



LEGEND:

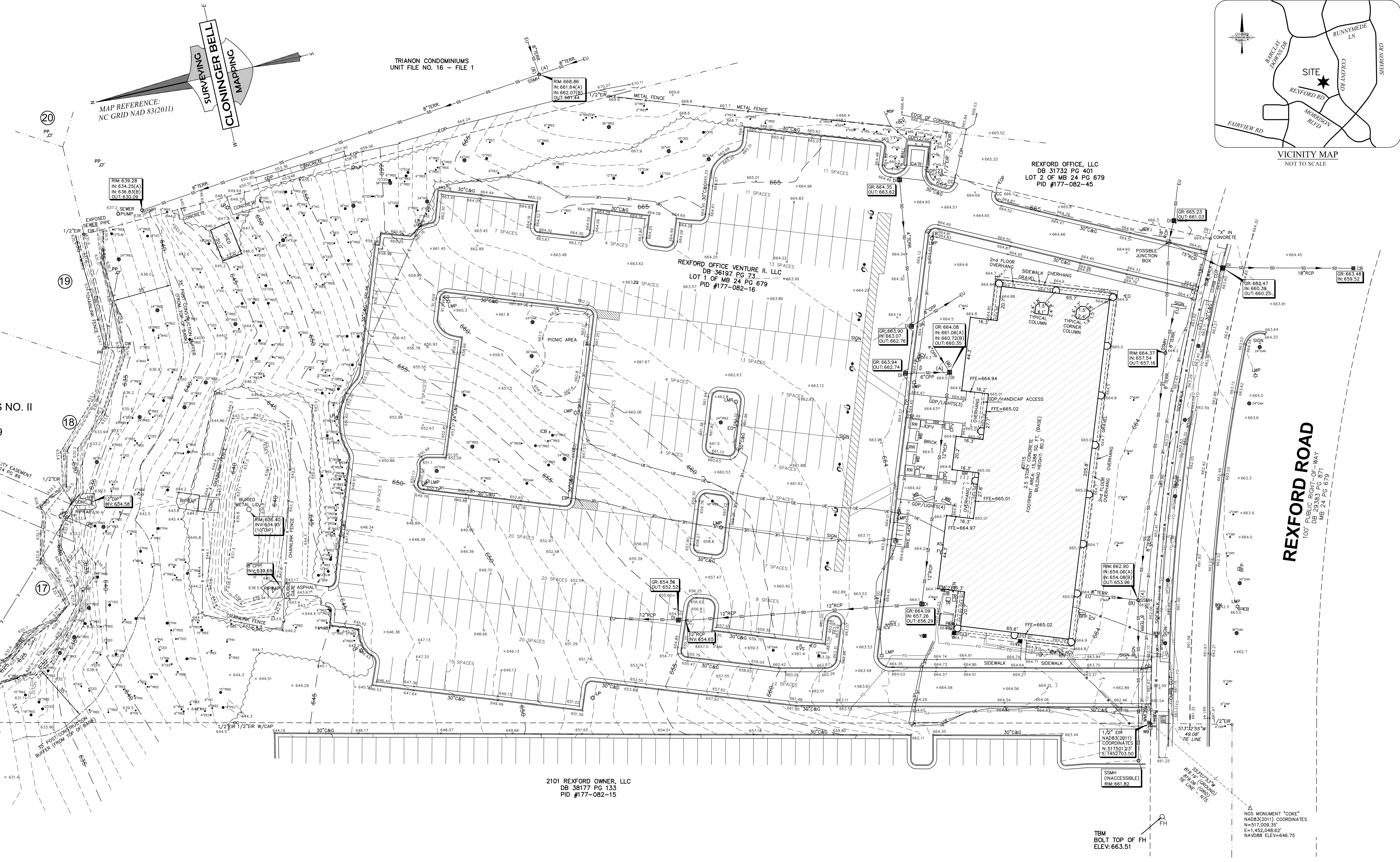
- AS - AUTOMATIC SPRINKLER SYSTEM
BFP - BACK FLOW PREVENTOR
BR - BIKE RACK
C&G - CURB & GUTTER
CB - CATCH BASIN
CC - CURB CUT
CONC. - CONCRETE
CP - CALCULATED POINT
CPV - CONCRETE PAPER
CPP - CORRUGATED PLASTIC PIPE
DB - DEED BOOK
DI - DROP INLET
DIP - DUCTILE IRON PIPE
ECM - EXISTING CONCRETE MONUMENT
EIP - EXISTING IRON PIPE
EIR - EXISTING IRON ROD
EMM - EXISTING METAL MONUMENT
EB - ELECTRIC BOX
EN - EXISTING NAIL
EO - ELECTRIC OUTLET
EPH - EXISTING PUNCH HOLE
EOP - EDGE OF PAVEMENT
ET - END TANKWOW
FB - FIBER OPTIC BOX
FFE - FINISHED FLOOR ELEVATION
FH - FIRE HYDRANT
FOM - FIBER OPTIC MARKER
FV - FIRE VALVE
GDP - GUARD POST
GEN - GENERATOR
GW - GUY WIRE
HW - HEADWALL
ICB - IRRIGATION CONTROL BOX
ICV - IRRIGATION CONTROL VALVE
INV - INVERT
LMP - LAMP POST
LP - LIGHT POLE
MB - MAP BOOK
NGS - NATIONAL GEODETIC SURVEY
NIR - NEW IRON ROD
NN - NEW NAIL
NPH - NEW PUNCH HOLE
OHANG - OTHER HANG
PO - PARCEL IDENTIFICATION NUMBER
PM - POWER METER
PP - POWER POLE
PG - PILE
PVC - PLASTIC PIPE
RCP - REINFORCED CONCRETE PIPE
RR - RIVER ROCK
SMM - STORM DRAIN MANHOLE
SSMH - SANITARY SEWER MANHOLE
TBM - TEMPORARY BENCHMARK
TRM - TERRAZZOTA PIPE
TR - TRANSFORMER
UB - UTILITY BOX
WB - WOODEN BOX
WM - WATER METER
WSP - WATER SPOGOT
WT - WATER VALVE
YI - YARD INLET

