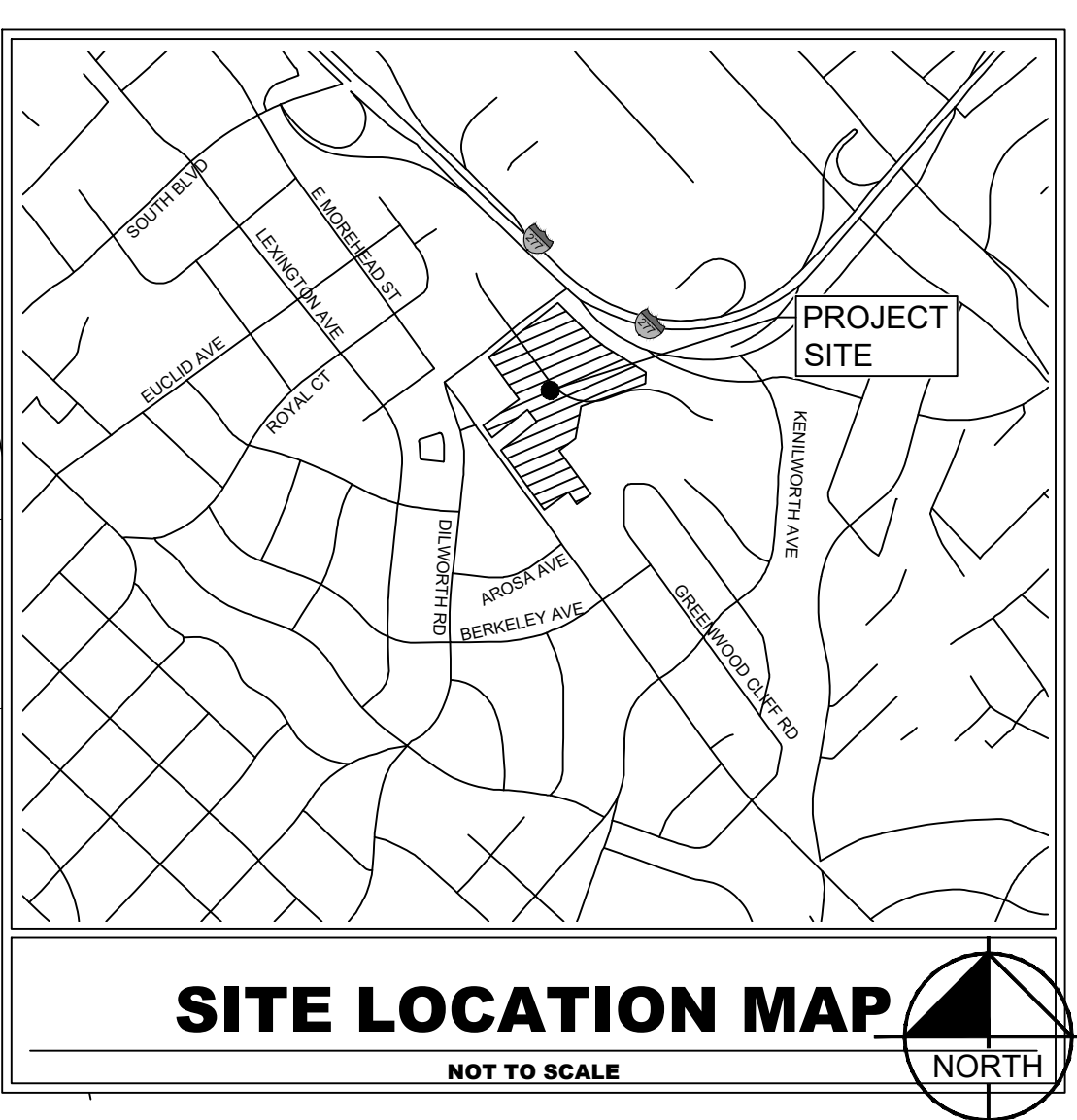
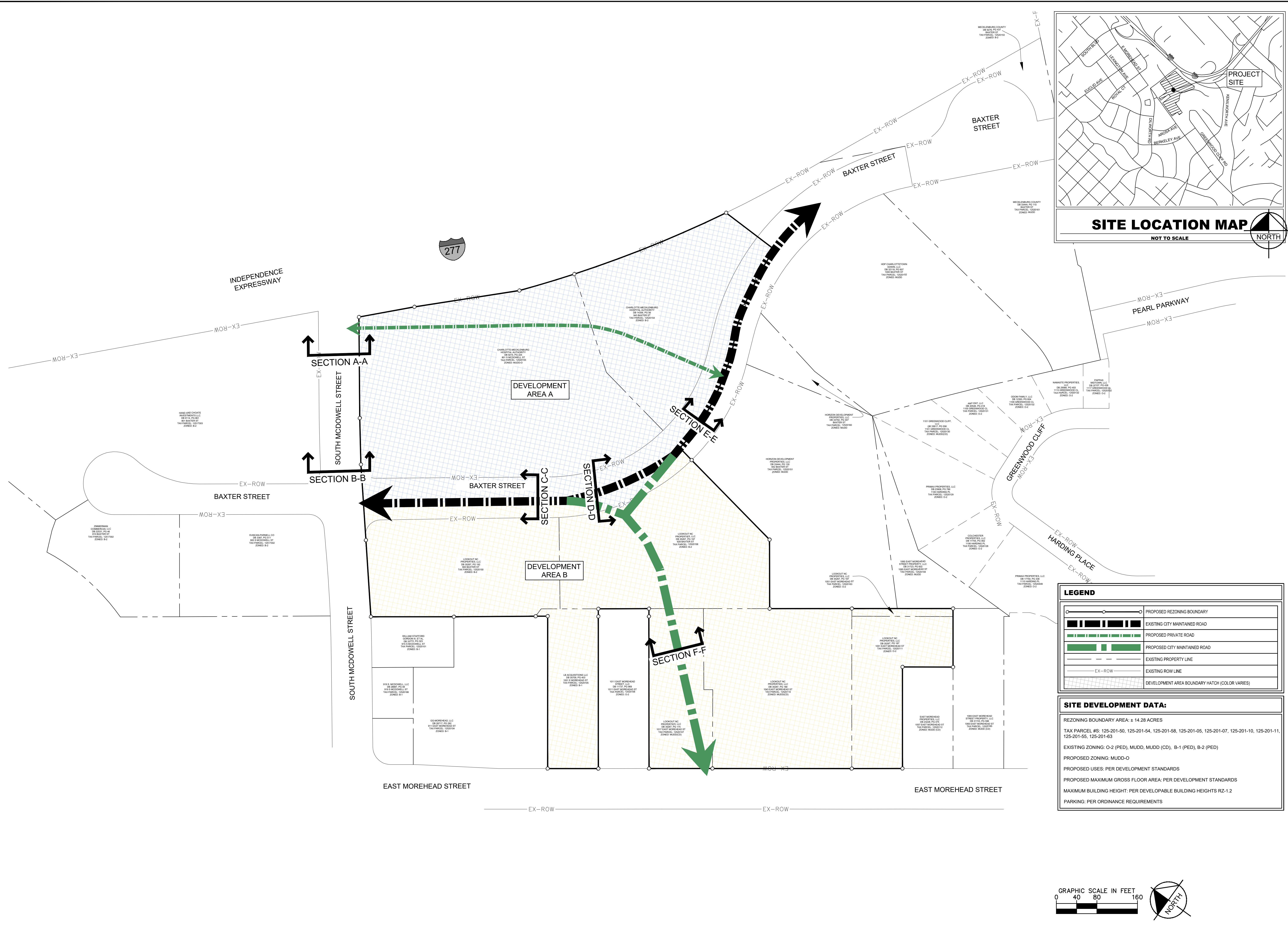
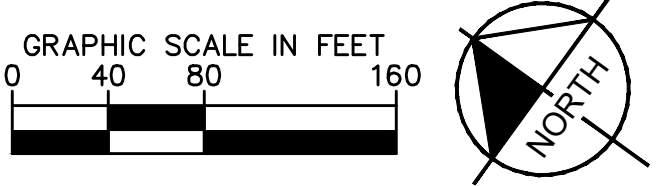


