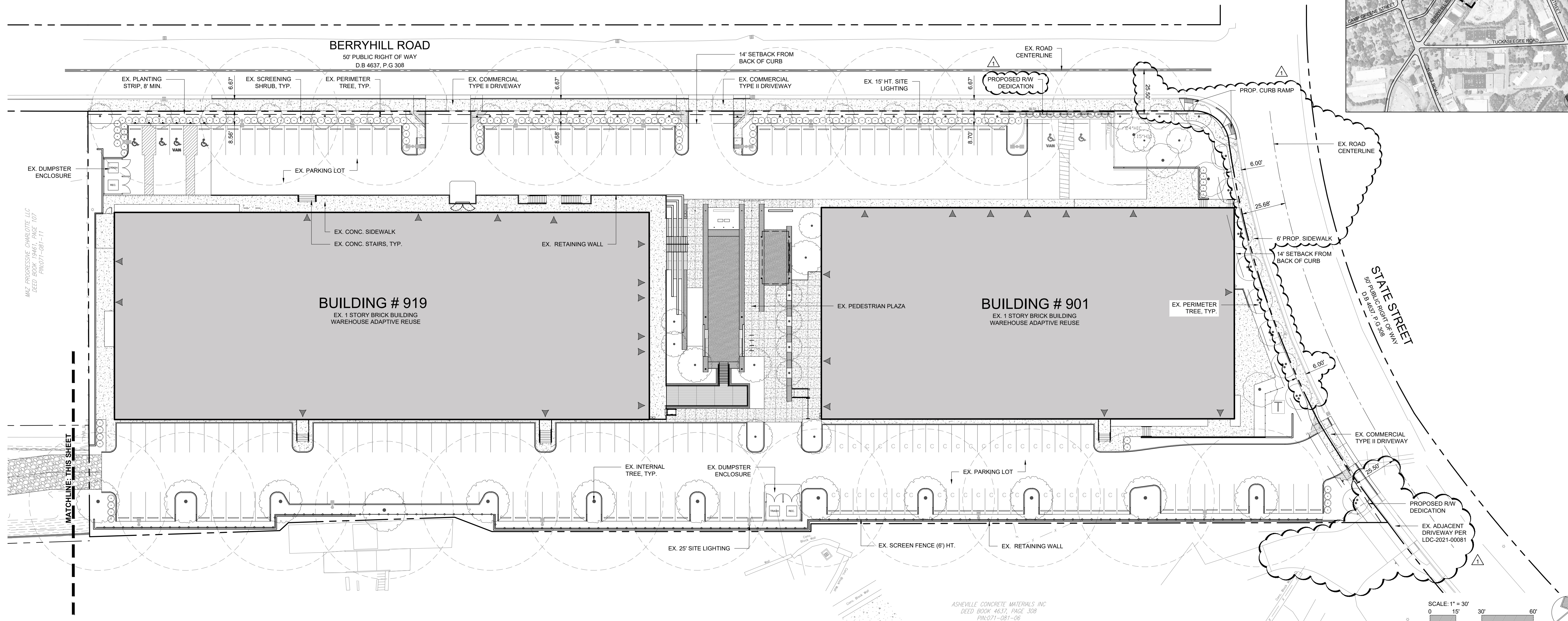
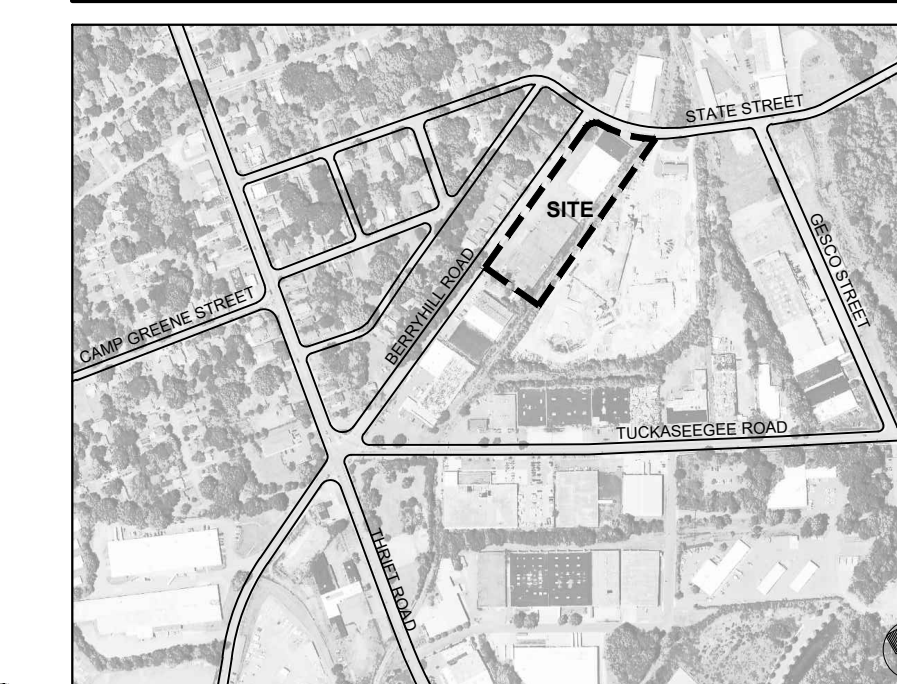
