

# I. General Provisions

- a. These Development Standards form part of the Rezoning Plan associated with the Rezoning Petition filed by Lakemont Property Investors, LLC (the "Petitioner") to accommodate an office/industrial development on that approximately 41-acre site located at 2099 Bishop Madison Lane, more particularly described as Tax Parcel Number 041-021-01 and Tax Parcel Number 041-012-32 (the "Rezoning Site"). b. Development of the Rezoning 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 Rezoning 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 Rezoning Site may be developed with up to 400,000 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 Rezoning Site: structured parking facilities and all loading dock areas (open or enclosed).

- In no event shall the following uses be permitted:
- Automobile service stations - Car washes
- Petroleum storage facilities - Cemeteries
- Quarries
- Raceway and dragstrips - Store selling liquor, beer, or wine
- Pawn shop
- Head shop or store selling marijuana - Flea market
- Tattoo parlor or body piercing establishment
- Adult video store and adult book store Adult entertainment club
- Night clubs
- Place of betting, gambling, bingo, or other gaming - On-site dry cleaner, but a location permitting drop-off and pick-up for offsite cleaning shall not be prohibited
- Hotel, motel, or other place of residence, provided that a nationally branded hotel user such as Holiday Inn, Marriott or Hyatt shall be permitted - Auto body shop, auto rental business, or junk yard
- Animal facility - Airstrip
- Crematorium - Landfills
- Outdoor storage, but outdoor storage which is screened from view from a public right of way and adjacent properties or which is an accessory use (including but not limited to overflow tractor trailer parking and/or storage silos adjacent to a building related to the light manufacturing activities within the building) shall not be prohibited - Wind farm
- Truck stop
- Helistop A distilling, refining, smelting, agricultural, drilling or mining operation
  Multi-family housing, a mobile home park, or trailer court
- A business which would emit or produce noxious fumes or gases or loud noises
- Any use permitted in the I-2 zoning district (or successor district thereto) that is not permitted in the I-1 zoning district (or successor district thereto)

# Site Development Data:

04102101 and 04101232

As required by the Ordinance

41 acres

I-1(CD)

**Office/Industrial** Proposed Development: Up to 400,000 square feet of gross floor area Maximum Building Height: Height as permitted by the Ordinance.

Vacant

R-4

**Tax Parcel Number:** 

Existing Zoning:

Existing Use:

Proposed Use:

Proposed Zoning:

Acreage:

Parking:

**III.** Transportation

- a. Vehicular access will be from Sir Bailey Drive to be further coordinated with NCDOT and CDOT during the permitting phase of development. Public vehicular access shall not be provided to the Rezoning Site via A Avenue, B Avenue, or C Avenue (although utilities may be extended within these rights-of-way). Petitioner may provide for a future connection to the north of the Site in the event of redevelopment of the northern adjacent parcel, location of which to be further coordinated during the permitting phase of development, if desired.
- b. The Petitioner shall dedicate and convey in fee simple all newly built public rights-of-way to the City of Charlotte before the Rezoning Site's first building certificate of occupancy is issued. c. All transportation improvements shall be substantially completed before the Rezoning Site's first building certificate of occupancy is issued.
- 1. Reference to "substantially complete" shall mean completion of the roadway improvements in accordance with the Technical Data Sheet provided, however, in the event certain non-essential roadway improvements (as reasonably determined by CDOT) are not completed at the time that the Petitioner seeks to obtain a certificate of occupancy for building(s) on the Rezoning Site, then CDOT will instruct applicable authorities to allow the issuance of certificates of occupancy for the applicable buildings, and in such event the Petitioner may be asked to post a letter of credit or bond for any improvements not in place at the time such certificate of occupancy is issued to secure completion of the applicable improvements.

# **IV. Setbacks, Buffers and Screening**

a. The Petitioner shall provide minimum buffers per the ordinance requirements.

#### V. Environmental Features

- a. The Petitioner 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
- c. Development within the SWIM/PCSO Buffer 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.

