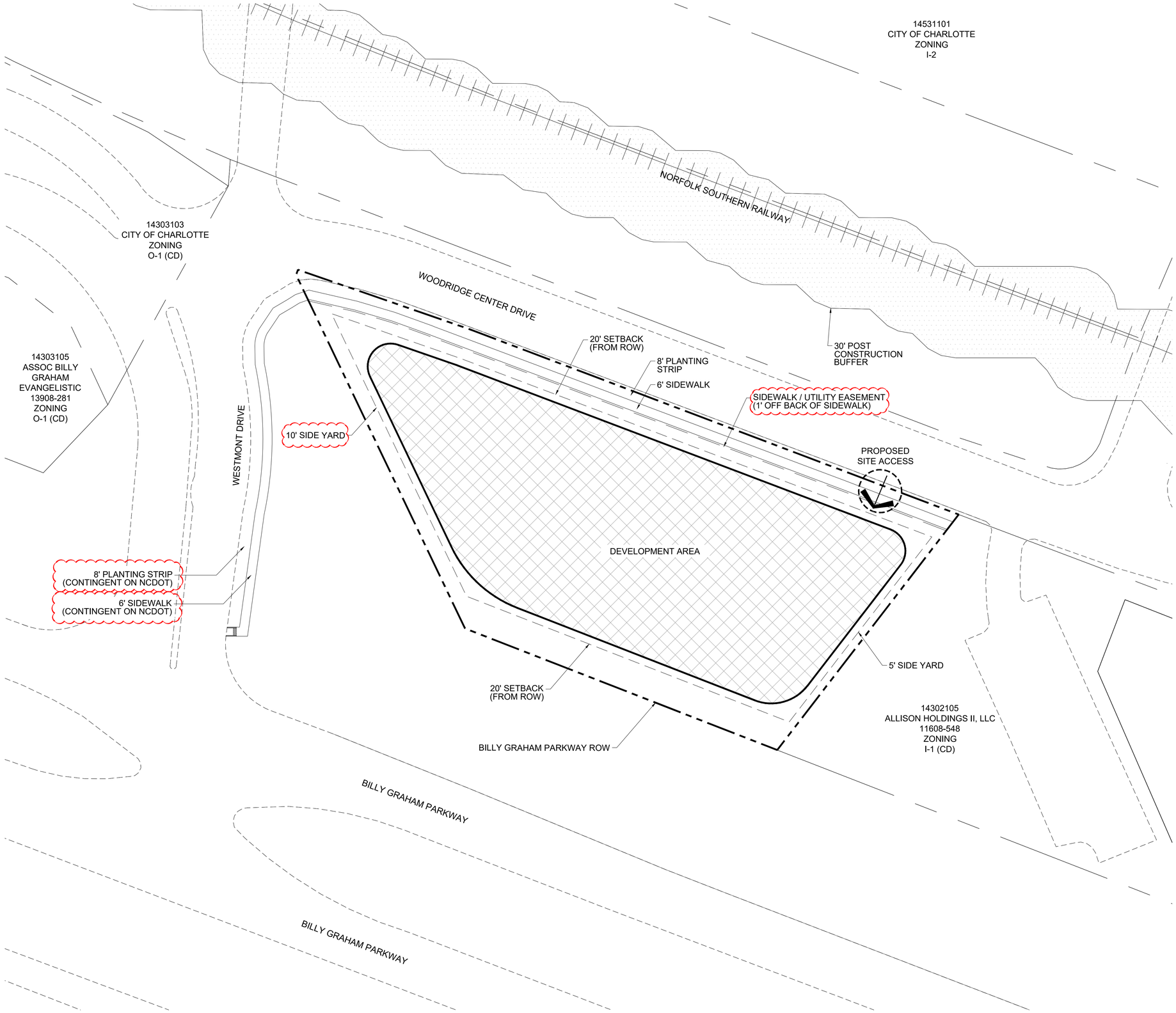

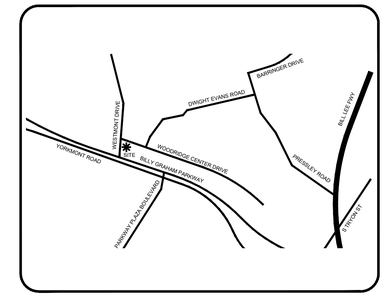

VICINITY MAP

NTS

SITE DEVELOPMENT DATA

ACREAGE: ± 1.46 ACRES

TAX PARCEL #: 143-021-07

EXISTING ZONING: R-17MF

PROPOSED ZONING: I-1(CD)

