

**Kimley-Horn**  
NC License #F-0102  
200 SOUTH TRYON ST  
SUITE 200  
CHARLOTTE, NORTH CAROLINA 28202  
PHONE: (704) 333-5151  
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**ZONING CODE SUMMARY**  
PROJECT NAME: FAIRVIEW PLAZA  
CLIENT NAME: FAIRVIEW PLAZA, LLC  
PLANS PREPARED BY: KIMLEY-HORN AND ASSOCIATES  
TAX PARCEL ID: 060000000000000000  
STREET ADDRESS: FAIRVIEW ROAD  
EXISTING ZONING: O-3 (CD)  
PROPOSED ZONING: U-05  
PROPOSED USE: AS SET OUT ON SHEET RZ-2  
PROPOSED REZONING AREA: APPROXIMATELY IDENTIFIED BY BOUNDARIES  
JURISDICTION: CITY OF CHARLOTTE

DESIGNED BY: ARS  
DRAWN BY: ARS  
CHECKED BY: ECH  
DATE: 12/19/2016  
PROJECT#: 015272030

**REZONING SITE PLAN**

CLIENT: FAIRVIEW PLAZA, LLC  
5950 FAIRVIEW ROAD, SUITE 800  
CHARLOTTE, NORTH CAROLINA 28210

PROJECT: FAIRVIEW PLAZA  
REZONING PETITION #2014-117  
