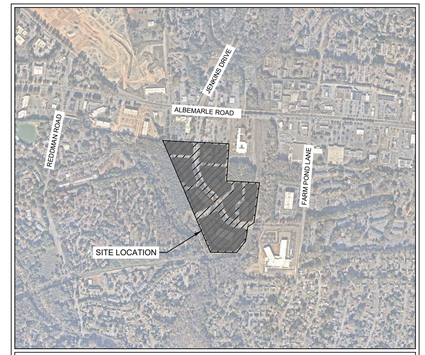

SITE LOCATION MAP

NOT TO SCALE

SITE DATA

ACREAGE: ± 25.7 ACRES

EXISTING ZONING: OFC

PROPOSED ZONING: CAC-1 (CD)

SITE PLAN LEGEND:

- PROPERTY LINE
- ADJACENT OWNER PROPERTY LINE
- EXISTING ROW
- 100-YR FLOODPLAIN
- COMMUNITY ENCROACHMENT LINE
- FEMA FLOODWAY
- FEMA FLOODPLAIN
- PROPOSED BUILDING AND PARKING ENVELOPE

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

Know what's below. Call before you dig.

No.	REVISIONS	DATE	BY

Kimley»Horn
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PHONE: 704-333-5131
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NC LICENSE #F-0102

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KH PROJECT	013634006
DATE	01/11/2024
SCALE	AS SHOWN
DESIGNED BY	TJR
DRAWN BY	TJR
CHECKED BY	KMS

REZONING PLAN

EXECUTIVE CENTER DRIVE

PREPARED FOR
CE OFFICE, LLC

CITY OF CHARLOTTE NORTH CAROLINA

SHEET NUMBER
RZ-1

Plotted By:Resendez, Tyler Sheet Set:RENAME TO PROJECT DESCRIPTION Layout:RZ-1 January 11, 2024 04:21:29pm K:\CHL_PRJ\013634006 Executive Center Drive\02 - DWG\Rezoning\RZ-1.dwg

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OAK HILL MANAGEMENT
DEVELOPMENT STANDARDS – EXECUTIVE CENTER DRIVE
01/11/2024
REZONING PETITION NO. 2024-XXX

SITE DEVELOPMENT DATA:
--ACREAGE: ± 25.7
--TAX PARCEL #S: 133-141-01, 133-141-05, 133-141-16, 133-141-17, 133-142-03, 133-142-04, 133-142-05, AND 133-143-01
--EXISTING ZONING: OFC
--PROPOSED ZONING: CAC-1(CD)
--EXISTING USES: OFFICE
--PROPOSED USES: ALL USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS IN CAC-1 ZONING DISTRICT TOGETHER WITH ACCESSORY USES AS ALLOWED IN THE CAC-1 ZONING DISTRICT (AS MAY BE MORE SPECIFICALLY DESCRIBED BELOW).
--MAXIMUM BUILDING HEIGHT: AS PER THE CAC-1 BUILDING HEIGHT STANDARDS.
--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 OAK HILL MANAGEMENT ("PETITIONER") TO ACCOMMODATE MODIFICATIONS TO THE EXISTING DEVELOPMENT OR THE POTENTIAL REDEVELOP OF THE EXISTING COMMUNITY WITH A MIX OF USES ON THE APPROXIMATELY 25.7-ACRE SITE LOCATED ALONG EXECUTIVE CENTER DRIVE (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 UNIFIED DEVELOPMENT ORDINANCE (THE "ORDINANCE"). UNLESS THE REZONING PLAN ESTABLISHES MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE CAC-1 ZONING CLASSIFICATION SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE.

c. NUMBER OF BUILDINGS PRINCIPAL AND ACCESSORY. THERE IS NO LIMITATION ON THE NUMBER OF BUILDINGS PERMITTED ON THE SITE. THE DEVELOPMENT WILL BE GOVERNED BY THE DEVELOPMENT LEVELS ALLOWED BY THE CAC-1 REGULATIONS.

