

I. GENERAL PROVISIONS

- A. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Collett Properties, Inc. (the "Petitioner") for an approximately 13.22 acre site located on the north side of Business Center Drive between Little Rock Road and Moores Park Drive, which site is more particularly depicted on the Rezoning Plan (hereinafter referred to as the "Site"). The Site is comprised of Tax Parcel Nos. 055-351-01, 055-351-31 and 055-353-34.
- B. 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").
- C. Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the I-1 zoning district shall govern all development taking place on the Site.
- 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 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 setback, yard and buffer requirements set forth on this Rezoning Plan and the development standards, provided, however, that any such alterations and modifications shall not materially change the overall design intent depicted on the Rezoning Plan. Alterations and modifications shall be in accordance with Section 6.207 of the Ordinance.
- 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. Subject to the limitations set out below, the Site may be devoted to any use or uses allowed by right or under prescribed conditions in the I-1 zoning district, together with any incidental or accessory uses associated therewith that are permitted under the Ordinance in the I-1 zoning district.
- B. Notwithstanding the terms of paragraph 2.A above, the following uses shall be prohibited on the Site:
 - (1) Adult establishments.
 - (2) Automobiles, truck and utility trailer rental.
 - (3) Automotive repair garages.
 - (4) Automotive sales and repair, including tractor-trucks and accompanying trailer units.
 - (5) Automotive service stations.
 - (6) Barber and beauty shops.
 - (7) Car washes.
 - (8) Financial institutions.
 - (9) Hotels and motels.
 - (10) Eating, Drinking and Entertainment Establishments (Type 1 and Type 2).
 - (11) Retail establishments, shopping centers and business, personal and recreational services.
- C. A maximum of one principal building may be constructed on the Site. Accessory buildings and structures located on the Site shall not be considered in any limitation on the number of principal buildings on the Site.
- D. A total maximum of 175,000 square feet of gross floor area may be developed on the Site.
- E. The principal building and any accessory buildings and structures shall be located within the Building Envelope depicted on the Rezoning Plan.
- F. Parking areas shall be located within the Parking Envelope depicted on the Rezoning Plan. Parking areas may also be located within the Building Envelope.
- G. Outdoor storage areas, to the extent permitted by the Ordinance, shall only be located within the Parking Envelope and/or the Building Envelope.

- A. Vehicular access shall be as generally depicted on the Rezoning Plan. The placement and configuration of the vehicular 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").
- B. The alignments of the internal private drives and driveways and the vehicular circulation areas 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.
- C. Internal sidewalks and pedestrian connections shall be provided on the Site as generally depicted on the Rezoning Plan.
- D. Petitioner shall reserve for future right of way for a new public street to be constructed by others (and not Petitioner) that portion of the Site located along the western boundary line of the Site and measuring 27.5 feet from the western boundary line of the Site as generally depicted on the Rezoning Plan (the "Future Right of Way"). The Future Right of Way shall be dedicated and conveyed to the City or to NCDOT by Petitioner upon the request of the City or NCDOT when the new public street is to be constructed by others. The Future Right of Way shall be a portion of the 75 foot wide Class A buffer located along the western boundary of the Site and a portion of the 100 foot Class A buffer located along a portion of the northern boundary of the Site until such time that it is dedicated and conveyed to the City or NCDOT.
- E. Prior to the issuance of a certificate of occupancy for the building to be constructed on the Site, Petitioner shall dedicate and convey to the City of Charlotte or to the North Carolina Department of Transportation as applicable (subject to a reservation for any necessary utility easements) those portions of the Site located immediately adjacent to Business Center Drive that are necessary to extend the existing right of way for Business Center Drive to that point that is located 2 feet behind the 6 foot sidewalk to be constructed along the Site's frontage on Business Center Drive to the extent that such right of way does not already exist.
- F. All transportation improvements required to be constructed by Petitioner under this Section 3 of the Development Standards will be approved and constructed prior to the issuance of a certificate of occupancy for a new building constructed on the Site.

3. TRANSPORTATION

- A. The maximum height in feet of any building constructed on the Site shall be 50 feet as measured under the Ordinance. Any increase in the height of the building over 40 feet must comply with the requirements of Section 9.1105(1) of the Ordinance.
- B. Notwithstanding the terms of paragraph 5.A above, the width of the 100 foot Class A buffer to be established along a portion of the northern boundary line of the Site as depicted on the Rezoning Plan may not be reduced. Notwithstanding the foregoing, at such time that the Future Right of Way referenced above in paragraph 3.D is dedicated and conveyed, the relevant portion of the 100 foot Class A buffer shall be eliminated.
- C. A Class C buffer reduced in width by 25% to 37.5 feet through the installation of a berm or a fence is depicted on the Rezoning Plan as being established along the eastern boundary line of the Site. If a use or uses are located on the Site that require a Class B buffer rather than a Class C buffer along the eastern boundary line of the Site, then a Class B buffer shall be required to be established along the eastern boundary line of the Site, and the width of this buffer may be reduced accordingly as allowed under the Ordinance.
- D. 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, or in the event that the Future Right of Way along the western boundary line of the Site is dedicated and conveyed, Petitioner may reduce or eliminate, as the case may be, the relevant buffer areas accordingly.
- E. A minimum 8 foot wide planting strip and a minimum 6 foot wide sidewalk shall be installed along the Site's frontage on Business Center Drive as generally depicted on the Rezoning Plan. Portions of the 6 foot wide sidewalk may be located in a sidewalk utility easement if necessary.

