

SITE DEVELOPMENT TABLE

PROJECT NAME: GARRISON ROAD INDUSTRIAL PETITION NO: # 2019-173 PETITIONER: PLANS PREPARED BY: ±150.0 ACRES

14118165, 14118119, 14129107, 14129101, 14129102, \\
14129103, 14129105 **TAX PARCEL NUMBERS:**

CURRENT ZONING: PROPOSED ZONING: I-1 (CD) **OVERLAY DISTRICT: EXISTING USE:** PROPOSED LAND USE:

MAXIMUM GFA: **MAXIMUM HEIGHT:**

FEMA INFORMATION:

LOWER LAKE WYLIE PROTECTED AREA OVERLAY OFFICE / WAREHOUSING / INDUSTRIAL

MEASURED AS DEFINED BY THE ORDINANCE.

CONDITIONS TOGETHER WITH ACCESSORY USES, ALL AS ALLOWED IN THE I-1 ZONING DISTRICT (AS MORE SPECIFICALLY DESCRIBED IN THE DEVELOPMENT STANDARDS.) HEIGHT AS PERMITTED BY ORDINANCE AND WILL BE

AS REQUIRED BY THE ORDINANCE FOR THE PERMITTED USES JURISDICTION: CITY OF CHARLOTTE PCSO WATERSHED DISTRICT: WESTERN CATAWBA

> MAP DATES: 9/2/2015 FLOOD ZONE: AE / X

ROAD IMPROVEMENTS

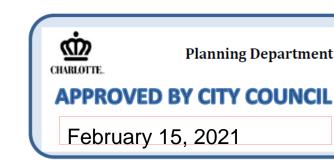
WEST BOULEVARD IMPROVEMENTS (PUBLIC PRIVATE PARTNERSHIP - BY OTHERS)

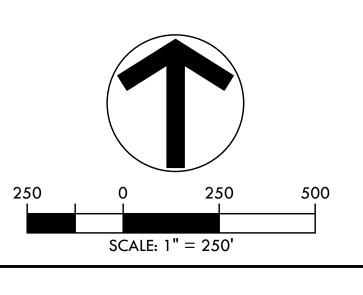
ALTERNATE GARRISON ROAD IMPROVEMENTS (EXTEND IMPROVEMENTS TO HORTON ROAD DEPENDING ON TIMING OF WEST BOULEVARD PROJECT)

FUTURE CATAWBA CROSSING (RIGHT-OF-WAY RESERVATION)

ADJACENT PROPERTY OWNERS

#	PID	LAST NAME	FIRST NAME	DB	DP	SITE ADDRESS
1	14114101	RUSHING	RONNIE DUCE	28678	312	GARRISON RD
2	14114102	RUSHING	JAMES WARREN	18308	943	10428 GARRISON
3	14114103	SWANEY	ROBERT L SR	6348	835	10406 GARRISON
4	14114104	RUSHING	RONNIE DUCE	28678	312	10408 GARRISON
5	14114105	SWANEY	EVA C	29641	693	10308 GARRISON
6	14114106	RUSHING	GRADY S L/E	18376	745	10300 GARRISON
7	14114110	RUSHING	RONNIE DUCE	28678	312	GARRISON RD
8	14114113	SWANEY	ROBERT L SR	4846	302	10412 GARRISON
9	14114114	RUSHING	RONNIE D	5208	798	10502 GARRISON
10	14114115	RUSHING	RONNIE DUCE JR	27979	329	10338 GARRISON
11	14116102	CROSBY	LACHELLE M	31140	5	7242 DIXIE RIVER
12	14116103	SHORT	KYLE	31692	83	7052 DIXIE RIVER
13	14116104	WOODARD	HENRIETTA	1604	593	7048 DIXIE RIVER
14	14116111	BROWN	CARRIETTA A	31458	779	7006 DIXIE RIVER
15	14116114	HALL	LEE	1632	469	DIXIE RIVER RD
16	14116115	POTTS	KERMIT	33946	161	DIXIE RIVER RD
17	14116120	GRIER	BERNIE WALLACE	1154	397	6820 DIXIE RIVER
18	14116123	ONSITE HOLDINGS LLC		27099	305	6810 DIXIE RIVER
19	14116175	BYRUM JR	ROBERT F	32516	586	7504 CANOVA LN
20	14116176	PETERSON	TAD	32226	384	7428 CANOVA LN
21	14116177	SUMNER	ERIN NICOLE STARNES	31894	350	7412 CANOVA LN
22	14116178	PATIL	SADANAND SANJEEVKUMAR	32659	370	7408 CANOVA LN
23	14116179	BARTLETT	NICOLE L	30828	922	7404 CANOVA LN
24	14116180	FINAN	JEFFREY D	30589	465	9238 LOCH GLEN
25	14116193	BEREWICK HOMEOWNERS ASSOC. INC		33446	264	LOCH GLEN WY
26	14116196	BEREWICK HOMEOWNERS ASSOC. INC		33446	264	CANOVA LN
27	14117101	DIXIE RIVER LAND COMPANY LLC		12722	642	6332 DIXIE RIVER
28	14117111	MECKLENBURG COUNTY		14350	402	5910 DIXIE RIVER
29	14117112	MECKLENBURG COUNTY		14350	408	DIXIE RIVER RD
30	14118101	MECKLENBURG COUNTY		23229	795	GARRISON RD
31	14118102	SL HORTON ROAD LLC		32765	3	10137 HORTON R
32	14118116	SWANEY	ROBERT L	3328	259	10301 GARRISON
33	14118117	SWANEY	ROBERT L	3620	925	10309 GARRISON
34	14118118	HIGGINS	SHERI S	27004	414	GARRISON RD
35	14118119	MOBLEY	CHARLES DOUGLAS	27556	198	10515 GARRISON
36	14118128	SWANEY	ROBERT L	5744	479	10315 GARRISON
37	14118165	TSC GARRISON LLC		32652	372	GARRISON RD
38	14128101	CRESCENT COMMUNITIES II LLC		32809	788	DIXIE RIVER RD
39	14128102	CRESCENT COMMUNITIES II LLC		32809	788	DIXIE RIVER RD
40	14129101	SHAW	WILLIAM A JR	12389	394	GARRISON RD
41	14129102	BURRIS	DWIGHT D	5446	563	10731 GARRISON
43	14120102	CHANA	WILLIAM A ID	N1/A	NI/A	10013 CARRISON