PARK SOUTH DRIVE AT FAIRVIEW ROAD  
CHARLOTTE, MECKLENBURG COUNTY  
NORTH CAROLINA

NO. DATE REVISIONS PER CITY COMMENTS

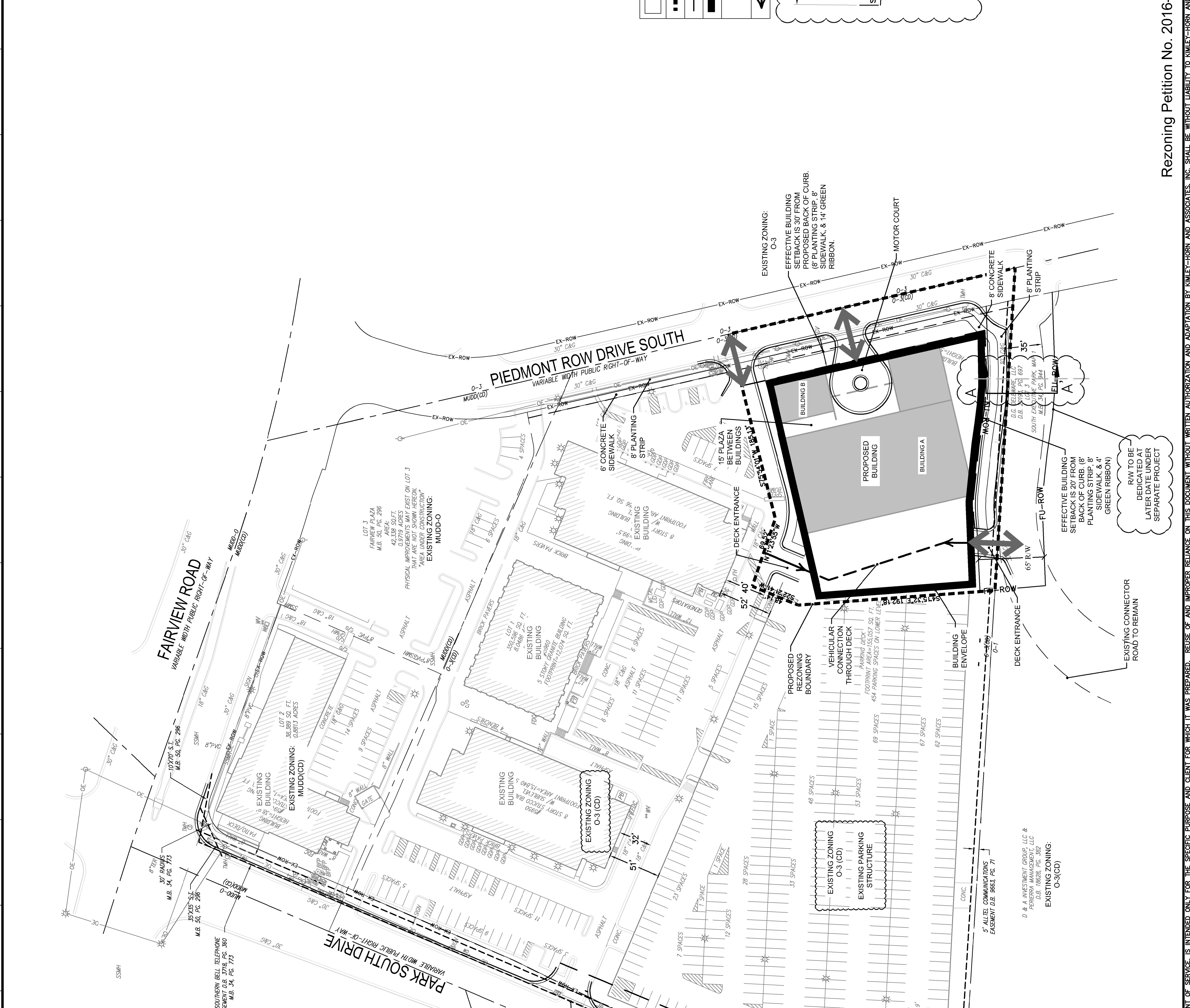
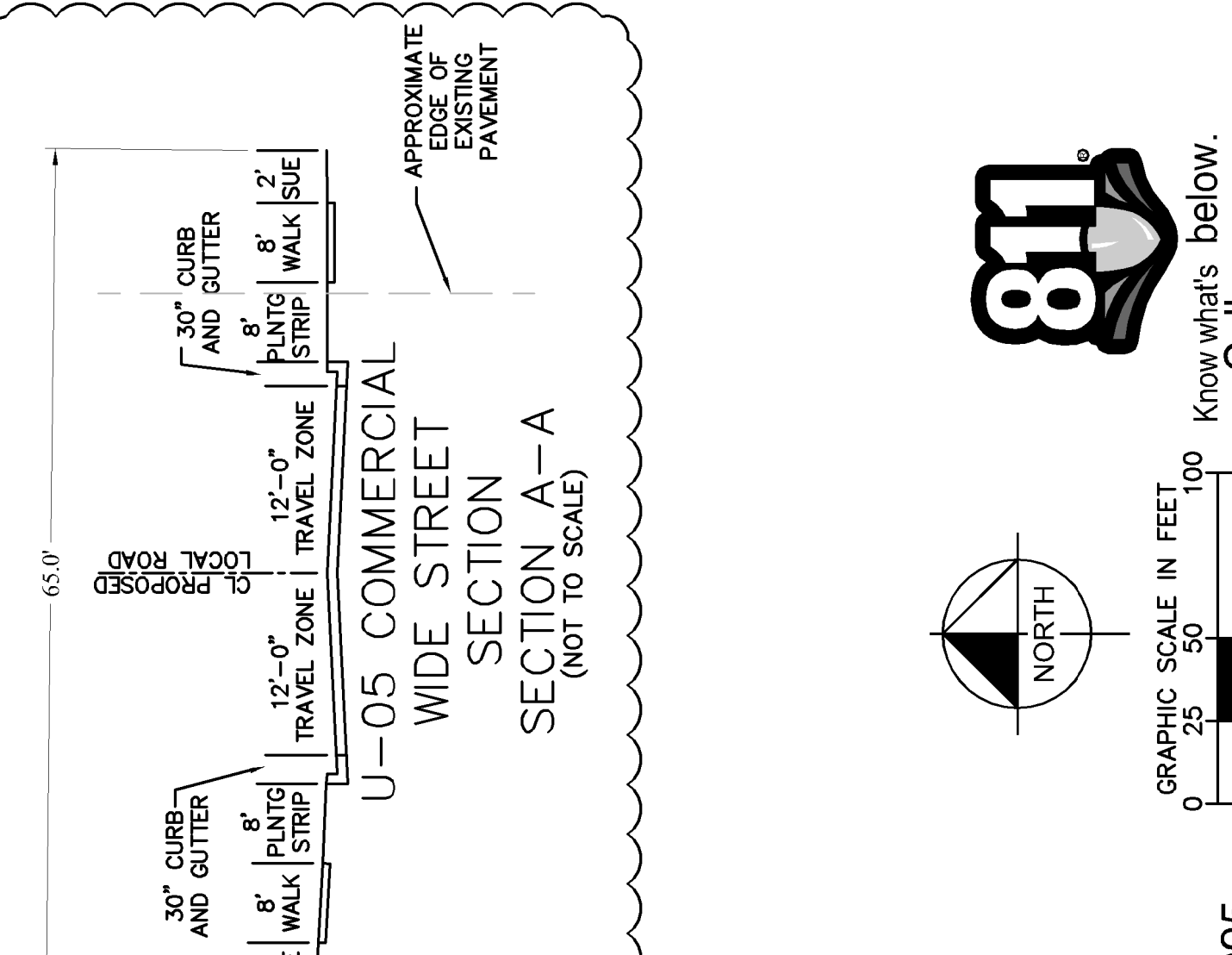
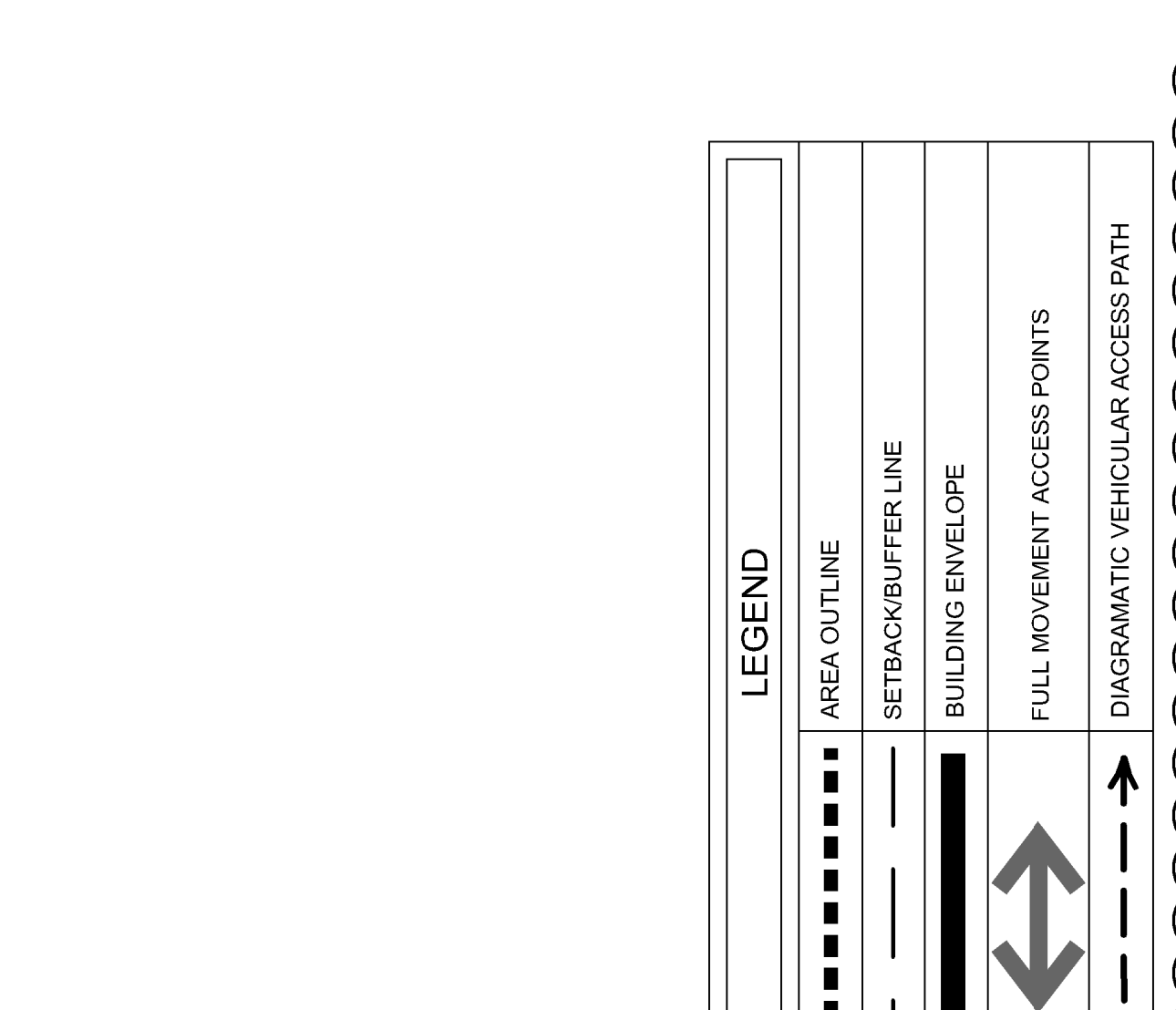
A	01/23/17	REVISED PER CITY COMMENTS
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**SETBACKS**  
-MINIMUM SETBACK ON PARK SOUTH DRIVE & PIEDMONT ROW DRIVE: 30 FEET  
-MINIMUM FROM BACK OF EXISTING OR PROPOSED CURB, WHICHEVER IS GREATER  
-MINIMUM SETBACK ON PROPOSED PRIVATE STREET: 20 FEET MINIMUM FROM BACK OF EXISTING OR PROPOSED CURB, WHICHEVER IS GREATER  
-EXISTING OR PROPOSED CURB, WHICHEVER IS GREATER  
YARDS: PER ORDINANCE STANDARDS

**PARKING SUMMARY**  
PARKING REQUIRED PER ORDINANCE STANDARDS

**NOTES**

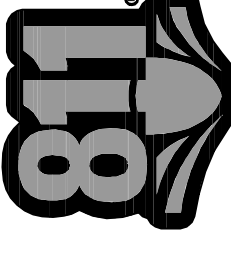
