

- ## 2. PERMITTED USES/DEVELOPMENT LIMITATIONS

- A total maximum of 20,000 square feet of gross floor area may be developed on the Site.
- D. A maximum of one use on the Site may have accessory drive-in and drive-through service lanes/windows. The maximum number of drive-in and drive through lanes for the use would be two.
- ### 3. 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.
- B. The alignments of the internal drives and circulation areas located on the Site are subject to minor modifications or alterations.
- C. The existing private drive located on the Site that provides vehicular access from and to Tax Parcel No. 025-151-03 and to from West W.T. Harris Boulevard shall remain.
- D. Prior to the issuance of the first certificate of occupancy for a new building constructed on the Site, Petitioner shall dedicate and convey to the City of Charlotte or to NCDOT as applicable (subject to a reservation for any necessary utility easements) those portions of the Site located immediately adjacent to West W.T. Harris Boulevard as required to provide right of way measuring 50 feet from the existing centerline of West W.T. Harris Boulevard, to the extent that such right of way does not already exist.
- E. Prior to the issuance of the first certificate of occupancy for a new building constructed on the Site, Petitioner will dedicate to the City of Charlotte or to NCDOT as applicable via fee simple conveyance any additional right-of-way indicated on the Rezoning Plan as right-of-way to be dedicated.
- F. Prior to the issuance of the first certificate of occupancy for a new building constructed on the Site, the site access drive from West W.T. Harris Boulevard shall be reconstructed to meet the standards of CLDSM driveway detail 10.25E.
- G. Subject to the approval of CDOT and NCDOT, Petitioner shall install a southbound right turn lane on West W.T. Harris Boulevard at the vehicular access point into the Site from West W.T. Harris Boulevard as generally depicted on the Rezoning Plan.
- H. All transportation improvements set out in this Section 3 of the Development Standards will be approved and constructed prior to the issuance of the first certificate of occupancy for a new building constructed on the Site.
- I. 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 northwestern Mecklenburg area, by way of a private/public partnership effort or other public sector project support.

A. The maximum height of any building constructed on the Site shall be 40 feet as measured under the Ordinance.

B. The architectural standards set out below shall apply to any buildings constructed on the Site.

- C. The design/layout of a potential use with accessory drive-in and drive-through service lanes/windows set out on the Rezoning Plan is illustrative and the design/layout may be modified during the permitting process.

A. A minimum 8 foot wide planting strip and a minimum 12 foot wide multi-use path shall be installed along the Site's frontage on West W.T. Harris Boulevard. The minimum 12 foot wide multi-use path (or portions thereof) may be located in a sidewalk utility easement.

B. A minimum 45 foot wide landscape area shall be established along the Site's western and southern boundary lines as more particularly depicted on the Rezoning Plan. At a minimum, this 45 foot wide landscape area shall meet the tree and shrub requirements of a Class B buffer. If the existing trees and shrubs located within this 45 foot wide landscape area do not meet the tree and shrub requirements of a Class B buffer, then Petitioner shall plant and install supplemental trees and shrubs to bring the 45 foot wide landscape area into compliance with the tree and shrub requirements of a Class B buffer.

C. A minimum 6 foot tall wooden screen fence shall be installed within the 45 foot wide landscape area described above as generally depicted on the Rezoning Plan.

D. In the event that a drive aisle, a drive through window lane and/or a drive through window are located between a building and West W.T. Harris Boulevard, then the drive aisle or drive through window lane shall be screened from West W.T. Harris Boulevard by a two to three foot tall masonry wall and/or shrubs that meet the requirements of Section 12.303(2)(g) of the Ordinance.