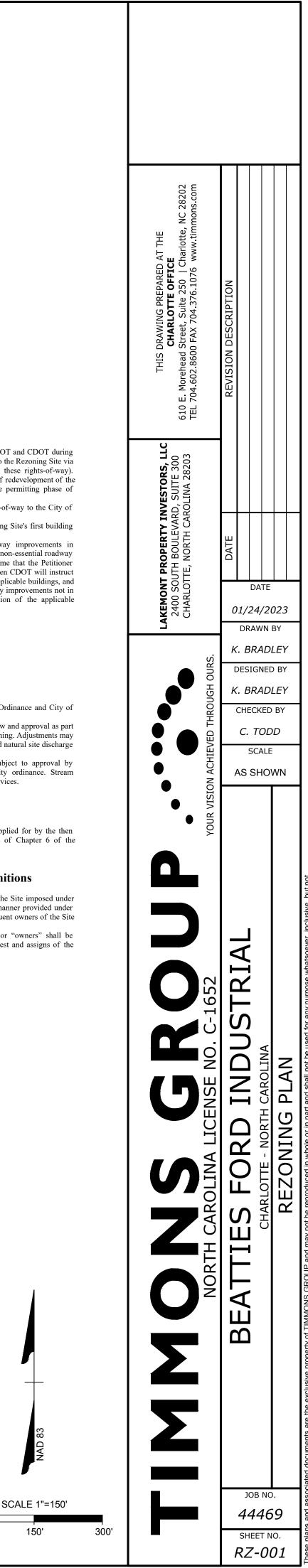
### **VI.** Amendments to Rezoning Plan

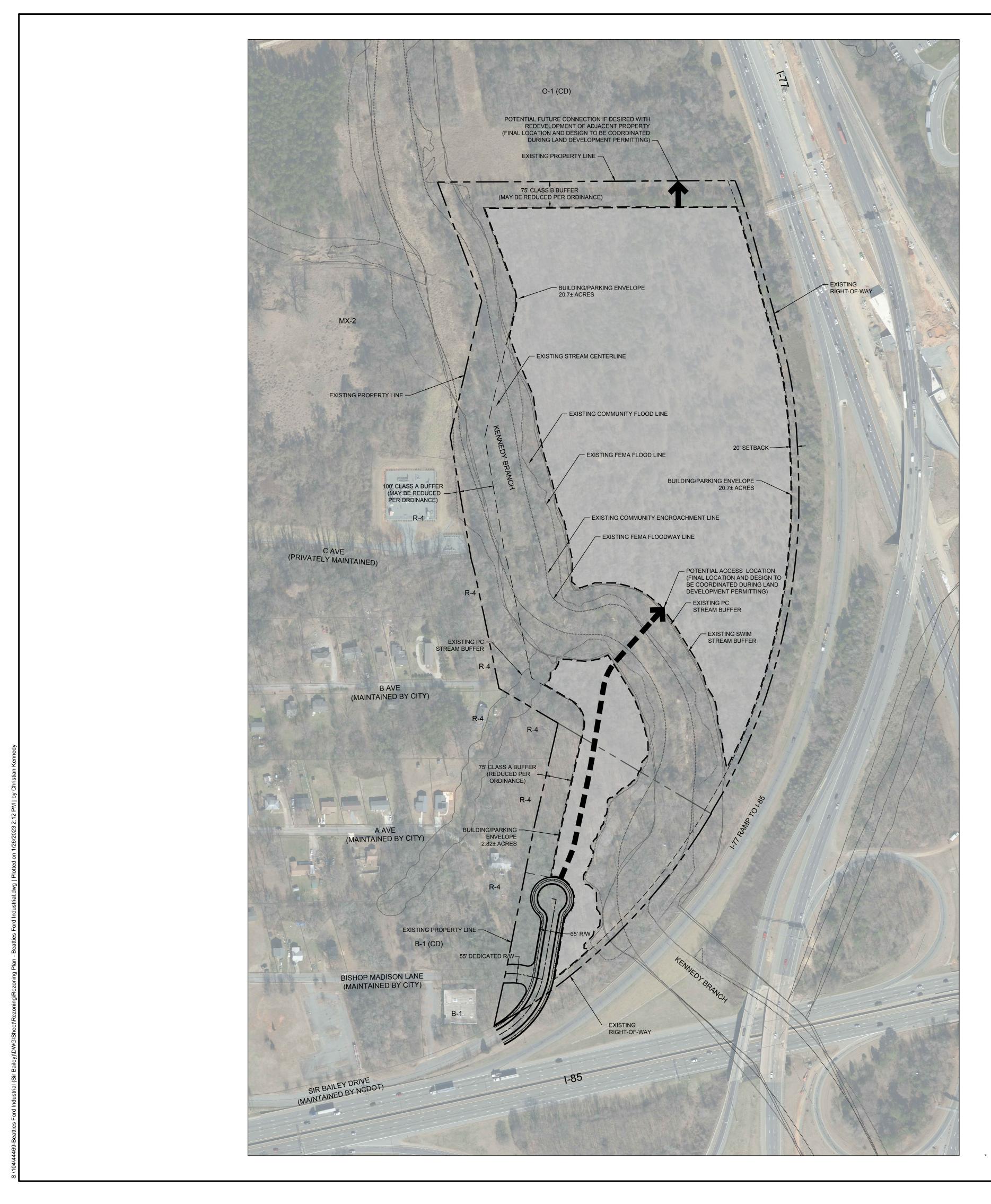
Future amendments to the Rezoning Plan and these Development Standards may be applied for by the then Owner or Owners of the Rezoning Site involved in accordance with the provisions of Chapter 6 of the Ordinance.