LINE LEGEND:

- EASEMENT
PROPERTY LINE (NOT SURVEYED)
RIGHT-OF-WAY
RIGHT-OF-WAY (NOT SURVEYED)
SETBACK
CABLE TV LINE
FIBER OPTIC LINE
GAS LINE
POWER LINE
POWER LINE (UNDERGROUND)
SANITARY SEWER PIPE
STORM DRAIN PIPE
TELEPHONE LINE
TELEPHONE LINE (UNDERGROUND)
WATER LINE
WOOD FENCE
CHAIN LINK FENCE
GUARD RAIL

TREE LEGEND:

- BCH - BEECH
BRC - BIRCH
BRAD - BRADFORD PEAR
CED - CEDAR
CHY - CHERRY
CRP - CREPE MYRTLE
DGW - DOGWOOD
HIC - HICKORY
HOL - HOLLY
LOC - LOCUST
MAG - MAGNOLIA
MAP - MAPLE
PEC - PECAN
PIN - PINE
POP - POPLAR
SYC - SYCAMORE
WLN - WALNUT
WLC - WILD CHERRY



NOTES:

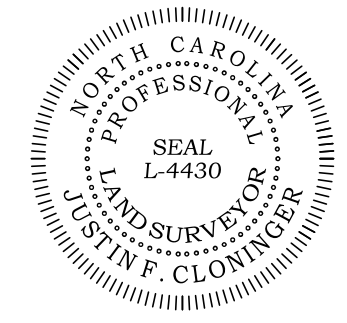
- 1. THIS PLAN IS NOT FOR RECORDATION AS PER G.S. 47-39 AS AMENDED.
2. ALL CORNERS MONUMENTED AS SHOWN.
3. THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP IS APPROXIMATE, BASED ON INFORMATION PROVIDED BY OTHERS OR BY FIELD LOCATION. UTILITY LOCATIONS AS SHOWN HEREON ARE INTENDED FOR PLANNING ONLY. ACTUAL LOCATION, SIZE, OR DEPTH OF LINE SHOULD BE VERIFIED WITH THE INDIVIDUAL UTILITY COMPANY BEFORE CONSTRUCTION.
4. ELEVATIONS BASED ON N.G.S. MONUMENT "COKE", ELEVATION = 446.8 FEET, NAVD 88.
5. BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
6. THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERSIGNED CERTIFIES ONLY TO THE RIGHT-OF-WAYS SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT-OF-WAY WIDTH OF ANY ADJACENT PROPERTIES.
7. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT. R.B. PHARR & ASSOCIATES, P.A. DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY ARE SHOWN HEREON.

ZONING:

SUBJECT PROPERTY ZONED: O-15 (CD) (OFFICE CONDITIONAL DISTRICT)
FOR FURTHER INFORMATION CONTACT THE CHARLOTTE-MECKLENBURG ZONING DEPARTMENT.