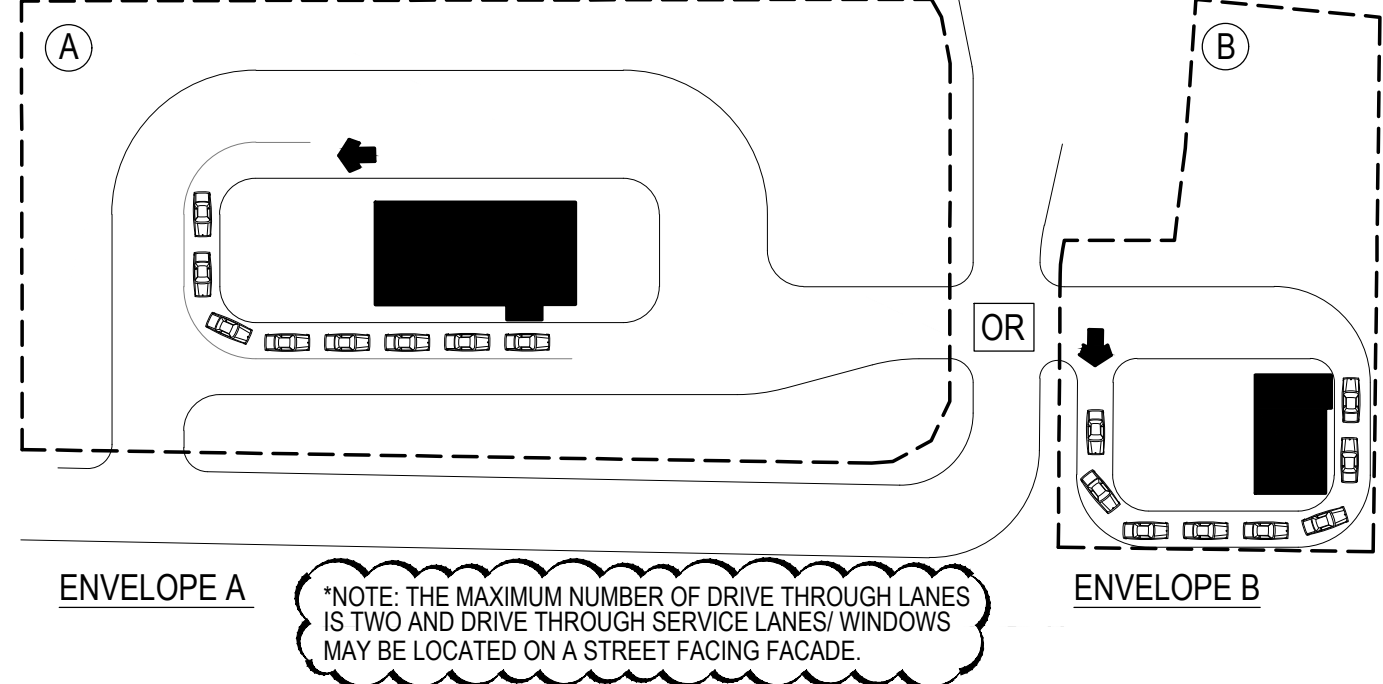
- A. Any freestanding lighting fixtures installed on the Site after the approval of this Rezoning Petition (excluding street lights, lower, decorative lighting that may be installed along and/or on the driveways, sidewalks, patios and parking areas and landscaping lighting) shall be fully capped and 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 after the approval of this Rezoning Petition shall be 21 feet.

7. **ENVIRONMENTAL FEATURES**

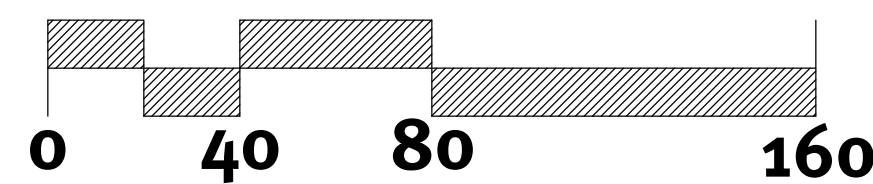
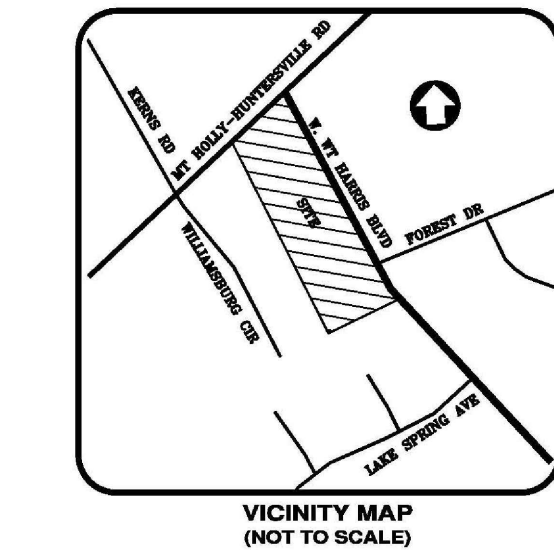
- A. Petitioner shall comply with the Charlotte City Council approved and adopted Post-Construction Stormwater Ordinance.
- B. The location, size and type of storm water management systems depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal 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 of the Site shall comply with the applicable requirements of the City of Charlotte Tree Ordinance.

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



SITE DATA TABLE	
TAX PARCEL NO.:	025-151-17
SITE AREA:	2.970 ACRES
EXISTING ZONING:	NEIGHBORHOOD SERVICES
PROPOSED ZONING:	NEIGHBORHOOD SERVICES SITE PLAN AMENDMENT
EXISTING USES:	VACANT
PROPOSED USES:	SEE THE DEVELOPMENT STANDARDS
MAX. GROSS FLOOR AREA:	20,000 SQUARE FEET
MAX. BUILDING HEIGHT:	40 FEET
PARKING:	PER THE ORDINANCE



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