

## December 2, 2021

A. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Tribek Properties (the "Petitioner") for an approximately 2,970 acre site located on the west side of West W.T. Harris Boulevard, just south of the intersection of West W.T. Harris Boulevard and Mt. Holly-Huntersville Road, which site is more particularly depicted on the Rezoning Plan (hereinafter referred to as the "Site"). The Site is comprised of Tax Parcel No. 025-151-17.

C. Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the Neighborhood Services ("NS") 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, landscape area and yard 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.

All principal buildings, accessory structures and parking areas developed on the Site shall be located within one of the two Building and Parking Envelopes. This Rezoning Plan does not limit the number of principal buildings, accessory structures and parking areas that may be located within a Building and Parking Envelope or on the Site. The number of principal buildings, accessory structures and parking areas that may be located on the Site or within a Building and Parking Envelope shall be governed by the applicable provisions of the Ordinance.

F. 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.

A. Subject to the limitations set out below, the Site may be devoted to any use or uses allowed by right or under prescribed conditions in the NS zoning district, together with any incidental or accessory uses associated therewith that are permitted under the Ordinance in the NS zoning district.

C. A maximum of one use on the Site may have accessory drive-in and drive-through service lanes/windows.

D. A use with accessory drive-in and drive-through service lanes/windows may only be located within Building and Parking Envelope A.

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.