FLOOD CERTIFICATION

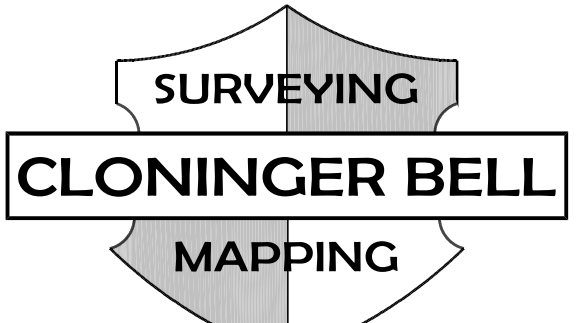
THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED FEBRUARY 19, 2014. COMMUNITY PANEL NO: 3710455100K; ZONE "X"
THIS IS TO CERTIFY THAT ON THE 17th DAY OF AUGUST 2023, THIS MAP WAS PREPARED UNDER MY SUPERVISION AND THAT NO BOUNDARY WAS PERFORMED IN ITS PREPARATION. THE PURPOSE OF THIS MAP IS TO SHOW TOPOGRAPHICAL AND PHYSICAL FEATURES ONLY, AND IT DOES NOT MEET THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA, BOARD RULE 1600.21 N.C.A.C. 56, AND IS NOT INTENDED TO BE USED FOR RECORDATION, CONVEYANCES, OR SALES. HOWEVER THE POSITIONAL AND VERTICAL ACCURACY OF THE PHYSICAL AND TOPOGRAPHICAL FEATURES SHOWN ARE RELIABLE AND MEET THE ACCURACY STANDARDS OF THE AFORESAID STANDARDS OF PRACTICE.



SIGNED Justin F. Cloninger

TOPOGRAPHIC SURVEY

PREPARED FOR CHILDRESS KLEIN
2115 REXFORD ROAD
CITY OF CHARLOTTE, MECKLENBURG COUNTY, N.C.
DEED REFERENCE: 36197-73; MAP REFERENCE: 24-679
TAX PARCEL: 177-082-16



CLONINGER BELL SURVEYING & MAPPING, PLLC
107 RIVERSIDE DR.
MCADENVILLE, NC 28101
704.864.9007
LICENSE P-2326

Table with columns: CREW (CJ, TLM), DRAWN (TLM), REVISIONS, SCALE (1"=30'), DATE (AUGUST 17, 2023), FILE NO. (3030)

RZ0.10



Know what's below. Call before you dig.

GRAPHIC SCALE



( IN FEET )
1 inch = 30 ft.

**SITE DEVELOPMENT DATA:**  
--ACREAGE: ± 15.98 ACRES  
--TAX PARCEL #S: 177-082-15 & 177-082-16  
--EXISTING ZONING: O-15(CD)  
--PROPOSED ZONING: RAC(EX) WITH FIVE (5) YEAR VESTED RIGHTS  
--EXISTING USES: OFFICE/COMMERCIAL  
--PROPOSED USES: USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE RAC(EX) ZONING DISTRICT (AS MORE SPECIFICALLY DESCRIBED BELOW IN SECTION 3).  
--MAXIMUM DEVELOPMENT LEVELS: SUBJECT TO AND IN ACCORDANCE WITH APPLICABLE TRANSFER/CONVERSION RIGHTS AND THE OTHER PROVISIONS OF SECTION 3 BELOW: (I) UP TO 675 MULTI-FAMILY RESIDENTIAL UNITS; AND (II) 277,000 SQUARE FEET OF OFFICE USES (INCLUSIVE OF A 77,000 SQ FT EXISTING BUILDING); ALL TOGETHER WITH ACCESSORY USES PERMITTED IN THE RAC(EX) ZONING CLASSIFICATION AND AS MORE PARTICULARLY DESCRIBED BELOW IN SECTION 3.  
--MAXIMUM BUILDING HEIGHT: AS PERMITTED BY ORDINANCE. THE MAXIMUM BUILDING HEIGHT FOR BLOCKS 2 AND 3 SHALL BE 100'.  
--PARKING: AS REQUIRED BY THE ORDINANCE FOR THE RAC(EX) ZONING CLASSIFICATION.

