

GENERAL PROVISIONS

- A. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY SELWYN PROPERTY GROUP, INC. (THE "PETITIONER") FOR AN APPROXIMATELY 2.379 ACRE SITE LOCATED NEAR THE SOUTHERLY TERMINUS OF YORKWOOD DRIVE, WHICH SITE IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL NO. 145-282-13.
- 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 (THE "ORDINANCE").
- C. UNLESS THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE 1-2 ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF 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.

TRANSPORTATION

- A. VEHICULAR ACCESS SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE ACCESS POINT ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION ("CDOT").
- 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 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.

ARCHITECTURAL STANDARDS

- A. THE MAXIMUM HEIGHT IN FEET OF ANY BUILDING CONSTRUCTED ON THE SITE SHALL BE GOVERNED BY THE TERMS OF THE ORDINANCE.

STREETSCAPE, LANDSCAPING AND 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. PURSUANT TO THE ORDINANCE, PETITIONER MAY REDUCE THE REQUIRED WIDTH OF A BUFFER BY 25% BY INSTALLING A BERM THAT MEETS THE STANDARDS OF SECTION 12.302(BA) OF THE ORDINANCE OR A FENCE THAT MEETS THE STANDARDS OF SECTION 12.302(B) OF THE ORDINANCE AS APPLICABLE.
- 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.

ENVIRONMENTAL FEATURES

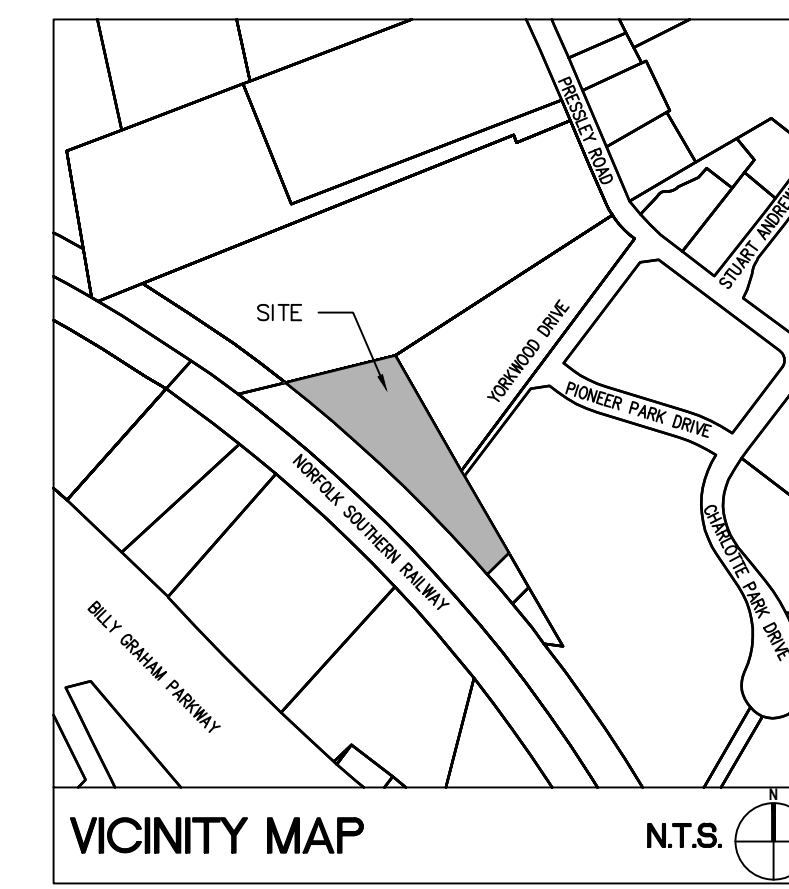
- A. DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF CHARLOTTE TREE ORDINANCE.

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.