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LEGEND	
	PROPOSED REZONING BOUNDARY
	EXISTING CITY MAINTAINED ROAD
	PROPOSED PRIVATE ROAD
	PROPOSED CITY MAINTAINED ROAD
	EXISTING PROPERTY LINE
	EXISTING ROW LINE
	DEVELOPMENT AREA BOUNDARY HATCH (COLOR VARIES)

SITE DEVELOPMENT DATA:	
REZONING BOUNDARY AREA:	± 14.28 ACRES
TAX PARCEL #S:	125-201-50, 125-201-54, 125-201-58, 125-201-05, 125-201-07, 125-201-10, 125-201-11, 125-201-55, 125-201-63
EXISTING ZONING:	O-2 (PED), MUDD, MUDD (CD), B-1 (PED), B-2 (PED)
PROPOSED ZONING:	MUDD-O
PROPOSED USES:	PER DEVELOPMENT STANDARDS
PROPOSED MAXIMUM GROSS FLOOR AREA:	PER DEVELOPMENT STANDARDS
MAXIMUM BUILDING HEIGHT:	PER DEVELOPEABLE BUILDING HEIGHTS RZ-1.2
PARKING:	PER ORDINANCE REQUIREMENTS



No.	REVISIONS	DATE	BY

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KH PROJECT	015031128
DATE	03/26/2021
SCALE	AS SHOWN
DESIGNED BY	AW
DRAWN BY	AW
CHECKED BY	MP

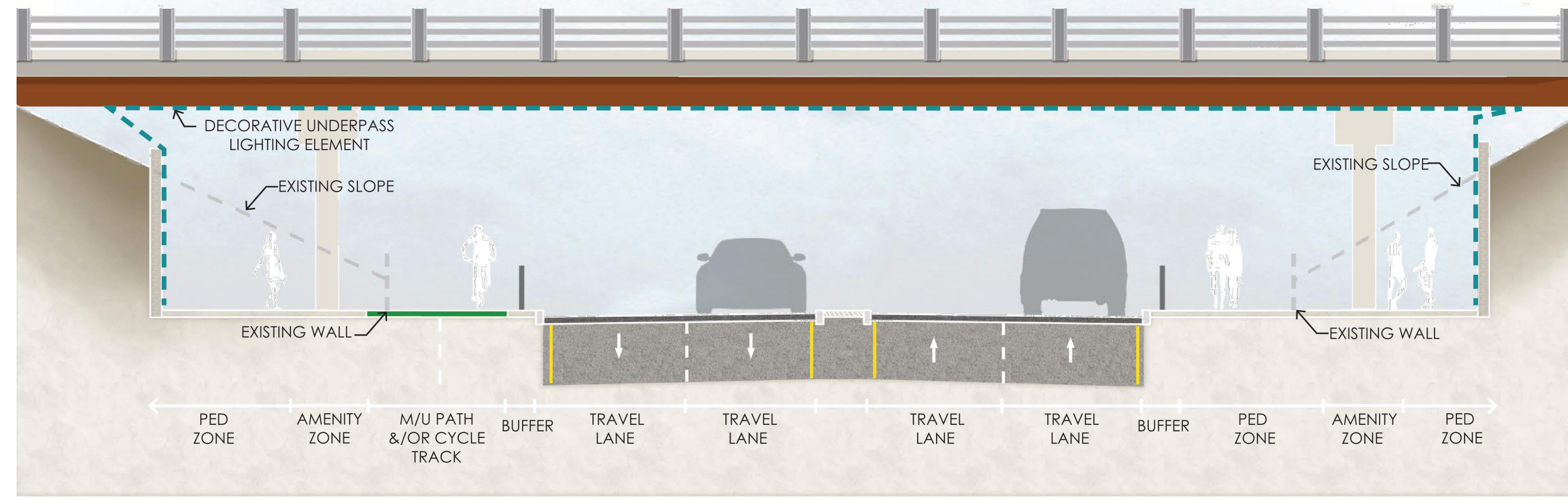
TECHNICAL DATA SHEET

CHARLOTTE INNOVATION COMMUNITY PREPARED FOR ATRIUM HEALTH CITY OF CHARLOTTE NORTH CAROLINA
 REZONING PETITION No. 2021-
 SHEET NUMBER RZ-1.0