- ALL DIMENSIONS ARE BASED FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
- SEE EXISTING CONDITIONS SHEET FOR COMPLETE BOUNDARY DESCRIPTION, ADJACENT PROPERTIES, AND USE.
- ALL ON-SITE STRIPING IS TO BE PAINTED, UNLESS OTHERWISE NOTED. ALL STRIPING IN PUBLIC RIGHT-OF-WAY TO BE THERMOPLASTIC STRIPING.
- STREET TREES: PER ORDINANCE STANDARDS.
- PORTION OF LOCAL COMMERCIAL WIDE STREET CROSS SECTION SHOWN ON SUBJECT PROPERTY WILL BE DEDICATED AS PUBLIC RIGHT-OF-WAY. ADDITIONAL EFFORT WILL BE MADE BY THE APPLICANT IN CONJUNCTION WITH THE ADJOINING PROPERTY OWNERS TO DEDICATE THE SHARED EASEMENT AS PUBLIC RIGHT-OF-WAY.



R/W TO BE DEDICATED AT LATER DATE UNDER SEPARATE PROJECT

<b>Kimley»Horn</b> NC License # 01102 200 SOUTH TRYON ST SUITE 200 CHARLOTTE, NORTH CAROLINA 28202 PHONE: (704) 333-5131 © 2016		<b>REZONING NOTES</b>		<b>RZ-2</b>	
PROJECT: FAIRVIEW PLAZA		REZONING PETITION #2014-117		DESIGNED BY: ARS	
CLIENT: FAIRVIEW PLAZA LLC, LLC		5950 FAIRVIEW ROAD, SUITE 800 CHARLOTTE, NORTH CAROLINA 28210		DRAWN BY: ARS	
NO. DATE		REVISED PER CITY COMMENTS		CHECKED BY: ECH	
A 01/23/17				DATE: 12/19/2016	
				PROJECT#: 015272030	

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2	<b>DEVELOPMENT STANDARDS</b> JANUARY 23, 2016
3	<b>GENERAL PROVISIONS</b> THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY FAIRVIEW PLAZA BUILDINGS, LLC ("PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF A HOTEL AND RETAIL RESTAURANT AND SERVICE USES ON THAT APPROXIMATELY 1.621 ACRE SITE LOCATED ON PIEDMONT ROW DRIVE SOUTH, WHICH SITE IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (HEREINAFTER REFERRED TO AS THE "SITE"). THE SITE IS COMPRISED OF A PORTION OF TAX PARCEL NO. 179-0225-53.