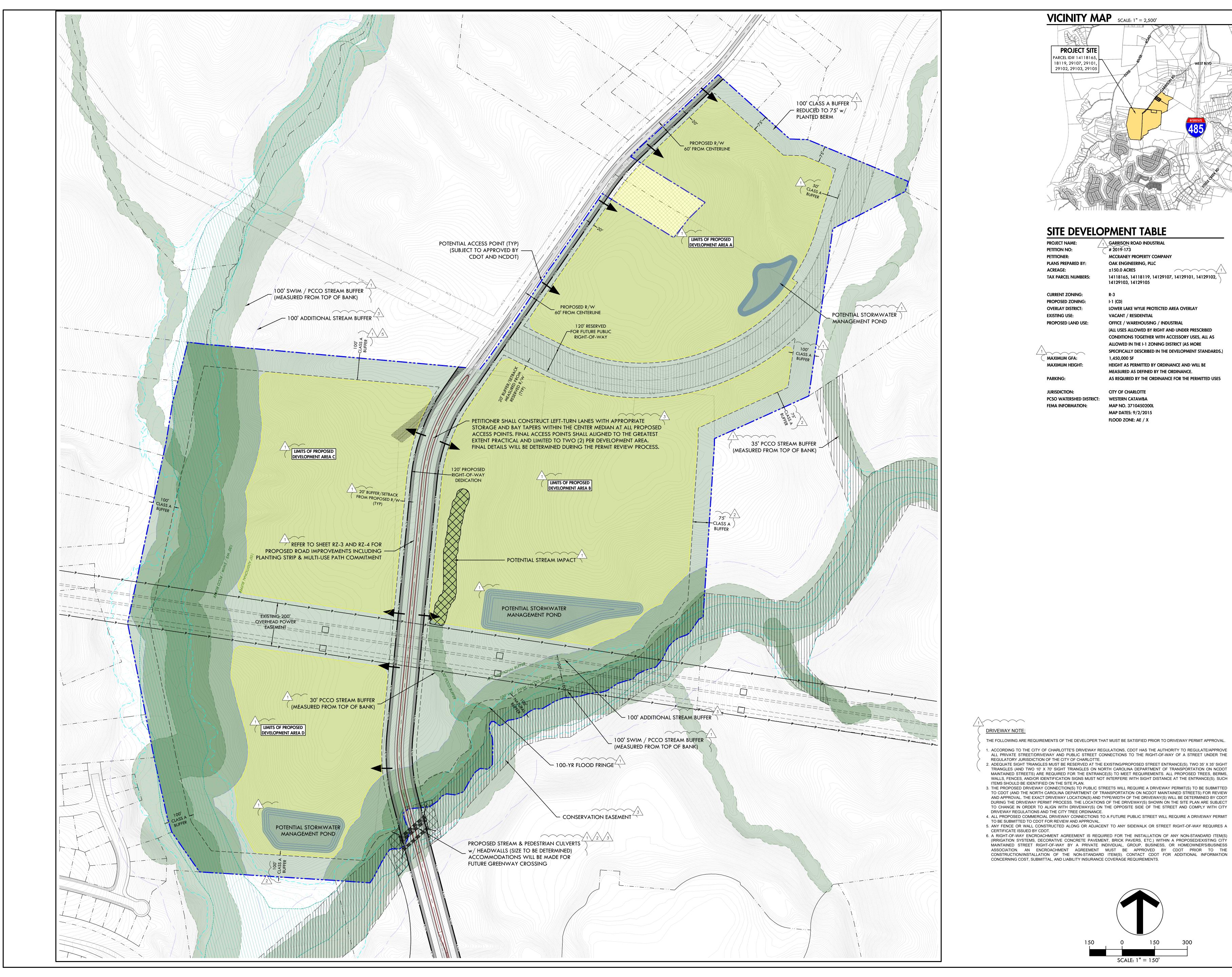


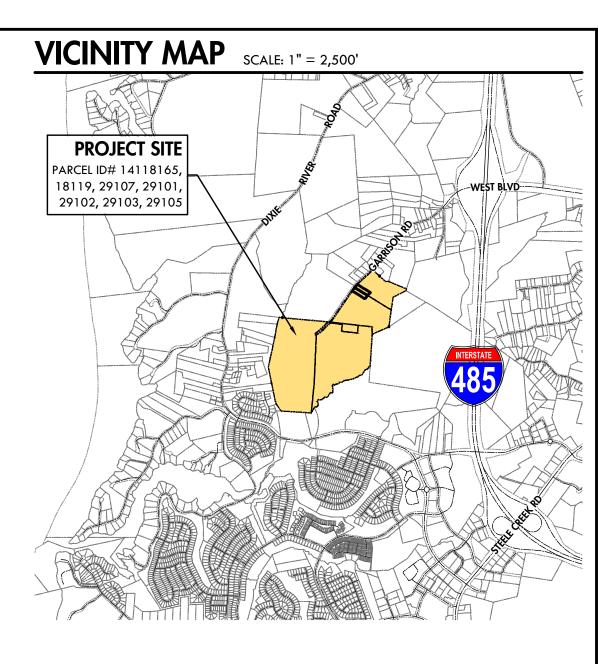


24799 269 GARRISON RD 27556 198 **GARRISON RD**

USTRIAL ARRISON

7. 2. 2. 3. 4. 4. 5. 5.





SITE DEVELOPMENT TABLE

PROJECT NAME: GARRISON ROAD INDUSTRIAL ⁻# 2019-173 **PETITION NO:** PETITIONER: PLANS PREPARED BY:

ACREAGE: ±150.0 ACRES **TAX PARCEL NUMBERS:** 14118165, 14118119, 14129107, 14129101, 14129102, ¹ 14129103, 14129105

CURRENT ZONING: PROPOSED ZONING: I-1 (CD) **OVERLAY DISTRICT: EXISTING USE:**

LOWER LAKE WYLIE PROTECTED AREA OVERLAY PROPOSED LAND USE: OFFICE / WAREHOUSING / INDUSTRIAL (ALL USES ALLOWED BY RIGHT AND UNDER PRESCRIBED