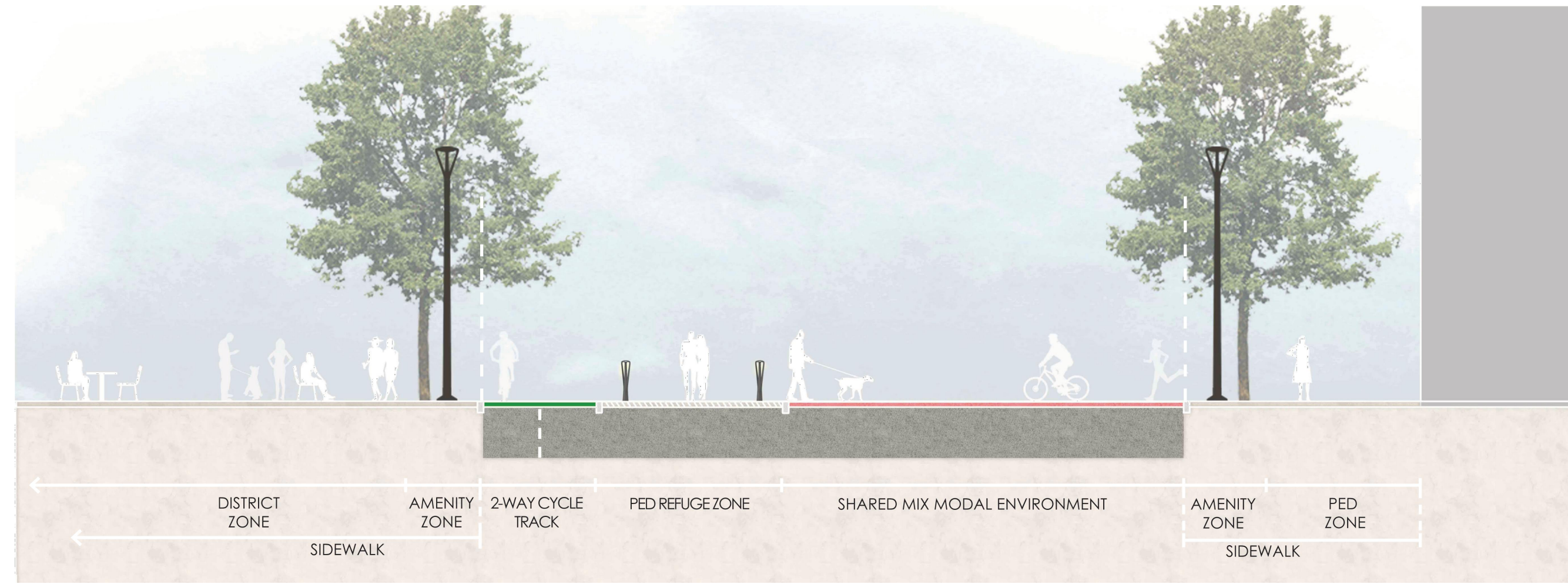
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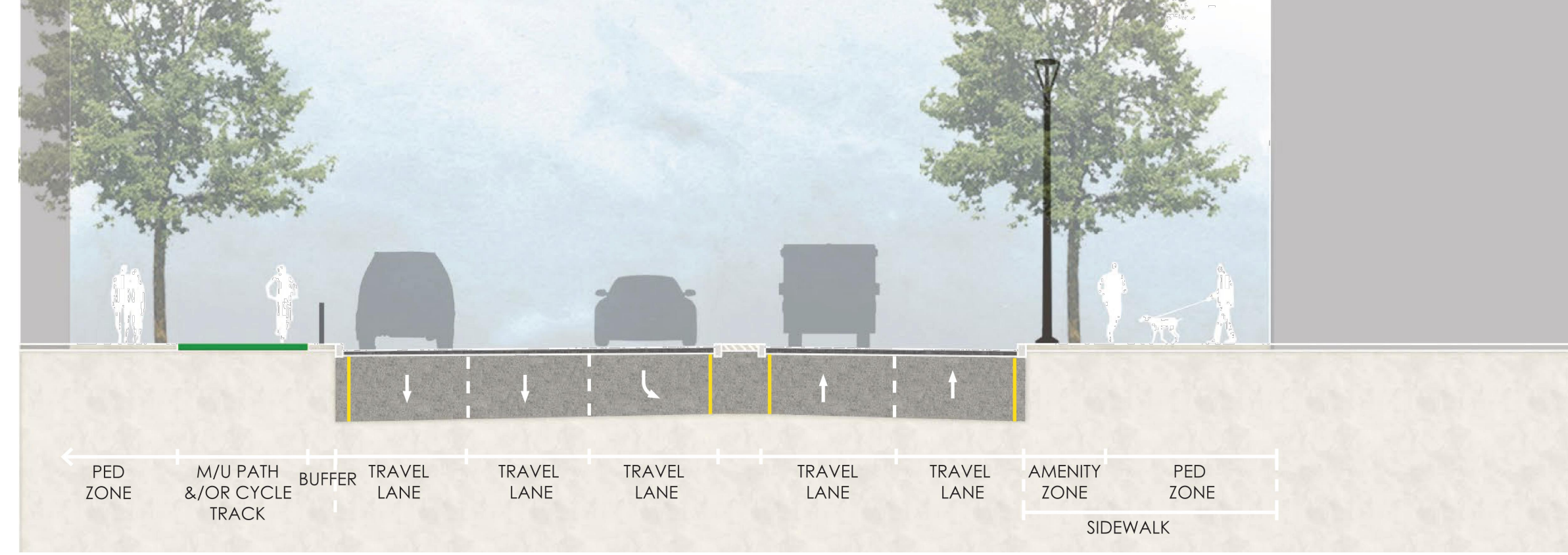
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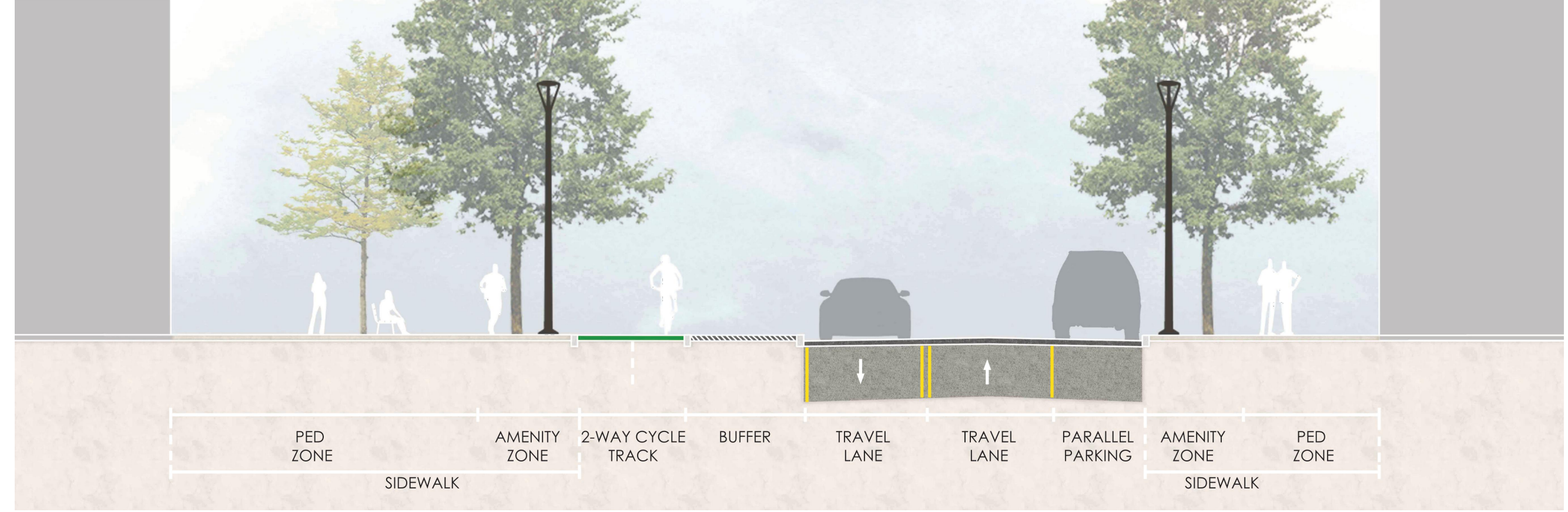
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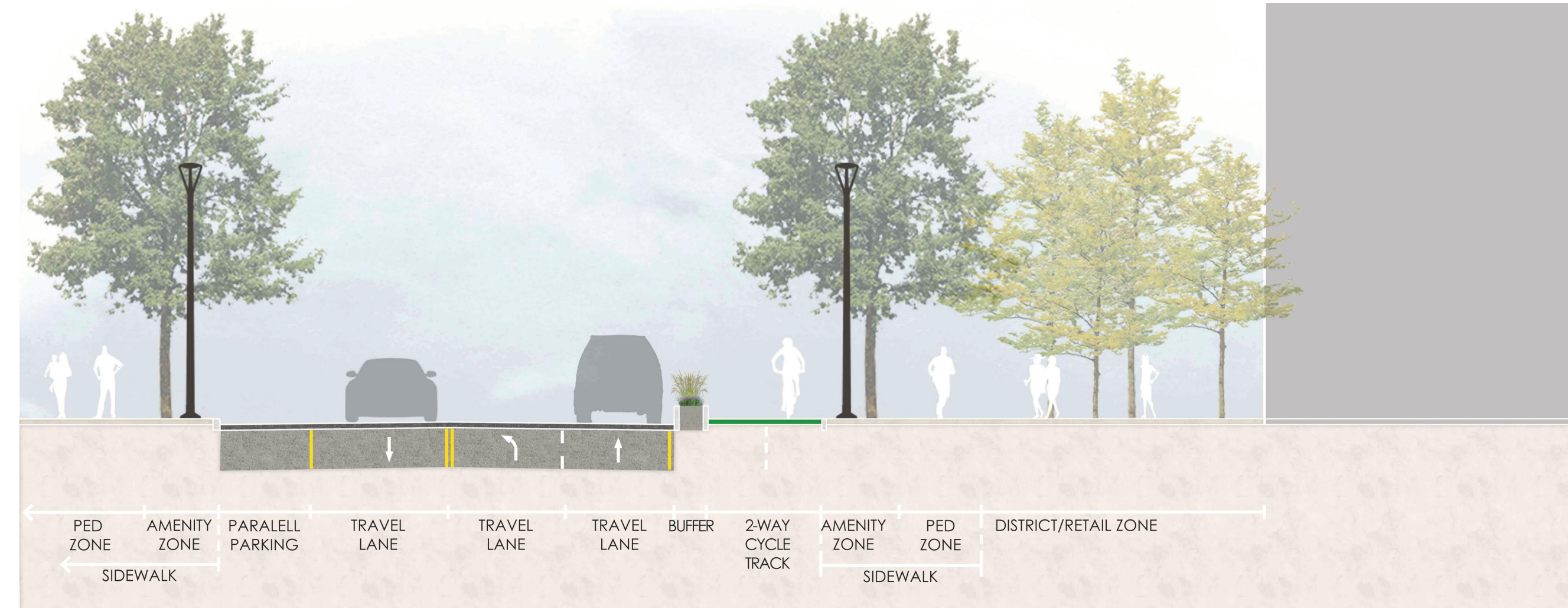
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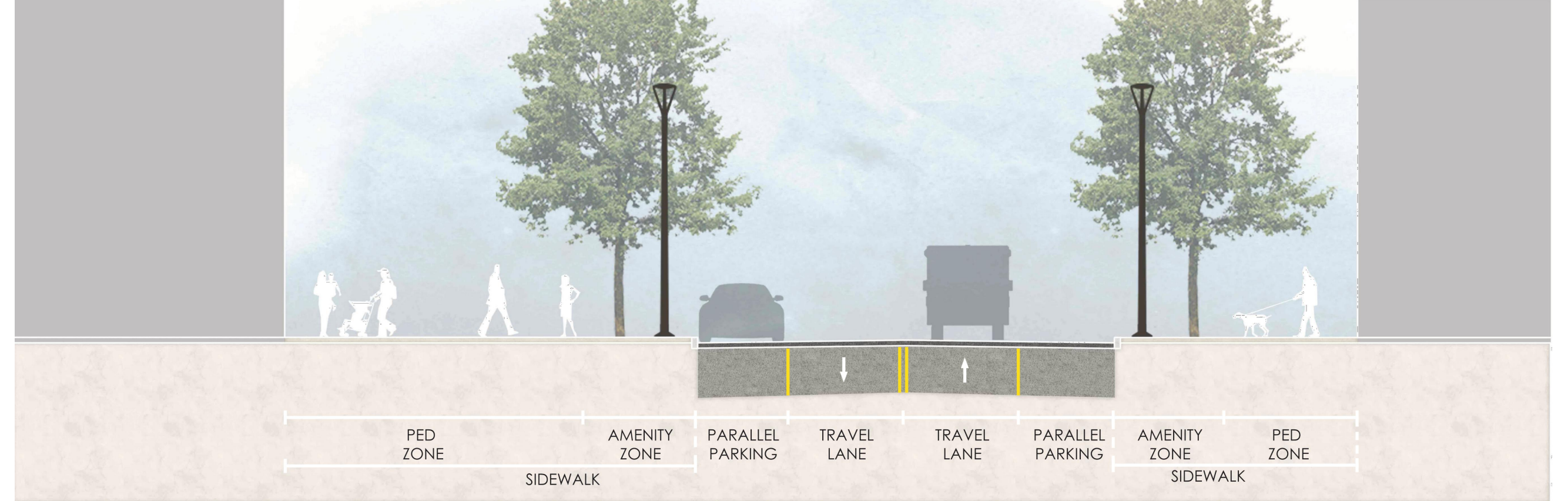
SECTION E-E