**1. GENERAL PROVISIONS:**

a. SITE LOCATION. THESE DEVELOPMENT STANDARDS, THE TECHNICAL DATA SHEET AND OTHER GRAPHICS SET FORTH ON ATTACHED SHEETS RZ-01 AND RZ-02 FORM THIS REZONING PLAN (COLLECTIVELY REFERRED TO AS THE "REZONING PLAN") ASSOCIATED WITH THE REZONING PETITION FILED BY CHILDRESS KLEIN ("PETITIONER") TO ACCOMMODATE DEVELOPMENT OF A MIXED USE RESIDENTIAL BASED COMMUNITY WITH COMMERCIAL USES ON THE APPROXIMATELY ±15.98 ACRES ACRE SITE LOCATED ON REXFORD 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 UNIFIED DEVELOPMENT ORDINANCE. UNLESS THE REZONING PLAN ESTABLISHES MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE RAC(EX) ZONING CLASSIFICATION SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE, SUBJECT TO THE EXCEPTIONAL PROVISIONS PROVIDED BELOW.

c. GRAPHICS AND ALTERATIONS/MODIFICATIONS. THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, STRUCTURES AND BUILDINGS, OPEN SPACES, DRIVEWAYS, STREETS, DEVELOPMENT BLOCKS (AS DEFINED BELOW) 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 ARTICLE 37.3 OF THE ORDINANCE.

SINCE THE PROJECT HAS NOT UNDERGONE THE DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENTATION PHASES, IT IS INTENDED THAT THIS REZONING PLAN PROVIDE FOR FLEXIBILITY IN ALLOWING 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 ARTICLE 37.3 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, SUCH AS MINOR MODIFICATIONS TO THE CONFIGURATIONS OF THE DEVELOPMENT AREAS (AS DEFINED BELOW), STREET DIMENSIONS AND THE LIKE AS LONG AS THE MODIFICATIONS MAINTAIN THE GENERAL BUILDING/PARKING ORIENTATION AND CHARACTER OF THE DEVELOPMENT GENERALLY 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/SIDE YARDS OR BUFFER AREAS, IF APPLICABLE) INDICATED ON SHEET RZ-1; OR

iii. MODIFICATIONS TO ALLOW MINOR INCREASES IN THE MASS OF THE BUILDINGS THAT DO NOT MATERIALLY CHANGE THE DESIGN INTENT DEPICTED ON OR DESCRIBED IN THE REZONING PLAN.

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 ARTICLE 37.3 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. NOTWITHSTANDING THE NUMBER OF BUILDINGS SHOWN ON THE REZONING PLAN, THE TOTAL NUMBER OF PRINCIPAL BUILDINGS TO BE DEVELOPED ON THE SITE SHALL NOT EXCEED THREE (3) AND ONE (1) EXISTING BUILDING. ACCESSORY BUILDINGS AND STRUCTURES, INCLUDING KIOSKS, 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) LOCATED WITHIN THE SAME DEVELOPMENT AREA AS THE ACCESSORY STRUCTURE/BUILDING.

e. FIVE YEAR VESTED RIGHTS. PURSUANT TO THE PROVISIONS OF ARTICLE 37.6 OF THE ORDINANCE AND N.C.G.S. SECTION 160D-108, DUE TO THE MASTER PLANNED LARGE SCALE NATURE OF THE DEVELOPMENT AND/OR REDEVELOPMENT, THE LEVEL OF INVESTMENT, THE TIMING OF DEVELOPMENT AND/OR REDEVELOPMENT AND CERTAIN INFRASTRUCTURE IMPROVEMENTS, ECONOMIC CYCLES AND MARKET CONDITIONS, THIS PETITION INCLUDES VESTING OF THE APPROVED REZONING PLAN AND CONDITIONAL ZONING DISTRICTS ASSOCIATED WITH THE PETITION FOR A FIVE (5) YEAR PERIOD, BUT SUCH PROVISIONS SHALL NOT BE DEEMED A LIMITATION ON ANY OTHER VESTED RIGHTS WHETHER AT COMMON LAW OR OTHERWISE.

**2. EXCEPTION PROVISIONS:**

a. PURPOSE. THE EXCEPTION (EX) DISTRICT ZONING MAP AMENDMENT FOUND IN ARTICLE 37.2.C.3 OF THE ORDINANCE SERVES AS A MECHANISM FOR ALTERING OR MODIFYING THE QUANTITATIVE ZONING STANDARDS FOR PROPOSED DEVELOPMENT. IT PROVIDES A MECHANISM FOR CITY COUNCIL TO REVIEW AND CONSIDER NEW DEVELOPMENT CONCEPTS, INNOVATIVE DESIGNS, SPECIAL PROBLEMS, AND OTHER UNIQUE PROPOSALS OR CIRCUMSTANCES THAT CANNOT BE ACCOMMODATED BY THE STANDARDS OF A ZONING DISTRICT, WHILE ADDRESSING THE CONFORMANCE OF THE DEVELOPMENT AND USE OF THE SITE TO OTHER APPLICABLE STANDARDS.