ALLOWED IN THE I-1 ZONING DISTRICT (AS MORE SPECIFICALLY DESCRIBED IN THE DEVELOPMENT STANDARDS.) **MAXIMUM GFA:** HEIGHT AS PERMITTED BY ORDINANCE AND WILL BE **MAXIMUM HEIGHT:**

MEASURED AS DEFINED BY THE ORDINANCE.

CONDITIONS TOGETHER WITH ACCESSORY USES, ALL AS

AS REQUIRED BY THE ORDINANCE FOR THE PERMITTED USES JURISDICTION: PCSO WATERSHED DISTRICT: FEMA INFORMATION:

CITY OF CHARLOTTE **WESTERN CATAWBA** MAP DATES: 9/2/2015 FLOOD ZONE: AE / X

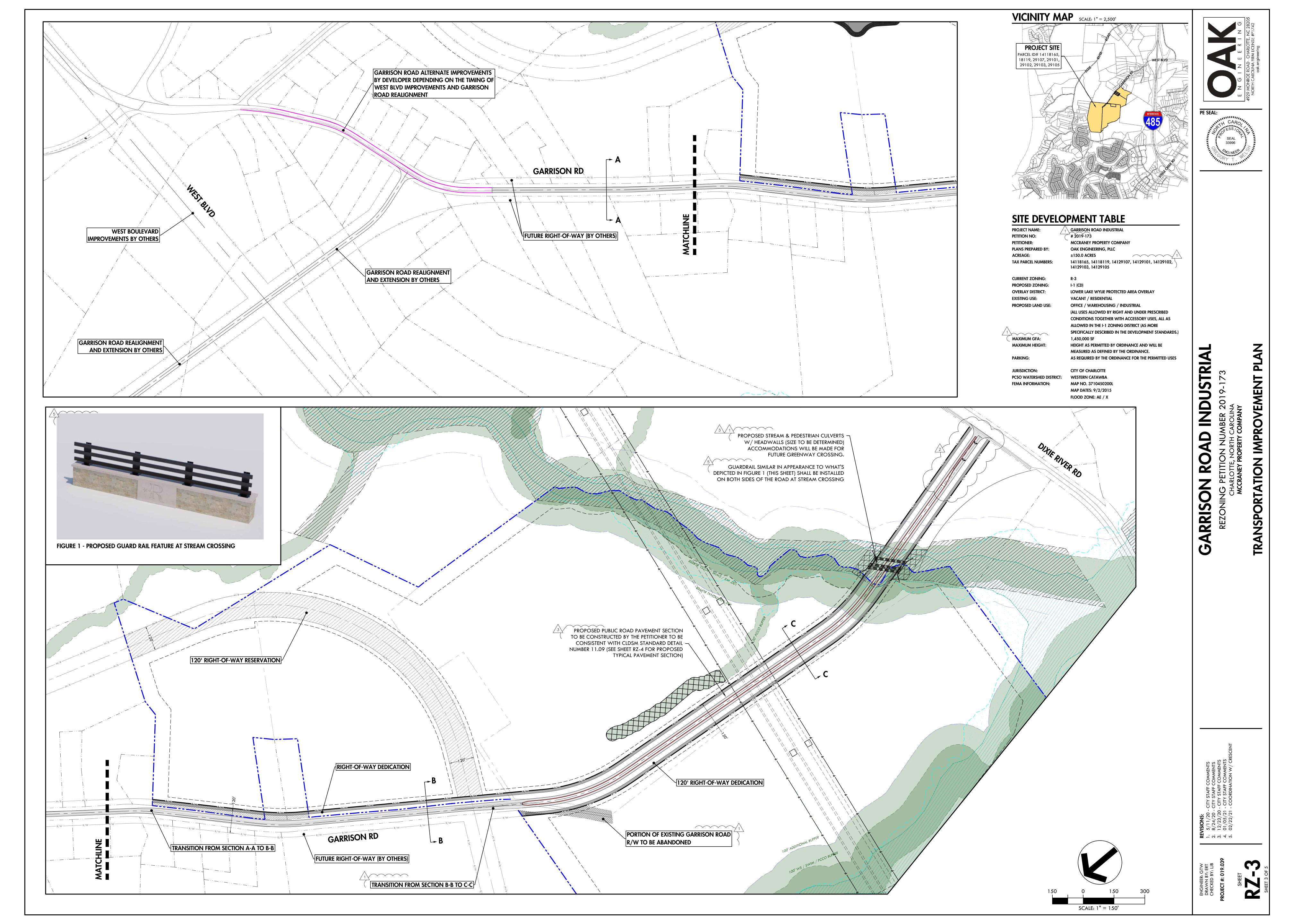
SCALE: 1" = 150'