EXISTING USES: VACANT/RESIDENTIAL

PROPOSED USES: CULTURAL FACILITIES, RELIGIOUS INSTITUTIONS, RESEARCH USES, WAREHOUSING, OFFICE, INSTITUTIONAL AND OTHER USES AS PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, ALL AS ALLOWED IN THE I-1 ZONING DISTRICT (AS MORE SPECIFICALLY DESCRIBED AND RESTRICTED IN THE DEVELOPMENT STANDARDS BELOW), BUT EXCLUDING THE USES SET FORTH IN SECTION 2.B BELOW.

MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT: AS PERMITTED BY ORDINANCE.

MAXIMUM BUILDING HEIGHT: HEIGHT AS PERMITTED BY ORDINANCE AND WILL BE MEASURED AS DEFINED BY THE ORDINANCE.

PARKING: AS REQUIRED BY THE ORDINANCE FOR PROPOSED USES.

LandDesign.
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM

KEY MAP

SEAL

NOT FOR CONSTRUCTION

PROJECT

BILLY GRAHAM EVANGELISTIC ASSOCIATION

CHARLOTTE, NC
REZONING PETITION 2019-116

LANDDESIGN PROJ.#
1019257

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
	REZONING SUBMITTAL	07.19.19
1	PER CITY COMMENTS	10.14.19

DESIGNED BY:
DRAWN BY:
CHECKED BY:

SCALE

VERT: N/A
HORZ: 1"=30'

0 15' 30' 60'

NORTH

SHEET TITLE

TECHNICAL DATA

SHEET NUMBER

RZ-1

Billy Graham Evangelistic Association
Development Standards
10/7/2019
Rezoning Petition No/. 2019-116

Site Development Data:

--**Acreage:** ± 1.46 acres
--**Tax Parcel #s:** 143-021-07
--**Existing Zoning:** R-17MF
--**Proposed Zoning:** I-1(CD)
--**Existing Uses:** Vacant/Residential
--**Proposed Uses:** Cultural facilities, religious institutions, research uses, warehousing, office, institutional and other uses as permitted by right and under prescribed conditions together with accessory uses, all as allowed in the I-1 zoning district (as more specifically described and restricted in the Development Standards below), but excluding the uses set forth in Section 2.b. below.
--**Maximum Gross Square feet of Development:** As permitted by Ordinance.
--**Maximum Building Height:** Height as permitted by Ordinance and will be measured as defined by the Ordinance.
--**Parking:** As required by the Ordinance for the proposed uses.

1. General Provisions:

a. Site Location. These Development Standards, Schematic Site Plan and other graphics set forth on Sheet RZ-1 form this rezoning plan (collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by the Billy Graham Evangelistic Association ("Petitioner") to accommodate certain permitted development on an approximately 1.46 acre site located along Woodridge Center Drive (the "Site").

b. **Zoning Districts/Ordinance**. Development of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance") in existence as of the date of the approval of this Rezoning. Unless the Rezoning Plan establishes more stringent standards, the regulations established under the Ordinance for the I-1 zoning classification shall govern all development taking place on the Site.

c. Graphics and Alterations. Any schematic depictions of the building envelopes, parking areas, sidewalks, driveways, streets, and other development matters and site elements (collectively the "Development/Site Elements") set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. Any layouts, locations, sizes and formulations of the Development/Site Elements depicted on the Rezoning Plan are graphic representations of the Development/Site elements proposed. Changes to the Rezoning Plan not anticipated by the Rezoning Plan will be reviewed and approved as allowed by Section 6.207 of the Ordinance.
Since the project has not undergone the design development and construction phases, it is intended that this Rezoning Plan provide for flexibility in allowing some alterations or modifications from the graphic representations of the Development/Site Elements. Therefore, there may be instances where minor modifications will be allowed without requiring the Administrative Amendment Process per Section 6.207 of the Ordinance. These instances would include changes to graphics if they are:

i. minor and don't materially change the overall design intent depicted on the Rezoning Plan; such as minor modifications to the configurations of any building envelope, driveways and parking area dimensions and the like as long as the modifications maintain the general building/parking orientation and character of the development generally depicted on the Rezoning Plan.