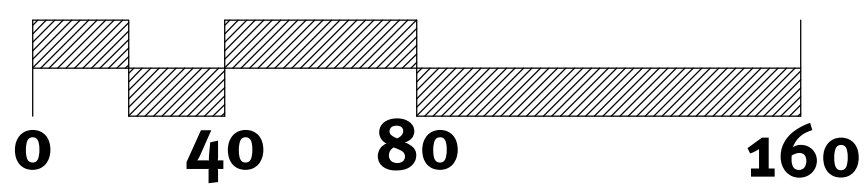
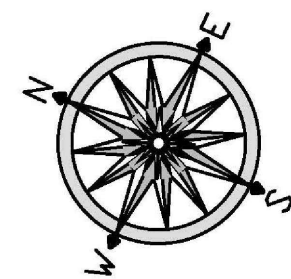
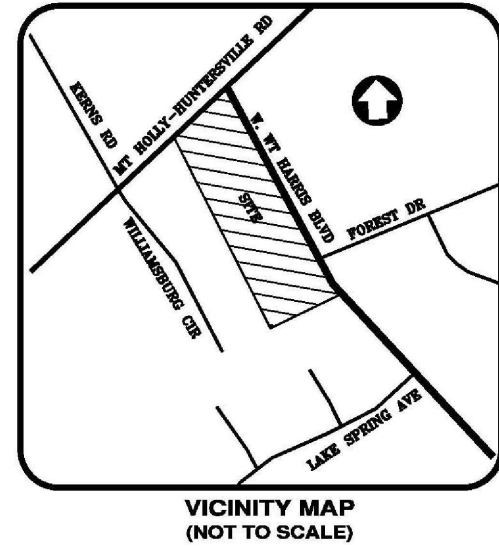
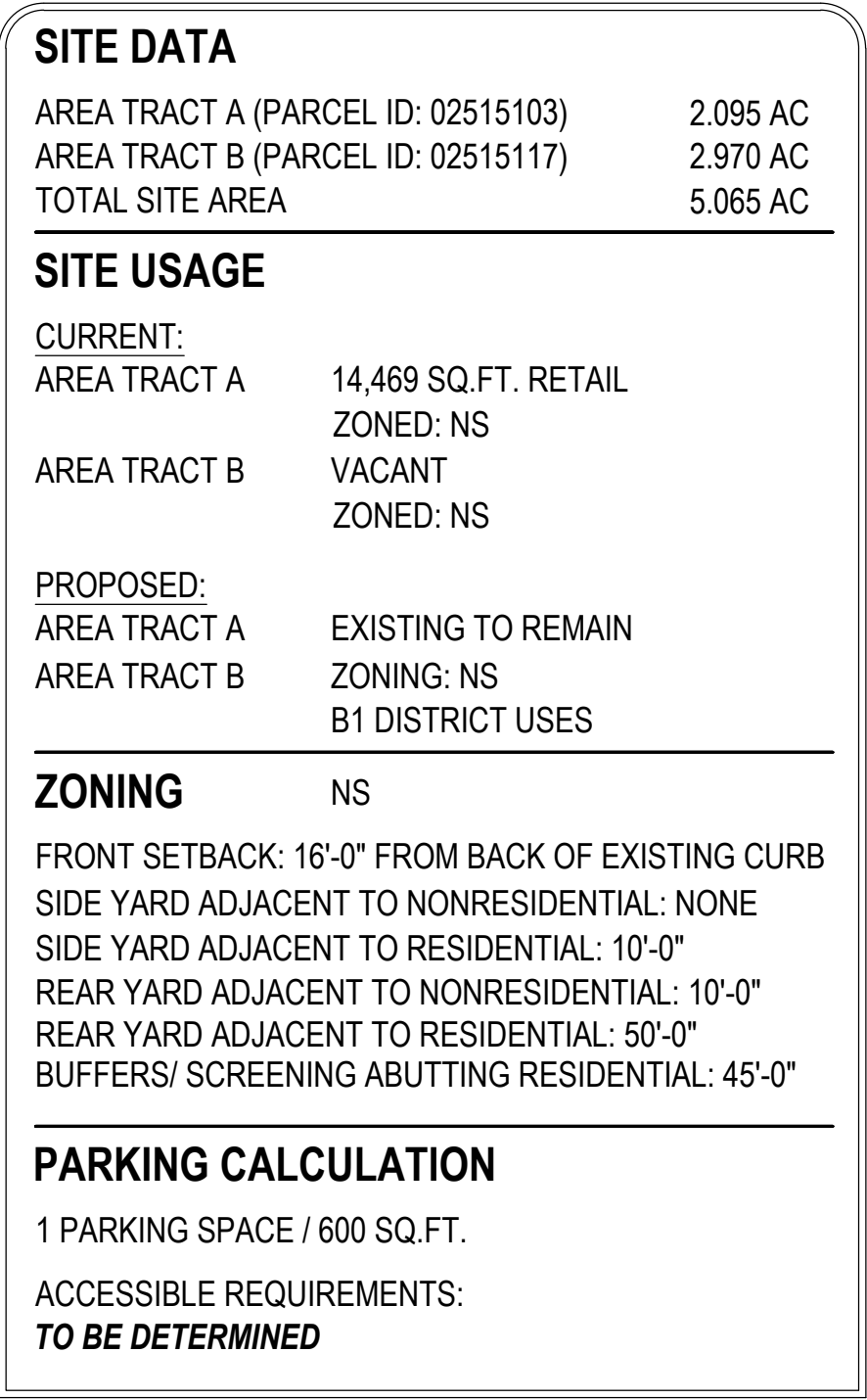
C. The existing private drive located on the Site that provides vehicular access from and to Tax Parcel No. 025-151-03 to and from West W.T. Harris Boulevard shall remain.

A. The maximum height of any building constructed on the Site shall be 35 feet as measured under the Ordinance.

A. A minimum 8 foot wide planting strip and a minimum 6 foot wide sidewalk shall be installed along the Site's frontage on West W.T. Harris Boulevard.

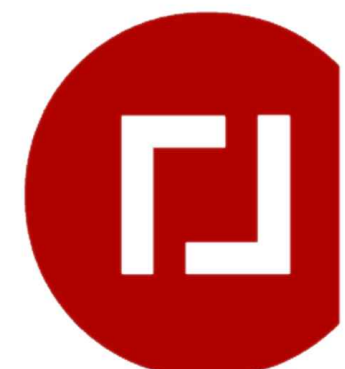
B. A minimum 45 foot wide landscape area shall be established along the Site's western and southern boundary lines as more particularly depicted on the Rezoning Plan. At a minimum, this 45 foot wide landscape area shall meet the tree and shrub requirements of a Class B buffer. If the existing trees and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



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THIS CONCEPTUAL PLAN AS SHOWN.



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**SCALE : 1"= 40'-0"**

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