4	B. THE DEVELOPMENT 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 PROVISIONS SET OUT BELOW, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE MIXED USE DEVELOPMENT DISTRICT ("MUDD") ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT OF THE SITE.
5	C. THE DEVELOPMENT AND USES DEPICTED ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND ARE INTENDED TO PROVIDE GENERAL GUIDANCE FOR THE 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 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.
6	D. A MAXIMUM OF TWO BUILDINGS MAY BE CONSTRUCTED ON THE SITE AS DEPICTED ON THE REZONING PLAN. THE TWO BUILDINGS ARE DESIGNATED AS BUILDING A AND BUILDING B ON THE REZONING PLAN.
7	E. THE BUILDINGS THAT MAY BE CONSTRUCTED ON THE SITE MUST BE LOCATED IN THE BUILDING ENVELOPE DEPICTED ON THE REZONING PLAN. THE LOCATIONS AND CONFIGURATIONS OF THE BUILDING FOOTPRINTS FOR BUILDING A AND BUILDING B DEPICTED ON THE REZONING PLAN ARE ILLUSTRATIVE, AND PETITIONER MAY MODIFY BUILDING A INTO ONE BUILDING AT ITS OPTION, PROVIDED, HOWEVER, THAT THE BUILDING OR BUILDINGS CONSTRUCTED ON THE SITE MUST BE LOCATED WITHIN THE BUILDING ENVELOPE.
8	F. FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS FOR THE SITE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE. ALTERATIONS TO THE REZONING PLAN ARE SUBJECT TO SECTION 6.307 OF THE ORDINANCE.
9	<b>OPTIONAL PROVISIONS</b> THE FOLLOWING OPTIONAL PROVISIONS SHALL APPLY TO THE DEVELOPMENT OF THE SITE: A. THE MAXIMUM BUILDING HEIGHT SHALL BE 150 FEET. B. A DRIVEWAY, AN ENTRANCE INTO THE STRUCTURED PARKING FACILITY, AND/OR A DRIVEWAY, AN ENTRANCE OR BUILDINGS LOCATED ON THE SITE AND THE REQUIRED SETBACK FROM PIEDMONT ROW DRIVE SOUTH. C. VALET PARKING SERVICE AREAS) MAY BE LOCATED BETWEEN THE BUILDING(S) LOCATED ON THE SITE AND PIEDMONT ROW DRIVE SOUTH. D. HARDSCAPE, LANDSCAPING, CHAIRS AND TABLES, SEAT WALLS AND OTHER SEATING ELEMENTS MAY BE LOCATED WITHIN THE INNER (SITE SIDE) 14 FEET OF THE 30 FOOT SIDEWALK. SUCH ELEMENTS SHALL BE LOCATED WITHIN THE 30 FOOT SIDEWALK AND A MINIMUM 8 FOOT WIDE CLEAR SIDEWALK ZONE IS MAINTAINED. E. FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS FOR THE SITE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE. ALTERATIONS TO THE REZONING PLAN ARE SUBJECT TO SECTION 6.307 OF THE ORDINANCE.