SECTION C-C



SECTION F-F



NO.	REVISIONS	DATE	BY

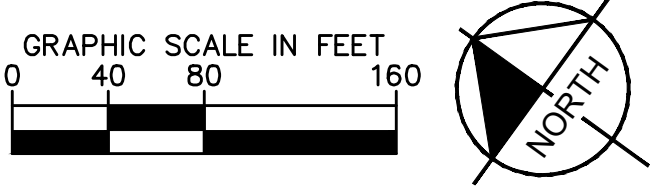
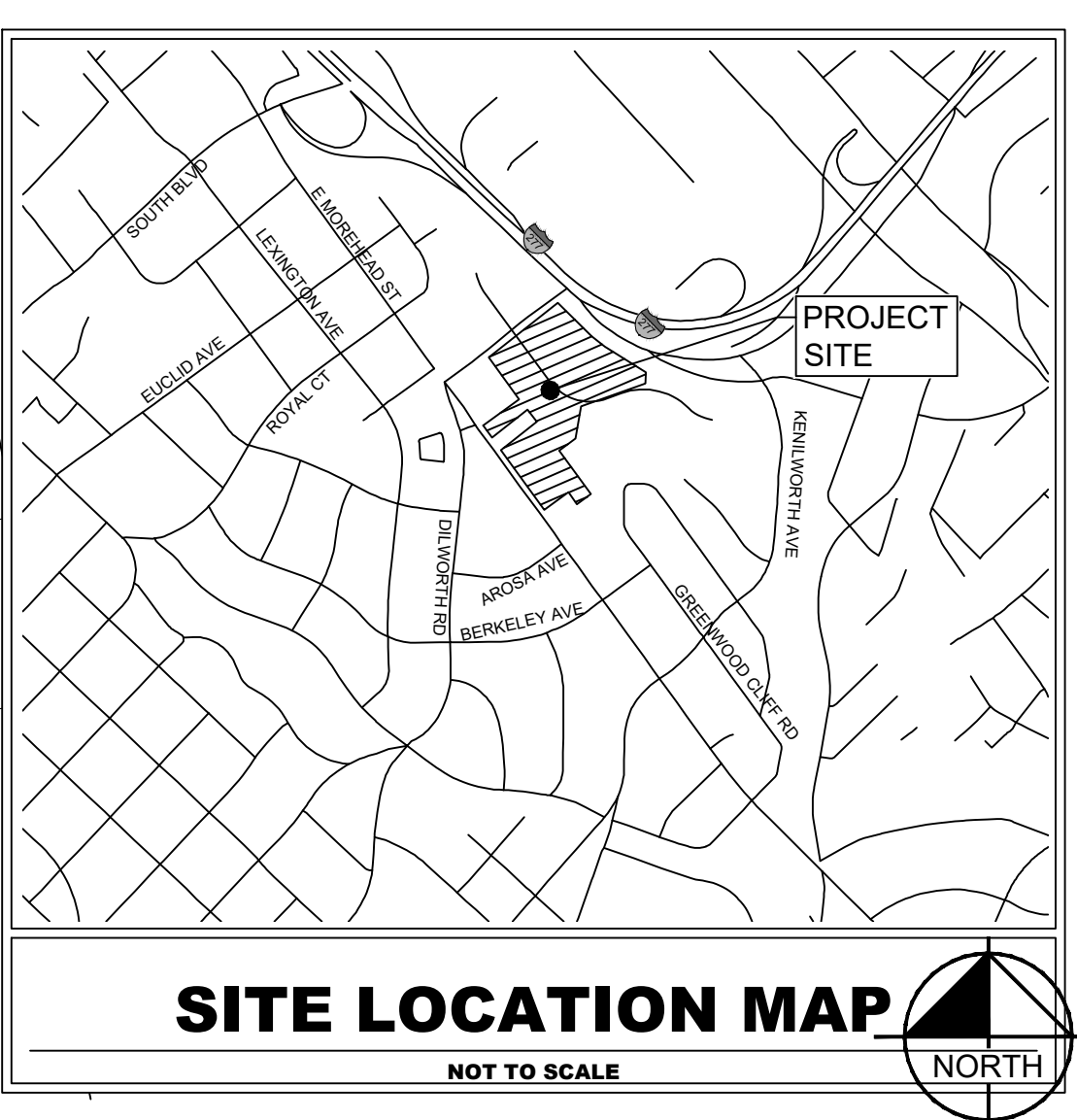
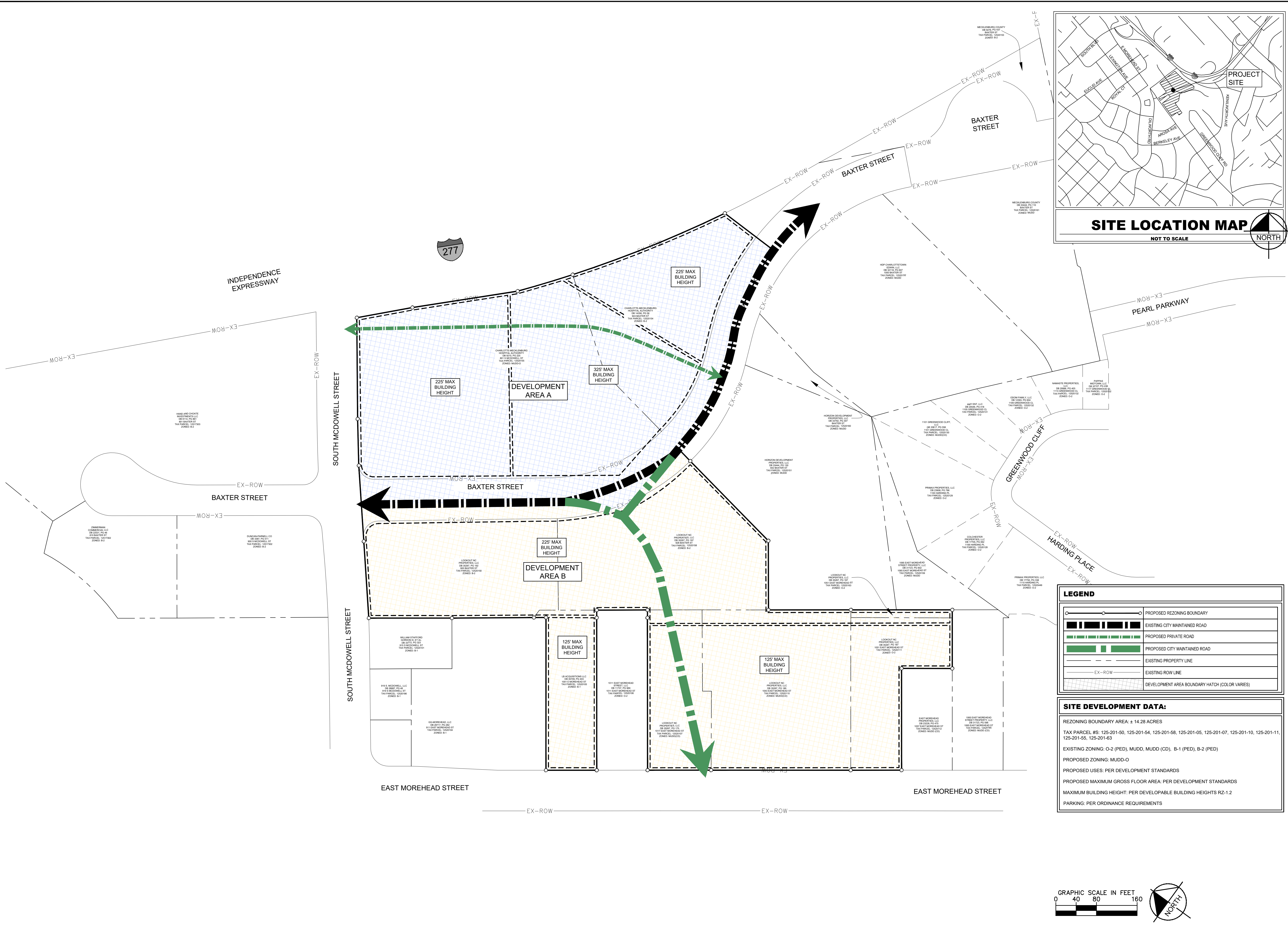
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DATE	03/26/2021
SCALE	AS SHOWN
DESIGNED BY	BN
DRAWN BY	BN
CHECKED BY	KB

