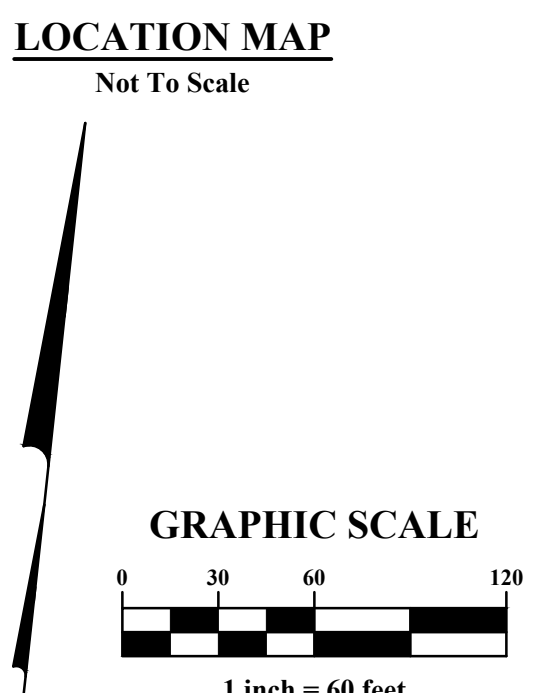
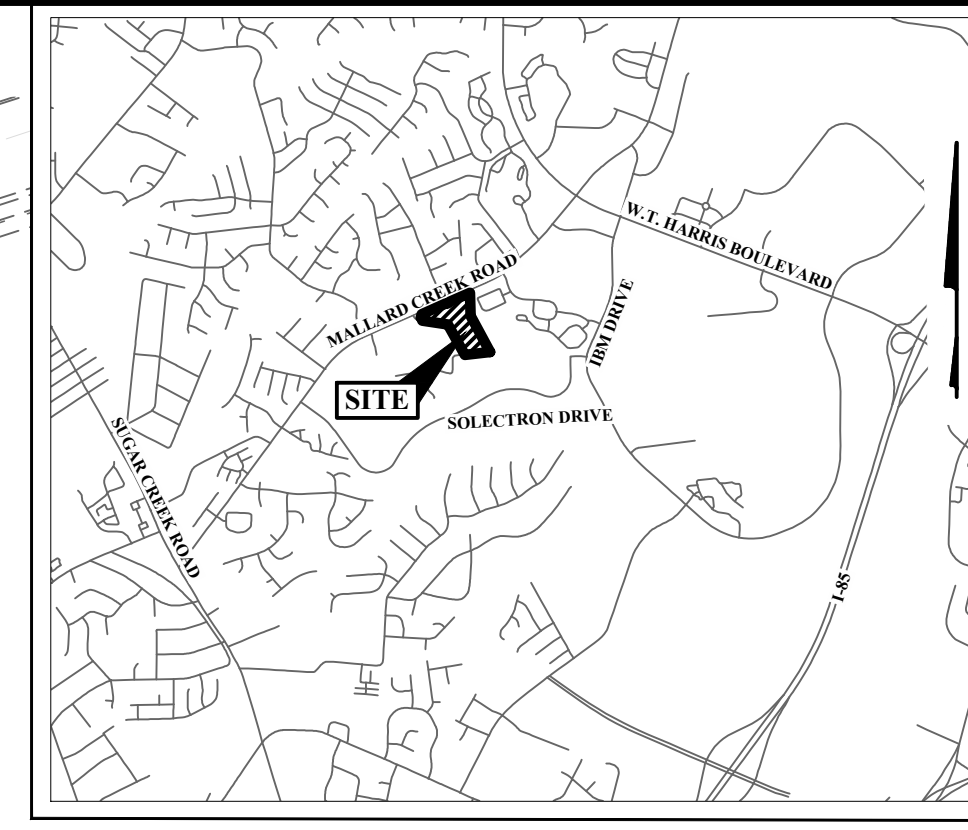
