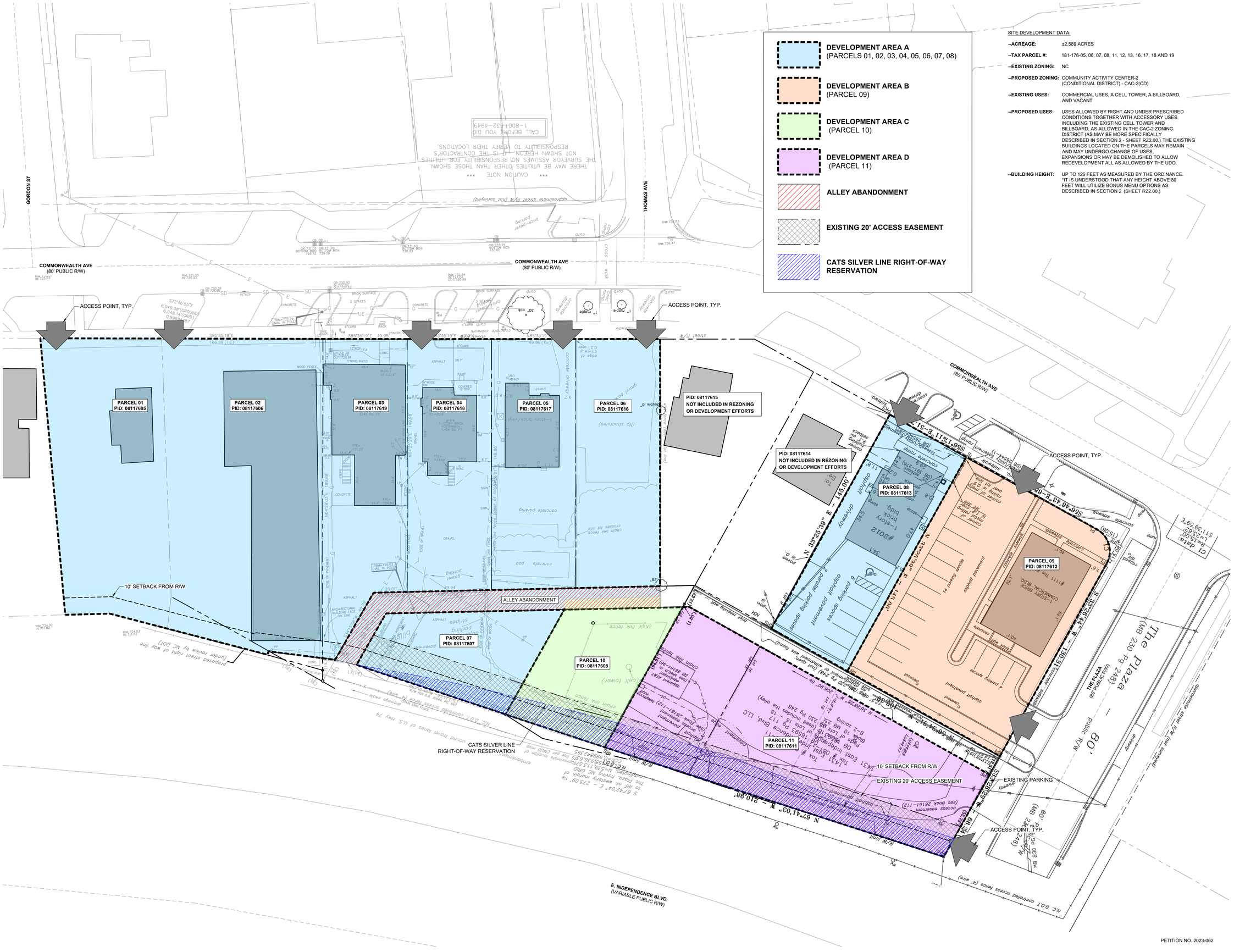

SITE DEVELOPMENT DATA:

--ACREAGE:	±2.589 ACRES
--TAX PARCEL #:	181-176-05, 06, 07, 08, 11, 12, 13, 16, 17, 18 AND 19
--EXISTING ZONING:	NC
--PROPOSED ZONING:	COMMUNITY ACTIVITY CENTER-2 (CONDITIONAL DISTRICT) - CAC-2(CD)
--EXISTING USES:	COMMERCIAL USES, A CELL TOWER, A BILLBOARD, AND VACANT
--PROPOSED USES:	USES ALLOWED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, INCLUDING THE EXISTING CELL TOWER AND BILLBOARD, AS ALLOWED IN THE CAC-2 ZONING DISTRICT (AS MAY BE MORE SPECIFICALLY DESCRIBED IN SECTION 2 - SHEET RZ2.00.) THE EXISTING BUILDINGS LOCATED ON THE PARCELS MAY REMAIN AND MAY UNDERGO CHANGE OF USES, EXPANSIONS OR MAY BE DEMOLISHED TO ALLOW REDEVELOPMENT ALL AS ALLOWED BY THE UDO.
--BUILDING HEIGHT:	UP TO 126 FEET AS MEASURED BY THE ORDINANCE. *IT IS UNDERSTOOD THAT ANY HEIGHT ABOVE 80 FEET WILL UTILIZE BONUS MENU OPTIONS AS DESCRIBED IN SECTION 2 (SHEET RZ2.00.)

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KEY MAP

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XXXXX XXXXXXXX	####	8/29/23
ENGINEER	REG. #	DATE

NOT FOR CONSTRUCTION

PROJECT

COMMONWEALTH AVENUE REZONING

WHITE POINT

COMMONWEALTH AVENUE

CHARLOTTE, NC

LANDDESIGN PROJ.#
10212135

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY: LD
DRAWN BY: LD
CHECKED BY: LD

SCALE
VERT: N/A
HORZ: 1" = 20'
0 10 20 40
ORIGINAL SHEET SIZE: 30" X 42"

NORTH

SHEET TITLE

TECHNICAL DATA SHEET

SHEET NUMBER

RZ1.00

1/15/2024 5:48 PM CHASE WEAVER P:\CLT_2021\1021135\CAD\ENTITLEMENTS\1021135_RZN_TDS.DWG

White Point Partners – Commonwealth Ave Rez. -CAC-2(CD)
Development Standards
01/15/2024

Rezoning Petition No. 2023-062

Site Development Data:

--**Acreage:** ±2.589 acres
--**Tax Parcel #:** 181-176-05, 06, 07, 08, 11, 12, 13, 16, 17, 18 and 19
--**Existing Zoning:** NC
--**Proposed Zoning:** Community Activity Center-2 (Conditional District) – CAC-2(CD)
--**Existing Uses:** Commercial uses, a cell tower, a billboard, and vacant
--**Proposed Uses:** Uses allowed by right and under prescribed conditions together with accessory uses, including the existing cell tower and billboard, as allowed in the CAC-2 zoning district (as may be more specifically described in Section 2 below). The existing buildings located on the parcels may remain and may undergo change of uses, expansions or may be demolished to allow redevelopment all as allowed by the UDO.
--**Building Height:** Up to 126 feet as measured by the Ordinance. *It is understood that any height above 80 feet will utilize bonus menu options as described in Section 2 below.

1. General Provisions:

a. Site Location. These Development Standards and the Technical Data Sheet and other graphics, if any, set forth on the attached Sheets form this rezoning plan (collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by White Point Partners ("Petitioner") for the Site located on the southside of Commonwealth Ave. between Gordon St. and The Plaza as generally depicted on RZ-1.0.

b. Zoning District/Unified Development Ordinance. Development of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the City of Charlotte Unified Development Ordinance effective as of June 1, 2023 (the "Ordinance"). Unless the Rezoning Plan establishes more stringent standards, the regulations established under the Ordinance for the CAC-2 zoning district shall govern all development taking place on the Site.

c. Graphics and Alterations. The schematic depictions, if any, of the uses, parking areas, sidewalks, building envelopes, driveways, streets and/or other development matters and site elements (collectively the "Development/Site Elements") if 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 the Ordinance.

d. Development Areas. For ease of reference and as an organizing principal associated with the master planned community, the Rezoning Plan sets forth four (4) general development areas (and other sub-areas within the Development Areas) as generally depicted on the Technical Data Sheet as Development Areas A, B, C, and D (each a "Development Area" and collectively the "Development Areas").

e. Environment. The petitioner shall comply with the Charlotte Post Construction Stormwater Regulations (UDO Article 25). It is understood a tree survey is required for all city trees eight inches DBH or greater.