10	<b>GENERAL PROVISIONS</b> THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY FAIRVIEW PLAZA BUILDINGS, LLC ("PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF A HOTEL AND RETAIL RESTAURANT AND SERVICE USES ON THAT APPROXIMATELY 1.621 ACRE SITE LOCATED ON PIEDMONT ROW DRIVE SOUTH, WHICH SITE IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (HEREINAFTER REFERRED TO AS THE "SITE"). THE SITE IS COMPRISED OF A PORTION OF TAX PARCEL NO. 179-0225-53. B. THE DEVELOPMENT 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 PROVISIONS SET OUT BELOW, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE MIXED USE DEVELOPMENT DISTRICT ("MUDD") ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT OF THE SITE. C. THE DEVELOPMENT AND USES DEPICTED ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND ARE INTENDED TO PROVIDE GENERAL GUIDANCE FOR THE 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 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. D. A MAXIMUM OF TWO BUILDINGS MAY BE CONSTRUCTED ON THE SITE AS DEPICTED ON THE REZONING PLAN. THE TWO BUILDINGS ARE DESIGNATED AS BUILDING A AND BUILDING B ON THE REZONING PLAN. E. THE BUILDINGS THAT MAY BE CONSTRUCTED ON THE SITE MUST BE LOCATED IN THE BUILDING ENVELOPE DEPICTED ON THE REZONING PLAN. THE LOCATIONS AND CONFIGURATIONS OF THE BUILDING FOOTPRINTS FOR BUILDING A AND BUILDING B DEPICTED ON THE REZONING PLAN ARE ILLUSTRATIVE, AND PETITIONER MAY MODIFY BUILDING A INTO ONE BUILDING AT ITS OPTION, PROVIDED, HOWEVER, THAT THE BUILDING OR BUILDINGS CONSTRUCTED ON THE SITE MUST BE LOCATED WITHIN THE BUILDING ENVELOPE. F. FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS FOR THE SITE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE. ALTERATIONS TO THE REZONING PLAN ARE SUBJECT TO SECTION 6.307 OF THE ORDINANCE.
11	<b>TRANSPORTATION</b> VEHICULAR ACCESS SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION. B. STRUCTURED PARKING FACILITIES MAY BE LOCATED BENEATH THE BUILDING(S) TO BE DEVELOPED ON THE SITE. C. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE FIRST NEW BUILDING CONSTRUCTED ON THE SITE, PETITIONER SHALL COMPLETE THE TRANSPORTATION IMPROVEMENTS SET OUT BELOW. (1) CONSTRUCT ONE (1) ALONG THE SITES SOUTHERN BOUNDARY LINE AND ONE PUBLIC STREET TO THE LOCAL COMMERCIAL WIDE STREET SECTION, AS SHOWN ON THE REZONING PLAN (THE "NEW STREET"). THE NEW STREET SHALL CONNECT TO PIEDMONT ROW DRIVE SOUTH AND TO THE EXISTING PRIVATE STREET LOCATED TO THE WESTWEST OF THE SITE AS GENERALLY DEPICTED ON THE REZONING PLAN. (2) CONSTRUCT A MINIMUM 8 FOOT WIDE PLANTING STRIP AND A MINIMUM 4 FOOT WIDE SIDEWALK ONLY ON THE SITE SIDE OF THE NEW STREET. PETITIONER SHALL NOT BE REQUIRED TO CONSTRUCT A SIDEWALK AND PLANTING STRIP ALONG THE SOUTH SIDE OF THE NEW STREET. THE MINIMUM 8 FOOT WIDE PLANTING STRIP AND THE MINIMUM 4 FOOT WIDE SIDEWALK AND AN ADDITIONAL 2 FEET BEHIND THE SIDEWALK FOR MAINTENANCE MAY BE LOCATED IN A SIDEWALK UTILITY EASEMENT RATHER THAN IN PUBLIC RIGHT OF WAY. (3) DEDICATE RIGHT OF WAY FOR THE NEW STREET AS DEPICTED ON THE REZONING PLAN. D. PETITIONER WILL REQUEST THE ADJOINING PROPERTY OWNERS TO DEDICATE TO THE CITY AS PUBLIC RIGHT OF WAY THE EXISTING PRIVATE STREET LOCATED TO THE WESTWEST OF THE SITE AND TO THE SOUTHERN BOUNDARY LINE. PETITIONER SHALL REQUEST OWNERS ON BOTH SIDES OF THE STREET TO BE MADE THE REQUEST, AND THE FAILURE OR REFUSAL OF THE ADJOINING PROPERTY OWNERS TO DEDICATE THE EXISTING PRIVATE STREET AS PUBLIC RIGHT OF WAY SHALL NOT CAUSE ANY APPROVAL, PERMIT OR CERTIFICATION OF OCCUPANCY FOR THE SITE TO BE DELAYED OR WITHHELD.
