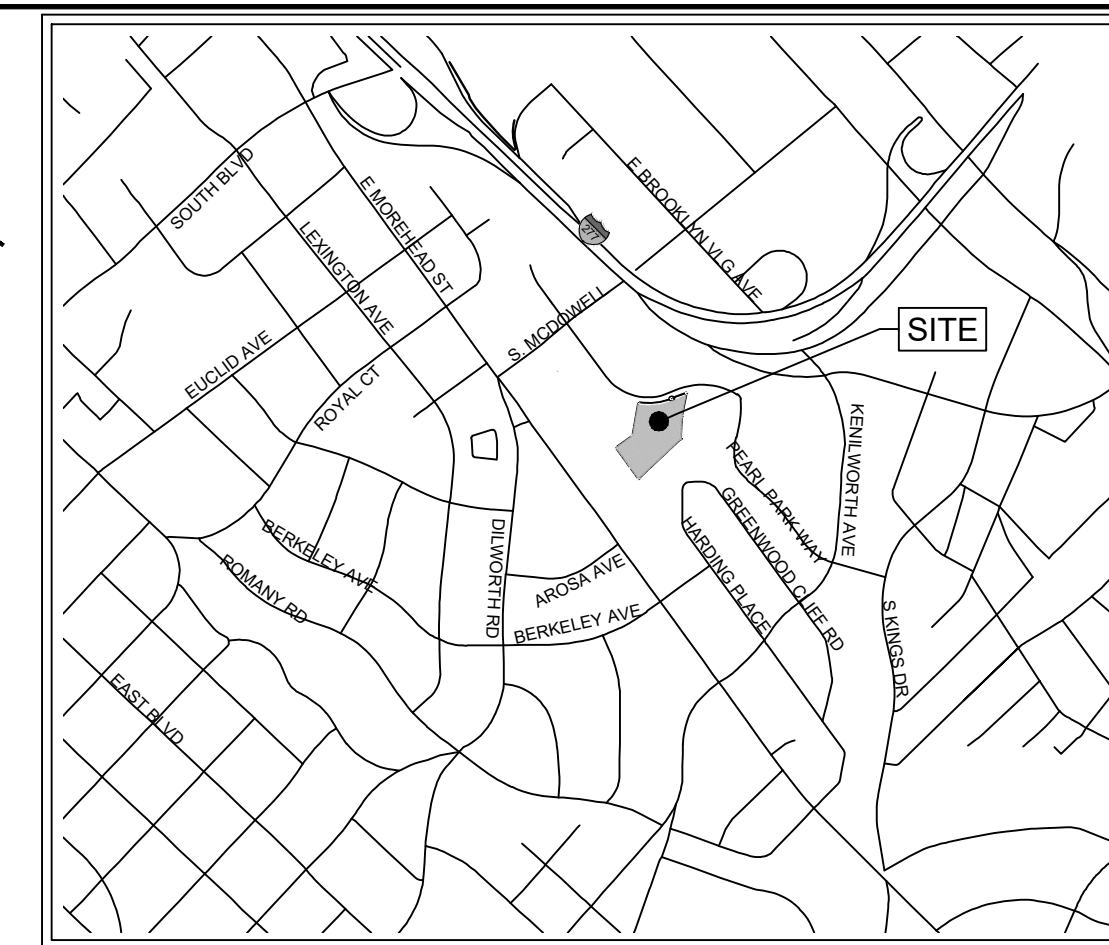
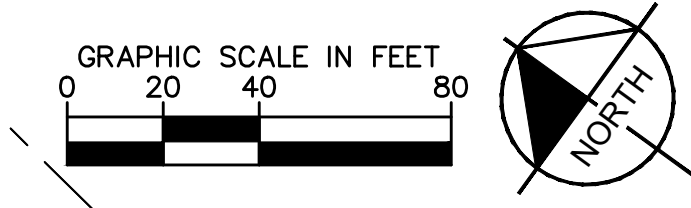
