

LOCATION MAP

**LEGEND**

EXISTING PROPERTY BOUNDARY: ---

PROPOSED PROPERTY LINE: - - -

DEVELOPMENT AREA: [Hatched Area]

PROPOSED CONCRETE SIDEWALK: [Stippled Area]

**LAND USE AND ZONING INFORMATION**

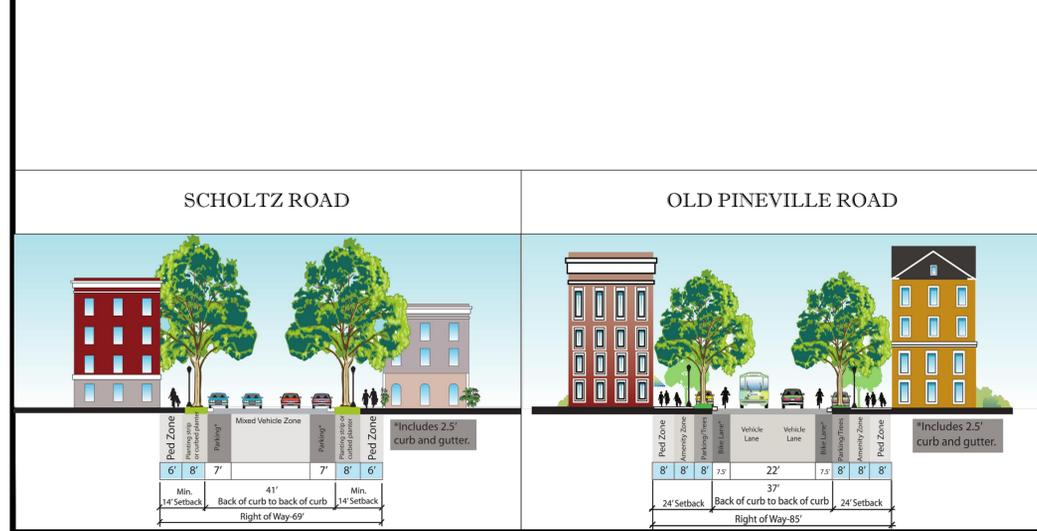
- APPLICANT: B&B RE VENTURES, LLC  
121 WEST TRADE STREET, SUITE 2800  
CHARLOTTE, NC 28202  
CONTACT: MICHAEL BENDER  
PHONE: (678) 773-4411
- OWNER: JOHN J HUSON, TRUSTEE  
4013 COLUMBINE CIRCLE  
CITY OF CHARLOTTE  
MECKLENBURG COUNTY, NC 28211
- PARCEL: 3.60 AC  
16907608, 16907607  
649 SCHOLTZ ROAD  
CITY OF CHARLOTTE  
MECKLENBURG COUNTY, NC 28217
- ZONING:  
EXISTING: I-2 (GENERAL INDUSTRIAL)  
PROPOSED: TOD-M (CD)
- USES:  
EXISTING: INDUSTRIAL  
PROPOSED: ANY USE ALLOWED BY THE CITY OF CHARLOTTE ZONING ORDINANCE WITHIN THE TOD-M ZONING DISTRICT.  
PROHIBITED: ANY USE PROHIBITED BY CITY OF CHARLOTTE ZONING ORDINANCE WITHIN THE TOD-M ZONING DISTRICT.
- MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT: AS ALLOWED BY THE CITY OF CHARLOTTE ZONING ORDINANCE
- PARKING: AS REQUIRED BY THE CITY OF CHARLOTTE ZONING ORDINANCE.
- MAX HEIGHT: THE BUILDING MAX HEIGHT WILL BE AS REQUIRED BY THE CITY OF CHARLOTTE ZONING ORDINANCE.