b. PUBLIC BENEFITS. AN EXCEPTION (EX) DISTRICT IS REQUIRED TO PROVIDE PUBLIC BENEFITS. PUBLIC BENEFITS SHALL INCLUDE ONE OR MORE ACTIONS FROM AT LEAST TWO OF THE FOLLOWING CATEGORIES: 1) SUSTAINABILITY; 2) PUBLIC AMENITY; AND 3) CITY IMPROVEMENT. THE PUBLIC BENEFITS REQUIREMENT IS PROPOSED TO BE MET BY THE FOLLOWING TWO ACTIONS: CONSTRUCT NEW RESIDENTIAL BUILDINGS TO NGBS STANDARDS OR EQUIVALENT) AND BY CREATING A PUBLICLY ACCESSIBLE OPEN SPACE AMENITY AREA THAT EXCEEDS THE MINIMUM ORDINANCE REQUIREMENT.

c. EX MODIFIED STANDARDS. THE EXCEPTIONS FROM THE DIMENSIONAL, DESIGN AND OTHER STANDARDS OF THE ORDINANCE APPLICABLE TO THE RAC DISTRICT AS DESCRIBED BELOW IN THIS SUBSECTION ARE HEREBY ALLOWED IN CONNECTION WITH DEVELOPMENT OF THE SITE. TO CLARIFY THE APPLICABILITY OF FRONTAGES ON THE SITE, PRIVATE DRIVE E, AND EXISTING PRIVATE DRIVE F ARE NOT NETWORK REQUIRED STREETS PER ARTICLE 31.1 (BLOCK AND NETWORK DESIGN STANDARDS) OF THE ORDINANCE.

i. ESTABLISHED SETBACK & SURFACE PARKING – ARTICLE 12.3.D (TABLE 12-3 A FOOTNOTE #9) APPLICABLE TO BLOCK 4  
BLOCK 4 IS THE BLOCK ON WHICH THE EXISTING BUILDING IS TO REMAIN. SURFACE PARKING IS NEEDED WITHIN THIS BLOCK TO SERVE THE EXISTING BUILDING ESPECIALLY AS THE REMAINING BALANCE OF THE UNIFIED DEVELOPMENT IS BEING CONSTRUCTED. DUE TO THE UNIQUE NATURE OF THE OVERALL REDEVELOPMENT OF THE UNIFIED DEVELOPMENT (I.E., CONSTRUCTING NEW STREETS, ESTABLISHING NEW PARCELS, ETC.) WHILE PRESERVING THE EXISTING BUILDING, SURFACE PARKING IS ALLOWED WITHIN BLOCK 4 AS GENERALLY DEPICTED ON THE REZONING PLAN.  
**REQUIRED:** FOR SITES BOUNDED BY THREE FRONTAGES, SURFACE PARKING IS ALLOWED ALONG ONE FRONTAGE THAT IS BOUNDED BY PUBLIC OPEN SPACE WITH A DEPTH OF 50 FEET. THE TERMINUS OF THE REQUIRED BUILT-TO-ZONE (I.E., 0'-20') IS DETERMINED TO BE THE ESTABLISHED SETBACK BEHIND WHICH SURFACE PARKING MAY BE LOCATED.  
**MODIFIED STANDARD:** BLOCK 4 – THE BLOCK IS BOUNDED BY THREE (3) FRONTAGES. THE THREE (3) FRONTAGES RATHER THAN ONE (1) WILL BE ALLOWED TO UTILIZE FOOTNOTE #9. A PUBLIC OPEN SPACE AREA GREATER THAN 50 FEET IN DEPTH WILL BE PROVIDED ALONG PUBLIC STREET A. PUBLIC OPEN SPACE AREAS WITH A MINIMUM DEPTH OF TWENTY (20) FEET WILL BE PROVIDED ALONG BOTH THE REXFORD ROAD FRONTAGE AND PUBLIC STREET B RATHER THAN

50 FEET. HOWEVER, THE OPEN SPACE MAY BE REDUCED TO 10' IN BLOCK 4 IF ACCOMPANIED BY A RETAINING WALL AND ENHANCED LANDSCAPING, FOR THE PURPOSES OF FOOTNOTE #9 IN THE ORDINANCE, THE BUILT-TO-ZONE ALONG PUBLIC STREET B WILL BE MODIFIED TO 0'-10' RATHER THAN 0'-20' BEHIND WHICH THE SURFACE PARKING MAY BE LOCATED.

ii. MINIMUM GROUND FLOOR HEIGHT – RESIDENTIAL – ARTICLE 12.3.D (TABLE 12-3 E) APPLICABLE TO ALL RESIDENTIAL BUILDINGS.