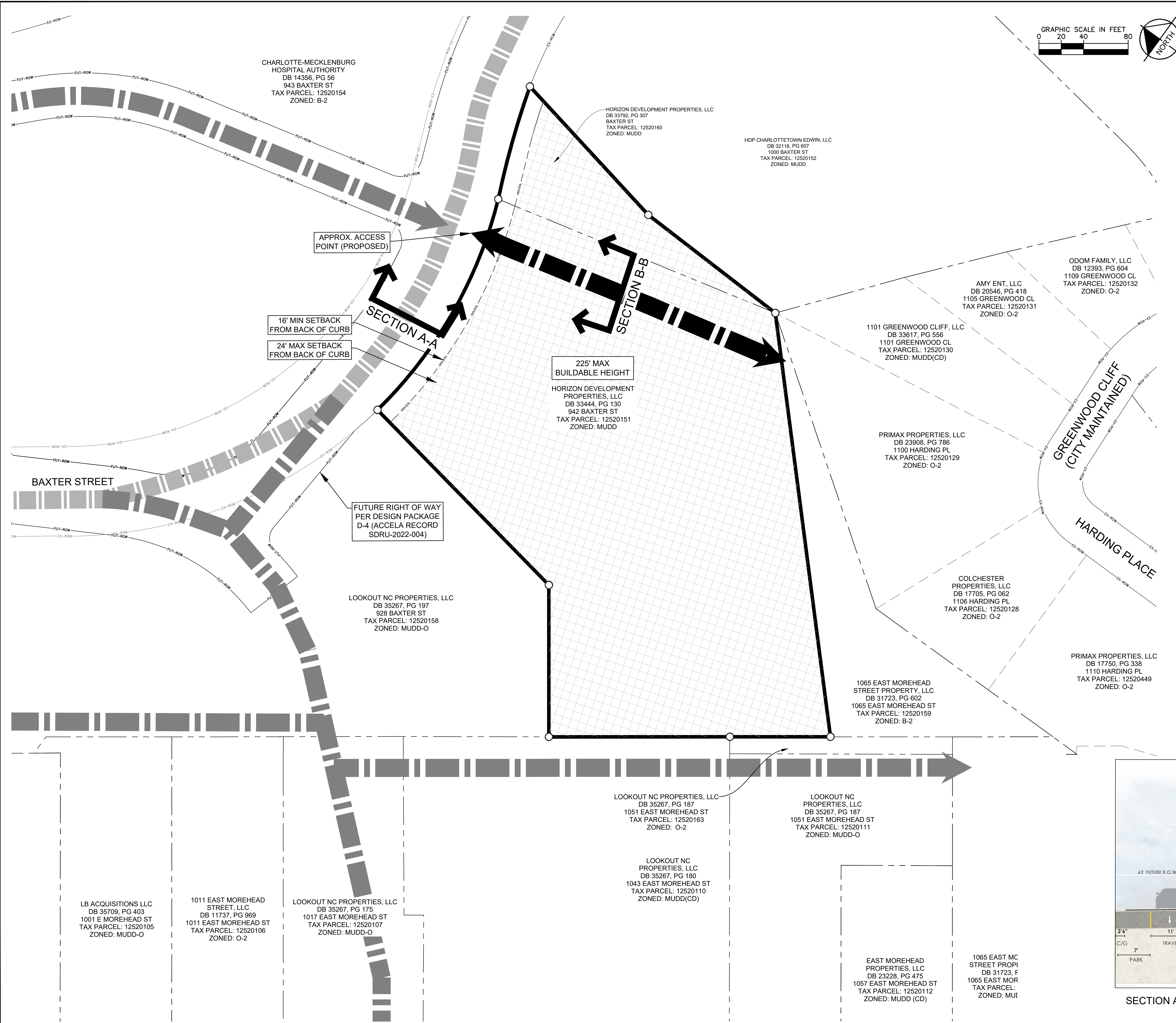