TYPICAL SECTIONS
 REZONING PETITION No.2021-

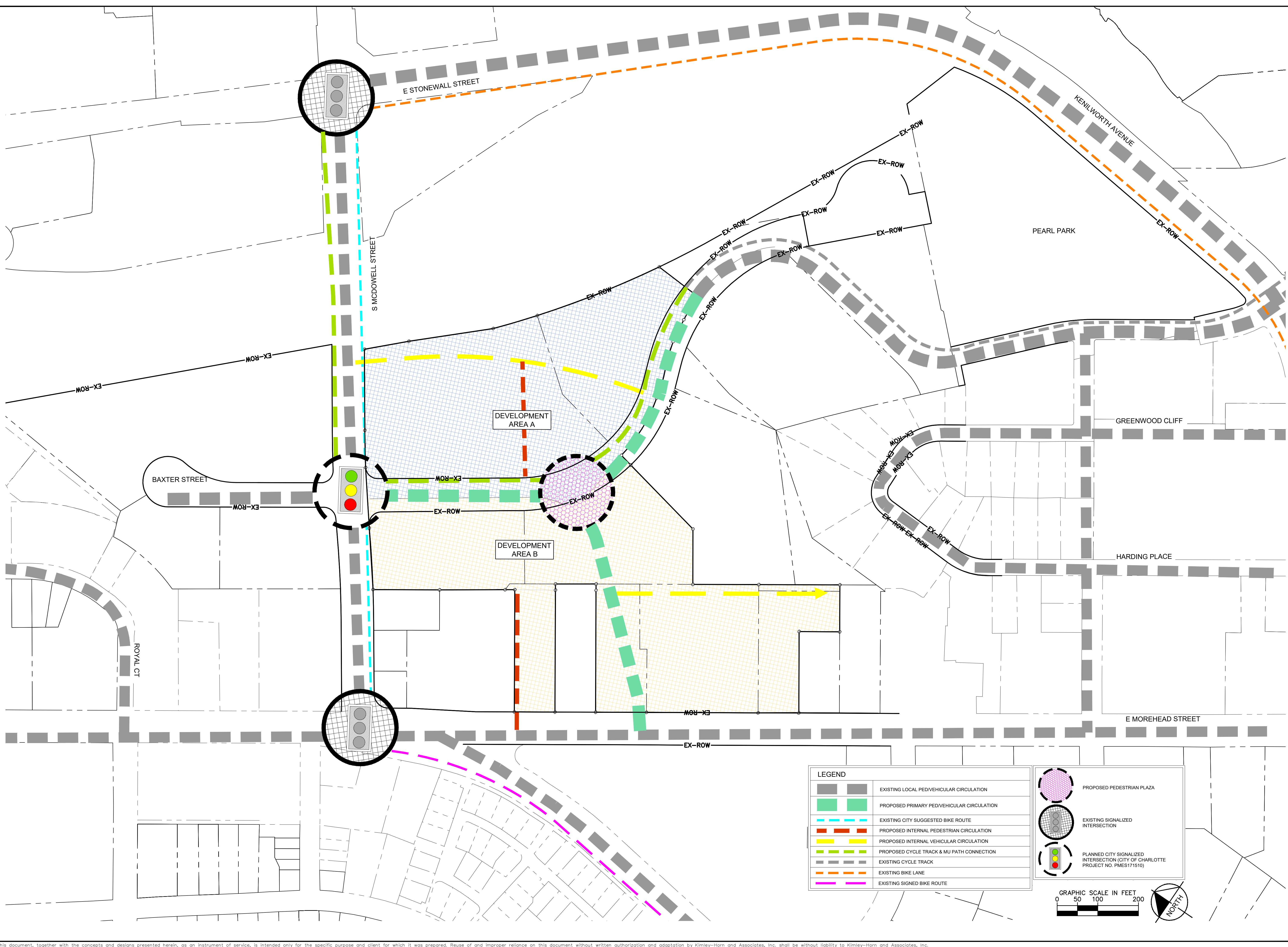
CHARLOTTE
 INNOVATION COMMUNITY
 PREPARED FOR
 ATRIUM HEALTH
 CITY OF CHARLOTTE NORTH CAROLINA

SHEET NUMBER
RZ-1.1



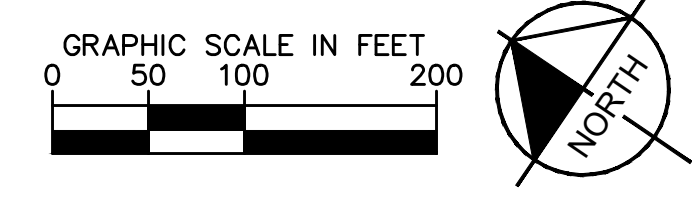
<p>Kimley-Horn © 2021 KIMLEY-HORN AND ASSOCIATES, INC. 200 SOUTH TRYON ST., SUITE 200, CHARLOTTE, NC 28202 WWW.KIMLEY-HORN.COM NC LICENSE #F-0102</p>	<p>REVISIONS</p> <table border="1"> <tr><th>No.</th><th>DATE</th><th>BY</th></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </table>	No.	DATE	BY												
	No.	DATE	BY													
<p>KH PROJECT: 015031128 DATE: 03/26/2021 SCALE: AS SHOWN DESIGNED BY: AW DRAWN BY: AW CHECKED BY: MP</p>	<p>REZONING PETITION No.2021-</p>															
<p>DEVELOPABLE BUILDING HEIGHTS</p>	<p>CITY OF CHARLOTTE NORTH CAROLINA</p>															
<p>CHARLOTTE INNOVATION COMMUNITY PREPARED FOR ATRIUM HEALTH</p>	<p>SHEET NUMBER RZ-1.2</p>															

