

REZONING LEGEND

- EXISTING ROW ——— EX-ROW ———
- FUTURE ROW ——— F-ROW ———
- PROPOSED ACCESS EASEMENT ——— A/E ———
- PROPOSED SIDEWALK UTILITY EASEMENT ——— SUE ———
- PROPERTY LINE ———
- SETBACK/BUFFER ———
- BUILDING FOOTPRINT [Solid Gray Box]
- PROPOSED ACCESS LOCATION [Double Arrow]
- PROPOSED STUB LOCATION [Single Arrow]

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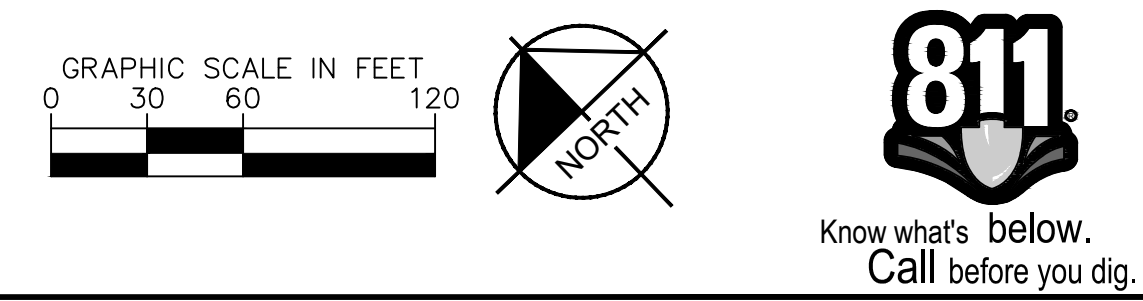
NOT FOR CONSTRUCTION

KH PROJECT	014447000
DATE	11/29/2022
SCALE	AS SHOWN
DESIGNED BY	JAC
DRAWN BY	JAC
CHECKED BY	RMS

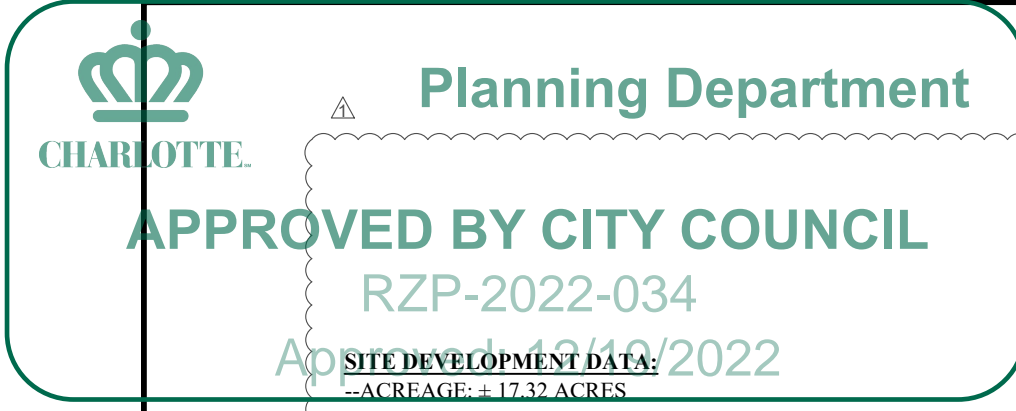
TECHNICAL DATA SHEET

GIBBAN ROAD
 PREPARED FOR
ROERS COMPANIES
 CHARLOTTE, NC
 SHEET NUMBER
RZ-1

SITE DATA:
 ACREAGE: 17.32 ACRES
 TOTAL MULTIFAMILY UNITS: 208
 TOTAL TOWNHOME UNITS: 32
 PARKING REQUIRED: 1.5 SPACES PER UNIT
 PARKING PROVIDED: PER ORDINANCE
 OPEN SPACE: SHALL MEET ORDINANCE REQUIREMENTS



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ROERS COMPANIES - GIBBON ROAD DEVELOPMENT STANDARDS REVISION 11/22/2022 REZONING PETITION NO. 2022-034