**REQUIRED:** 12'  
**MODIFIED STANDARD:** 10'-8"

iii. RESIDENTIAL ENTRANCE DESIGN – ARTICLE 12.3.G.2 (TABLE 12-7) APPLICABLE TO ALL RESIDENTIAL BUILDINGS.

**REQUIRED:** ALL GROUND FLOOR ENTRANCES TO INDIVIDUAL UNITS ON A FRONTAGE WITH A SIDEWALK SHALL BE BETWEEN 1' AND 5' ABOVE THE GRADE OF THE ADJACENT SIDEWALK WHEN LOCATED WITHIN 10' OF THE BACK OF SIDEWALK. RESIDENTIAL UNITS LOCATED BELOW THE GRADE OF THE ADJACENT SIDEWALK ARE PERMITTED TO HAVE BELOW-GRADE ENTRANCES, WHICH SHALL BE BETWEEN 1' AND 3' BELOW THE GRADE OF THE ADJACENT SIDEWALK.  
**MODIFIED STANDARD:** EIGHTY-FIVE PERCENT (85%) OF ALL GROUND FLOOR ENTRANCES WILL COMPLY WITH THE RESIDENTIAL ENTRANCE DESIGN STANDARD PER BLOCK. DUE TO TOPOGRAPHY AND GRADING ISSUES ON THE SITE, IT MAY BE NECESSARY FOR UP TO FIFTEEN PERCENT (15%) OF THE ENTRANCES TO NOT MEET THE RESIDENTIAL ENTRANCE DESIGN STANDARD.

iv. SURFACE PARKING DESIGN – ARTICLE 19.6.A.2.A (TABLE 19-4 PART 2) APPLICABLE TO BLOCK 4

**REQUIRED:** ALL SURFACE PARKING ALONG A PRIMARY FRONTAGE SHALL BE LOCATED A MINIMUM OF 25 FEET BEHIND THE SETBACK LINE AND SHALL ALSO BE LOCATED BEHIND THE ESTABLISHED SETBACK.  
**MODIFIED STANDARD:** ALL SURFACE PARKING ALONG ALL FRONTAGES SHALL BE LOCATED BEHIND THE OPEN SPACE PROVIDED AS DESCRIBED IN 2.C.1 ABOVE.

v. PARKING STRUCTURE DESIGN STANDARDS – ARTICLE 19.7.C.2 APPLICABLE TO BLOCKS 1 & 3

**REQUIRED:** 90% GROUND FLOOR ACTIVATION ALONG A PRIMARY FRONTAGE & 60% GROUND FLOOR ACTIVATION ALONG A SECONDARY FRONTAGE.  
**MODIFIED STANDARD:** BLOCK 1 – 30% GROUND FLOOR ACTIVATION ALONG A SECONDARY FRONTAGE. BLOCK 3 – 30% GROUND FLOOR ACTIVATION ALONG BOTH A PRIMARY AND SECONDARY FRONTAGE.

**3. PERMITTED USES, DEVELOPMENT LIMITATIONS, TRANSFER & CONVERSION RIGHTS:**

a. FOR EASE OF REFERENCE, THE REZONING PLAN SETS FORTH FOUR (4) DEVELOPMENT BLOCKS AS GENERALLY DEPICTED ON THE TECHNICAL DATA SHEET AS BLOCKS 1, 2, 3, AND 4 (EACH A "BLOCK" AND COLLECTIVELY THE "BLOCKS").

b. THE SITE MAY BE DEVELOPED WITH ALL USES PERMITTED BY RIGHT AND WITH PRESCRIBED CONDITIONS AS ALLOWED WITHIN THE RAC ZONING DISTRICT ALONG WITH ACCESSORY AND TEMPORARY USES ALLOWED WITHIN THE ZONING DISTRICT. THE PERMITTED USES AND DEVELOPMENT LIMITATIONS SET FORTH IN 3.C BELOW MAY BE ADJUSTED TO ALLOW ALL USES WITHIN THE RAC ZONING DISTRICT SUBJECT TO A TRAFFIC IMPACT STUDY.