Plotted By: Whitesell, Andrew Sheet: Sst: Atrium - C/C Resoning Layout: RZ-1.3 PED AND BIKE CONNECTIVITY - March 26, 2021 12:19:23pm \\kimley-horn.com\SE_CHL\CHL_PRA\016031_Carolina Healthcare System\128_C/C Resoning and Design\02 - DWG\PlanSheets\1-0 - Rezoning_RZ-1.3 PED BIKE CONNECTIVITY.dwg



LEGEND	
	EXISTING LOCAL PED/VEHICULAR CIRCULATION
	PROPOSED PRIMARY PED/VEHICULAR CIRCULATION
	EXISTING CITY SUGGESTED BIKE ROUTE
	PROPOSED INTERNAL PEDESTRIAN CIRCULATION
	PROPOSED INTERNAL VEHICULAR CIRCULATION
	PROPOSED CYCLE TRACK & MU PATH CONNECTION
	EXISTING CYCLE TRACK
	EXISTING BIKE LANE
	EXISTING SIGNED BIKE ROUTE

PROPOSED PEDESTRIAN PLAZA
 EXISTING SIGNALIZED INTERSECTION
 PLANNED CITY SIGNALIZED INTERSECTION (CITY OF CHARLOTTE PROJECT NO. PMES171510)



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	KH PROJECT 015031128 DATE 03/26/2021 SCALE AS SHOWN DESIGNED BY BN DRAWN BY BN CHECKED BY KB
PED AND BIKE CONNECTIVITY REZONING PETITION No.2021-	
CHARLOTTE INNOVATION COMMUNITY PREPARED FOR ATRIUM HEALTH NORTH CAROLINA	
SHEET NUMBER RZ-1.3	

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Plotted By: Publicover, McKenzie Sheet Set: Atrium - C:\C:\Rezoning Layout\Rezoning Standards - C:\C:\Rezoning Layout\Rezoning Standards - March 26, 2021 02:00:15pm K:\C:\PRA\015031 Carolina Healthcare System\128 CVC Rezoning and Design\02 - DWG\Plan\sheet\1-0 - Rezoning_RZ-2.0 DEVELOPMENT STANDARDS.dwg

1. GENERAL PROVISIONS

- A. SITE. THESE DEVELOPMENT STANDARDS, THE TECHNICAL DATA SHEET, THE TYPICAL SECTIONS, THE DEVELOPABLE BUILDING HEIGHTS EXHIBIT AND THE PED-BIKE EXHIBIT AND OTHER GRAPHICS SET FORTH ON SHEETS RZ-1.0 THROUGH RZ-2.0 FORM THE REZONING PLAN...
B. ZONING DISTRICT/ORDINANCE. THE DEVELOPMENT AND USE OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN...
C. GRAPHICS AND ALTERATIONS. THE SCHEMATIC DEPICTIONS OF THE USES, SIDEWALKS, DRIVEWAYS, PARKING AREAS, STREETS...

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.

- (1) MINOR AND DO NOT MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN.

THE PLANNING DIRECTOR WILL DETERMINE IF SUCH MINOR MODIFICATIONS ARE ALLOWED PURSUANT TO THIS AMENDMENT PROCESS, AND IF IT IS DETERMINED THAT THE ALTERATION DOES NOT MEET THE CRITERIA DESCRIBED ABOVE, PETITIONER SHALL THEN FOLLOW THE ADMINISTRATIVE AMENDMENT PROCESS PURSUANT TO SECTION 6.207 OF THE ORDINANCE IN EACH INSTANCE, HOWEVER, SUBJECT TO PETITIONER'S APPEAL RIGHTS SET FORTH IN THE ORDINANCE.

- D. DEVELOPMENT AREAS/BUILDING AND PARKING ENVELOPES. FOR ENTITLEMENT PURPOSES, THE SITE IS DIVIDED INTO TWO DEVELOPMENT AREAS THAT ARE DESIGNATED ON THE REZONING PLAN AS DEVELOPMENT AREA A AND DEVELOPMENT AREA B.

ALL PRINCIPAL BUILDINGS, ACCESSORY STRUCTURES, STRUCTURED PARKING FACILITIES AND SURFACE PARKING AREAS DEVELOPED ON THE SITE SHALL BE LOCATED WITHIN ONE OR MORE BUILDING AND PARKING ENVELOPES. THIS REZONING PLAN DOES NOT LIMIT THE NUMBER OF PRINCIPAL BUILDINGS, ACCESSORY STRUCTURES, STRUCTURED PARKING FACILITIES AND SURFACE PARKING AREAS THAT MAY BE LOCATED WITHIN ONE OR MORE BUILDING AND PARKING ENVELOPES OR ON THE SITE.

- E. EXISTING BUILDINGS, STRUCTURES AND IMPROVEMENTS. THE EXISTING BUILDINGS, STRUCTURES, STRUCTURED PARKING FACILITIES, SURFACE PARKING FACILITIES AND ANY OTHER EXISTING IMPROVEMENTS ON THE SITE MAY REMAIN IN PLACE AND CONTINUE TO BE UTILIZED, TO THE EXTENT THAT ANY EXISTING BUILDINGS, STRUCTURES, STRUCTURED PARKING FACILITIES, SURFACE PARKING FACILITIES AND ANY OTHER EXISTING IMPROVEMENTS ON THE SITE DO NOT COMPLY WITH ANY REQUIREMENT OF THE MUDD ZONING DISTRICT.

NEW BUILDINGS, STRUCTURES, STRUCTURED PARKING FACILITIES, SURFACE PARKING FACILITIES AND OTHER NEW IMPROVEMENTS ON THE SITE WILL BE REQUIRED TO COMPLY WITH THE REQUIREMENTS OF THE REZONING PLAN AND THE MUDD ZONING DISTRICT (EXCEPT AS MODIFIED BY THE OPTIONAL PROVISIONS SET OUT BELOW IN SECTION 2).

- F. UNIFIED DEVELOPMENT. THE SITE SHALL BE CONSIDERED TO BE A PLANNED/UNIFIED DEVELOPMENT. THEREFORE, SIDE AND REAR YARDS, 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.

- G. VESTED RIGHTS. PURSUANT TO SECTION 1.110 OF THE ORDINANCE AND SECTION 160D-108.1 OF THE NORTH CAROLINA GENERAL STATUTES, THE REZONING PLAN, IF APPROVED, SHALL BE VESTED FOR A PERIOD OF 5 YEARS DUE TO THE SIZE AND PHASING OF THE DEVELOPMENT, THE LEVEL OF INVESTMENT, ECONOMIC CYCLES AND MARKET CONDITIONS.

- H. AMENDMENTS. 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. OPTIONAL PROVISIONS

THE OPTIONAL PROVISIONS SET OUT BELOW SHALL APPLY TO THE DEVELOPMENT AND USE OF THE SITE.

- A. VALET PARKING SERVICE AREA(S) MAY BE LOCATED BETWEEN THE BUILDINGS AND STRUCTURES LOCATED ON THE SITE AND ALL ADJACENT PUBLIC AND PRIVATE STREETS.
B. VEHICULAR CIRCULATION AREAS AND PASSENGER DROP-OFF AREAS MAY BE LOCATED BETWEEN THE BUILDINGS AND STRUCTURES LOCATED ON THE SITE AND ALL ADJACENT PUBLIC AND PRIVATE STREETS.
C. THE EXISTING BUILDINGS, STRUCTURES, STRUCTURED PARKING FACILITIES, SURFACE PARKING FACILITIES AND ANY OTHER EXISTING IMPROVEMENTS ON THE SITE MAY REMAIN IN PLACE AND CONTINUE TO BE UTILIZED.

RENOVATED AND REHABILITATED EXISTING BUILDINGS, STRUCTURES AND STRUCTURED PARKING FACILITIES LOCATED ON THE SITE SHALL NOT BE REQUIRED TO COMPLY WITH THE URBAN DESIGN AND DEVELOPMENT STANDARDS SET OUT SECTION 9.8506 OF THE ORDINANCE.