ROUNDTREE PROPERTIES, LLC  
D.B. 17193, PG. 78  
M.B. 3, PG. 208  
PIN: 169-076-05

ROUNDTREE PROPERTIES, LLC  
D.B. 17193, PG. 78  
LOT 9, BLOCK 3  
M.B. 3, PG. 208  
PIN: 169-076-06

HEARTREEN HOLDINGS, LLC  
D.B. 16425, PG. 77  
PART OF LOT 3, BLOCK 3  
M.B. 3, PG. 49  
PIN: 169-076-09

**DEVELOPMENT STANDARDS**  
MARCH 25, 2019



- GENERAL PROVISIONS**
  - THESE DEVELOPMENT STANDARDS FORM A PART OF THE ZONING PLAN ASSOCIATED WITH THE ZONING PETITION FILED BY B&B RE VENTURES, LLC (THE "PETITIONER") FOR AN APPROXIMATELY 3.60 ACRE SITE LOCATED ON THE NORTHWEST CORNER OF OLD PINEVILLE ROAD AND SCHOLTZ ROAD, WHICH SITE IS MORE PARTICULARLY DEPICTED ON THE ZONING PLAN (HEREINAFTER REFERRED TO AS THE "SITE"). THE SITE IS COMPRISED OF THOSE PARCELS OF LAND DESIGNATED AS TAX PARCEL NOS. 169-076-08 AND 169-076-07.
  - THE DEVELOPMENT AND USE OF THE SITE WILL BE GOVERNED BY THE ZONING PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE").
  - THE DEVELOPMENT OF THE SITE PROPOSED UNDER THIS ZONING PLAN SHALL BE CONSIDERED TO BE A PLANNED/UNIFIED DEVELOPMENT. THEREFORE, SIDE AND REAR YARDS, BUFFERS, BUILDING HEIGHT SEPARATION REQUIREMENTS AND OTHER SIMILAR ZONING STANDARDS SHALL NOT BE REQUIRED INTERNALLY BETWEEN IMPROVEMENTS, USES AND OTHER SITE ELEMENTS LOCATED ON THE SITE. FURTHERMORE, THE PETITIONER AND/OR OWNER OF THE SITE RESERVE THE RIGHT TO SUBDIVIDE PORTIONS OR ALL OF THE SITE AND TO CREATE LOTS WITHIN THE INTERIOR OF THE SITE WITHOUT REGARD TO ANY SUCH INTERNAL SEPARATION STANDARDS AND PUBLIC/Private STREET FRONTAGE REQUIREMENTS, PROVIDED, HOWEVER, THAT THE DEVELOPMENT OF THE SITE SHALL BE REQUIRED TO MEET ANY APPLICABLE SETBACK, SIDE YARD AND REAR YARD REQUIREMENTS WITH RESPECT TO THE EXTERIOR BOUNDARY OF THE SITE.
  - ALL PRINCIPAL BUILDINGS, ACCESSORY STRUCTURES, SURFACE PARKING FACILITIES AND STRUCTURED PARKING FACILITIES (IF ANY) SHALL BE LOCATED WITHIN THE BUILDING FOOTPRINT DEPICTED ON THE ZONING PLAN. THIS ZONING PLAN DOES NOT LIMIT THE NUMBER OF PRINCIPAL BUILDINGS, ACCESSORY STRUCTURES, SURFACE PARKING FACILITIES OR STRUCTURED PARKING FACILITIES THAT MAY BE LOCATED ON THE SITE. THE NUMBER OF PRINCIPAL BUILDINGS, ACCESSORY STRUCTURES, SURFACE PARKING FACILITIES AND STRUCTURED PARKING FACILITIES THAT MAY BE LOCATED ON THE SITE SHALL BE GOVERNED BY THE APPLICABLE PROVISIONS OF THE ORDINANCE.
  - FUTURE AMENDMENTS TO THE ZONING 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 ZONING PLAN ARE SUBJECT TO SECTION 6.207 OF THE ORDINANCE.
- PERMITTED USES**
  - THE SITE MAY BE DEVOTED TO ANY USE OR USES ALLOWED BY RIGHT OR UNDER PRESCRIBED CONDITIONS IN THE TOD-M ZONING DISTRICT (INCLUDING ANY COMBINATION OF SUCH USES), TOGETHER WITH ANY INCIDENTAL OR ACCESSORY USES ASSOCIATED THEREWITH THAT ARE PERMITTED UNDER THE ORDINANCE IN THE TOD-M ZONING DISTRICT.
- ARCHITECTURAL STANDARDS**
  - FOR BUILDINGS 150 FEET IN LENGTH OR LONGER, FACADES SHALL BE DIVIDED INTO SHORTER SEGMENTS BY MEANS OF FACADE MODULATION OR MASS SEPARATION. SUCH MODULATION OR MASS SEPARATION MUST OCCUR AT INTERVALS OF NO MORE THAN 60 FEET AND SHALL PROVIDE A SETBACK OR PROJECTION OF THE FRONT FACADE OF AT LEAST 20 FEET IN DEPTH.
  - THE SITE MAY BE DEVELOPED WITH EITHER A SINGLE BUILDING OR WITH MULTIPLE BUILDINGS. HOWEVER, IF THE SITE IS DEVELOPED WITH A SINGLE BUILDING, RATHER THAN MULTIPLE BUILDINGS, PETITIONER SHALL PROVIDE AT THE APPROXIMATE MIDDPOINT OF SAID BUILDING A 20 FOOT WIDE OPEN AREA THAT HAS A MINIMUM DEPTH OF 20 FEET AS MEASURED FROM THE FACE OF THE BUILDING.
- TRANSPORTATION**
  - VEHICULAR ACCESS TO THE SITE SHALL BE APPROXIMATELY AT THE LOCATIONS DEPICTED ON THE ZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINTS ARE SUBJECT TO MODIFICATIONS THAT MAY BE REQUIRED TO ACCOMMODATE FINAL SITE DESIGN AND CONSTRUCTION PLANS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION.
  - PETITIONER SHALL SUBSTANTIALLY COMPLETE THE CONSTRUCTION OF PUBLIC ROAD AS GENERALLY DEPICTED ON THE ZONING PLAN PRIOR TO ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A NEW BUILDING CONSTRUCTED ON THE SITE.
  - PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A NEW BUILDING CONSTRUCTED ON THE SITE, PETITIONER SHALL DEDICATE AND CONVEY TO THE CITY OF CHARLOTTE THOSE PORTIONS OF THE SITE LOCATED IMMEDIATELY ADJACENT TO OLD PINEVILLE ROAD, SCHOLTZ ROAD AND PUBLIC ROAD AS REQUIRED TO PROVIDE RIGHT OF WAY MEASURING WHERE FEASIBLE, TWO FEET FROM THE BACK OF CURB AS MORE PARTICULARLY DEPICTED ON THE ZONING PLAN, TO THE EXTENT THAT SUCH RIGHT OF WAY DOES NOT ALREADY EXIST.
  - SIDEWALKS OR PORTIONS THEREOF MAY BE LOCATED IN A SIDEWALK UTILITY EASEMENT AS MORE PARTICULARLY DEPICTED ON THE ZONING PLAN.
- BINDING EFFECT OF THE ZONING DOCUMENTS AND DEFINITIONS**
  - IF THIS ZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE USE AND DEVELOPMENT OF THE SITE IMPOSED UNDER THESE DEVELOPMENT STANDARDS AND THE ZONING 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 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.
  - ANY REFERENCE TO THE ORDINANCE HEREIN SHALL BE DEEMED TO REFER TO THE REQUIREMENTS OF THE ORDINANCE IN EFFECT AS OF THE DATE THIS ZONING PETITION IS APPROVED.