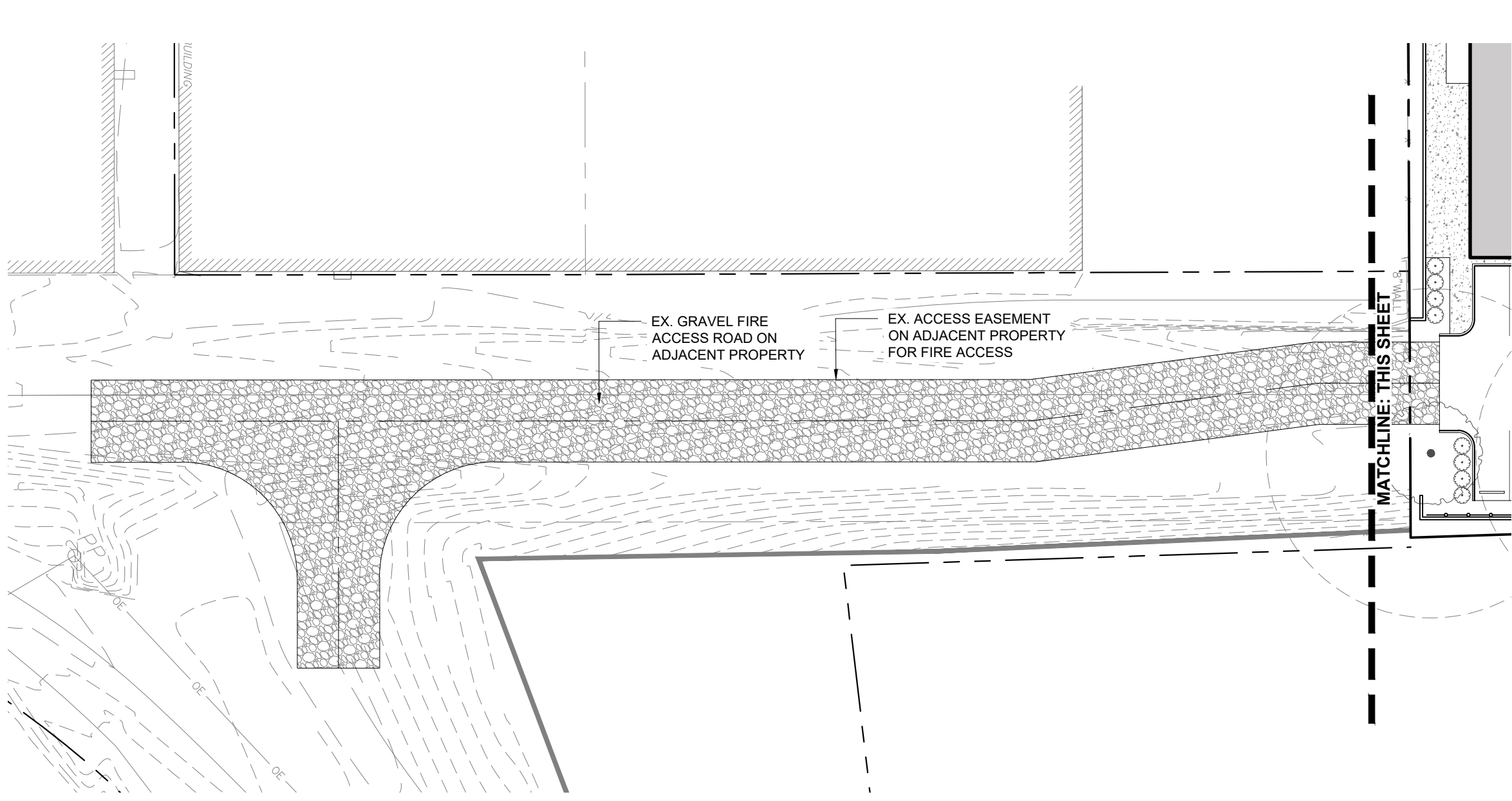