NEW BUILDINGS, STRUCTURES, STRUCTURED PARKING FACILITIES, SURFACE PARKING FACILITIES AND OTHER NEW IMPROVEMENTS ON THE SITE WILL BE REQUIRED TO COMPLY WITH THE REQUIREMENTS OF THE REZONING PLAN AND THE MUDD ZONING DISTRICT (EXCEPT AS MODIFIED BY THE OPTIONAL PROVISIONS SET HEREIN).

- D. THE MAXIMUM BUILDING HEIGHTS SET OUT ON THE DEVELOPABLE BUILDING HEIGHTS EXHIBIT (SHEET RZ-1.2 OF THE REZONING PLAN) SHALL BE PERMITTED. MAXIMUM BUILDING HEIGHT ENVELOPES ARE SET OUT ON THE DEVELOPABLE BUILDING HEIGHTS EXHIBIT.

- E. THE STREET CROSS SECTIONS SET OUT ON SHEET RZ-1.1 SHALL BE PERMITTED.

3. PERMITTED USES

- A. SUBJECT TO THE LIMITATIONS SET OUT BELOW, THE SITE MAY BE DEVOTED TO ANY USE OR USES PERMITTED BY RIGHT OR UNDER PRESCRIBED CONDITIONS IN THE MUDD ZONING DISTRICT, TOGETHER WITH ANY INCIDENTAL OR ACCESSORY USES ASSOCIATED THEREWITH THAT ARE PERMITTED UNDER THE ORDINANCE IN THE MUDD ZONING DISTRICT.
B. NOTWITHSTANDING THE TERMS OF PARAGRAPH 3.A ABOVE, THE USES SET OUT BELOW SHALL BE PROHIBITED ON THE SITE.
(1) AUCTION SALES OR AUCTION HOUSES.
(2) AUTOMOTIVE SERVICE STATIONS, INCLUDING MINOR ADJUSTMENTS, REPAIRS, LUBRICATION AND ACCESSORY CAR WASHES.
(3) EQUIPMENT RENTAL AND LEASING WITHIN AN ENCLOSED BUILDING.
(4) GROUP HOMES FOR UP TO 10 RESIDENTS.
(5) SUBDIVISION SALES OFFICES.
(6) TELECOMMUNICATIONS AND DATA STORAGE FACILITY.
(7) ADULT ESTABLISHMENTS.
(8) BED AND BREAKFASTS (B&B'S).
(9) BOARDING HOUSES.
(10) BUILDING MATERIALS SALES, RETAIL.
(11) COMMERCIAL ROOMING HOUSES.
(12) ELECTRIC AND GAS SUBSTATIONS.
(13) NURSING HOMES, REST HOMES AND HOMES FOR THE AGED.
(14) PET SERVICES INDOOR/OUTDOOR.
(15) SHELTERS.
(16) STADIUMS, COLISEUMS AND ARENAS.
(17) WAREHOUSING WITHIN AN ENCLOSED BUILDING FOR A SELF-STORAGE FACILITY ONLY.

4. DEVELOPMENT LIMITATIONS

- A. SUBJECT TO THE LIMITATIONS AND PROVISIONS SET OUT BELOW IN THIS SECTION 4, THE SITE MAY CONTAIN AND BE DEVELOPED WITH A TOTAL MAXIMUM OF 1,310,000 SQUARE FEET OF GROSS FLOOR AREA DEVOTED TO THE NON-RESIDENTIAL USES PERMITTED UNDER THESE DEVELOPMENT STANDARDS.
B. NOTWITHSTANDING THE TERMS OF PARAGRAPH 4.A ABOVE, OF THE ALLOWED 1,310,000 SQUARE FEET OF GROSS FLOOR AREA THAT MAY BE DEVOTED TO THE NON-RESIDENTIAL USES PERMITTED UNDER THESE DEVELOPMENT STANDARDS, A MAXIMUM OF 150,000 SQUARE FEET OF SUCH GROSS FLOOR AREA MAY BE DEVOTED TO RETAIL SALES, PERSONAL SERVICE USES AND EATING, DRINKING AND ENTERTAINMENT ESTABLISHMENTS (TYPE 1 AND/OR TYPE 2).
C. A MAXIMUM OF 1000 MULTI-FAMILY DWELLING UNITS MAY BE DEVELOPED ON THE SITE. THE GROSS FLOOR AREA OF AMENITY AREAS ASSOCIATED WITH MULTI-FAMILY USES, SUCH AS A FITNESS FACILITY OR A CLUBHOUSE, AND LEASING OFFICES SHALL NOT COUNT TOWARDS THE MAXIMUM GROSS FLOOR AREA THAT MAY BE DEVOTED TO THE NON-RESIDENTIAL USES PERMITTED UNDER THESE DEVELOPMENT STANDARDS SET OUT ABOVE IN PARAGRAPHS 4.A AND 4.B.
D. A MAXIMUM OF 600 HOTEL ROOMS MAY BE DEVELOPED ON THE SITE. NOTWITHSTANDING ANYTHING CONTAINED HEREIN TO THE CONTRARY, THE GROSS FLOOR AREA OF ANY HOTEL BUILDING(S) DEVELOPED ON THE SITE SHALL NOT COUNT TOWARDS THE TOTAL MAXIMUM ALLOWED GROSS FLOOR AREA THAT MAY BE DEVOTED TO THE NON-RESIDENTIAL USES PERMITTED UNDER THESE DEVELOPMENT STANDARDS SET OUT ABOVE IN PARAGRAPH 4.A, OR TOWARDS THE MAXIMUM GROSS FLOOR AREA THAT MAY BE DEVOTED TO RETAIL SALES, PERSONAL SERVICE USES AND EATING, DRINKING AND ENTERTAINMENT ESTABLISHMENTS (TYPE 1 AND/OR TYPE 2) SET OUT ABOVE IN PARAGRAPH 4.B.
E. UP TO 200,000 SQUARE FEET OF ADDITIONAL GROSS FLOOR AREA DEVOTED TO THE NON-RESIDENTIAL USES PERMITTED UNDER THESE DEVELOPMENT STANDARDS, EXCLUDING RETAIL SALES, PERSONAL SERVICE USES AND EATING, DRINKING AND ENTERTAINMENT ESTABLISHMENTS (TYPE 1 AND/OR TYPE 2), MAY BE DEVELOPED ON THE SITE BY REDUCING THE NUMBER OF MULTI-FAMILY DWELLING UNITS PERMITTED ON THE SITE AT THE RATE OF 1 MULTI-FAMILY DWELLING UNIT PER 1,000 SQUARE FEET OF ADDITIONAL GROSS FLOOR AREA DEVOTED TO NON-RESIDENTIAL USES.
F. UP TO 200 ADDITIONAL MULTI-FAMILY DWELLING UNITS MAY BE DEVELOPED ON THE SITE BY REDUCING THE AMOUNT OF THE NON-RESIDENTIAL GROSS FLOOR AREA PERMITTED UNDER THESE DEVELOPMENT STANDARDS AT THE RATE OF 1,000 SQUARE FEET OF GROSS FLOOR AREA PER ADDITIONAL MULTI-FAMILY RESIDENTIAL DWELLING UNIT.
G. UP TO 150,000 SQUARE FEET OF ADDITIONAL GROSS FLOOR AREA DEVOTED TO THE NON-RESIDENTIAL USES PERMITTED UNDER THESE DEVELOPMENT STANDARDS, EXCLUDING RETAIL SALES, PERSONAL SERVICE USES AND EATING, DRINKING AND ENTERTAINMENT ESTABLISHMENTS (TYPE 1 AND/OR TYPE 2), MAY BE DEVELOPED ON THE SITE BY REDUCING THE NUMBER OF HOTEL ROOMS PERMITTED ON THE SITE AT THE RATE OF 1 HOTEL ROOM PER 1,000 SQUARE FEET OF ADDITIONAL GROSS FLOOR AREA DEVOTED TO NON-RESIDENTIAL USES.
H. FOR PURPOSES OF THESE DEVELOPMENT LIMITATIONS AND THE DEVELOPMENT STANDARDS IN GENERAL, THE TERM "GROSS FLOOR AREA" SHALL MEAN AND REFER TO THE SUM OF THE GROSS HORIZONTAL AREAS OF EACH FLOOR OF A PRINCIPAL BUILDING ON THE SITE MEASURED FROM THE OUTSIDE OF THE EXTERIOR WALLS OR FROM THE CENTER LINE OF PARTY WALLS; PROVIDED, HOWEVER, SUCH TERM SHALL EXCLUDE STRUCTURED PARKING FACILITIES, SURFACE PARKING FACILITIES, AREAS USED FOR BUILDING AND EQUIPMENT ACCESS (SUCH AS STAIRS, ELEVATOR SHAFTS, VESTIBULES, ROOF TOP EQUIPMENT ROOMS AND MAINTENANCE CRAWL SPACES), ALL LOADING DOCK AREAS (OPEN OR ENCLOSED), OUTDOOR COOLERS AND OUTDOOR DINING AREAS WHETHER ON THE ROOF OF THE BUILDING(S) OR AT STREET LEVEL.
I. AS PROVIDED IN PARAGRAPH 4.H ABOVE, THE GROSS FLOOR AREA OF ANY STRUCTURED PARKING FACILITIES LOCATED ON THE SITE SHALL NOT BE CONSIDERED OR COUNTED TOWARDS THE MAXIMUM GROSS FLOOR AREA OR DENSITY ALLOWED ON THE SITE.