### VII.Binding Effect of the Rezoning Documents and Definitions

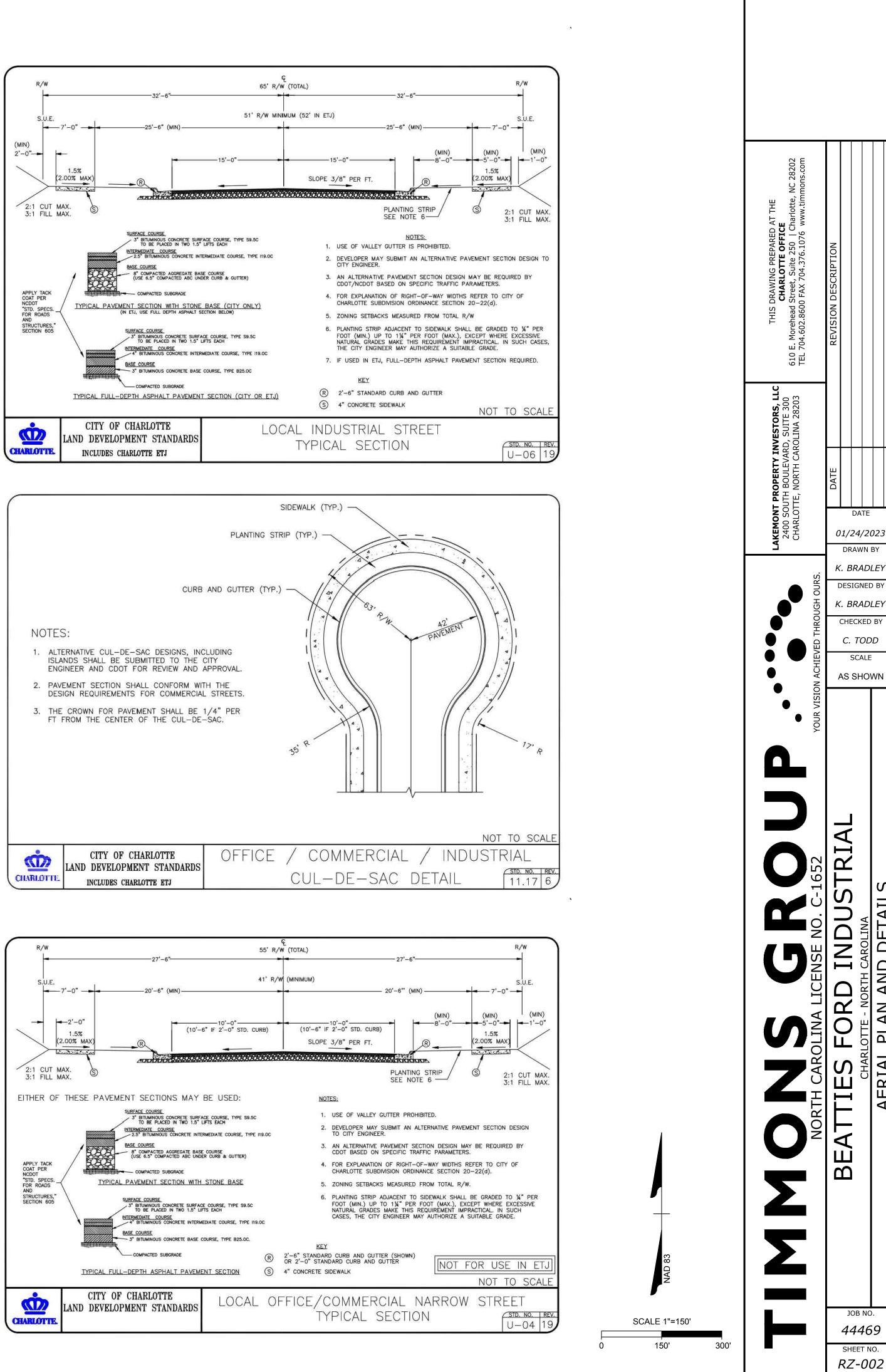
- a. If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under the Rezoning Plan and these Development Standards will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective successors in interest and assigns. b. Throughout these Development Standards, the terms, "Petitioner" and "owner" or "owners" shall be
- deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owner(s).

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