SITE DEVELOPMENT DATA:

--Acreage: ± 1.18 acres
--Tax Parcel #: 177-053-35
--Existing Zoning: UR-C (CD)
--Proposed Zoning: UR-C (CD) (SPA)
--Existing Uses: Office
--Proposed Uses: Office together with accessory uses, as allowed in the UR-C zoning district.
--Proposed Floor Area Ratio: As allowed by the UR-C Zoning District.
--Maximum Building Height: Not to exceed two (2) stories and not to exceed 40 feet; building height to be measured as required by the Ordinance.
--Parking: Parking as required by the Ordinance will be provided.

1. General Provisions:

a. Site Location. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Belk Gambrell Enterprises, LLC ("Petitioner") to accommodate an office use and a complimentary accessory uses on a 1.18 acre site located at 5625 Fairview Road (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 Zoning Ordinance (the "Ordinance"). Unless the Rezoning Plan establishes more stringent standards the regulations established under the Ordinance for the UR-C zoning classification shall govern. This Rezoning Plan supercedes any prior rezoning plan or petition for the Site.

c. Graphics and Alterations. The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, building elevations, driveways, streets 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 minor 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:

i. minor and don't materially change the overall design intent depicted on the Rezoning Plan; or

ii. modifications to move structures graphically depicted on the Rezoning Plan closer to adjacent properties in a residential district or abutting residential use but no closer than the "external building line" (in this case the external setbacks, rear yards or buffer areas) indicated on Sheet RZ-1.

The Planning Director will determine if such minor modifications are allowed per this amended process, and if it is determined that the alteration does not meet the criteria described above, the Petitioner shall then follow the Administrative Amendment Process per Section 6.207 of the Ordinance; in each instance, however, subject to the Petitioner's appeal rights set forth in the Ordinance.

d. Number of Buildings Principal and Accessory. The total number of principal buildings permitted on the Site shall not exceed two (2). Accessory buildings and structures located on the Site shall not be considered in any limitation on the number of buildings on the Site. Accessory buildings and structures will be constructed utilizing similar building materials, colors, architectural elements and designs as the principal building located on the Site. Accessory structures and buildings include structures and buildings such as but not limited to; a mail kiosk, dumpster enclosures, gazebos, trellises, storage buildings, and other structures associated with the on-site open space.

e. Parking layouts for surface parking shall be provided as generally depicted and may be modified to in a manner that does not materially change the design intent depicted on the Rezoning Plan.

f. Sidewalks depicted on the Rezoning Plan are intended to reflect the general pedestrian circulation for the development on Site but specific locations of sidewalks may be subject to variations that do not materially change the design intent depicted on the Rezoning Plan.

g. The proposed garden, patio and landscape area(s) depicted on the Rezoning Plan are schematic in nature. Detailed plans for these amenity areas will be provided during permitting.

2. Permitted Uses & Development Area Limitation:

f. The Site may be developed with a total of 7,000 square feet of office uses, together with accessory uses allowed in the UR-C zoning district. This includes the existing structure, additions to the existing structures, replacements of the existing structure of additions resulting from sasualty events, and the future building. The proposed future building shall not be greater than 2,000 square feet.

3. Access and Transportation:

a. Access to the Site will be from Fairview Road in the manner generally depicted on the Rezoning Plan.

b. Per Section 9.407(4)(c), the sidewalk and planting strip shall remain in its current condition to accommodate proposed pedestrian improvements to be completed by the City of Charlotte as part of the CIP program.

c. The placement and configuration of the vehicular access point is subject to any minor modifications required to accommodate final site development and construction plans and to any adjustments required for approval by the CDOT in accordance with applicable published standards.

d. Parking shall be provided in front of the existing structure with as generally depicted.

e. The Petitioner shall dedicate five (5) feet of additional right of way along Fairview Road as measured from the existing back of curb for the future multi-use path connector at such time it is needed for the City to complete the path.

4. Architectural Standards, Court Yards/Amenity Areas:

a. The existing structure shall remain and may be renovated. Additions expansions, and replacements due to casualty events are permitted subject to the square footage limitation set forth in 2.a.

b. The proposed new building shall be constructed with a combination of the following: brick, stone, precast stone, precast concrete, synthetic stone, cementitious fiber board, stucco, EIFS, decorative block and/or wood (wood siding may not exceed 25% of the wall surface per unit elevation per side). Vinyl or aluminum as a building material may only be used on windows, soffits and on handrails/railings.

5. Streetscape, Buffers, Yards, and Landscaping:

a. A 16 foot Class C Buffer will be provided and maintained by the Petitioner along the northern property boundary as generally depicted on the Rezoning Plan. A 16 foot Class C buffer will also be provided along a portion of the eastern boundary as generally depicted on the Rezoning Plan.

b. The existing fence located 16' feet off the rear property line shall be replaced and a gate shall be provided for access and maintenance purposes.

c. Along Fairview Road, a minimum 14 foot setback as measured front he future back of curb will be provided.

6. Environmental Features:

a. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.

b. The Site will comply with the Tree Ordinance.

7. Lighting:

a. All new lighting shall be full cut-off type lighting fixtures excluding lower, decorative lighting that may be installed along the driveways, sidewalks, parking areas and courtyards.