c. FOR TRANSPORTATION PURPOSES ONLY, THE SITE MAY BE DEVELOPED WITH UP TO 675 MULTI-FAMILY RESIDENTIAL UNITS AND UP TO 277,000 SQUARE FEET OF OFFICE USES AS PERMITTED IN THE RAC ZONING DISTRICT. THE GROUND FLOOR OF BUILDINGS AND/OR KIOSKS WITHIN THE OPEN SPACE AREAS MAY INCLUDE UP TO A CUMULATIVE TOTAL OF 3,000 SQUARE FEET OF COMMERCIAL USES, INCLUDING RESTAURANT. THESE USES AND THEIR DEVELOPMENT LIMITATIONS MAY BE MODIFIED PER THE FOLLOWING TRANSFER/CONVERSION RIGHTS.

i. UP TO 200,000 SQUARE FEET OF OFFICE USES MAY BE CONVERTED INTO 300 MULTI-FAMILY UNITS AT A CONVERSION RATIO OF 667 SQUARE FEET OF OFFICE USES TO 1 DWELLING UNIT. (THIS CONVERSION SHALL BE LIMITED TO BLOCK 1.)

d. THROUGHOUT THE PHASING AND STAGING OF CONSTRUCTION FOR THE PROPOSED UNIFIED DEVELOPMENT, ACCESSORY SURFACING PARKING ON PORTIONS OF THE SITE ON AN INTERIM BASIS MAY BE ALLOWED TO SERVE THE OVERALL UNIFIED DEVELOPMENT. SUCH ACCESSORY INTERIM SURFACE PARKING MAY BE ALLOWED WITHIN AREAS BETWEEN PUBLIC OR PRIVATE STREETS AND BUILDINGS, PROVIDED THAT SUCH SURFACE PARKING AREAS WILL MEET ALL REQUIRED MINIMUM SETBACKS, STREETScape AND SCREENING REQUIREMENTS. ALSO, TO ALLOW INTERIM SURFACE PARKING TO BE ON GRAVEL OR SIMILAR MATERIAL AT THE DISCRETION OF THE PETITIONER.

**4. TRANSPORTATION AND PEDESTRIAN IMPROVEMENTS:**

a. ALL REQUIRED MULTI-MODAL, PEDESTRIAN AND STREET IMPROVEMENTS WILL BE SUBJECT TO THE STANDARDS AND CRITERIA OF CDOT, AND NCDOT, AS APPLICABLE, TO THE ROADWAY IMPROVEMENTS WITHIN THEIR RESPECTIVE ROAD SYSTEMS AUTHORITY. IT IS UNDERSTOOD THAT SUCH IMPROVEMENTS MAY BE UNDERTAKEN BY THE PETITIONER ON ITS OWN OR IN CONJUNCTION WITH OTHER DEVELOPMENT OR PROJECTS TAKING PLACE WITHIN THE SOUTHPARK AREA, BY WAY OF A PRIVATE/PUBLIC PARTNERSHIP EFFORT OR OTHER PUBLIC SECTOR PROJECT SUPPORT.

b. IN THE EVENT 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 WILL BE SUBMITTED FOR APPROVAL BY CDOT PRIOR TO CONSTRUCTION/INSTALLATION.

c. THE PETITIONER SHALL DEDICATE AND CONVEY IN FEE SIMPLE ALL RIGHTS-OF-WAY INDICATED ON THE REZONING PLAN AS RIGHT-OF-WAY TO BE DEDICATED AND THE ADDITIONAL RIGHT-OF-WAY WILL BE DEDICATED TO THE CITY PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY OF A PRINCIPAL USE BUILDING. CDOT REQUESTS RIGHTS-OF-WAY SET AT 2' BEHIND BACK OF SIDEWALK WHERE FEASIBLE.

d. ALL REQUIRED EXTERNAL TRANSPORTATION IMPROVEMENTS, IF ANY, WILL BE APPROVED AND CONSTRUCTED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR THE FIRST (NEW) 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. INTERNAL ROAD NETWORKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ORDINANCE REQUIREMENTS AND AS ESTABLISHED IN THE LAND DEVELOPMENT PERMITTING PROCESS.

**5. ACCESS & STREETS:**

a. ACCESS TO THE SITE WILL BE FROM REXFORD ROAD, ALL AS GENERALLY DEPICTED ON THE REZONING PLAN AND SUBJECT TO ADJUSTMENTS AS MAY BE SET FORTH BELOW.

b. THE EXACT ALIGNMENT, DIMENSIONS, AND LOCATIONS OF THE ACCESS POINTS TO THE SITE, THE DRIVEWAYS ON THE SITE AND STREETScape CROSS-SECTIONS FOR THE PRIVATE STREETS ON THE SITE MAY BE MODIFIED FROM THE ELEMENTS SHOWN ON THE REZONING PLAN PROVIDED THAT THE OVERALL DESIGN INTENT IS NOT MATERIALLY ALTERED, AND REQUIREMENTS DESCRIBED IN THIS SECTION 4 ARE MET.