5. TRANSPORTATION

- 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 PUBLIC STREETS, INTERNAL PRIVATE STREETS, INTERNAL PRIVATE DRIVES, VEHICULAR CIRCULATION AREAS AND DRIVEWAYS MAY BE MODIFIED BY PETITIONER DURING THE PERMITTING PROCESS TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS AND BUILDING AND PARKING LAYOUTS, AND TO ACCOMMODATE ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY CDOT AND/OR NCDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.
C. PEDESTRIAN AND BICYCLE CONNECTIONS AND PEDESTRIAN AND BICYCLE CIRCULATION ON AND THROUGH THE SITE SHALL BE PROVIDED AS GENERALLY DEPICTED ON SHEET RZ-1.3 OF THE REZONING PLAN. ADJUSTMENTS TO THE PEDESTRIAN AND BICYCLE CONNECTIONS AND TO THE PEDESTRIAN AND BICYCLE CIRCULATION SHALL BE PERMITTED DURING THE PERMITTING PROCESS TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, BUILDING AND PARKING LAYOUTS AND SITE CONDITIONS.
D. PEDESTRIAN CONNECTIVITY BETWEEN AND WITHIN THE DEVELOPMENT AREAS SHALL BE ESTABLISHED AND PROVIDED DURING THE PERMITTING PROCESS FOR A DEVELOPMENT AREA. PEDESTRIAN CONNECTIONS MAY INCLUDE, WITHOUT LIMITATION, SIDEWALKS, TRAILS, PATHS AND SKY-BRIDGES.
E. SUBJECT TO THE APPROVAL OF NCDOT, CDOT AND ALL OTHER APPLICABLE GOVERNMENTAL AGENCIES AND AUTHORITIES, PETITIONER SHALL INSTALL THOSE STREETSCAPE IMPROVEMENTS ON SOUTH MCDOWELL STREET AT THE I-277 UNDERPASS THAT ARE GENERALLY DEPICTED ON SECTION A-A ON SHEET RZ-1.1 OF THE REZONING PLAN. IN THE EVENT THAT PETITIONER CANNOT OBTAIN ALL APPROVALS AND PERMITS REQUIRED TO INSTALL THESE STREETSCAPE IMPROVEMENTS, THEN PETITIONER SHALL HAVE NO OBLIGATION TO INSTALL THESE STREETSCAPE IMPROVEMENTS.
F. THE CROSS SECTIONS FOR THE INTERNAL PUBLIC STREETS TO BE IMPROVED OR CONSTRUCTED WITHIN THE SITE ARE SET OUT ON SHEET RZ-1.1 OF THE REZONING PLAN.

6. ARCHITECTURAL STANDARDS

- A. THE MAXIMUM ALLOWED BUILDING HEIGHTS ON THE SITE SHALL BE AS SET OUT ON THE DEVELOPABLE BUILDING HEIGHTS EXHIBIT (SHEET RZ-1.2 OF THE REZONING PLAN).
B. NOTWITHSTANDING ANYTHING CONTAINED HEREIN TO THE CONTRARY, THE BUILDING HEIGHT LIMITATIONS SET OUT ON THE DEVELOPABLE BUILDING HEIGHTS EXHIBIT SHALL NOT APPLY TO ANY EXISTING BUILDINGS OR STRUCTURES LOCATED ON THE SITE.

7. STREETSCAPE/LANDSCAPING

- A. PLANTING STRIPS AND SIDEWALKS SHALL BE INSTALLED IN ACCORDANCE WITH THE STREET CROSS SECTIONS SET OUT ON SHEET RZ-1.1 OF THE REZONING PLAN.
B. DUMPSTER AND RECYCLING AREAS WILL BE ENCLOSED ON ALL FOUR SIDES BY AN OPAQUE WALL OR FENCE WITH ONE SIDE BEING A HINGED OPAQUE GATE. IF ONE OR MORE SIDES OF A DUMPSTER AND RECYCLING AREA ADJOIN A SIDE WALL OR REAR WALL OF A BUILDING, THEN THE SIDE WALL OR REAR WALL OF THE BUILDING MAY BE SUBSTITUTED FOR THE WALL OR FENCE ALONG EACH SUCH SIDE.

8. ENVIRONMENTAL FEATURES

- A. PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST-CONSTRUCTION STORMWATER ORDINANCE, SUBJECT, HOWEVER, TO ANY SUPERSEDING OR LIMITING STATE STATUTE OR LEGISLATION.
B. DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF THE CITY OF CHARLOTTE TREE ORDINANCE.
C. AS NOTED ABOVE IN PARAGRAPH 1.F, THE DEVELOPMENT OF THE SITE SHALL BE CONSIDERED TO BE A PLANNED/UNIFIED DEVELOPMENT. ACCORDINGLY, THE TREE SAVE REQUIREMENTS OF THE CITY OF CHARLOTTE TREE ORDINANCE SHALL BE CALCULATED AND SATISFIED OVER THE ENTIRE SITE, RATHER THAN WITHIN EACH INDIVIDUAL DEVELOPMENT AREA. AS A RESULT, EACH DEVELOPMENT AREA SHALL NOT BE REQUIRED TO MEET THE TREE SAVE REQUIREMENTS OF THE CITY OF CHARLOTTE TREE ORDINANCE PROVIDED THAT THE SITE AS A WHOLE MEETS SUCH TREE SAVE REQUIREMENTS.
9. OPEN SPACE
A. AS NOTED ABOVE IN PARAGRAPH 1.F, THE SITE SHALL BE CONSIDERED TO BE A PLANNED/UNIFIED DEVELOPMENT. ACCORDINGLY, THE URBAN OPEN SPACE REQUIREMENTS OF THE ORDINANCE SHALL BE CALCULATED AND SATISFIED OVER THE ENTIRE SITE, RATHER THAN WITHIN EACH INDIVIDUAL DEVELOPMENT AREA. AS A RESULT, EACH DEVELOPMENT AREA SHALL NOT BE REQUIRED TO MEET THE URBAN OPEN SPACE REQUIREMENTS PROVIDED THAT THE SITE AS A WHOLE MEETS SUCH URBAN OPEN SPACE REQUIREMENTS.
B. AT A MINIMUM, THE OPEN SPACE AREAS ON THE SITE DEPICTED ON THE REZONING PLAN SHALL CONTAIN HARDSCAPE, LANDSCAPING, WALKING TRAILS AND BENCHES.

10. 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.

Table with columns for No., REVISIONS, and DATE. Includes a grid for tracking changes.

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DEVELOPMENT STANDARDS REZONING PETITION No. 2021-

CHARLOTTE INNOVATION COMMUNITY PREPARED FOR ATRIUM HEALTH NORTH CAROLINA

SHEET NUMBER RZ-2.0