- TAX PARCEL #: 045-451-03 AND 045-451-10 --EXISTING ZONING: I-2 (CD) AND R-3 --PROPOSED ZONING: R-17MF (CD) --EXISTING USES: COMMERCIAL AND SINGLE-FAMILY RESIDENTIAL --PROPOSED USES: UP TO TWO HUNDRED AND EIGHT (208) MULTI-FAMILY RESIDENTIAL DWELLING UNITS AND UP TO THIRTY-TWO (32) ATTACHED RESIDENTIAL UNITS TOGETHER WITH ACCESSORY USES FOR A TOTAL OF 240 UNITS, AS ALLOWED IN THE R-17MF ZONING DISTRICT. --DENSITY: THE PROPOSED DENSITY WILL BE UP TO SEVENTEEN (17) UNITS TO THE ACRE. --MAXIMUM BUILDING HEIGHT: THE MAXIMUM ALLOWED BUILDING HEIGHT WILL BE UP TO SIXTY-FIVE (65)-FEET FOR MULTI-FAMILY DWELLINGS AND UP TO FORTY-EIGHT (48)-FEET FOR TOWNHOME STYLE DWELLINGS. --PARKING: AS REQUIRED BY THE ORDINANCE.

1. GENERAL PROVISIONS:

- A. SITE LOCATION: THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY ROERS COMPANIES ("PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF UP TO TWO HUNDRED AND EIGHT (208) MULTI-FAMILY RESIDENTIAL DWELLING UNITS AND UP TO THIRTY-TWO (32) ATTACHED RESIDENTIAL UNITS ON APPROXIMATELY ± 17.32 ACRES SITE GENERALLY LOCATED AT THE INTERSECTION OF OLD STATESVILLE ROAD AND GIBBON ROAD, CHARLOTTE, NORTH CAROLINA, 28269 (THE "SITE"). B. ZONING DISTRICTS ORDINANCE: DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN AS WELL AS THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE"). UNLESS THE REZONING PLAN ESTABLISHES MORE STRINGENT STANDARDS THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE R-17MF ZONING CLASSIFICATION SHALL GOVERN. C. GRAPHICS AND ALTERATIONS: THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, STRUCTURES AND BUILDINGS, BUILDING ELEVATIONS, DRIVEWAYS, STREETS 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 PROPOSED. CHANGES TO THE REZONING PLAN NOT ANTICIPATED BY THE REZONING PLAN WILL BE REVIEWED AND APPROVED AS ALLOWED BY SECTION 6.207 OF THE ORDINANCE.

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. THEREFORE, THERE MAY BE INSTANCES WHERE MINOR MODIFICATIONS WILL BE ALLOWED WITHOUT REQUIRING THE ADMINISTRATIVE AMENDMENT PROCESS PER SECTION 6.207 OF THE ORDINANCE. THESE INSTANCES WOULD INCLUDE CHANGES TO GRAPHICS IF THEY ARE:

- I. MINOR AND DONT MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN.

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

- 2. NUMBER OF BUILDINGS PRINCIPAL AND ACCESSORY: THE TOTAL NUMBER OF PRINCIPAL RESIDENTIAL BUILDINGS TO BE DEVELOPED ON THE SITE SHALL NOT EXCEED FIFTEEN (15). ACCESSORY BUILDINGS AND STRUCTURES LOCATED ON THE SITE SHALL NOT BE CONSIDERED IN ANY LIMITATION ON THE NUMBER OF BUILDINGS ON THE SITE. ACCESSORY BUILDINGS AND STRUCTURES WILL BE CONSTRUCTED UTILIZING SIMILAR BUILDING MATERIALS, COLORS, ARCHITECTURAL ELEMENTS AND DESIGNS AS THE PRINCIPAL BUILDINGS LOCATED ON THE SITE.

3. PERMITTED USES & DEVELOPMENT AREA LIMITATIONS:

- A. THE SITE MAY BE DEVELOPED WITH UP TO TWO HUNDRED AND EIGHT (208) MULTI-FAMILY RESIDENTIAL DWELLING UNITS AND UP TO THIRTY-TWO (32) ATTACHED RESIDENTIAL UNITS TOGETHER WITH ACCESSORY USES FOR A TOTAL OF 240 UNITS, AS ALLOWED IN THE R-17MF ZONING DISTRICT.