The Planning Director will determine if such minor modifications are allowed per this amended process, and if it is determined that the alteration does not meet the criteria described above, the Petitioner shall then follow the Administrative Amendment Process per Section 6.207 of the Ordinance; in each instance, however, subject to the Petitioner's appeal rights set forth in the Ordinance.

d. Number of Buildings Principal and Accessory. Notwithstanding the number of building(s) shown on the Rezoning Plan, the total number of principal buildings to be developed on the Site will be limited to two (2). Accessory buildings and structures located on the Site shall not be considered in any limitation on the number of buildings on the Site.

2. Permitted Uses, Development Area Limitations:

a. Subject to the restrictions and limitations listed below in subsection 2.b. below, the principal building constructed on the Site may be developed for cultural facilities, religious institutions, research uses, warehousing, office, institutional and other uses as permitted by right and under prescribed conditions together with accessory uses, all as allowed in the I-1 zoning district, but excluding the uses set forth in Section 2.b below.

b. In no event shall the following uses be permitted as a principal use:

- Outdoor storage,
- Eating, Drinking, and Entertainment Establishments,
- Retail establishments, shopping centers, and personal services,
- Auction sales,
- Automobile, truck and utility trailer rental,
- Automotive repair garages, sales and repair, and/or service stations,
- Manufactured housing sales or repair,
- Petroleum storage facilities,
- Recycling or drop off centers,
- Prisons,
- Junkyards,
- Billboards

For purposes of the development limitations set forth in these Development Standards (but not to be construed as a limitation on FAR requirements), the following items will not be counted as part of the allowed gross floor area (floor area as defined by the Ordinance) for the Site: structured parking facilities and all loading dock areas (open or enclosed).

3. Access and Streetscape:

a. Access to the Site will be from Woodridge Center Drive as generally depicted on the Rezoning Plan. The exact alignment, dimensions and location of the access point to the Site and the driveway on the Site may be modified from the elements shown on the Rezoning Plan provided that the overall design intent is not materially altered.

b. The Petitioner shall provide a six (6) foot sidewalk and eight (8) foot planting strip along Woodridge Center Drive and Westmont Drive subject to CDOT and NCDOT approval. The aforementioned sidewalk and planting strip shall be constructed and approved prior to the release of the first certificate of occupancy. The petitioner may post a bond for any improvements not completed at the time a certificate of occupancy is requested.

4. Setbacks, Buffers and Screening:

a. A twenty (20) foot setback shall be provided along Woodridge Center Drive and Billy Graham Parkway.
b. A five (5) foot side yard shall be provided along the Site's eastern boundary as generally depicted on the Rezoning Plan.
c. A ten (10) side yard shall be provided along the Site's western boundary as generally depicted on the Rezoning Plan.

5. Architectural Standards Design Guidelines:

a. The principal building(s) constructed on the Site may use a variety of building materials, including a combination of the following: glass, brick, stone, simulated stone, pre-cast stone, precast concrete, synthetic stone, stucco, cementitious siding (such as hardi-plank), metal panels, EIFS or wood. Vinyl as a building material will not be allowed except on windows and soffits.

b. HVAC and related mechanical equipment will be screened from public view and from view of adjacent properties and proposed public streets at grade.

c. The principle building will provide a recognizable entrance, through architectural treatments, clear glass, and/or similar elements.

6. Environmental Features:

a. The Site shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.

b. The Site will comply with Tree Ordinance.

7. Lighting:

a. Lighting will comply with the Ordinance.

8. Amendments to the Rezoning Plan:

a. Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner or Owners or applicable parcels or development areas within the Site in accordance with the provisions herein and of Chapter 6 of the Ordinance.

9. Binding Effect of the Rezoning Application:

a. If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under the Rezoning Plan will, unless amended in the manner provided herein and under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site or Development Areas, as applicable, and their respective heirs, devisees, personal representatives, successors in interest or assigns.

LandDesign.
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM

KEY MAP

SEAL

NOT FOR CONSTRUCTION

PROJECT

BILLY GRAHAM EVANGELISTIC ASSOCIATION

CHARLOTTE, NC
REZONING PETITION 2019-116

LANDDESIGN PROJ.#
1019257

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
	REZONING SUBMITTAL	07.19.19
1	PER CITY COMMENTS	10.14.19

DESIGNED BY:
DRAWN BY:
CHECKED BY:

SCALE
VERT: N/A
HORZ: N/A

NORTH

SHEET TITLE
DEVELOPMENT STANDARDS

SHEET NUMBER
RZ-2