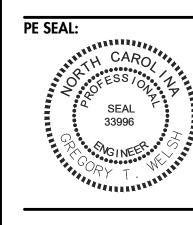
STRIA INDUS ARRISON



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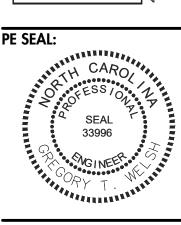
| 5/11/20 - 8/24/20 - 12/23/20 | 01/05/21 | 02/22/21 | 02/22/21 | 02/22/21 | 02/22/21 | 02/22/21 | 02/22/21 | 02/22/21 | 02/22/21 | 02/22/21 | 02/22/21 | 02/22/21 | 02/22/21 | 02/22/21 | 02/22/21 | 02/22/21 | 02/22/21 | 02/22/21 | 02/22/21 | 02/22/21 | 02/22/21 | 02/22/21 | 02/22/21 | 02/22/21 | 02/22/21 | 02/22/21 | 02/22/21 | 02/22/21 | 02/22/21 | 02/22/21 | 02/22/21 | 02/22/21 | 02/22/21 | 02/22/21 | 02/22/21 | 02/22/21 | 02/22/21 | 02/22/21 | 02/22/21 | 02/22/21 | 02/22/21 | 02/22/21 | 02/22/21 | 02/22/21 | 02/22/21 | 02/22/21 | 02/22/21 | 02/22/21 | 02/22/21 | 02/22/21 | 02/22/21 | 02/22/21 | 02/22/21 | 02/22/21 | 02/22/21 | 02/22/21 | 02/22/21 | 02/22/21 | 02/22/21 | 02/22/21 | 02/22/21 | 02/22/21 | 02/22/21 | 02/22/21 | 02/22/21 | 02/22/21 | 02/22/21 | 02/22/21 | 02/22/21 | 02/22/21 | 02/22/21 | 02/22/21 | 02/22/21 | 02/22/21 | 02/22/21 | 02/22/21 | 02/22/21 | 02/22/21 | 02/22/21 | 02/22/21 | 02/22/21 | 02/22/21 | 02/22/21 | 02/22/21 | 02/22/21 | 02/22/21 | 02/22/21 | 02/22/21 | 02/22/21 | 02/22/21 | 02/22/21 | 02/22/21 | 02/22/21 | 02/22/21 | 02/22/21 | 02/22/21 | 02/22/21 | 02/22/21 | 02/22/21 | 02/22/21 | 02/22/21 | 02/22/21 | 02/22/21 | 02/22/21 | 02/22/21 | 02/22/21 | 02/22/21 | 02/22/21 | 02/22/21 | 02/22/21 | 02/22/21 | 02/22/21 | 02/22/21 | 02/22/21 | 02/22/21 | 02/22/21 | 02/22/21 | 02/22/21 | 02/22/21 | 02/22/21 | 02/22/21 | 02/22/21 | 02/22/21 | 02/22/21 | 02/22/21 | 02/22/21 | 02/22/21 | 02/22/21 | 02/22/21 | 02/22/21 | 02/22/21 | 02/22/21 | 02/22/21 | 02/22/21 | 02/22/21 | 02/22/21 | 02/22/21 | 02/22/21 | 02/22/21 | 02/22/21 | 02/22/21 | 02/22/21 | 02/22/21 | 02/22/21 | 02/22/21 | 02/22/21 | 02/22/21 | 02/22/21 | 02/22/21 | 02/22/21 | 02/22/21 | 02/22/21 | 02/22/22 | 02/22/22 | 02/22/22 | 02/22/22 | 02/22/22 | 02/22/22 | 02/22/22 | 02/22/22 | 02/22/22 | 02/22/22 | 02/22/22 | 02/22/22 | 02/22/22 | 02/22/22 | 02/22/22 | 02/22/22 | 02/22/22 | 02/22/22 | 02/22/22 | 02/22/22 | 02/22/22 | 02/22/22 | 02/22/22 | 02/22/22 | 02/22/22 | 02/22/22 | 02/22/22 | 02/22/22 | 02/22/22 | 02/22/22 **2** 1. 2. 8. 4. 3.

