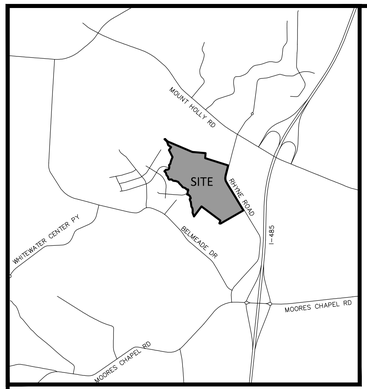
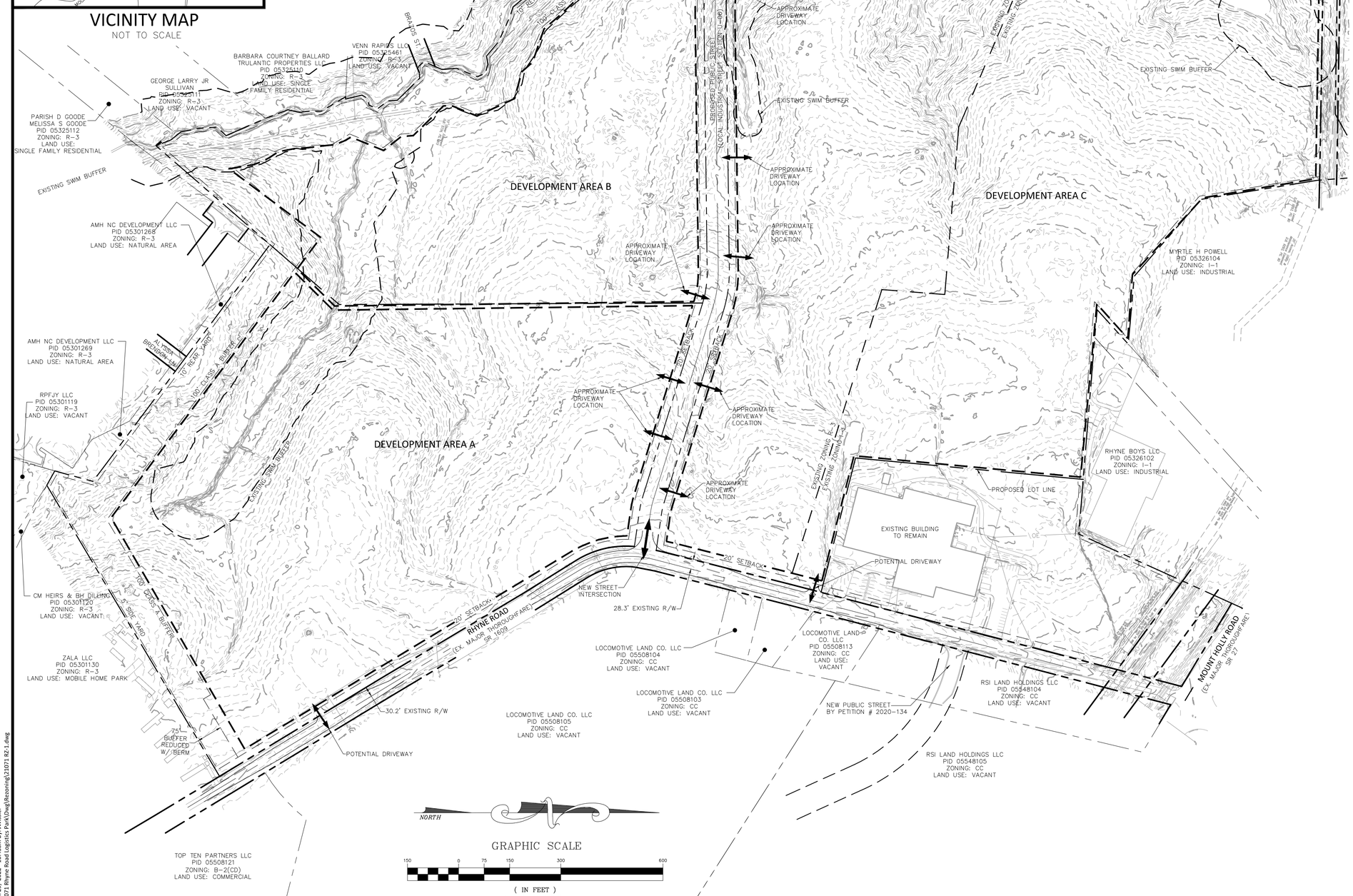


VICINITY MAP
NOT TO SCALE



PETITION NO. 2021-XXX

DEVELOPMENT STANDARDS

PETITIONERS: BEACON ACQUISITIONS LLC & CRESCENT COMMUNITIES

3/28/2022

SITE DEVELOPMENT DATA:

TAX PARCEL NUMBERS: 053-261-05, PORTION OF 053-261-01, 053-251-15, 053-251-14, 053-251-13, 053-011-45, 053-011-37, 053-011-33, 053-011-34, 053-011-35, 053-011-36, AND 053-011-31

ACREAGE: +/- 135.35 ACRES
EXISTING ZONING: I-1, I-2(CD), AND R-3
PROPOSED ZONING: I-1(CD)
EXISTING USE: VACANT
PROPOSED USE: INDUSTRIAL
MAXIMUM DEVELOPMENT: UP TO 1,775,000 SQUARE FEET OF GROSS FLOOR AREA, AS FURTHER LIMITED BELOW
MAXIMUM BUILDING HEIGHT: HEIGHT AS PERMITTED BY THE ORDINANCE.