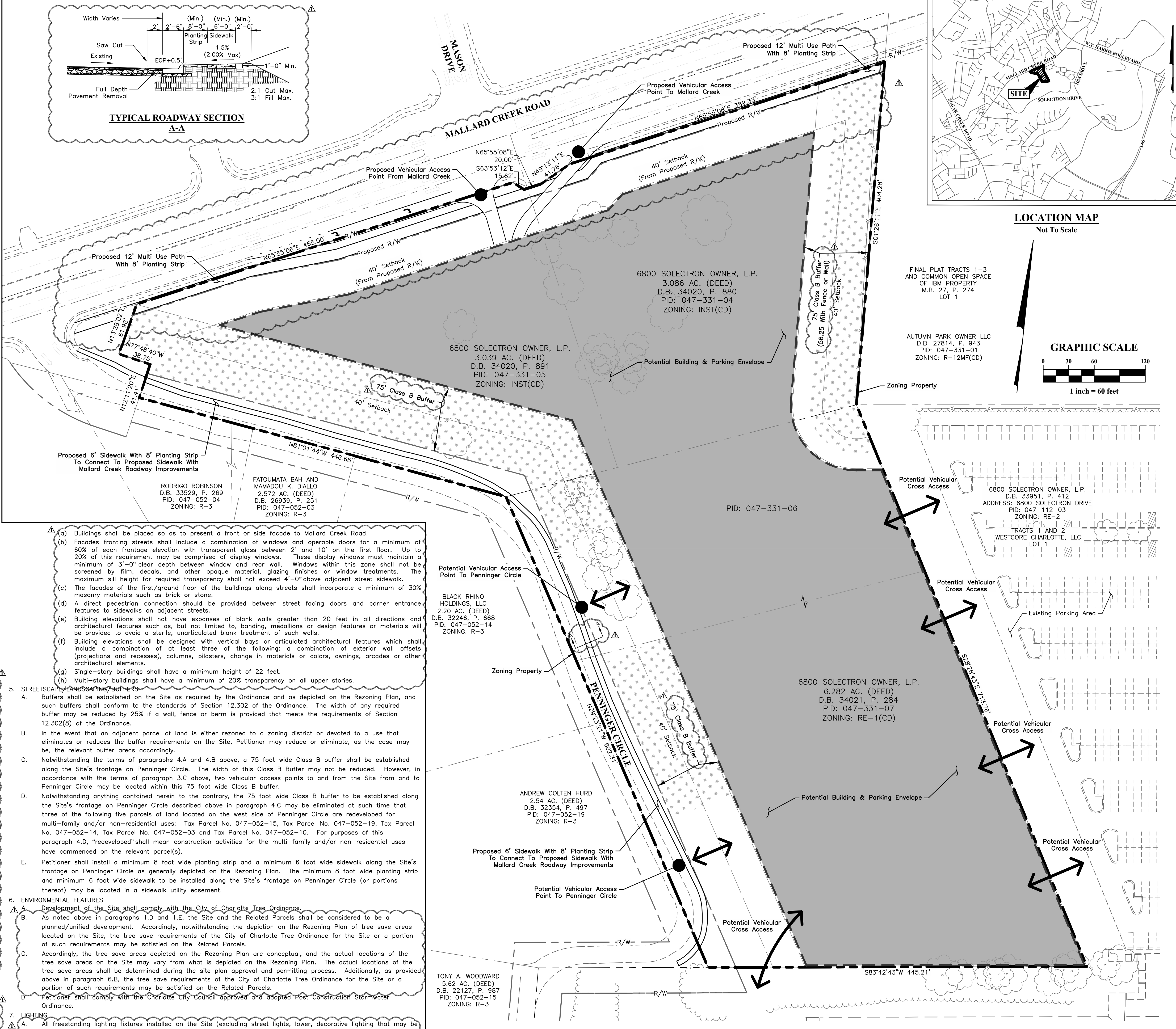
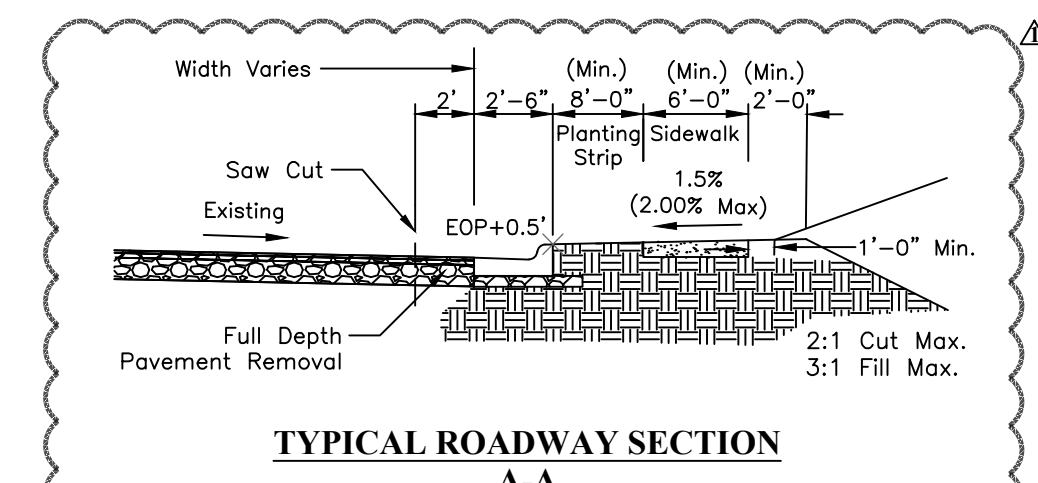