PERMITTED USES/DEVELOPMENT LIMITATIONS

- A. SUBJECT TO THE TERMS OF PARAGRAPHS B THROUGH H BELOW, THE SITE MAY BE DEVOTED ONLY TO THOSE USES THAT ARE BOTH PERMITTED BY RIGHT OR UNDER PRESCRIBED CONDITIONS IN THE 1-2 ZONING DISTRICT AND THAT ARE ALSO PERMITTED BY RIGHT OR UNDER PRESCRIBED CONDITIONS IN THE 1-1 ZONING DISTRICT, TOGETHER WITH ANY INCIDENTAL OR ACCESSORY USES RELATING THERETO. THEREFORE, USES THAT ARE PERMITTED BY RIGHT OR UNDER PRESCRIBED CONDITIONS ONLY IN THE 1-1 ZONING DISTRICT OR ONLY IN THE 1-2 ZONING DISTRICT SHALL NOT BE PERMITTED ON THE SITE.
- B. NOTWITHSTANDING THE TERMS OF PARAGRAPH A ABOVE, THE FOLLOWING USES ARE PROHIBITED ON THE SITE:
 - (1) ABATTOIRS.
 - (2) ADULT ESTABLISHMENTS.
 - (3) AMUSEMENT, COMMERCIAL OUTDOORS.
 - (4) ANIMAL CREMATORIUMS.
 - (5) AUTOMOTIVE SERVICE STATIONS.
 - (6) BARBER AND BEAUTY SHOPS.
 - (7) CAR WASHES.
 - (8) CREMATORY FACILITIES.
 - (9) FINANCIAL INSTITUTIONS.
 - (10) GOVERNMENT BUILDINGS.
 - (11) EATING, DRINKING AND ENTERTAINMENT ESTABLISHMENTS (TYPE 1 AND TYPE 2).
 - (12) RETAIL ESTABLISHMENTS, SHOPPING CENTERS AND BUSINESS, PERSONAL AND RECREATIONAL SERVICES.
- C. NOTWITHSTANDING THE TERMS OF PARAGRAPH A ABOVE, THE SITE MAY ALSO BE DEVOTED TO THE USES SET OUT BELOW THAT ARE PERMITTED BY RIGHT OR UNDER PRESCRIBED CONDITIONS ONLY IN THE 1-2 ZONING DISTRICT.
 - (1) CONTRACTOR OFFICES AND ACCESSORY USES.
 - (2) THE OUTDOOR STORAGE OF GOODS AND MATERIALS IN EXCESS OF 25% OF THE FLOOR AREA OF A PRINCIPAL BUILDING LOCATED ON THE SITE.
 - (3) OUTDOOR STORAGE WITHOUT A PRINCIPAL BUILDING OR AN ACCESSORY BUILDING BEING LOCATED ON THE SITE, SUCH THAT OUTDOOR STORAGE IS THE PRINCIPAL USE OF THE SITE.
 - (4) WAREHOUSING.
- D. THE TOTAL NUMBER OF PRINCIPAL AND ACCESSORY BUILDINGS TO BE DEVELOPED ON THE SITE, IF ANY, SHALL BE GOVERNED BY THE ORDINANCE.
- E. NOTWITHSTANDING ANYTHING CONTAINED HEREIN TO THE CONTRARY, NEITHER PRINCIPAL NOR ACCESSORY BUILDINGS SHALL BE REQUIRED TO BE LOCATED ON THE SITE.
- F. ANY PRINCIPAL BUILDING AND ANY ACCESSORY BUILDING(S) SHALL BE LOCATED WITHIN THE BUILDING, PARKING AND OUTDOOR STORAGE ENVELOPE DEPICTED ON THE REZONING PLAN. PARKING AND VEHICULAR CIRCULATION AREAS MAY BE LOCATED IN THE BUILDING, PARKING AND OUTDOOR STORAGE ENVELOPE DEPICTED ON THE REZONING PLAN.
- G. OUTDOOR STORAGE AREAS SHALL ALSO BE LOCATED WITHIN THE BUILDING, PARKING AND OUTDOOR STORAGE ENVELOPE.
- H. A MAXIMUM OF 30,000 SQUARE FEET OF GROSS FLOOR AREA MAY BE DEVELOPED ON THE SITE.



SURVEY DISCLAIMER
 BOUNDARY AND TOPOGRAPHIC SURVEY ISSUE DATE AUGUST 20, 2021. PROVIDED BY WOOTEN SURVEYING & ASSOCIATES, 119 SMITH CIRCLE MATTHEWS, NORTH CAROLINA 28104; PHONE: 980-328-2977

LEGEND

SYMBOL	DETAIL
	PROPERTY LINE --/--
	BUFFER AREA --/--
	BUILDING, PARKING, AND OUTDOOR STORAGE ENVELOPE --/--
	OUTDOOR PARKING/STORAGE EXPANSION WITHIN RAILROAD R/W --/--
	PROPOSED SCM --/--

REZONING SUMMARY:

PETITIONER: SELWYN PROPERTY GROUP
 605 LEXINGTON AVE., SUITE 100
 CHARLOTTE, NC 28203

PROPERTY OWNER: CHARTER PROPERTIES, INC.
 P.O. BOX 37166
 CHARLOTTE, NC 28237

REZONING SITE AREA: 2.379 ± AC

TAX PARCEL#: 145-282-13

EXISTING ZONING: R22-MF

PROPOSED ZONING: 1-2(CD)