2. Permitted Uses/Development Limitations:

a. The Development Areas (Development Areas A, B, C, and D) may be developed with any of the uses allowed in the CAC-2 zoning district under prescribed conditions or by right together with accessory uses as allowed in the CAC-2 zoning district.

b. The existing buildings located on the parcels may remain and may undergo change of uses, may be expanded, or may be demolished to allow redevelopment all as allowed by the UDO. Accessory uses and structures may also be added to each parcel subject to the standards of the UDO.

c. Bonus Provisions: The following bonus provisions will be utilized to increase the allowed building Height above 80 feet.

(i) New buildings constructed within Development Areas A, B, C and D must utilize the Development Bonus provisions of Article 16.3 of the UDO to increase allowable building height above 80 feet and up to 126 feet as allowed by the Rezoning Plan.
(ii) New buildings constructed within the Development Areas may also utilize the following Development Bonus provision to increase allowed building height above 80 feet; provide small (less than 2,000 square feet) commercial spaces within the Development Area being redeveloped, each individual space created is awarded 20 points (each point allows a one-foot increase in the allowed building height).

3. Transportation:

a. Access to each parcel will be allowed as indicated as generally indicated on the Rezoning Plan.

b. It is understood, a Right-of-Way Encroachment Agreement is required for the installation of any non-standard item(s) (irrigation systems, decorative concrete pavement, brick pavers, etc.) within a proposed/existing City-maintained street right-of-way by a private individual, group, business, or homeowner's/business association. It is understood, an encroachment agreement must be approved by CDOT prior to construction/installation.

c. The Petitioner shall dedicate and convey in fee simple all rights-of-way to the City before the Site's first building certificate of occupancy is issued. CDOT requests rights-of-way set at 2' behind back of sidewalk where feasible.

d. All transportation improvements will be approved and constructed prior to the Site's first building certificate of occupancy is issued.

4. CATS Silver Line Right-of-Way Reservation.

a. The Petitioner will reserve for future acquisition by CATS the right-of-way indicated on the Rezoning Plan. The reserved right-of-way will comply with Article 32.4 of the UDO with the following changes: The proposed right-of-way will be reserved for a minimum of 5 years from the date of the approve of the rezoning petition. The following uses will be allowed within the

reserved right-of-way outdoor seating and entertainment, dining areas, arbors, trellis, shade canopies, and other similar open structures.

5. 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 portion or area of the Site affected by such amendment in accordance with the provisions herein and the Ordinance.

6. Binding Effect of the Rezoning Application:

a. If this Rezoning Petition is approved, it will, unless amended in the manner provided herein and under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site, as applicable, and their respective heirs, devisees, personal representatives, successors in interest or assigns.

PETITION NO. 2023-062

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KEY MAP

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ENGINEER	REG. #	DATE

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PROJECT

COMMONWEALTH AVENUE REZONING

WHITE POINT

COMMONWEALTH AVENUE

CHARLOTTE, NC

LANDDESIGN PROJ.# 10212135

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY: LD
DRAWN BY: LD
CHECKED BY: LD

SCALE NORTH

VERT: N/A
HORZ: N/A

ORIGINAL SHEET SIZE: 24" X 36"

SHEET TITLE

DEVELOPMENT STANDARDS

SHEET NUMBER

RZ2.00

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COMMONWEALTH AVENUE REZONING

WHITE POINT

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SCALE
VERT: N/A
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0 10 20 40
ORIGINAL SHEET SIZE: 30" X 42"

NORTH

SHEET TITLE

EXISTING CONDITIONS

SHEET NUMBER

RZ3.00

1/15/2024 5:49 PM CHASE WEAVER P:\CLT_2021\1021133\CAD\ENTIT\ELEMENTS\1021135_RZN_TDS.DWG