6.275 AC
TAX PARCELS: 04733107
04733106
PROPOSED ZONING: RE-1 (CD)
EXISTING ZONING: INST (CD)
EXISTING USES: SINGLE FAMILY
*REFER TO DEVELOPMENT STANDARD NOTES ON THIS SHEET FOR FURTHER INFORMATION.



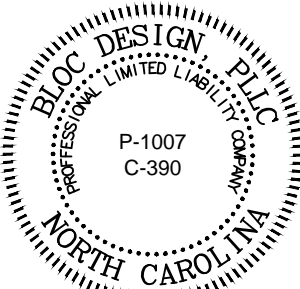
landscape architecture | planning | civil engineering

REVISIONS

NO.	DATE	DESCRIPTION

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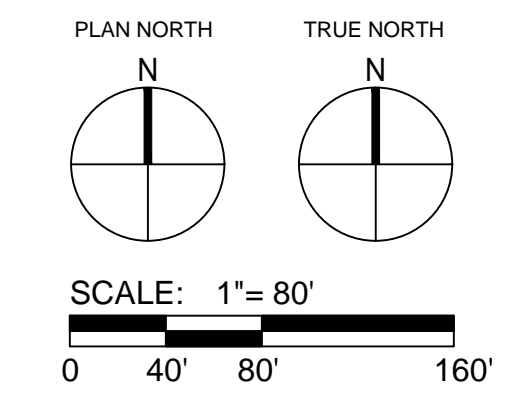
MANAGING PARTNER (PD): _____ DATE: _____
MANAGING PARTNER (IA): _____ DATE: _____
CIVIL ENGINEER/DESIGNER: _____ DATE: _____
LANDS ARCHITECT/DESIGNER: _____ DATE: _____

Solectron Drive Parking

2533 & 2609 Penninger Cr.
Charlotte, NC

Rezoning Petition #:

xxxx-xx



DATE: 01/22/18	MPIC: WLL
DRAWN BY: ASP / ESB	CHECKED BY: CCB
PROJECT NUMBER: 00499.00	
SCALE: 1" = 100'	
TITLE: DEVELOPMENT PLAN & DEVELOPMENT STANDARD NOTES	

SHEET NO:

RZ-1.0