PREVIOUS PETITION NO: N/A

EXISTING USE: VACANT

PROPOSED USE: AS NOTED

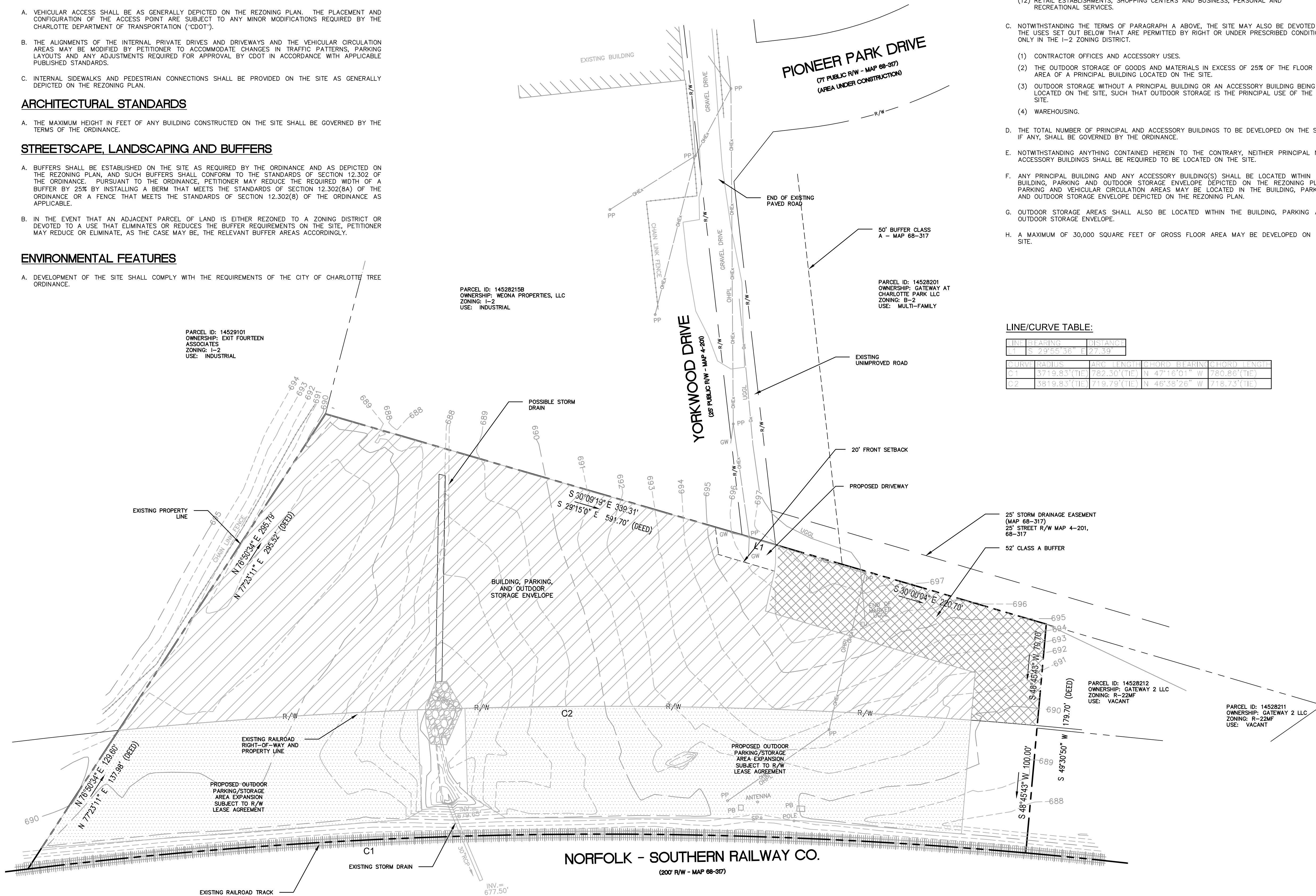
BUILDING SETBACK: 20'

MIN. SIDE YARD: NONE

MIN. REAR YARD: NONE (ADJACENT TO RAILROAD R/W)

POTENTIAL TREE SAVE AREA: 15% MIN = ±0.36 ACRES
 FINAL LIMITS WILL BE ESTABLISHED DURING PERMITTING OR PROJECT MAY PROVIDE ALTERNATE MEANS OF COMPLIANCE PER SECTION 21-94 OF THE TREE ORDINANCE.

PROPOSED BUILDING, PARKING, OUTDOOR STORAGE AREAS AND STORMWATER INFRASTRUCTURE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND MAY BE RECONFIGURED OR ELIMINATED TO SUIT SPECIFIC DEVELOPMENT PROGRAM AT TIME OF PROJECT PERMITTING SUBJECT TO APPLICABLE ZONING ORDINANCE REQUIREMENTS.



LINE/CURVE TABLE:

LINE	STARTING	ENDING	STATION
1	S 29°55'56" E	27.39'	
2	S 30°09'19" E	399.31'	
3	S 29°15'0" E	591.70' (DEED)	

CURV	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
1	3719.83'(11)	782.30'(11)	N 47°16'01" W	780.86'(11)
2	3819.83'(11)	719.79'(11)	N 46°38'26" W	718.73'(11)

ColeJenest & Stone

Shaping the Environment
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Land Planning
 + Landscape Architecture
 + Civil Engineering
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SELWYN PROPERTY GROUP

605 Lexington Ave., Suite 100
 Charlotte, NC 28203

YORKWOOD DRIVE PROPERTY

Charlotte, NC
 Parcel ID 145-28-213

TECHNICAL DATA SHEET

Project No.
4761

Issued
 09/09/21

Revised

NOT FOR CONSTRUCTION

SCALE: 1"=40'

0 20' 40' 80'

RZ-100

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