**BOHLER ENGINEERING NC, PLLC**  
SITE CIVIL AND CONSULTING ENGINEERING  
LAND SURVEYING  
PROGRAM MANAGEMENT  
LANDSCAPE ARCHITECTURE  
SUSTAINABLE DESIGN  
TRANSPORTATION SERVICES

**REVISIONS**

REV	DATE	COMMENT	BY

**811**  
KNOW WHAT'S BELOW  
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BEFORE YOU DIG  
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**NOT APPROVED FOR CONSTRUCTION**

PROJECT No.: NCC192010  
DRAWN BY: ODR  
CHECKED BY: RDH  
DATE: 3/25/19  
SCALE: 1" = 30'  
CAD I.D.: RZ1

**PROP. REZONING DOCUMENTS**  
FOR  
**B&B REAL ESTATE VENTURES, LLC**

LOCATION OF SITE  
649 SCHOLTZ ROAD  
CITY OF CHARLOTTE  
MECKLENBURG COUNTY, NC 28217

**BOHLER ENGINEERING NC, PLLC**  
1927 S. TRYON STREET, SUITE 310  
CHARLOTTE, NC 28203  
Phone: (980) 272-3400  
Fax: (980) 272-3401  
NC@BohlerEng.com

**TECHNICAL DATA SHEET**

SHEET NUMBER:  
**RZ-1**