NO.	DATE	DESCRIPTION	BY
1	12/13/21	REVISED PER STAFF COMMENTS	CY

VICINITY MAP



**1 REZONING PLAN**  
PLAN



**2 REZONING PLAN**  
PLAN

**DEVELOPMENT STANDARDS**

- GENERAL PROVISIONS:**
  - Site Description:** These Development Standards and the Technical Data Sheet from the rezoning plan (hereafter collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by Station West, LLC ("Petitioner") to accommodate the development of a mixed use development on an approximately 3.8331 acre property located at 919 Berryhill Road, more particularly described as Mecklenburg Tax Parcel 071-081-07 (the "Site").
  - Zoning Districts/Ordinance:** Development of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the Ordinance. Unless the Rezoning Plan establishes more stringent standards, the regulations under the Ordinance for the MUDD-O zoning classification shall govern all new development taking place on the Site, subject to the Optional Provisions provided below.
  - Graphics and Alterations:** The depictions of the building envelopes, sidewalks, driveways, 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. The layout, locations, sizes and formulations of the Development/Site Elements depicted on the Rezoning Plan are graphic representations of the Development/Site Elements. Therefore, there may be instances where minor modifications will be permitted without requiring the administrative amendment process per Section 6.207 of the Ordinance.  
  
Alterations or modifications which, in the opinion of the Planning Director, substantially alter the character of the development proposed or significantly alter the Rezoning Plan or these Development Standards, constitute changes which increase the intensity of development shall not be deemed to be minor and may only be made in accordance with the provisions of Section 6.207 of the Ordinance, as applicable.
- OPTIONAL PROVISIONS:**  
The following optional provisions shall apply to the Site:
  - To allow parking and maneuvering areas between the buildings and the Berryhill Road setback.
  - To allow a modified sidewalk and planting strip width and configuration along Berryhill Road and State Street due to existing site conditions, as generally depicted on the Rezoning Plan.
- PERMITTED USES:**
  - The Site may be developed with all uses and accessory uses as allowed in the MUDD-O zoning district with the exception of prohibited uses listed under 1b below.
  - Prohibited uses: Active adult retirement communities, auction sales or auction houses not to exceed 10,000 square feet, automotive service stations, bus passenger stations, group homes for up to 10 residents, hotels and motels, post offices, telephone booths, transit stations (bus or rail) and associated parking facilities, adult establishments, boarding houses, and commercial rooming houses.
- TRANSPORTATION:**
  - Vehicular access to the Site will be provided from Berryhill Road and State Street as generally depicted on the Rezoning Plan. The placement and configuration of the vehicular access points are subject to any minor modifications required to accommodate final site construction and to any adjustments required for approval by the Charlotte Department of Transportation.