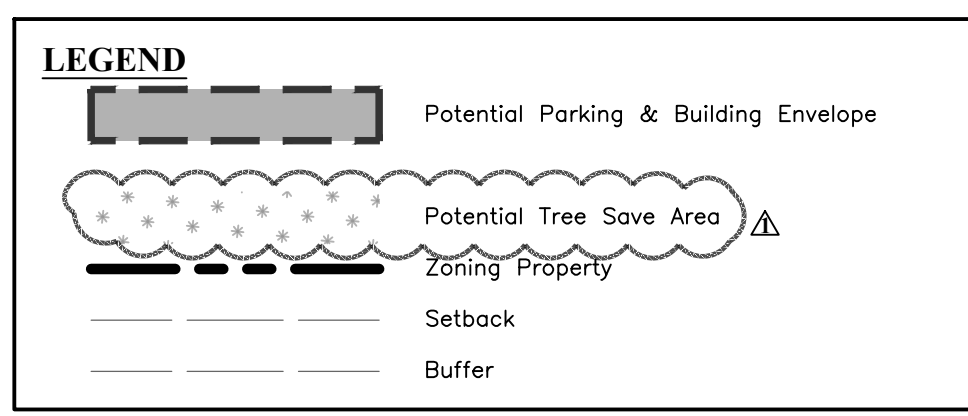
DEVELOPMENT STANDARD

- 1. GENERAL PROVISIONS
A. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by 6800 Soletron Owner, L.P.
B. The development and use of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance.
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 the development and use of the Site.
D. The Site and those parcels of land designated as Tax Parcel Nos. 047-112-03 and 047-112-04 (the 'Related Parcels') are owned and controlled by Petitioner.
E. As a planned development, side and rear yards, buffers, building height separation requirements and other similar zoning standards shall not be required internally between improvements, uses and other elements located on the Site and the Related Parcels.
F. 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.
G. 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.
2. PERMITTED USES/DEVELOPMENT LIMITATIONS
A. Subject to the limitations set out below in paragraphs 2.B through 2.D, the Site may only be devoted to the uses set out below, together with any incidental or accessory uses associated therewith that are permitted under the Ordinance in the RE-1 zoning district.
(1) Off-street parking that will be utilized as accessory off-street parking for the improvements and uses located on the Related Parcels.
(2) Accessory off-street parking for any improvements and uses located on the Site.
(3) Office uses.
(4) Clinics, medical, dental and optical.
(5) Financial institutions.
(6) Laboratories, applied and basic research.
(7) Laboratories, optical, medical and dental.
(8) Laboratories for testing products and materials.
(9) Research uses.
(10) The total number of principal buildings to be developed on the Site shall not exceed two.
3. TRANSPORTATION
A. Vehicular access shall be as generally depicted on the Rezoning Plan.
B. 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.
C. Vehicular cross access between the Site and the Related Parcels shall be provided as generally shown on the Rezoning Plan.
D. Two vehicular access points to and from the Site to and from Penninger Circle in the general locations depicted on the Rezoning Plan shall be allowed to be constructed and opened at such time that three of the following five parcels of land located on the west side of Penninger Circle are redeveloped for multi-family and/or non-residential uses.
E. 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.
F. Subject to the approval of CDOT, NCDOT and any other governmental agencies, Petitioner shall, prior to the issuance of a certificate of occupancy for a building constructed on the Site, install a minimum 8 foot wide planting strip and a minimum 12 foot wide multi-use path along the Site's frontage on Mallard Creek Road.
G. Subject to the approval of CDOT, NCDOT and any other governmental agencies, Petitioner shall, prior to the issuance of a certificate of occupancy for a building constructed on the Site, construct an ADA compliant bus waiting pad per land development standard 60.01A within the required planting strip along the Site's frontage on Mallard Creek Road.
H. Petitioner has submitted a Traffic Impact Study to CDOT and NCDOT in connection with improvements to and the use of the existing building located on Tax Parcel No. 047-112-03.
I. Subject to the approval of CDOT, NCDOT and any other governmental agencies, Petitioner shall, prior to the issuance of a certificate of occupancy for a parking lot constructed on the Site or a building constructed on the Site, install a northbound right turn lane on Mallard Creek Road with 100 feet of storage and the appropriate taper.