4. ACCESS, AND TRANSPORTATION IMPROVEMENTS:

- A. ACCESS TO THE SITE WILL BE FROM OLD STATESVILLE ROAD AND GIBBON ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN. B. THE PETITIONER WILL CONSTRUCT CURB RAMP(S) ON THE CORNERS OF OLD STATESVILLE ROAD AND GIBBON ROAD AND THE TURN LANE ON OLD STATESVILLE ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN. C. THE PETITIONER WILL DEDICATE BY FEET SIMPLE CONVEYANCE ADDITIONAL RIGHT-OF-WAY ALONG RIDGE ROAD AS INDICATED ON THE REZONING PLAN. THIS ADDITIONAL RIGHT-OF-WAY WILL BE DEDICATED PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY. THE PETITIONER SHALL PROVIDE CDOT WITH RIGHT-OF-WAY OR SIDEWALK UTILITY EASEMENT SET AT TWO (2) FEET BEHIND BACK OF SIDEWALK WHERE FEASIBLE. D. THE PETITIONER MAY MODIFY THE ALIGNMENT OF THE INTERNAL VEHICULAR CIRCULATION AND DRIVEWAYS TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, PARKING LAYOUTS, AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY CDOT IN ACCORDANCE WITH PUBLISHED STANDARDS. E. PUBLIC STREET A AND PUBLIC STREET B SHALL BE PROVIDED AS GENERALLY DEPICTED ON THE REZONING PLAN. F. ALL TRANSPORTATION IMPROVEMENTS THAT ARE THE RESPONSIBILITY OF THE PETITIONER SHALL BE APPROVED AND CONSTRUCTED PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR THE SITE SUBJECT TO THE PETITIONER'S ABILITY TO POST A BOND FOR ANY IMPROVEMENTS NOT IN PLACE AT THE TIME OF THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY. 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 NORTHEASTERN MECKLENBURG AREA, BY WAY OF A PRIVATE/PUBLIC PARTNERSHIP EFFORT OR OTHER PUBLIC SECTOR PROJECT SUPPORT.

5. STREETScape, SETBACKS, BUFFERS, AND SCREENING:

- A. A THIRTY (30) FOOT SETBACK WILL BE PROVIDED ALONG GIBBON ROAD AND OLD STATESVILLE ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN. B. A TWELVE (12) FOOT MULT-USE PATH AND AN EIGHT (8) FOOT PLANTING STRIP SHALL BE PROVIDED ALONG GIBBON ROAD AND OLD STATESVILLE ROAD. C. AN EIGHT (8) FOOT SIDEWALK AND AN EIGHT (8) FOOT PLANTING STRIP SHALL BE PROVIDED ALONG PUBLIC STREET A AND PUBLIC STREET B. D. ALONG THE SITE'S INTERNAL PARKING AREAS, THE PETITIONER WILL PROVIDE A SIDEWALK AND CROSSWALK NETWORK THAT LINKS TO THE BUILDING ON THE SITE AND TO THE SIDEWALKS ALONG THE ABUTTING PUBLIC STREETS. THE MINIMUM WIDTH FOR THIS INTERNAL SIDEWALK WILL BE FIVE (5) FEET. E. AMENITY AREA(S) TO INCLUDE HARDSCAPE, GATHERING AREAS, SEATING OPPORTUNITIES AND/OR OTHER SIMILAR FEATURES. F. A FIFTY (50) FOOT CLASS C BUFFER SHALL BE ESTABLISHED ALONG A PORTION OF THE SOUTHERN AND EASTERN BOUNDARY LINE OF THE SITE AS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN, WHICH BUFFER SHALL CONFORM TO THE STANDARDS OF SECTION 12.302 OF THE ORDINANCE. THIS BUFFER SHALL REMAIN UNDISTURBED EXCEPT THAT THE PLANTING OF SUPPLEMENTAL TREES, SHRUBS, AND FENCE SHALL BE PERMITTED WITHIN THIS BUFFER AND ALLOW A REDUCTION TO THIRTY-SEVEN AND A HALF (37.5) FEET. G. PETITIONER SHALL PROVIDE A TWENTY (20) FOOT EASEMENT ALONG THE ADJACENT TO THE DUKE POWER CO. EASEMENT FOR THE FUTURE "SEAM TRAIL" AS GENERALLY DEPICTED.