I. GENERAL PROVISIONS

A. THESE DEVELOPMENT STANDARDS FORM PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED JOINTLY BY BEACON ACQUISITIONS LLC AND CRESCENT COMMUNITIES (COLLECTIVELY, THE "PETITIONERS") TO ACCOMMODATE AN INDUSTRIAL DEVELOPMENT ON THAT APPROXIMATELY 135.35-ACRE SITE LOCATED NEAR THE SOUTHWEST INTERSECTION OF RHYNE ROAD AND MOUNT-HOLLY ROAD, MORE PARTICULARLY DESCRIBED AS TAX PARCEL NUMBERS 053-261-05, PORTION OF 053-261-01, 053-251-15, 053-251-14, 053-251-13, 053-011-45, 053-011-37, 053-011-33, 053-011-34, 053-011-35, 053-011-36, AND 053-011-31 (THE "SITE").

B. DEVELOPMENT OF THE SITE SHALL BE GOVERNED BY THE ACCOMPANYING REZONING PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE"). THE REZONING PLAN IS INTENDED REFLECT MAXIMUM DEVELOPMENT RIGHTS AND THE ARRANGEMENTS AND LOCATIONS OF ACCESS POINTS.

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. 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 SUBSECTIONS 6.207(1) OR (2) OF THE ORDINANCE, AS APPLICABLE.

II. PERMITTED USES AND MAXIMUM DEVELOPMENT

THE SITE MAY BE DEVELOPED WITH UP TO 1,775,000 SQUARE FEET OF GROSS FLOOR AREA OF WAREHOUSING, WAREHOUSE DISTRIBUTION, MANUFACTURING, OFFICE, AND ALL OTHER INDUSTRIAL USES AS PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE I-1 ZONING DISTRICT. THE FOLLOWING ITEMS WILL NOT BE COUNTED AS PART OF THE ALLOWED GROSS FLOOR AREA FOR THE SITE: STRUCTURED PARKING FACILITIES AND ALL LOADING DOCK AREAS (OPEN OR ENCLOSED).

IN NO EVENT SHALL THE FOLLOWING USES BE PERMITTED:

- ADULT ESTABLISHMENT
- AUTOMOBILE SERVICE STATIONS
- AUTOMOTIVE REPAIR GARAGES
- CAR WASHES
- DRY CLEANING AND LAUNDRY ESTABLISHMENTS
- JUNK YARDS
- PETROLEUM TANK FARM
- CEMETERIES
- LANDFILLS
- QUARRIES
- RACEWAY AND DRAGSTRIPS

III. TRANSPORTATION

A. VEHICULAR ACCESS TO THE SITE WILL BE AS GENERALLY DEPICTED ON THE REZONING PLAN, FINAL LOCATIONS OF SUCH ACCESS POINTS TO BE DETERMINED IN COORDINATION WITH CDOT/NCDOT DURING THE PERMITTING PHASE OF DEVELOPMENT.

B. PETITIONER(S) SHALL CONSTRUCT A NEW PUBLIC STREET THROUGH THE SITE TO LOCAL INDUSTRIAL STANDARDS, EXTENDING THROUGH FROM ITS INTERSECTION AT RHYNE ROAD AND TERMINATING AT THE CREEK CROSSING, AS GENERALLY DEPICTED ON THE REZONING PLAN. SUCH CONSTRUCTION SHALL BE COMPLETED IN PHASES AS DETERMINED DURING PERMITTING PHASE OF DEVELOPMENT.

C. PETITIONER(S) SHALL MAKE IMPROVEMENTS TO RHYNE ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN, SUBJECT TO NCDOT APPROVAL AND PENDING RESULTS OF THE TRAFFIC IMPACT STUDY (TIS).

D. PETITIONER(S) SHALL PROVIDE SIDEWALK CONNECTIONS ALONG THE SITE'S FRONTAGE OF RHYNE ROAD AND THE PROPOSED NEW PUBLIC INTERNAL STREET.

E. PETITIONER SHALL DEDICATE ALL RIGHTS-OF-WAY WHERE NECESSARY, IN FEE SIMPLE CONVEYANCE TO THE CITY OF CHARLOTTE PRIOR TO THE ISSUANCE OF THE FIRST BUILDING CERTIFICATE OF OCCUPANCY FOR THE DEVELOPMENT AREA OR PHASE FOR WHICH THE RIGHT(S)-OF-WAY RELATES TO.