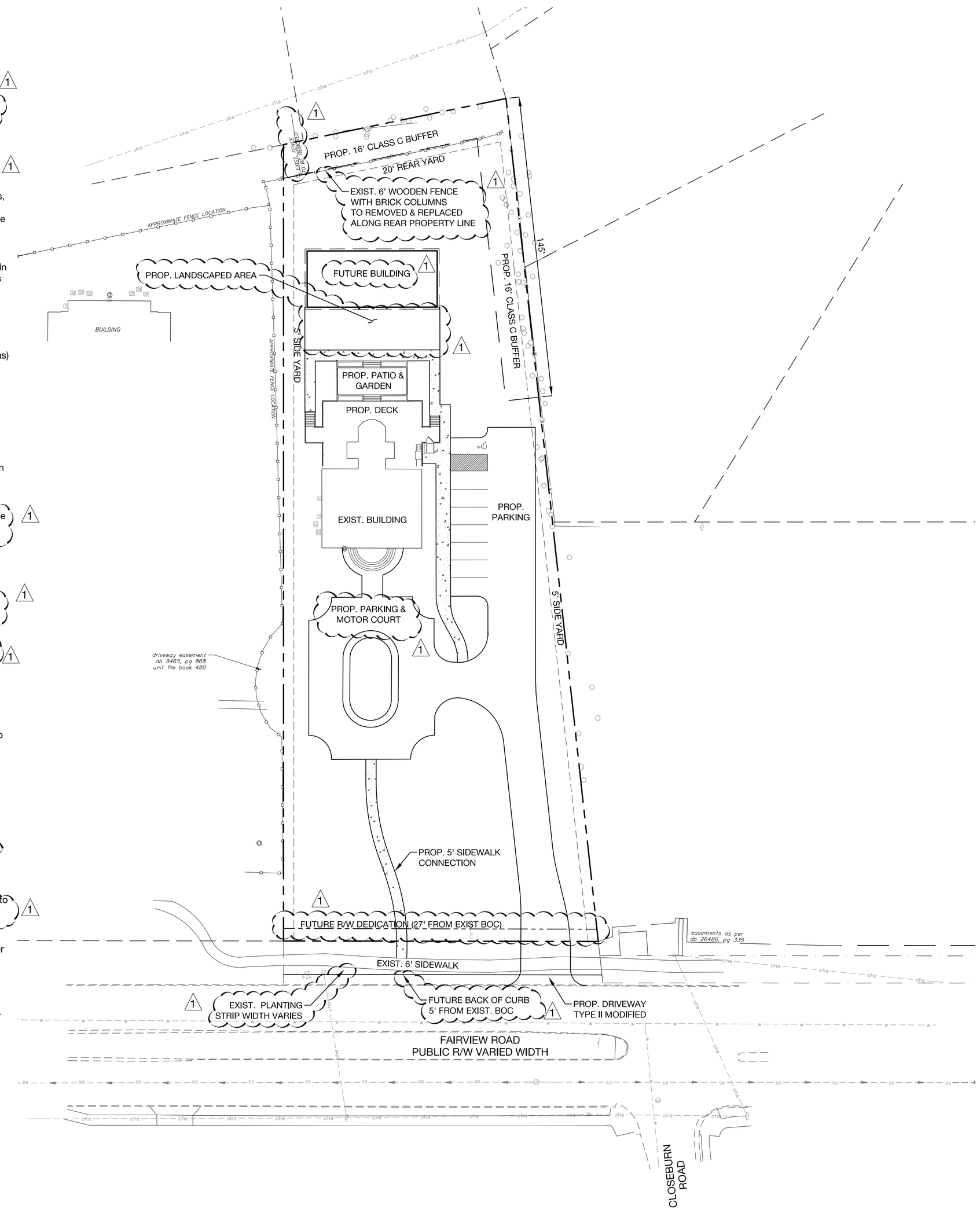
b. Detached lighting on the Site will be limited to 21 feet in height.

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 portion of the Site affected by such amendment in accordance with the provisions of Chapter 6 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 under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns.



DEVELOPMENT SUMMARY

TAX PARCEL ID #:	177-053-35
TOTAL SITE AREA:	51, 608 SF 1.18 AC
EXISTING ZONING:	UR-C
PROPOSED ZONING	UR-C (SPA)
SETBACKS: FRONT: SIDE: REAR:	 14' FROM FUTURE B.O.C. 5' 20'
MAX. BUILDING HEIGHT:	2 STORIES
PROPOSED USE:	OFFICE 7,000 SF

VEHICULAR PARKING:
MEET OR EXCEED ORDINANCE REQUIREMENTS

BICYCLE PARKING:
MEET OR EXCEED ORDINANCE REQUIREMENTS

GRAPHIC SCALE
30 0 15 30 60
1 INCH = 30 FEET

REZONING PETITION #2017-026

URBAN DESIGN PARTNERS
1318-e6 central ave. P 704.334.3303
charlotte, nc 28205 F 704.334.3305
urbandesignpartners.com
nc firm no: P-0418
sc coa no: C-03044

Belk-Gambrell Enterprises

5625 Fairview Road
Charlotte, NC

5625 Fairview Road

Rezoning Plan
Charlotte, North Carolina

NO.	DATE:	BY:	REVISIONS:
1	01.23.17	udp	PER CITY COMMENTS

Project No: 16-063
Date: Nov. 21, 2016
Designed by: udp
Drawn By: udp
Scale: 1"=30'
Sheet No:

RZ-1.0