Plotted By: Cahill, Pet Sheet Set: 720 E MOREHEAD REZONING Layout: RZ-1.0 January 27, 2023 01:57:56pm K:\CHL_PRJ\015031 Carolina Healthcare System\151 720 E Morehead\02 - DWG\PlanSheets\Baxter Park Rezoning RZ-1.0 BP TECHNICAL DATA SHEET.dwg



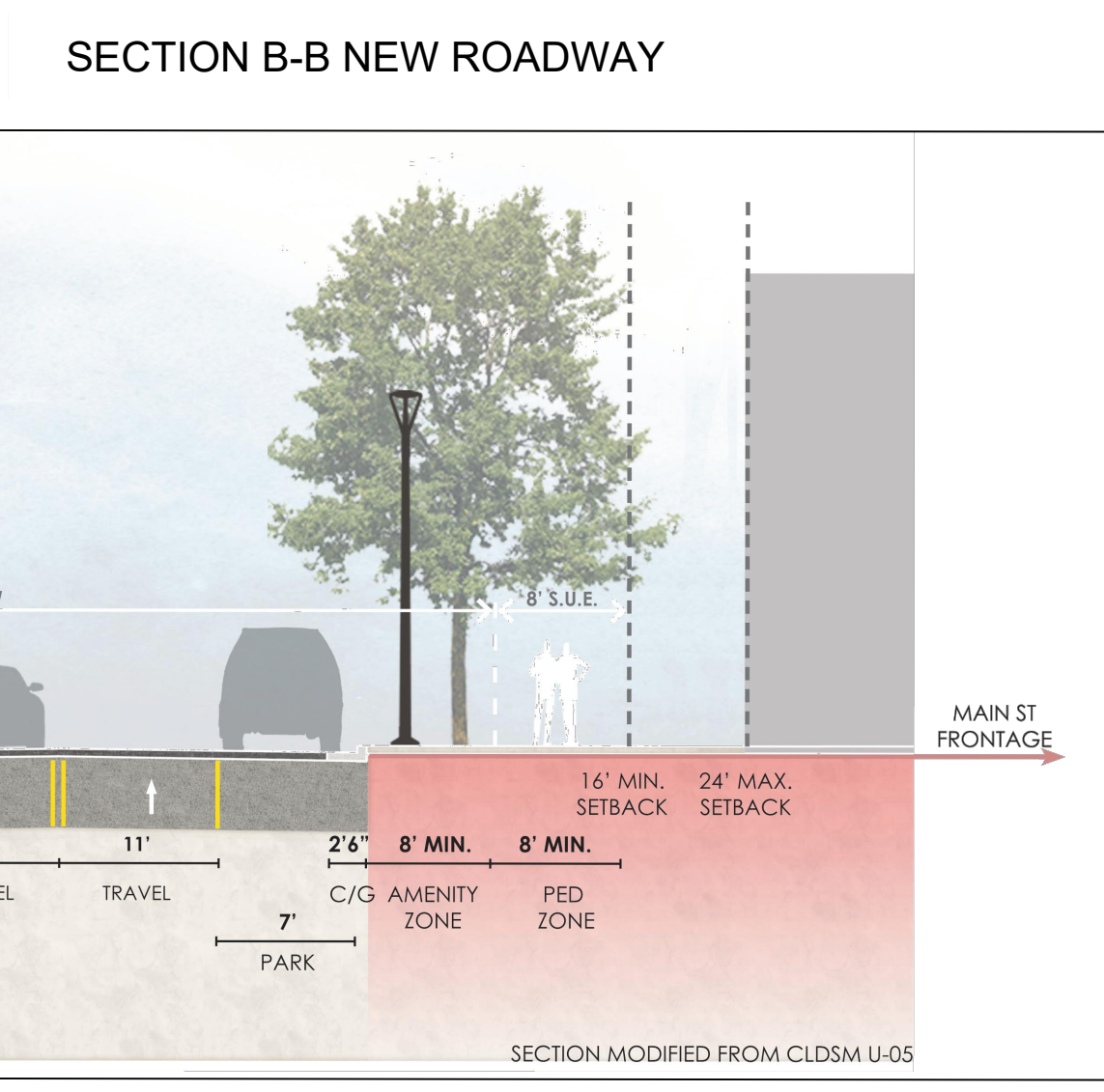
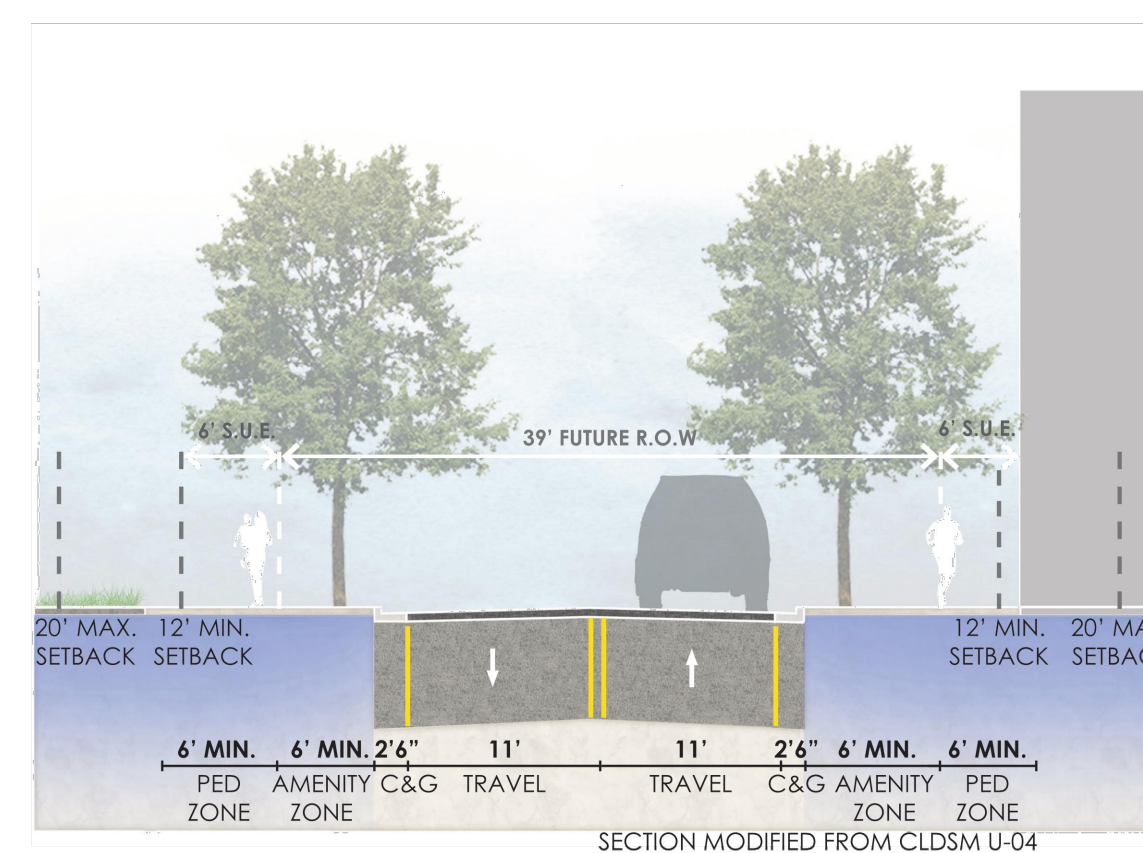
SITE LOCATION MAP
NOT TO SCALE