2. PERMITTED USES & DEVELOPMENT AREA LIMITATIONS:

a. PERMITTED USES. THE SITE MAY BE DEVELOPED/REDEVELOPED WITH USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS IN THE CAC-1 ZONING DISTRICT TOGETHER WITH ACCESSORY USES AS ALLOWED IN THE CAC-1 ZONING DISTRICT.

b. DEVELOPMENT LEVELS FOR TRANSPORTATION PURPOSES. DEVELOPMENT LEVELS SHALL BE LIMITED TO THE EXISTING USES ON THE SITE AND UP TO THREE HUNDRED AND NINETY (390) MULTI-FAMILY STACKED RESIDENTIAL UNITS SUBJECT TO THE FOLLOWING:

i. IN ORDER TO PERMIT MULTI-FAMILY STACKED RESIDENTIAL UNITS, A VEHICULAR TRIP EQUIVALENT AMOUNT OF OFFICE SQUARE FOOTAGE SHALL BE ELIMINATED.

ii. IT IS UNDERSTOOD THAT SUCH DEVELOPMENT LEVELS AND PERMITTED USES, INCLUDING ALL USES PERMITTED BY CAC-1, MAY BE AMENDED AND/OR INCREASED ABOVE 390 UNITS SUBJECT TO ANY TRANSPORTATION IMPROVEMENTS, MULTI-MODAL IMPROVEMENTS AND/OR A TIA AS DETERMINED BY CDOT AND/OR NCDOT.

c. EXISTING USES. EXPANSION OF AN EXISTING USE AND/OR TENANT (NOT BUILDING EXPANSION) OR A CHANGE OF TENANT IS NOT CONSIDERED AS PART OF DEVELOPMENT LEVELS FOR TRANSPORTATION ANALYSIS PURPOSES AND IS ALLOWED UNDER EXISTING ENTITLEMENTS AND THUS SHALL NOT TRIGGER TRANSPORTATION IMPROVEMENTS.

3. ACCESS AND TRANSPORTATION IMPROVEMENTS:

a. ACCESS TO THE SITE WILL BE FROM EXECUTIVE CENTER DRIVE. EXECUTIVE CENTER DRIVE IS DESIGNATED A COLLECTOR STREET ON THE ADOPTED CHARLOTTE STREETS MAP. THE PLACEMENT AND CONFIGURATION OF THE ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED BY CDOT AND/OR NCDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.

b. THE ALIGNMENT OF THE INTERNAL VEHICULAR CIRCULATION AND DRIVEWAYS MAY BE MODIFIED BY THE PETITIONER TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, PARKING LAYOUTS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY CDOT AND/OR NCDOT IN ACCORDANCE WITH PUBLISHED STANDARDS.

c. REQUIRED ROADWAY IMPROVEMENTS, IF ANY, WILL BE APPROVED AND CONSTRUCTED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR THE FIRST BUILDING ON 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.

d. THE PETITIONER WILL DEDICATE VIA FEE SIMPLE CONVEYANCE ANY ADDITIONAL RIGHT-OF-WAY INDICATED ON THE REZONING PLAN AS RIGHT-OF-WAY TO BE DEDICATED, AND THE ADDITIONAL RIGHT-OF-WAY WILL BE DEDICATED PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.

e. THE PETITIONER WILL PROVIDE A PERMANENT SIDEWALK EASEMENT FOR ANY OF THE PROPOSED SIDEWALKS THAT ARE LOCATED ALONG THE PUBLIC STREETS AND OUTSIDE OF THE RIGHT-OF-WAY. THE PERMANENT SIDEWALK EASEMENT WILL BE LOCATED A MINIMUM OF TWO (2) FEET BEHIND THE SIDEWALK WHERE FEASIBLE.

f. IN THE EVENT A RIGHT-OF-WAY ENCROACHMENT AGREEMENT IS NECESSARY 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, AN ENCROACHMENT AGREEMENT WILL BE SUBMITTED FOR APPROVED BY CDOT PRIOR TO CONSTRUCTION/INSTALLATION.