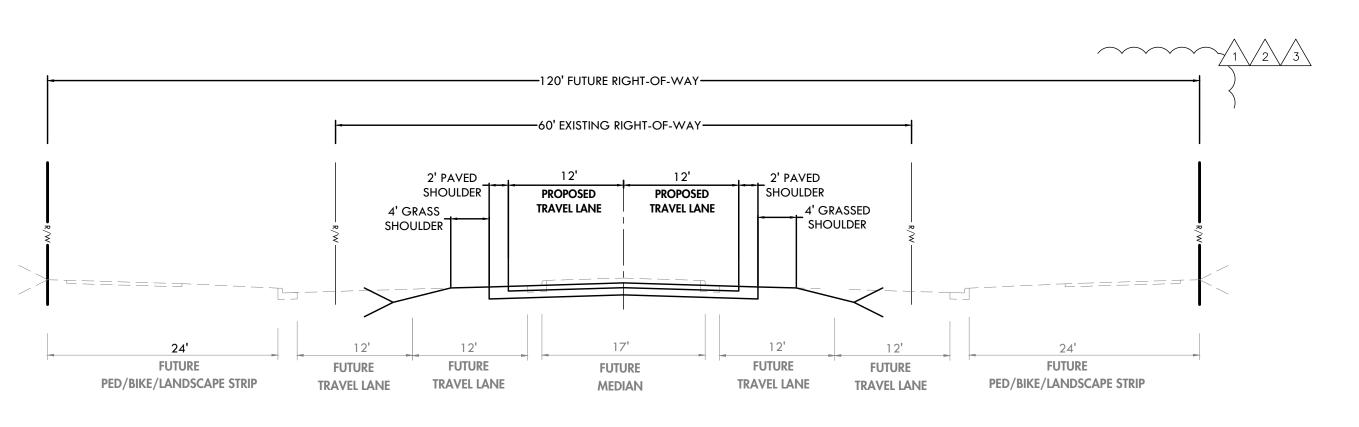




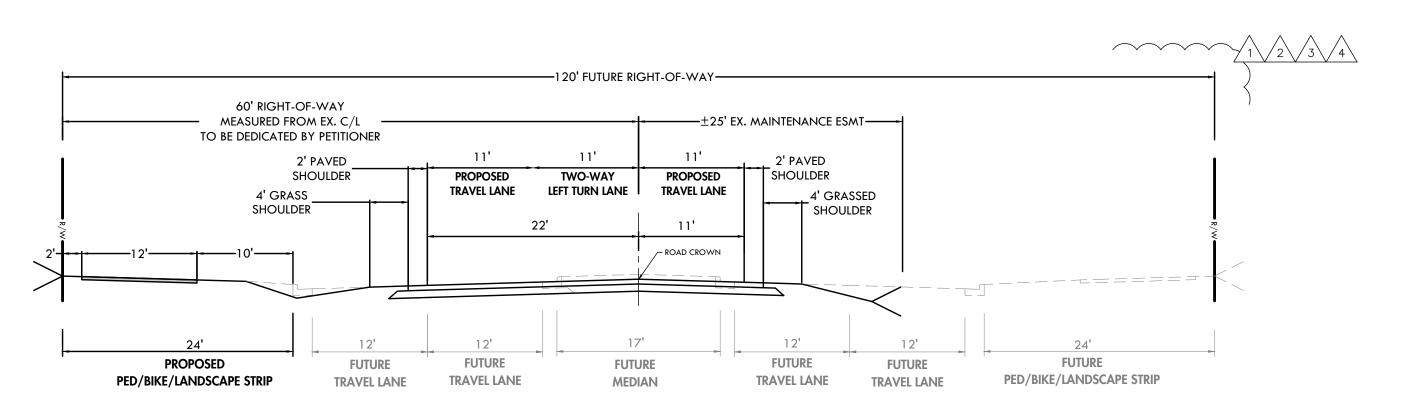
INDUSTRIAL

GARRISON

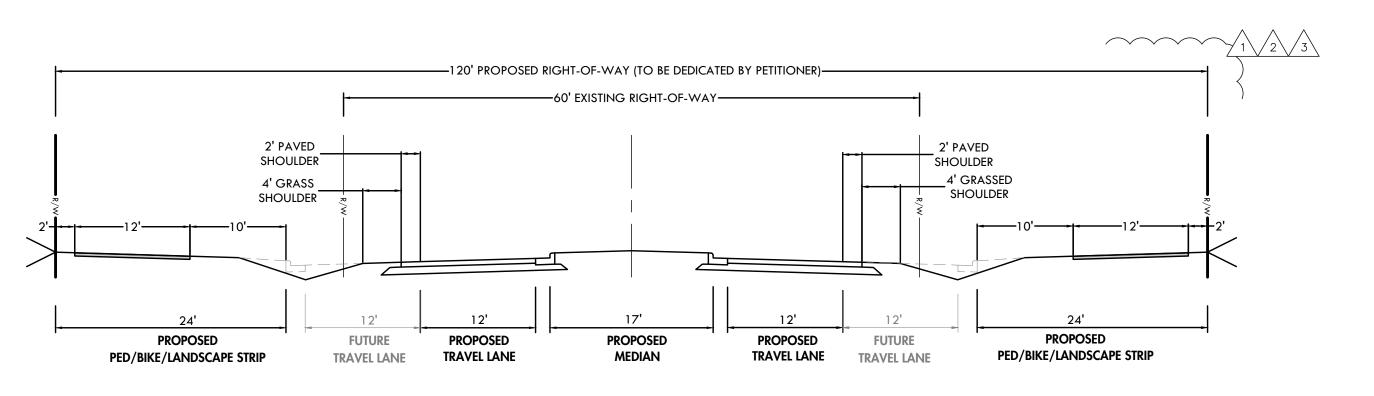




SECTION A - A PROPOSED ROAD IMPROVEMENTS (FUTURE BY OTHERS)