  - Internal sidewalks and pedestrian connections to Berryhill Road and State Street will be provided as generally depicted on the Rezoning Plan.
  - Where applicable, the Petitioner shall dedicate and convey in fee simple all rights-of-way to the City of Charlotte prior to the issuance of the first certificate of occupancy for proposed uses.
  - Where applicable, all transportation improvements shall be completed prior to the issuance of the first certificate of occupancy for proposed uses.
- ARCHITECTURAL STANDARDS:**
  - Existing buildings are to remain.
  - Future improvements shall generally reflect the style and quality of architecture that is existing. Improvements may include minor additions, modifications to existing storefronts, new awnings, paint, exterior cladding, and new openings.
  - Future additions may be incorporated as long as they meet all MUDD-O restrictions and do not exceed 10,000 square feet total.
- ENVIRONMENTAL FEATURES:**
  - The Site shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.
  - The Site shall comply with the City of Charlotte Tree Ordinance.
- OPEN SPACE:**
  - The Petitioner shall provide a pedestrian plaza/amenity open space as generally depicted on the Rezoning Plan. Minimum pedestrian plaza/amenity open space area shall be 10,000 SF.
- SIGNAGE:**
  - As allowed by the Ordinance.
- LIGHTING:**
  - All new lighting shall be full cut-off type lighting fixtures excluding low landscape, decorative, specialty, and accent lighting that may be installed along the driveways, sidewalks, open space/amenity areas, and parking areas.
- AMENDMENTS TO THE REZONING PLAN:**
  - Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner or Owners of the applicable Development Area or portion of the Site affected by such amendment in accordance with the provisions herein and of Chapter 6 of the Ordinance.
- BINDING EFFECT OF THE REZONING APPLICATION:**
  - If this Rezoning Petition is approved, all conditions applicable to the development of the Site under the Rezoning Plan will, unless amended in the manner herein and under the Ordinance, be binding upon and inure to benefit 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.

**SITE DEVELOPMENT DATA**

SITE ACREAGE:	± 3.8331 ACRES
TAX PARCELS:	071-081-07
EXISTING ZONING:	I-2
PROPOSED ZONING:	MUDD-O
EXISTING BUILDING AREA:	66,176 SF
PROP. ADDITIONAL BUILDING AREA:	UP TO 10,000 SF
PARKING:	AS REQUIRED BY THE ORDINANCE, WITH OPTIONAL PROVISIONS.

**PROPOSED USES**

**EXISTING USES TO REMAIN**

USE:	AREA:
OFFICE	15,032 SF
NEIGH. FOOD + BEVERAGE	1,682 SF
MANUFACTURING	10,082 SF
EVENT SPACE	6,302 SF
ACCESSORY OFFICE	1,712 SF
EDEE	1,485 SF
COMMON AREA	5,925 SF
<b>TOTAL:</b>	<b>42,420 SF</b>

**NOTE:**  
EXISTING USES THAT BECOME NONCONFORMING USES UNDER MUDD-O WILL NOT BE EXPANDED IN THE FUTURE.

**PROPOSED USES**

USE:	AREA:
TBD**	33,756 SF
<b>TOTAL:</b>	<b>33,756 SF</b>

\*\* REFER TO DEVELOPMENT STANDARDS #3 'PERMITTED USES'

**GENERAL NOTES**

- SITE DESIGN DEPICTED AND BUILDING RENOVATIONS ARE PREVIOUSLY APPROVED, ARE CURRENTLY UNDER CONSTRUCTION/COMPLETE, AND SHALL BE CONSIDERED EXISTING FOR PURPOSES OF THIS REZONING PETITION.
- EXISTING ROAD CENTERLINES SHOWN ARE BASED UPON INFORMATION AVAILABLE TO THE PETITIONER AT THE TIME OF THIS PLAN. EXISTING ROADWAY CENTERLINES SHALL BE CONFIRMED WITH A SURVEYED PRIOR TO ANY RW DEDICATION.