12	<b>ARCHITECTURAL AND DESIGN STANDARDS</b> A. SUBJECT TO THE OPTIONAL PROVISIONS SET OUT ABOVE, THE DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE APPLICABLE URBAN DESIGN STANDARDS OF SECTION 9.8506 OF THE ORDINANCE. B. THE MAXIMUM HEIGHT OF BUILDING A SHALL BE 150 FEET. C. THE MAXIMUM HEIGHT OF BUILDING B SHALL BE 25 FEET. IN THE EVENT THAT BUILDING A AND BUILDING B ARE COMBINED INTO ONE BUILDING, THEN THE MAXIMUM HEIGHT OF THE COMBINED BUILDING SHALL BE 150 FEET. D. BUILDINGS WILL BE ORIENTED TOWARDS AND HAVE PROMINENT PEDESTRIAN ENTRANCES ON PIEDMONT ROW DRIVE SOUTH. E. WINDOWS AND DOORS SHALL BE PROVIDED FOR AT LEAST 60% OF THE TOTAL FACADE AREA, ALONG PUBLIC STREETS WITH EACH FLOOR CALCULATED INDEPENDENTLY. A MINIMUM 20% OF THE TOTAL FACADE AREA SHALL BE GLASS. THE MAXIMUM CONTIGUOUS AREA OF GROUND FLOOR MAY BE REFLECTIVE GLASS. THE MAXIMUM CONTIGUOUS AREA WITHOUT WINDOWS OR DOORS ON THE GROUND FLOOR SHALL NOT EXCEED 10 FEET IN HEIGHT OR 20 FEET IN LENGTH. F. GROUND FLOOR ELEVATIONS SHALL BE TREATED WITH A COMBINATION OF FENESTRATION, CLEAR GLASS, PROMINENT ENTRANCES, PORCHES, STOOPS, CHANGE IN MATERIALS, BUILDING STEP BACKS, ART WORK AND LANDSCAPING. BLANK WALLS CANNOT BE ADDRESSED WITH LANDSCAPE ELEMENTS ONLY. G. FACADES OVER 75 FEET IN LENGTH SHALL INCORPORATE WALL PROJECTIONS OR RECESSES A MINIMUM OF 5 FEET IN DEPTH. THE COMBINED LENGTH OF SAID RECESSES AND PROJECTIONS SHALL CONSTITUTE AT LEAST 20% OF THE TOTAL FACADE LENGTH. H. FACADES SHALL PROVIDE VISUAL DIVISIONS BETWEEN THE FIRST AND SECOND STORIES THROUGH ARCHITECTURAL MEANS SUCH AS COURSES, AWNINGS OR A CHANGE IN PRIMARY FACADE MATERIALS OR COLORS. I. FACADES ABOVE THE FIRST STORY SHALL INCORPORATE WINDOWS, ARCHES, BALCONIES OR OTHER ARCHITECTURAL DETAILS. J. ALL ROOF MOUNTED MECHANICAL EQUIPMENT WILL BE SCREENED FROM VIEW FROM ADJACISING PUBLIC RIGHTS-OF-WAY AND ABUTTING PROPERTIES AS VIEWED FROM GRADE. K. EXTERIOR DUMPSTER AREAS AND RECYCLING AREAS WILL BE ENCLOSED BY A SOLID WALL WITH ONE SIDE BEING A DECORATIVE GATE. THE WALL USED TO ENCLOSE THE DUMPSTER WILL BE ARCHITECTURALLY COMPATIBLE WITH THE BUILDING MATERIALS AND COLORS USED ON THE BUILDING(S). IF ONE OR MORE SIDES OF A DUMPSTER AREA ADJOIN A SIDE OR REAR WALL OF A BUILDING, THEN THE SIDE OR REAR WALL MAY BE SUBSTITUTED FOR A SIDE. ADDITIONALLY, DUMPSTER AND RECYCLING AREAS MAY BE LOCATED WITHIN STRUCTURED PARKING FACILITIES OR WITHIN THE INTERIOR OF