SECTION B - B PROPOSED ROAD IMPROVEMENTS (FUTURE BY OTHERS)



SECTION C - C PROPOSED ROAD IMPROVEMENTS (FUTURE BY OTHERS)

 $\sqrt{2}$

TYPICAL PAVEMENT SECTION FOR PROPOSED PUBLIC ROAD:

SURFACE COURSE:

BASE COURSE:

PROPOSED 3.0 INCHES ASPHALT CONCRETE SURFACE COURSE, TYPE S9.5C, AT

AN AVERAGE RATE OF 168 LB/SY IN EACH OF TWO 1.5-INCH LIFTS

INTERMEDIATE COURSE: PROPOSED 4.0 INCHES (MIN) ASPHALT CONCRETE INTERMEDIATE COURSE, TYPE 119.0C, AT AN AVERAGE RATE OF 456 LB/SY

PROPOSED 8.0 INCHES ASPHALT CONCRETE BASE COURSE, TYPE B25.OC, AT AN

AVERAGE RATE OF 399 LB/SY IN EACH OF TWO EQUAL LIFTS

NOTE: FOR ALL PUBLIC ROAD PAVEMENT SECTIONS TO BE CONSTRUCTED BY PETITIONER. CONSISTENT WITH CLDSM STANDARD DETAIL NUMBER 11.09.

7. 1. 2. 3. 4. 4. 5. 4. 5.

Site Development Data:

- --Acreage: \pm 153 acres
- --Tax Parcel #s: 14129102, 14129105, 14118165, 14129101,14129107,14118119 and 14129103
- -- Existing Zoning: R-3 -- Proposed Zoning: I-1(CD)
- -- Existing Uses: Vacant/Residential
- --Permitted Uses: Warehousing, warehouse distribution, manufacturing, office, and all other industrial uses as permitted by right and under prescribed conditions together with accessory uses, all as allowed in the I-1 zoning district (as more specifically described in the Development Standards below).
- --Maximum Gross Square feet of Development: Up to 1,450,000 square feet of gross floor
- --Maximum Building Height: Height as permitted by Ordinance and will be measured as defined by the Ordinance.
- --Parking: As required by the Ordinance for the permitted uses.

1. <u>General Provisions</u>:

- a. <u>Site Location</u>. These Development Standards, Schematic Site Plan and other graphics set forth on Sheet RZ-1 and any other Sheets form this rezoning plan (collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by McCraney Property Company ("Petitioner") to accommodate the development of the requested permitted uses on the approximately 150 acre site located on Garrison 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 I-1 zoning classification shall govern all development taking place on the Site.
- **c.** Graphics and Alterations. Any schematic depictions of the building envelopes, parking areas, sidewalks, driveways, streets, open space, buffers 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. Any layouts, 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, and the final roadway alignment for the future Garrison Road Extension and Catawba connector have not been finalized, 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 CHAR2\2197012v1
- c. A fifty (50) foot Class A Buffer that can be reduced per Ordinance will be provided adjacent to those properties zoned MUDD-O as generally depicted on the Rezoning Plan.
- d. A one hundred (100) foot Class A Buffer that can be reduced per Ordinance will be provided adjacent to those properties zoned MX-1 and designated as residential use as generally depicted on the Rezoning Plan.
- e. A seventy-five (75) foot Class A Buffer that can be reduced per Ordinance will be provided adjacent to those properties zoned MX-1 and designated as non-residential use as \(\lambda \) generally depicted on the Rezoning Plan.
 - Petition commits to install supplemental landscaping along the Site's frontage on Garrison Road in addition to the required street trees.

Architectural Standards and Design Guidelines.

- **Building Materials.** The principal building(s) constructed on the Site may use a variety of building materials. The building materials used for buildings will be a combination of the following: glass, brick, stone, simulated stone, pre-cast stone, precast concrete, synthetic stone, stucco, cementitious siding (such as hardi-plank), metal panels (on north and west elevations only), EIFS, cast on site concrete panel or wood. Vinyl as a building material will not be allowed except on windows and soffits.
- b. Mechanical Equipment Screening. HVAC and related mechanical equipment will be screened from public view and from view of adjacent properties and proposed public streets at
- **Dumpster Screening.** Dumpster areas and recycling areas will be enclosed by a solid wall or fence.
- d. **Pedestrian Entrances**. There shall be a minimum of one street facing entrance to each public street. Corner entrances shall meet this requirement for both streets. All pedestrian entrances, excluding emergency exits, will be architecturally defined with glazing, awnings, canopies and/or other architectural element, and have a connection to adjacent Public Streets.

6. <u>Environmental Features:</u>

to the permitting process.

