

DEVELOPMENT STANDARDS

1. **DEVELOPMENT DATA TABLE**
- A. SITE ACREAGE: ± 7.4 ACRES
- B. TAX PARCEL #: 03505512, 03505513
- C. **EXISTING ZONING:** ML-2
- D. **PROPOSED ZONING:** IMU (CD)
- E. **EXISTING USES:** OFFICE
- F. **PROPOSED USES:** OFFICE, RESEARCH AND DEVELOPMENT, RECEPTION FACILITY, MEDICAL/DENTAL OFFICE
- G. NUMBER OF RESIDENTIAL UNITS: N/A
- H. EXISTING SQUARE FOOTAGE OF NON-RESIDENTIAL USES BY TYPE: ±23,500 (OFFICE)
- I. EXISTING FLOOR AREA RATIO: 0.0714
- J. MAXIMUM BUILDING HEIGHT: 24' +/- (EXISTING)
- K. MAXIMUM NUMBER OF BUILDINGS: 2 (EXISTING)
- L. NUMBER AND/OR RATIO OF PARKING SPACES: AS REQUIRED BY THE UNIFIED DEVELOPMENT ORDINANCE
- M. AMOUNT OF OPEN SPACE: MINIMUM OF 10%, AS REQUIRED BY THE UNIFIED DEVELOPMENT ORDINANCE

2. **GENERAL PROVISIONS**

- A. THESE DEVELOPMENT STANDARDS ARE PART OF THE REZONING PETITION FILED BY COUSINS INVESTMENTS, LLC TO ACCOMMODATE DEVELOPMENT OF EXISTING OFFICE FACILITIES ON APPROXIMATELY 7.4 ACRES LOCATED 320' SE FROM THE INTERSECTION OF BROOKSHIRE BOULEVARD AND FRED D ALEXANDER BOULEVARD.
- B. DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THESE DEVELOPMENT STANDARDS (COLLECTIVELY REFERRED TO AS 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 IMU ZONING DISTRICT CLASSIFICATION SHALL GOVERN DEVELOPMENT TAKING PLACE ON THE SITE.
- C. THE DEVELOPMENT DEPICTED ON THE REZONING PLAN IS SCHEMATIC IN NATURE, AND EXCEPT AS OTHERWISE SPECIFIED IN THESE DEVELOPMENT STANDARDS, IS INTENDED TO DESCRIBE THE POSSIBLE ARRANGEMENTS OF USES AND SITE ELEMENTS. THE BUILDINGS ARE EXISTING AND ARE LOCATED ALONG BROOKSHIRE BOULEVARD. THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, STRUCTURES AND BUILDINGS, AND OTHER SITE ELEMENTS SET FORTH ON THE REZONING PLAN SHOULD BE REVIEWED IN CONJUNCTION WITH THE PROVISIONS OF THESE DEVELOPMENT STANDARDS. CONSEQUENTLY, EXCEPT AS OTHERWISE EXPRESSLY SPECIFIED ON THIS REZONING PLAN, THE ULTIMATE LAYOUT OF THE DEVELOPMENT PROPOSED, THE NUMBERS, THE SIZE, CONFIGURATION AND PLACEMENTS OF PARKING AREAS, AND THE DEPICTIONS OF OTHER SITE ELEMENTS ON THE REZONING PLAN ARE PRELIMINARY GRAPHIC REPRESENTATIONS OF THE TYPES AND QUALITY OF DEVELOPMENT PROPOSED. THEY MAY, THEREFORE, BE ALTERED OR MODIFIED DURING DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES. CHANGES TO THE REZONING PLAN WILL BE REVIEWED AND APPROVED AS ALLOWED BY SECTION 6.207.12).
- D. THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, STRUCTURES AND BUILDINGS, 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.

3. **OPTIONAL PROVISIONS**

- A. NOT APPLICABLE

4. **PERMITTED USES**

- A. ALLOWABLE USES ARE LIMITED TO OFFICE, RESEARCH & DEVELOPMENT, RECEPTION FACILITY AND MEDICAL/DENTAL OFFICE.

5. **TRANSPORTATION**

- A. ACCESS TO THE SITE WILL BE FROM BROOKSHIRE BOULEVARD AND IS AN EXISTING POINT OF ACCESS WITH NO PROPOSED MODIFICATIONS.
- B. THERE ARE NO PLANNED TRANSPORTATION IMPROVEMENTS PROPOSED WITH THIS PROJECT. 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. AN ENCROACHMENT AGREEMENT MUST BE APPROVED BY CDOT PRIOR TO CONSTRUCTION/INSTALLATION. CONTACT CDOT FOR ADDITIONAL INFORMATION CONCERNING COST, SUBMITTAL, AND LIABILITY INSURANCE COVERAGE REQUIREMENTS.
- D. 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.
- E. ALL TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED.
- F. 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 WESTERN MECKLENBURG AREA, BY WAY OF A PRIVATE/PUBLIC PARTNERSHIP EFFORT OR OTHER PUBLIC SECTOR PROJECT SUPPORT.