A BUILDING. EXTERIOR DUMPSTER AND RECYCLING AREAS SHALL BE ENCLOSED WITH GLASS OR DOORS. THE DOORS SHALL BE OPENING OUTWARDS, BEING EMPLOYED AND THEN RETURNED TO THE INTERIOR OF THE STRUCTURED PARKING FACILITY OR BUILDING. ALTERNATIVELY, PETITIONER MAY ENTER INTO AN AGREEMENT WITH AN ADJACENT PROPERTY OWNER TO UTILIZE THE ADJACENT PROPERTY OWNER'S DUMPSTER AND RECYCLING FACILITIES. 7. SETBACK AND YARDS/STREETSCAPE A. SETBACKS AND YARDS SHALL BE PROVIDED AS DEPICTED ON THE REZONING PLAN. B. AS DEPICTED ON SHEET RZ-2 OF THE REZONING PLAN, A 30 FOOT SETBACK FROM THE BACK OF CURB SHALL BE PROVIDED ALONG THE SITES FRONTAGE ON PIEDMONT ROW DRIVE SOUTH. THE 30 FOOT SETBACK WILL BE COMPRISED OF AN 8 FOOT PLANTING STRIP LOCATED AT THE BACK OF CURB, AN 8 FOOT SIDEWALK AND A 14 FOOT WIDE GREEN RIBBON TRANSITION AREA. THIS GREEN RIBBON TRANSITION AREA SHALL BE A SEMI-PUBLIC TRANSITION ZONE THAT WILL CONTAIN HARDSCAPE AND LANDSCAPING ELEMENTS PROVIDED THAT SUCH AREAS ARE NOT LOCATED WITHIN THE PUBLIC RIGHT OF WAY AND A MINIMUM 5 FOOT WIDE CLEAR SIDEWALK ZONE IS MAINTAINED. C. A 20 FOOT SETBACK FROM THE BACK OF CURB SHALL BE ESTABLISHED ALONG THE SITES FRONTAGE ON THE NEW STREET. D. PETITIONER SHALL INSTALL PLANTING STRIPS AND SIDEWALKS ALONG THE SITES PUBLIC STREET FRONTAGES AS GENERALLY DEPICTED ON THE REZONING PLAN. 8. ENVIRONMENTAL FEATURES A. DEVELOPMENT OF THE SITE SHALL BE IN COMPLIANCE WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE.
13	B. DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE CITY OF CHARLOTTE TREE ORDINANCE. 9. LIGHTING A. ALL NEW FREESTANDING LIGHTING FIXTURES INSTALLED ON THE SITE (EXCLUDING LOWER DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS, SIDEWALKS AND PARKING AREAS) AND IN THE LANDSCAPED AREAS SHALL BE FULLY CAPPED AND SHIELDED AND THE ILLUMINATION DOWNWARDLY DIRECTED SO THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY PROPERTY LINE OF THE SITE. B. THE MAXIMUM HEIGHT OF ANY NEW FREESTANDING LIGHTING FIXTURE INSTALLED ON THE SITE SHALL BE 31 FEET. C. ANY LIGHTING FIXTURES ATTACHED TO THE STRUCTURES TO BE CONSTRUCTED ON THE SITE SHALL BE DECORATIVE, CAPPED AND DOWNWARDLY DIRECTED. 10. 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. D. PURSUANT TO SECTION 1.110 OF THE ORDINANCE AND SECTION 160A-385.1 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.
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Rezoning Petition No. 2016-095