LEGEND

- PROPOSED REZONING BOUNDARY
- EXISTING CITY MAINTAINED ROAD
- PROPOSED CITY MAINTAINED ROAD PER RZ NO. 2021-092
- PROPOSED CITY MAINTAINED ROAD
- EXISTING PROPERTY LINE
- EXISTING ROW LINE
- FUTURE ROW LINE TO BE ESTABLISHED WITH THE PEARL MASTER INFRASTRUCTURE IMPROVEMENTS (ACCELA RECORD SDRU-2022-0004)
- POTENTIAL BUILDING AND PARKING ENVELOPE AREA

SITE DEVELOPMENT DATA:

REZONING BOUNDARY AREA: ± 3.11 ACRES
TAX PARCEL #S: 125-201-51, 125-201-60
EXISTING ZONING: MUDD
PROPOSED ZONING: MUDD-O (PED) WITH 5-YEAR VESTED RIGHTS
PROPOSED USE AND MAXIMUM GROSS FLOOR AREA: UP TO 330,000 SF NON RESIDENTIAL (SEE RZ-2.0)
MAXIMUM BUILDING HEIGHT: 225'
PARKING: PER ORDINANCE REQUIREMENTS



No.	REVISIONS	DATE	BY

Kimley **Horn**

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200 SOUTH TRYON ST. SUITE 200, CHARLOTTE, NC 28202
PHONE: 704-355-5131
WWW.KIMLEY-HORN.COM
NC LICENSE #P-0102

NOT FOR CONSTRUCTION

KH PROJECT	015031151
DATE	01/30/2022
SCALE	AS SHOWN
DESIGNED BY	PC/AW
DRAWN BY	PC/AW
CHECKED BY	MP

TECHNICAL DATA SHEET

942 BAXTER ST
PREPARED FOR
ATRIUM HEALTH
NORTH CAROLINA
CITY OF CHARLOTTE

SHEET NUMBER
RZ-1.0

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 Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

1. GENERAL PROVISIONS

- A. **Site.** These Development Standards and the Technical Data Sheet and other graphics set forth on Sheets RZ-1.0 and RZ-2.0 form the rezoning plan (collectively referred to as the "**Rezoning Plan**") associated with the Rezoning Petition filed by The Charlotte-Mecklenburg Hospital Authority (the "**Petitioner**") for an approximately 3.11 acre site that is more particularly depicted on the Rezoning Plan (hereinafter referred to as the "**Site**"). The Site is comprised of Tax Parcel Nos. 125-201-51 and 125-201-60.
- B. **Zoning District/Ordinance.** 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**"). Subject to the optional provision set out below, the regulations established under the Ordinance for the Mixed Use Development District ("**MUDD**") zoning district shall govern the development and use of the Site.
- C. **Graphics and Alterations.** The schematic depictions of the uses, sidewalks, driveways, streets, development area boundary 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 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:

- (1) Minor and do not materially change the overall design intent depicted on the Rezoning Plan.
- D. **Building and Parking Envelope.** The building and parking envelope for the Site is hatched on the Rezoning Plan and designated on the Legend as the Buildable and Parking Envelope.

All principal buildings, accessory structures, structured parking facilities and surface parking areas developed on the Site shall be located within the building and parking envelope. This Rezoning Plan does not limit the number of principal buildings, accessory structures, structured parking facilities and surface parking areas that may be located within the building and parking envelope or on the Site. The number of principal buildings, accessory structures, structured parking facilities and surface parking areas that may be located on the Site or within the building and parking envelope shall be governed by the applicable provisions of the Ordinance. Additionally, public streets, private streets and private drives may be located within the building and parking envelope.

- E. **Vested Rights.** Pursuant to Section 1.110 of the Ordinance and Section 160D-108.1 of the North Carolina General Statutes, the Rezoning Plan, if approved, shall be vested for a period of 5 years due to the size and phasing of the development, the level of investment, economic cycles and market conditions.
- F. **Amendments.** 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.

2. OPTIONAL PROVISION

The optional provision set out below shall apply to the development and use of the Site.

- A. The maximum height of any building constructed on the Site shall be 225 feet.

3. PERMITTED USES/DEVELOPMENT LIMITATIONS

- A. Subject to the limitations set out herein, the Site may be devoted to any use or uses permitted by right or under prescribed conditions in the MUDD zoning district, together with any incidental or accessory uses associated therewith that are permitted under the Ordinance in the MUDD zoning district, except for the following prohibited uses:
 - (1) Auction sales or auction houses.
 - (2) Automotive service stations, including minor adjustments, repairs, lubrication and accessory car washes.
 - (3) Equipment rental and leasing within an enclosed building.
 - (4) Group homes for up to 10 residents.
 - (5) Subdivision sales offices.
 - (6) Adult establishments.
 - (7) Bed and breakfasts (B&B's).
 - (8) Boarding houses.
 - (9) Building materials sales, retail.
 - (10) Commercial Rooming Houses.
 - (11) Electric and gas substations.
 - (12) Nursing homes, rest homes and homes for the aged.
 - (13) Pet services indoor/outdoor.
 - (14) Shelters.
 - (15) Stadiums, coliseums and arenas.
 - (16) Warehousing within an enclosed building for a self-storage facility only.
- B. The Site may contain and be developed with a total maximum of 330,000 square feet of gross floor area devoted to the non-residential uses permitted under these Development Standards.
- C. Notwithstanding the terms of paragraph 3.B. above, of the allowed 330,000 square feet of non-residential gross floor area, a maximum of 7,500 square feet of such gross floor area may be devoted to retail sales, personal service uses and eating, drinking and entertainment establishments (Type 1 and/or Type 2).