6. **ARCHITECTURAL STANDARDS**

- A. ANY PROPOSED BUILDING EXPANSION OR ADDITION WILL BE MADE WITH MATERIALS THAT ARE ARCHITECTURALLY COMPATIBLE WITH THE EXISTING BUILDING MATERIALS AND COLORS.

7. **STREETSCAPE, BUFFERS AND LANDSCAPING:**

- A. SCREENING REQUIREMENTS OF THE ORDINANCE WILL BE MET.
- B. BUFFER REQUIREMENTS OF THE ORDINANCE, IF APPLICABLE, WILL BE MET.

8. **ENVIRONMENTAL FEATURES**

- A. THE LOCATION, SIZE, AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN 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 POINTS.
- B. THE SITE WILL COMPLY WITH THE TREE ORDINANCE.
- C. SITE WILL NEED TO MEET UDO STORMWATER ARTICLES 23 THROUGH 28, AND MAINTAIN EXISTING

STORMWATER MANAGEMENT CAPACITY OF EXISTING PONDS.

9. **PARKS, GREENWAYS AND OPEN SPACE**

- A. NOT APPLICABLE

10. **FIRE PROTECTION**

- A. FIRE DEPARTMENT ACCESS ROADS SHALL HAVE A MINIMUM 20' UNOBSTRUCTED CLEAR WIDTH AND SHALL BE CAPABLE OF SUPPORTING 85,000 POUNDS.
- B. FOR BUILDINGS EQUIPPED WITH A SPRINKLER SYSTEM, A FIRE DEPARTMENT CONNECTION SHALL BE LOCATED WITHIN 200' OF A FIRE HYDRANT FOR AN NFPA 13 SPRINKLER SYSTEM.
- C. TURNING RADIUS ALONG FIRE ACCESS ROADS SHALL BE 30', INSIDE AND 42'-3.5", OUTSIDE.

11. **SIGNAGE**

- A. SIGNAGE AS ALLOWED BY THE ORDINANCE WILL BE PROVIDED.

12. **LIGHTING**

- A. ALL NEW LIGHTING SHALL BE DOWNWARDLY DIRECTED AND FULL CUT-OFF TYPE LIGHTING FIXTURES EXCLUDING LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS, SIDEWALKS, AND PARKING AREAS.
- B. ANY NEW DETACHED LIGHTING ON THE SITE WILL BE LIMITED TO 25 FEET IN HEIGHT.
- C. ARCHITECTURAL LIGHTING ON BUILDING FACADES, SUCH AS SCONCES, WILL BE PERMITTED.

13. **PHASING**

- A. PROPOSED EXPANSIONS/ADDITIONS MAY BE PHASED.

14. **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.

15. **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.

PROPOSED USES

- OFFICE
- RESEARCH AND DEVELOPMENT
- RECEPTION FACILITY (UNDER PRESCRIBED CONDITIONS)
- MEDICAL/DENTAL

PROHIBITED USES

- RESIDENTIAL USES
- HOTELS/MOTELS
- LIVE PERFORMANCE VENUE/NIGHT CLUB
- OUTDOOR MARKET
- LODGE/MEETING HALL

VICINITY MAP

SCALE: 1" = 500'

ZONING MAP

SCALE: 1" = 500'

DEVELOPMENT DATA TABLE

- SITE ADDRESS: 6425 AND 6409 BROOKSHIRE BLVD
CHARLOTTE, NC 28216
- PETITION #: 2024-00062
- SITE ACREAGE: 7.4 ACRES
- TAX PARCELS INCLUDED IN REZONING: 03505512, 03505513
- EXISTING ZONING: ML-2
- PROPOSED ZONING: IMU (CD)
- EXISTING USES: GENERAL OFFICE
- PROPOSED USES: GENERAL OFFICE, RESEARCH AND DEVELOPMENT, RECEPTION FACILITY, MEDICAL/DENTAL OFFICE
- NUMBER OF RESIDENTIAL UNITS: N/A
- RESIDENTIAL DENSITY: N/A
- SETBACKS: 20 FT FRONT SETBACK
- EXISTING SQUARE FOOTAGE (03505512): 11,878
PROPOSED SQUARE FOOTAGE (03505512): ±4,500
EXISTING SQUARE FOOTAGE (03505513): 11,138
PROPOSED SQUARE FOOTAGE (03505513): TO BE DETERMINED

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TIMMONS GROUP

CROWDER CONSTRUCTION COMPANY

6409 & 6425 BROOKSHIRE BOULEVARD, CHARLOTTE, NORTH CAROLINA

REZONING PLAN - PETITION #2024-00062

JOB NO.
64046

SHEET NO.
RZ-100

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