F. UNLESS STATED OTHERWISE HEREIN, THE PETITIONER SHALL ENSURE THAT ALL TRANSPORTATION IMPROVEMENTS ARE SUBSTANTIALLY COMPLETED (EITHER CONSTRUCTED OR BONDED) PRIOR TO THE ISSUANCE OF THE FIRST BUILDING CERTIFICATE OF OCCUPANCY FOR THE DEVELOPMENT AREA OR PHASE FOR WHICH IT RELATES.

G. ALL PUBLIC ROADWAY IMPROVEMENTS WILL BE SUBJECT TO THE STANDARDS AND CRITERIA OF CDOT AND NCDOT, AS APPLICABLE, TO THE ROADWAY IMPROVEMENTS WITHIN THEIR RESPECTIVE ROAD SYSTEM AUTHORITY. IT IS UNDERSTOOD THAT SUCH IMPROVEMENTS MAY BE UNDERTAKEN BY THE PETITIONER ON ITS OWN OR IN CONJUNCTION WITH OTHER DEVELOPMENT OR ROADWAY PROJECTS TAKING PLACE WITHIN THE BROAD AREA, BY WAY OF A PRIVATE/PUBLIC PARTNERSHIP EFFORT OR OTHER PUBLIC SECTOR PROJECT SUPPORT.

IV. ARCHITECTURAL STANDARDS

A. BUILDING MATERIALS: THE PRINCIPAL BUILDING(S) CONSTRUCTED ON THE SITE MAY USE A VARIETY OF BUILDING MATERIALS. THE BUILDING MATERIALS MAY BE A COMBINATION OF THE FOLLOWING: GLASS, BRICK, STONE, SIMULATED STONE, PRE-CAST STONE, PRE-CAST CONCRETE, SYNTHETIC STONE, STUCCO, CEMENTITIOUS SIDING (SUCH AS HARDIPLANK, PANEL, SHINGLES, OR SIMILAR PRODUCTS), METAL PANELS, EIFS, CAST ON SITE CONCRETE PANEL OR WOOD. VINYL AS A BUILDING MATERIAL MAY ONLY BE PERMITTED ON WINDOWS, SOFFITS, AND TRIM.

V. BUFFERS

A. THE PETITIONER(S) SHALL PROVIDE A MINIMUM ONE HUNDRED (100) FOOT WIDE CLASS A BUFFER, WHICH MAY BE REDUCED 25% PER THE ORDINANCE WITH A BERM, IN THE AREAS AS GENERALLY DEPICTED ON THE REZONING PLAN.

VI. SIGNAGE

A. [RESERVED]

VII. ENVIRONMENTAL FEATURES

A. THE PETITIONER(S) SHALL SATISFY THE REQUIREMENTS OF THE POST CONSTRUCTION STORMWATER ORDINANCE AND CITY OF CHARLOTTE TREE ORDINANCE.

B. THE LOCATION, SIZE, AND TYPE OF STORM WATER MANAGEMENT SYSTEMS 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.

C. DEVELOPMENT WITHIN THE SWIM/PCSO BUFFER, IF PROVIDED, SHALL BE COORDINATED WITH AND SUBJECT TO APPROVAL BY CHARLOTTE-MECKLENBURG STORM WATER SERVICES AND MITIGATED IF REQUIRED BY CITY ORDINANCE. STREAM DELINEATION REPORTS ARE SUBJECT TO REVIEW AND APPROVAL BY CHARLOTTE STORM WATER SERVICES. IF BUFFERS AS SHOWN ON THE REZONING PLAN ARE LATER DETERMINED DURING WETLANDS DELINEATION STUDIES TO BE NON-EXISTENT, THE REZONING PLAN BUFFERS MAY BE REMOVED.

VIII. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

A. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN AND THESE DEVELOPMENT STANDARDS WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER(S) AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.

B. THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERMS, "PETITIONER(S)" AND "OWNER" OR "OWNERS" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF THE PETITIONER(S) OR THE OWNER(S) OF ANY PART OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.

ORSBORN ENGINEERING GROUP
605 LEXINGTON AVENUE, SUITE 301
CHARLOTTE, NC 28203
P) 704-749-1432
www.orsborn-eng.com

REZONING PETITION # 2022-000
FOR
RHYNE ROAD LOGISTICS PARK
CHARLOTTE, NORTH CAROLINA

BEACON ACQUISITIONS LLC
& CRESCENT COMMUNITIES
CHARLOTTE, NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL COMPANY C-3139 ORSBORN ENGINEERING GROUP, P.A.

	DATE	REVISIONS
1	03/29/22	REVISED NOTES

JOB #	21071
DATE:	12/20/21
SCALE:	1" = 150'
DRAWN BY:	JAW
APPROVED BY:	JCO

RZ-1

March 29, 2022 - 10:43am By: JWissler
P:\21071 Rhyne Road Logistics Park\Dwg\Rezoning\21071 RZ-1.dwg

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY ORSBORN ENGINEERING GROUP, PA SHALL BE WITHOUT LIABILITY TO ORSBORN ENGINEERING GROUP, PA.