6. GENERAL AND ARCHITECTURAL DESIGN GUIDELINES:

- A. THE FOLLOWING SHALL APPLY TO MULTI-FAMILY BUILDINGS ON THE SITE: I. THE PREFERRED BUILDING MATERIALS USED ON THE PRINCIPAL BUILDINGS CONSTRUCTED ON SITE WILL BE A COMBINATION OF PORTIONS OF THE FOLLOWING: BRICK, STONE, PRECAST STONE, PRECAST CONCRETE, SYNTHETIC STONE, CEMENTITIOUS FIBER BOARD, STUCCO, EIFS, DECORATIVE BLOCK AND/OR WOOD, VINYL OR ALUMINUM AS A BUILDING MATERIAL MAY ONLY BE USED ON WINDOWS, SOFFITS, INTERIOR BREEZEWAYS, AND ON HANDRAILS/RAILINGS. CONCRETE MASONRY UNITS NOT FULLY FINISHED ARE NOT PERMITTED. II. BUILDING PLACEMENT AND SITE DESIGN SHALL FOCUS ON AND ENHANCE THE PEDESTRIAN ENVIRONMENT THROUGH THE FOLLOWING: (I) BUILDINGS SHALL BE PLACED SO AS TO PRESENT A FRONT OR SIDE FACADE TO ALL NETWORK REQUIRED STREETS (PUBLIC OR PRIVATE); (II) BUILDINGS SHALL FRONT A MINIMUM OF 60% OF THE TOTAL NETWORK REQUIRED STREET FRONTAGE ON THE SITE (EXCLUSIVE OF DRIVEWAYS, PEDESTRIAN ACCESS, POINIS, ACCESSIBLE OPEN SPACE, TREE SAVE OR NATURAL AREAS, TREE REPLANTING AREAS AND STORM WATER FACILITIES); (III) PARKING LOTS SHALL NOT BE LOCATED BETWEEN ANY BUILDING AND ANY NETWORK REQUIRED PUBLIC OR PRIVATE STREET, AND (IV) DRIVEWAYS INTENDED TO SERVE SINGLE UNITS SHALL BE PROHIBITED ON ALL NETWORK REQUIRED STREETS. III. BUILDING MASSING AND HEIGHT SHALL BE DESIGNED TO BREAK UP LONG MONOLITHIC BUILDING FORMS AS FOLLOWS: BUILDINGS EXCEEDING ONE HUNDRED TWENTY (120) FEET IN LENGTH SHALL INCLUDE MODULATIONS OF THE BUILDING MASSING/FACADE PLANE (SUCH AS RECESSES, PROJECTIONS, AND ARCHITECTURAL DETAILS), MODULATIONS SHALL BE MINIMUM OF TEN (10) FEET WIDE AND SHALL PROJECT OR RECESS A MINIMUM OF EIGHTEEN (18) INCHES EXTENDING THROUGH THE BUILDING. IV. ARCHITECTURAL ELEVATION DESIGN - ELEVATIONS SHALL BE DESIGNED TO CREATE VISUAL INTEREST AS FOLLOWS: (I) BUILDING ELEVATIONS SHALL BE DESIGNED WITH VERTICAL BAYS OR ARTICULATED ARCHITECTURAL FACADE FEATURES WHICH MAY INCLUDE BUT NOT BE LIMITED TO A COMBINATION OF EXTERIOR WALL OFFSETS, PROJECTIONS, RECESSES, PILASTERS, BANDING AND CHANGE IN MATERIALS OR COLORS; (II) BUILDINGS SHALL BE DESIGNED WITH A RECOGNIZABLE ARCHITECTURAL BASE ON ALL FACADES FACING NETWORK REQUIRED PUBLIC OR PRIVATE STREETS. SUCH BASE MAY BE EXECUTED THROUGH USE OF PREFERRED EXTERIOR BUILDING MATERIALS OR ARTICULATED ARCHITECTURAL FACADE FEATURES AND COLOR CHANGES; AND (III) BUILDING ELEVATIONS FACING NETWORK REQUIRED PUBLIC OR PRIVATE STREETS SHALL NOT HAVE EXPANSIONS OF BLANK WALLS GREATER THAN 20 FEET IN ALL DIRECTIONS AND ARCHITECTURAL FEATURES SUCH AS BUT NOT LIMITED TO BANDING, MEDALLIONS OR DESIGN FEATURES OR MATERIALS WILL BE PROVIDED TO AVOID A STERILE, UNARTICULATED BLANK TREATMENT OF SUCH WALLS. V. ROOF FORM AND ARTICULATION - ROOF FORM AND LINES SHALL BE DESIGNED TO AVOID