- a. The Site shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.
- The Site will comply with Tree Ordinance.
- Stream Buffers shall comply with the Lower Lake Wylie Watershed Overlay Ordinance.
- d. 100' SWIM/PCSO Stream Buffers shall be increased to include 50% of the flood fringe area as additional stream buffer. Delineation of the additional stream buffer area will be deferred

- the Administrative Amendment Process per Section 6.207 of the Ordinance. These instances would include changes to graphics if they are:
- minor and don't materially change the overall design intent depicted on the Rezoning Plan; such as minor modifications to the configurations of any building envelope, driveways and parking area dimensions and the like as long as the modifications maintain the general building/parking orientation and character of the development generally depicted on the
- 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. Planned/Unified Development. The Site shall be viewed in the aggregate as a planned/unified development plan as to the elements and portions of the Site generally depicted on the Rezoning Plan. As such, side and rear yards, buffers, building height separation standards, and other similar zoning standards will not be required internally between improvements and other site elements located on the Site. The Petitioner and/or owner(s) of the Site reserve the right to subdivide the portions or all of the Site and create lots within the interior of the Site without regard to any such internal separation standards, and public/private street frontage requirements, provided, however, all such separation standards along the exterior boundary of the Site shall be adhered to and all square footage maximum requirements will be regulated by any development limitations set forth in Section 2 below as to the Site taken as a whole and not individual portions or lots located therein.
- e. <u>Number of Buildings Principal and Accessory</u>. Notwithstanding the number of building(s) shown on the Rezoning Plan, the total number of principal buildings to be developed on the Site will be limited to seven (7). 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(s). In the event more than one principal building is developed on the Site, the Site shall adhere to the Subdivision Ordinance.

2. Permitted Uses, Development Area Limitations:

a. The Site may be developed with up to 1,450,000 square feet gross floor area of warehousing, warehouse distribution, manufacturing, office, and all other industrial uses as permitted by right and under prescribed conditions together with accessory uses, as allowed in the I-1 zoning district.

For purposes of the development limitations set forth in these Development Standards (but not to be construed as a limitation on FAR requirements), the following items will not be counted as part of the allowed gross floor area (floor area as defined by the Ordinance) for the Site: structured parking facilities and all loading dock areas (open or enclosed).

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.

Development within any SWIM/PCSO Buffer shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services and mitigated if required by City ordinance. Petitioner acknowledges intermittent/perennial stream delineation reports are subject to review and approval upon submission of development plans for permitting and are not approved with rezoning decisions.

Prior to submission of any civil site plan for development, the developer agrees to survey all identified jurisdictional wetlands and streams within the assemblage. Stream buffers will be accurately shown, measured from the surveyed tops of banks.

h. With regard to temporary sediment basin design, the Petitioner commits to basin sizing on storm events detaining the 2-year storm for five (5) days and the 25 year storm for three (3) days while routing the 50 year storm through the water quality skimmer outlet

Additional specific measures to be employed in concert with the increased basin capacity will include that all plans follow the requirements of the Critical and Protected Area Enhanced Erosion Control Measures Checklist, including polyacrylamide (PAM) plans. PAM shall be specified for use with seeding mixtures and to treat sheet flow runoff to basins including type, amount, and frequency of application.

The Petitioner shall work with the City Water Quality Administrator or designee to provide increased temporary basin capacity and to implement other erosion control measures based on earthwork cut/fill analysis.

k. Good faith efforts will be made to follow the additional Design and Site Management Considerations included in the Critical and Protected Area Enhanced Erosion Control Measures Checklist.

- 1. A qualified individual will be dedicated solely to the protection of surface water resources with duties to include the periodic inspection of erosion control measures and land disturbing activities, the routine inspection of surface waters, and activities necessary to ensure
- the compliance with water quality regulations and rezoning conditions. m. A copy of the EEP easement for the Beaverdam Creek Restoration Project will be
- The Petitioner agrees to coordinate Greenway Connectivity to the adjacent Berewick

be followed as it pertains to the assemblage.

provided at the time of construction plan submission and all provisions of the EEP easement will

Regional Park with the River District and Mecklenburg County Parks and Recreation. /2\ o. The Petitioner agrees to provide continuous monitoring devices downstream to monitor turbidity 24 hours/day during construction and provide alerts to erosion control inspectors if

Transportation Improvements and Access:

The transportation improvements, pedestrian improvements and right of way dedication described below in paragraphs 3.a(1), 3.a(2) and 3.a(3) shall be constructed, installed, and dedicated by the Petitioner.

(1) The Petitioner will provide access to the Site as generally depicted on the Rezoning Plan, via extending Garrison and subject to the provisions below; provided that the exact alignment, dimensions and location of the access point to the Site and the driveway on the Site may be modified from the elements shown on the Rezoning Plan as long as the overall design intent is not materially altered and requirements described in this Section 3 are met.