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 EASTERN MECKLENBURG AREA, BY WAY OF A PRIVATE/PUBLIC PARTNERSHIP EFFORT OR OTHER PUBLIC SECTOR PROJECT SUPPORT.

h. THE PETITIONER RESERVES THE RIGHT TO FILE FOR RIGHT-OF-WAY ABANDONMENT OF HOLLINS DRIVE WHICH CURRENTLY STUBS INTO A STORM WATER BMP WETLAND WEST OF THE SITE.

4. STREETSCAPE, BUFFERS, YARDS, OPEN SPACE, AND LANDSCAPING:

a. ANY REQUIRED STREETSCAPES WILL COMPLY WITH THE APPLICABLE PROVISIONS IN THE ORDINANCE.

b. ANY LANDSCAPE YARDS WILL BE PROVIDED AS REQUIRED PER ARTICLE 20.9 OF THE ORDINANCE.

c. WALKWAYS SHALL BE PROVIDED TO CONNECT ALL RESIDENTIAL AND NONRESIDENTIAL ENTRANCES TO SIDEWALKS ALONG ABUTTING STREETS.

d. OPEN SPACE WILL BE PROVIDED PER THE CAC-1 REQUIREMENTS FOUND IN ARTICLE 11.4.

5. GENERAL DESIGN GUIDELINES:

a. ALL NEW BUILDINGS AND EXPANSIONS OF EXISTING BUILDINGS ON THE SITE WILL COMPLY WITH THE APPLICABLE SITE LAYOUT, BUILDING DESIGN STANDARDS, AND BUILDING MATERIAL RESTRICTIONS FOUND IN ARTICLE 11 OF THE ORDINANCE. ACCESSORY BUILDINGS AND STRUCTURES ASSOCIATED WITH MULTI-FAMILY DEVELOPMENTS WILL BE CONSTRUCTED UTILIZING SIMILAR BUILDING MATERIALS, COLORS, ARCHITECTURAL ELEMENTS, AND DESIGNS AS THE PRINCIPAL BUILDING(S) LOCATED ON THE SITE.

6. ENVIRONMENTAL FEATURES:

a. THE SITE SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION STORMWATER ORDINANCE FOUND IN ARTICLE 25 OF THE ORDINANCE.

b. THE SITE WILL COMPLY WITH THE TREE PROVISIONS OF THE ORDINANCE FOUND IN ARTICLE 20.

c. DEVELOPMENT WITHIN ANY SWIM/PCSO BUFFERS SHALL BE COORDINATED WITH AND SUBJECT TO APPROVAL BY CHARLOTTE-MECKLENBURG STORM WATER SERVICES AND MITIGATED IF REQUIRED BY ORDINANCE.

7. LIGHTING:

a. ALL FREESTANDING EXTERIOR LIGHTING INSTALLED ON THE SITE SHALL COMPLY WITH ARTICLE 16.2 OF THE ORDINANCE.

8. 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 OR PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT IN ACCORDANCE WITH THE PROVISIONS HEREIN AND OF ARTICLE 37.3 OF THE ORDINANCE.

9. 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 HEREIN AND UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE OR DEVELOPMENT AREAS, AS APPLICABLE, AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.

No.	REVISIONS	DATE	BY
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KH PROJECT 013634006
DATE 01/11/2024
SCALE AS SHOWN
DESIGNED BY TJR
DRAWN BY TJR
CHECKED BY KMS

REZONING PLAN - DEVELOPMENT STANDARDS

EXECUTIVE CENTER DRIVE

PREPARED FOR
CE OFFICE, LLC
CITY OF CHARLOTTE NORTH CAROLINA

SHEET NUMBER
RZ-2

811 Know what's below. Call before you dig.

Plotted By:Resendez, Tyler Sheet Set:RENAME TO PROJECT DESCRIPTION Layout:RZ-2 January 11, 2024 04:21:31pm K:\CHL_PRJ\013634006 Executive Center Drive\02 - DWG\Rezoning\RZ-1.dwg

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