THE APPEARANCE OF A LARGE MONOLITHIC ROOF STRUCTURE AS FOLLOWS: (I) LONG PITCHED OR FLAT ROOF LINES SHALL AVOID CONTINUOUS EXPANSIONS WITHOUT VARIATION INCLUDING CHANGES IN HEIGHT AND/OR ROOF FORM, TO INCLUDE BUT NOT BE LIMITED TO GABLES, HIPS, DORMER OR PARAPETS; (II) FOR PITCHED ROOFS THE MINIMUM ALLOWED IS 4:12 EXCLUDING BUILDINGS WITH A FLAT ROOF AND PARAPET WALLS; AND (III) ROOF TOP HVAC AND RELATED MECHANICAL EQUIPMENT WILL BE SCREENED FROM PUBLIC VIEW AT GRADE FROM THE NEAREST STREET. VI. SERVICE AREA SCREENING - SERVICE AREAS SUCH AS DUMPSTERS, REFUSE AREAS, RECYCLING AND STORAGE SHALL BE SCREENED FROM VIEW WITH MATERIALS AND DESIGN TO BE COMPATIBLE WITH PRINCIPAL STRUCTURES. SUCH DESIGN SHALL INCLUDE A MINIMUM 20 PERCENT PREFERRED EXTERIOR BUILDING MATERIALS OR A CLASS B BUFFER NOT LESS THAN 10' IN DEPTH AT ALL ABOVE GRADE PERIMETER NOT PAVED FOR ACCESS. VII. SIDEWALK EXTENSIONS SHOULD BE PROVIDED BETWEEN ALL STREET TREES ON ALL PUBLIC AND PRIVATE NETWORK REQUIRED STREETS WHEN PARKING IS ADJACENT. B. THE FOLLOWING SHALL APPLY TO ATTACHED DWELLING UNITS: I. PITCHED ROOFS, IF PROVIDED, SHALL BE SYMMETRICALLY SLOPED NO LESS THAN 5:12, EXCEPT THAT ROOFS FOR PORCHES AND ATTACHED SHEDS MAY BE NO LESS THAN 2:12, UNLESS A FLAT ROOF ARCHITECTURAL STYLE IS EMPLOYED. II. USABLE PORCHES AND STOOPS SHALL FORM A PREDOMINANT FEATURE OF THE BUILDING DESIGN AND BE LOCATED ON THE FRONT AND/OR SIDE OF THE BUILDING. USABLE FRONT PORCHES, WHEN PROVIDED, SHOULD BE COVERED AND BE AT LEAST SIX (6) FEET DEEP. STOOPS AND ENTRY-LEVEL PORCHES MAY BE COVERED BUT SHOULD NOT BE ENCLOSED. III. THE MAXIMUM BLANK WALL EXPANSION TO TEN (10) FEET ON ALL BUILDING LEVELS. IV. GARAGE DOORS VISIBLE FROM PUBLIC OR PRIVATE STREETS SHOULD MINIMIZE THE VISUAL IMPACT BY PROVIDING A SETBACK OF TWELVE (12) TO TWENTY-FOUR (24) INCHES FROM THE FRONT WALL PLANE AND ADDITIONAL ARCHITECTURAL TREATMENTS SUCH AS TRANSLUCENT WINDOWS OR PROJECTING ELEMENTS OVER THE GARAGE DOOR OPENING. V. WALKWAYS SHOULD BE PROVIDED TO CONNECT ALL RESIDENTIAL ENTRANCES TO SIDEWALKS ALONG PUBLIC AND PRIVATE STREETS. VI. TOWNHOUSE AND ATTACHED RESIDENTIAL BUILDINGS FRONTING PUBLIC OR PRIVATE NETWORK REQUIRED STREETS SHOULD BE LIMITED TO FIVE (5) INDIVIDUAL UNITS OR FEWER. THE NUMBER OF INDIVIDUAL UNITS PER BUILDING SHOULD BE VARIED IN ADJACENT BUILDINGS IF MULTIPLE (FIVE) 5-UNIT BUILDINGS ARE ADJACENT. VII. METER BANKS WILL BE SCREENED FROM ADJOINING PROPERTIES AND FROM THE ABUTTING PUBLIC STREETS. VIII. HVAC AND RELATED MECHANICAL EQUIPMENT WILL BE SCREENED FROM PUBLIC VIEW AND FROM VIEW OF ADJACENT PROPERTIES AT GRADE. C. SERVICE AREA SCREENING - SERVICE AREAS SUCH AS DUMPSTERS, REFUSE AREAS, RECYCLING, AND STORAGE SHALL BE SCREENED FROM VIEW WITH MATERIALS AND DESIGN TO BE COMPATIBLE WITH PRINCIPAL STRUCTURES.