- D. Up to a total maximum of 330 multi-family dwelling units may be developed on the Site by reducing the amount of the non-residential gross floor area permitted under these Development Standards at the rate of 1,000 square feet of gross floor area per multi-family dwelling unit.
- E. For purposes of these development limitations and the development standards in general, the term "gross floor area" shall mean and refer to the sum of the gross horizontal areas of each floor of a principal building on the Site measured from the outside of the exterior walls or from the center line of party walls; provided, however, such term shall exclude structured parking facilities, surface parking facilities, areas used for building and equipment access (such as stairs, elevator shafts, vestibules, roof top equipment rooms and maintenance crawl spaces), all loading dock areas (open or enclosed), outdoor coolers and outdoor dining areas whether on the roof of the building(s) or at street level.
- F. As provided in paragraph 3.E. above, the gross floor area of any structured parking facilities located on the Site shall not be considered or counted towards the maximum gross floor area or density allowed on the Site.

4. TRANSPORTATION

- A. Vehicular access shall be as generally depicted on the Rezoning Plan. Notwithstanding the foregoing, the placement and configuration of the vehicular access points may be modified by Petitioner during the permitting process to accommodate changes in traffic patterns, changes in building and parking layouts and site constraints and to accommodate any modifications required by the Charlotte Department of Transportation ("CDOT") and/or the North Carolina Department of Transportation ("NCDOT").
- B. The alignments and locations of the internal public or private streets, internal private drives, vehicular circulation areas and driveways depicted on the Rezoning Plan may be modified by Petitioner during the permitting process to accommodate changes in traffic patterns, changes in building and parking layouts and site constraints and to accommodate any modifications required for approval by CDOT and/or NCDOT in accordance with applicable published standards.
- C. Prior to the issuance of the first certificate of occupancy for a new building constructed on the Site, Petitioner shall dedicate to the City of Charlotte right of way for and construct the new public street to be located within the Site that is generally depicted on the Rezoning Plan in accordance with Cross Section B-B on the Rezoning Plan.

5. ARCHITECTURAL STANDARDS

- A. The maximum height of any building constructed on the Site shall be 225 feet.

6. STREETScape/LANDSCAPING

- A. A minimum 8 foot wide planting strip and a minimum 8 foot wide sidewalk shall be installed along the Site's frontage on Pearl Parkway as generally depicted on Cross Section A-A on the Rezoning Plan. The minimum 8 foot wide sidewalk (or portions thereof) may be located in a sidewalk utility easement.
- B. A minimum 6 foot wide planting strip and a minimum 6 foot wide sidewalk shall be installed along both sides of the internal public street to be constructed within the Site as generally depicted on Cross Section B-B on the Rezoning Plan. The minimum 6 foot wide sidewalk (or portions thereof) may be located in a sidewalk utility easement.
- C. Dumpster and recycling areas will be enclosed on all four sides by an opaque wall or fence with one side being a hinged opaque gate. If one or more sides of a dumpster and recycling area adjoin a side wall or rear wall of a building, then the side wall or rear wall of the building may be substituted for the wall or fence along each such side.

7. ENVIRONMENTAL FEATURES

- A. Petitioner shall comply with the Charlotte City Council approved and adopted Post-Construction Stormwater Ordinance, subject, however, to any superseding or limiting state statute or legislation.
- B. Development of the Site shall comply with the applicable requirements of the City of Charlotte Tree Ordinance.

8. 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.

REVISIONS		DATE
No.		



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 NC LICENSE #P-702

NOT FOR CONSTRUCTION

KH PROJECT			KH PROJECT		
015031151	DATE	01/30/2023	SCALE	AS SHOWN	PC
			DESIGNED BY	PC	PC
			DRAWN BY		MP
			CHECKED BY		

DEVELOPMENT STANDARDS

942 BAXTER ST
 PREPARED FOR
TRIUM HEALTH
 CITY OF CHARLOTTE
 NORTH CAROLINA

**SHEET NUMBER
RZ-2.0**