J. The vehicular access point for the Site on Mallard Creek Road shall be constructed with one ingress lane and one egress lane (left-in/right-in/right-out).
K. Petitioner shall install curb and gutter along the Site's frontage on Penninger Circle.
L. The improvements set out in this Section 3 of the Development Standards shall be approved and constructed prior to the issuance of a certificate of occupancy for a parking lot constructed on the Site or a building constructed on the Site.
M. Prior to the issuance of a certificate of occupancy for a parking lot constructed on the Site or a building constructed on the Site, Petitioner shall dedicate right-of-way along the Site's frontage on Mallard Creek Road to that point that is located 2 feet behind the multi-use path that is referenced in paragraph 3.F above.
N. Petitioner shall dedicate and convey all relevant right-of-way to the City of Charlotte prior to the issuance of a certificate of occupancy for a parking lot constructed on the Site or a building constructed on the Site.
4. ARCHITECTURAL AND DESIGN STANDARDS
A. The architectural and design standards set out below shall apply to any buildings constructed on the Site.
(1) Building Placement and Site Design shall focus on and enhance the pedestrian environment on public or private network required streets through the following:



- 5. STREETScape, ZONING AND SPACING 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.
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. Notwithstanding the terms of paragraphs 4.A and 4.B above, a 75 foot wide Class B buffer shall be established along the Site's frontage on Penninger Circle.
D. Notwithstanding anything contained herein to the contrary, the 75 foot wide Class B buffer to be established along the Site's frontage on Penninger Circle described above in paragraph 4.C may be eliminated at such time that three of the following five parcels of land located on the west side of Penninger Circle are redeveloped for multi-family and/or non-residential uses.
E. 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.
6. ENVIRONMENTAL FEATURES
A. Development of the Site shall comply with the City of Charlotte Tree Ordinance.
B. As noted above in paragraphs 1.D and 1.E, the Site and the Related Parcels shall be considered to be a planned/unified development.
C. Accordingly, the tree save areas depicted on the Rezoning Plan are conceptual, and the actual locations of the tree save areas on the Site may vary from what is depicted on the Rezoning Plan.
7. LIGHTING
A. All freestanding lighting fixtures installed on the Site (excluding street lights, lower, decorative lighting that may be installed along the driveways and sidewalks and landscaping lighting) shall be fully copped 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 the base of the freestanding lighting fixture, shall be 30 feet.
8. 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.

DATA TABLE
Re-zoning Acreage: ±12.40 Acres
Re-zoning Parcels: 047-331-04, 047-331-05, 047-331-06 & 047-331-07
Existing Zoning: INST(CD) & RE-1(CD)
Proposed Zoning: RE-1
Required Tree Save: ±1.9 Acres
Potential Tree Save: ±1.9 Acres



REVISIONS table with columns for MARK, DATE, DESCRIPTION, and Update Per. It shows one revision dated 9/11/2020 for 'Update Per. Board of Rezoning Comments'.

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(415) 772-7000

CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA
REZONING PLAN
6800 SOLETRON OWNER, L.P.
REZONING PETITION #

EMHT
Engineers - Surveyors - Planners - Scientists
100 West 7th Street, Suite 1000
Charlotte, NC 28202
Phone: 919.772.6200
emht.com

DATE: September 14, 2020
SCALE: AS NOTED
JOB NO.: 20109-1335
SHEET: 1/1