7. OPEN SPACE:

- A. A MINIMUM OF 4000 SQUARE FEET OF OPEN SPACE SHALL BE PROVIDED. OPEN SPACE AREAS WILL BE PROVIDED AS GENERALLY DEPICTED ON THE REZONING PLAN AS GREEN SPACE. THE PROPOSED OPEN SPACE AMENITY AREAS WILL BE IMPROVED WITH LANDSCAPING, SEATING AREAS, HARDSCAPE ELEMENTS, AND SHADE STRUCTURES AS APPLICABLE AND APPROPRIATE TO THE PROPOSED AMENITY AREA. B. THE PETITIONER SHALL DEDICATE A SEVENTY-ONE (71) FOOT EASEMENT TO MECKLENBURG COUNTY PARK AND RECREATION AS GENERALLY DEPICTED ON THE REZONING PLAN.

8. ENVIRONMENTAL FEATURES:

- A. THE SITE WILL COMPLY WITH POST CONSTRUCTION ORDINANCE. 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. B. THE SITE SHALL COMPLY WITH THE CITY OF CHARLOTTE TREE ORDINANCE.

9. LIGHTING:

- A. ALL NEW LIGHTING SHALL BE FULL CUT-OFF TYPE LIGHTING FIXTURES EXCLUDING LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS, SIDEWALKS, PARKING AREAS AND COURTYARDS. B. DETACHED LIGHTING ON THE SITE, EXCEPT STREETLIGHTS LOCATED ALONG PUBLIC STREETS, WILL BE LIMITED TO TWENTY-FIVE (25) FEET IN HEIGHT EXCEPT AS MAY BE REQUIRED FOR PUBLIC SAFETY PURPOSES.

10. AMENDMENTS TO THE REZONING PLAN:

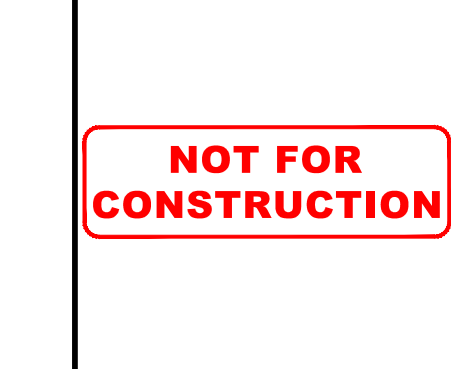
- A. FUTURE AMENDMENTS TO THE REZONING PLAN (WHICH INCLUDES THESE DEVELOPMENT STANDARDS) MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE APPLICABLE DEVELOPMENT AREA PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE.

11. BINDING EFFECT OF THE REZONING APPLICATION:

- A. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.

NO.	REVISIONS	DATE	BY
1	REZONING COMMENTS	11/28/22	JAC

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SHEET NUMBER
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