(2) Planting strips and sidewalks shall be constructed in accordance with the final construction plans associated with the Extension of Garrison Road

(3) Transportation improvements will be phased by the Petitioner to support the build out of the Site. The Petitioner shall install the following transportation improvements as generally depicted on the rezoning plan:

a. Phase One:

- Petitioner shall grant to CDOT a 120-foot right-of-way where the petitioner controls both sides of Garrison Road (or 60-feet of right-of-way measured from the centerline where the petitioner only controls one side of Garrison Road), as generally depicted on the attached rezoning plan.
- Petitioner shall design a 4 lane and construct a 2 lane, median-divided section of Garrison Road from Dixie River Road and extending north to the intersection of Garrison Road and the future "Catawba Crossing".

b. Phase Two:

- Petitioner shall design and construct a 3-lane section, expandable to 4 lanes along the petitioner-controlled frontage north of the future "Catawba Crossing" as generally depicted on the rezoning plans. Upon successful acquisition of 60' right-of-way, that portion of Garrison Road located north of the subject property shall be widened to two 12-foot lanes with a
- attached Rezoning Plan. iii. Petitioner shall have the option to widen that portion of Garrison Road to Horton Road as described above IF the West Boulevard / Garrison Road improvements to be constructed by the developer of the River District are not completed prior to issuance of the final building's Certificate of Occupancy.

2-foot shoulder from the subject property to West Boulevard as shown on the

iv. Prior to receiving the Certificate of Occupancy for 50% of the allotted squarefootage, the petitioner shall increase the storage capacity of the right turnlane of the I-485 Outer Exit Ramp from 140' to 175' as described in the Traffic Impact Study. This improvement shall be waived IF the River District's Garrison Road / West Boulevard Improvements are completed.

The Petitioner agrees to participate in annual bathymetric monitoring of Browns' Cover (currently being led by the River District).

q. Prior to the issuance of a certificate of occupancy for the second new building constructed on the site, Petitioner shall dedicate and convey to Mecklenburg County for future greenway purposes the entire 100 year floodplain on the site (the "Greenway Area"). Prior to the dedication and conveyance of the Greenway Area to Mecklenburg County, Petitioner shall have the right to install and locate utility lines through such Greenway Area and to reserve such easements over such Greenway Area that are necessary to maintain, repair and replace such utility lines, and to reserve such other easements as may be reasonably necessary in connection with the development of the site as long as these easements and utility lines do not interfere with the construction and maintenance of the greenway by Mecklenburg County. Any easements must be reviewed by Mecklenburg County prior to the dedication and conveyance of the Greenway Area to Mecklenburg County.

The area of the site located within the Greenway Area shall be considered when calculating the allowed density on the Site.

s. The trees located within the Greenway Area shall count towards the site's minimum tree save requirements. The Greenway Area shall count towards the site's required open space.

t. Notwithstanding the foregoing, in the event that Mecklenburg County does not approve and accept the dedication and conveyance of the Greenway Area, then the Greenway Area shall be a part of the Site's tree save and/or open space areas.

7. <u>Lighting:</u>

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

8. <u>Amendments to the Rezoning Plan</u>:

a. Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner or Owners or applicable parcels within the Site in accordance with the provisions herein and of Chapter 6 of the Ordinance.

9. <u>Binding Effect of the Rezoning Application</u>:

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.

The transportation and pedestrian improvements described in Section 3(a)(3)a "Phase One" shall be substantially completed prior to the issuance of the first certificate of occupancy for the first upfit within a building shell on the Site.

c. The foregoing public roadway improvements described in Section 3 will be subject to the thoroughfare roadway design standards and criteria of CDOT, NCDOT and the Charlotte Fire Department as applicable. Reference to "substantial completion" or "substantially completed" for improvements as set forth in the provisions above shall mean completion of the roadway improvements in accordance with the above standards provided, however, in the event all such roadway improvements are not completed at the time that the Petitioner seeks to obtain a certificate of occupancy for building(s) on the Site or in connection with any development phasing, then the Petitioner will work with City Staff to determine a process to allow the issuance of certificates of occupancy for the applicable building(s), and in such event the Petitioner may be asked to post a letter of credit or a bond for any improvements not in place at the time such a certificate of occupancy is issued to secure completion of the applicable improvements.

d. Changes to the above referenced roadway improvements in this Section 3 can be approved through the Administrative Amendment process upon the determination and mutual agreement of Petitioner, CDOT, and the Planning Director as applicable, provided, however, the proposed alternate transportation improvements provide (in the aggregate) comparable transportation network benefits to the improvements identified in this Petition.

e. The Petition shall dedicate and convey (fee simple) to the City the rights of way within both phases described in Paragraph (3) before the site's first building certificate of occupancy is issued for each respective phase. Rights of way shall be set 2' behind back of sidewalk where

f. The pavement sections for the public roads that will be constructed by the petitioner shall be consistent with CLDSM Standard Detail Number 11.09.

g. The Petitioner shall construct left-turn lanes, with appropriate storage and bay tapers, within the center median at the proposed access points for Development Areas B, C, and D within Phase 1. Where feasible and as approved by CDOT during the plan review, the Petitioner shall align opposing driveways and/or condense the number of proposed access points on Garrison Road, to minimize the number of required left-turn lane bays.

Final design details will be determined during the permit review process and will include input from other departments including but not limited to CDOT, General Services, Charlotte Fire Department, and the NCDOT.

i. The proposed cross sections shown shall comply with all applicable ordinance requirements in addition to what is shown.

4. <u>Setbacks, Buffers and Screening.</u>

a. A twenty (20) foot setback shall be provided as defined by Ordinance from public streets.

b. A one hundred (100) foot Class A Buffer that can be reduced per Ordinance will be provided adjacent to the single-family homes as generally depicted on the Rezoning Plan.



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