4. ARCHITECTURAL STANDARDS

- A. The maximum height in feet of any building constructed on the Site shall be 50 feet as measured under the Ordinance. Any increase in the height of the building over 40 feet must comply with the requirements of Section 9.1105(1) of the Ordinance.

5. STREETScape, LANDSCAPING AND BUFFERS

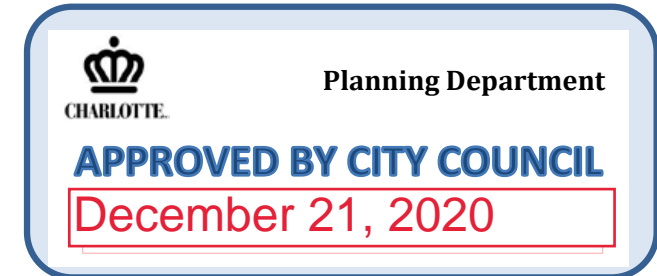
- A. Buffers shall be established on the Site as required by the Ordinance, and such buffers shall conform to the standards of Section 12.302 of the Ordinance. Pursuant to the Ordinance, Petitioner may reduce the required width of the buffers up to 25% by installing a berm that meets the standards of Section 12.302(8A) of the Ordinance or a fence that meets the standards of Section 12.302(8) of the Ordinance as applicable.
- B. Notwithstanding the terms of paragraph 5.A above, the width of the 100 foot Class A buffer to be established along a portion of the northern boundary line of the Site as depicted on the Rezoning Plan may not be reduced. Notwithstanding the foregoing, at such time that the Future Right of Way referenced above in paragraph 3.D is dedicated and conveyed, the relevant portion of the 100 foot Class A buffer shall be eliminated.
- C. A Class C buffer reduced in width by 25% to 37.5 feet through the installation of a berm or a fence is depicted on the Rezoning Plan as being established along the eastern boundary line of the Site. If a use or uses are located on the Site that require a Class B buffer rather than a Class C buffer along the eastern boundary line of the Site, then a Class B buffer shall be required to be established along the eastern boundary line of the Site, and the width of this buffer may be reduced accordingly as allowed under the Ordinance.
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- E. A minimum 8 foot wide planting strip and a minimum 6 foot wide sidewalk shall be installed along the Site's frontage on Business Center Drive as generally depicted on the Rezoning Plan. Portions of the 6 foot wide sidewalk may be located in a sidewalk utility easement if necessary.

6. ENVIRONMENTAL FEATURES

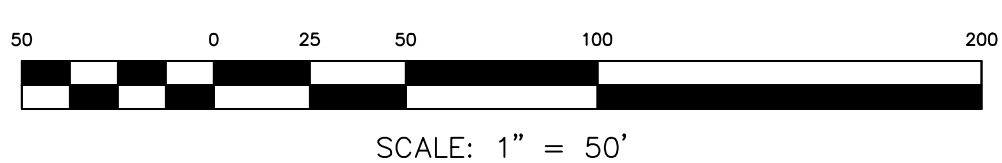
- A. Development of the Site shall comply with the requirements of the City of Charlotte Tree Ordinance.
- B. Petitioner shall comply with the applicable provisions of the Charlotte City Council approved and adopted Post-Construction Stormwater Ordinance.
- C. The location, size and type of storm water management systems depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.
- D. Development within any PCSO/Watershed Protection Stream Buffer shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services and mitigated if required by City Ordinance. Petitioner acknowledges intermittent/perennial stream delineation reports are subject to review and approval upon submission of development plans for permitting and are not approved with rezoning decisions.

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 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.



DEVELOPMENT DATA
 SITE AREA: 13.22 acres
 TAX PARCEL NOS.: 055-351-01, 055-351-31 and 055-353-34.
 CURRENT ZONING: R-3 & B-2
 CURRENT USE: UNDEVELOPED
 PROPOSED ZONING: I-1 (CD)
 IMPERVIOUS AREA: 7.22 AC (55%)



DATE	11.23.20
PRELIMINARY	
REV.	1
DRAWING SCALE	
PROJECT DATE	
PROJECT NUMBER	
DESIGNER	
APPROVED BY	
FILE NAME	
POST DATE	

GEOSCIENCE GROUP
 PROJECT MANAGER: [Name]
 DESIGNER: [Name]
 LATER: [Name]
 APPROVED BY: [Name]
 FILE NAME: [Name]
 POST DATE: [Name]

PRELIMINARY NOT FOR CONSTRUCTION
 ISSUED FOR BIDDING
 ISSUED FOR PERMIT
 ISSUED FOR CONSTRUCTION

BUSINESS CENTER DR
CHARLOTTE, NORTH CAROLINA

REZONING

RZ
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