**6. SETBACKS:**

a. A MINIMUM OF A 20-FOOT SETBACK WILL BE PROVIDED ALONG REXFORD ROAD. WITHIN THE SETBACK AREA OF REXFORD ROAD, AN EIGHT (8) FOOT PLANTING STRIP AND AN EIGHT (8) FOOT SIDEWALK WILL BE PROVIDED.

b. ALONG THE SITE'S INTERIOR NETWORK REQUIRED STREETS A MINIMUM OF A 20-FOOT FRONT SETBACK WILL BE PROVIDED ALONG PRIMARY FRONTAGES AND A 16-FOOT FRONT SETBACK WILL BE PROVIDED ALONG SECONDARY FRONTAGES AS MEASURED FROM THE BACK OF CURB AS GENERALLY DEPICTED ON THE REZONING PLAN. WITHIN THIS SETBACK AREA, AN EIGHT (8) FOOT SIDEWALK WITH EITHER AN EIGHT (8) FOOT PLANTING STRIP OR AN EIGHT (8) FOOT AMENITY ZONE WITH STREET TREES WILL BE

PROVIDED AS GENERALLY DEPICTED ON THE REZONING PLAN OR AS OTHERWISE APPROVED THROUGH THE LAND DEVELOPMENT PERMITTING PROCESS.

**7. OPEN SPACE/PARK:**

a. THE PETITIONER WILL PROVIDE A MINIMUM OF 0.5 ACRES OF OPEN SPACE/PARK AREAS ALONG WITH OTHER PRIVATE GREEN AREAS AND OUTDOOR AMENITIES IN THE MANNER GENERALLY DEPICTED ON THE REZONING PLAN BUT SUBJECT TO MINOR ADJUSTMENTS NEEDED TO ACCOMMODATE BUILDING AND PARKING IMPROVEMENTS. THE 0.5 ACRE OPEN SPACE SHALL BE DEVELOPED AS FOLLOWS:

i. THE OPEN SPACE/PARK AREA SHALL CONTAIN OUTDOOR DINING AREAS, LANDSCAPING, SEATING AREAS AND/OR HARDSCAPE ELEMENTS.

ii. A SMALL RETAIL KIOSK SHALL BE PROVIDED WITH OUTDOOR SEATING. SUCH KIOSK SHALL NOT COUNT AGAINST THE ENTITLEMENTS.

iii. THE OPEN SPACE SHALL BE DEVELOPED PRIOR TO THE ISSUANCE OF THE CERTIFICATES OF OCCUPANCY FOR THE SECOND NEW BUILDING CONSTRUCTED ON THE SITE.

**8. ENVIRONMENTAL FEATURES:**

a. THE PETITIONER SHALL COMPLY WITH THE UNIFIED DEVELOPMENT ORDINANCE, (STORMWATER ARTICLES 23-28) AND TREE REQUIREMENTS.

b. THE LOCATION, SIZE AND TYPE OF STORM WATER MANAGEMENT SYSTEM 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 TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.

c. 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. STREAM DELINEATION REPORTS ARE SUBJECT TO REVIEW AND APPROVAL BY CHARLOTTE STORM WATER SERVICES.

**9. 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 HEREIN AND OF ARTICLE 37.3 OF THE ORDINANCE.

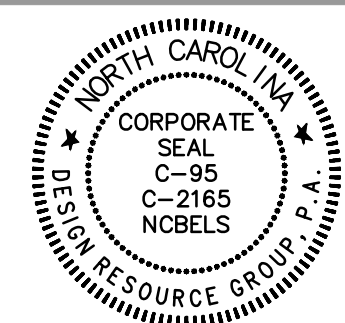
**10. BINDING EFFECT OF THE REZONING APPLICATION:**

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/BUILD/PARKING ENVELOPE AREAS, AS APPLICABLE, AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.



LANDSCAPE ARCHITECTURE  
CIVIL ENGINEERING  
TRANSPORTATION PLANNING

1111 Hawthorne Lane, Charlotte, NC 28205  
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REZONING PETITION  
FOR PUBLIC HEARING  
2024-088

REZONING DOCUMENTS

ESPLANADE  
CHARLOTTE, NORTH CAROLINA  
CHILDRESS KLEIN  
301 S. COLLEGE ST., SUITE 2800  
CHARLOTTE, NC 28202  
704.342.9000

DEVELOPMENT  
STANDARDS

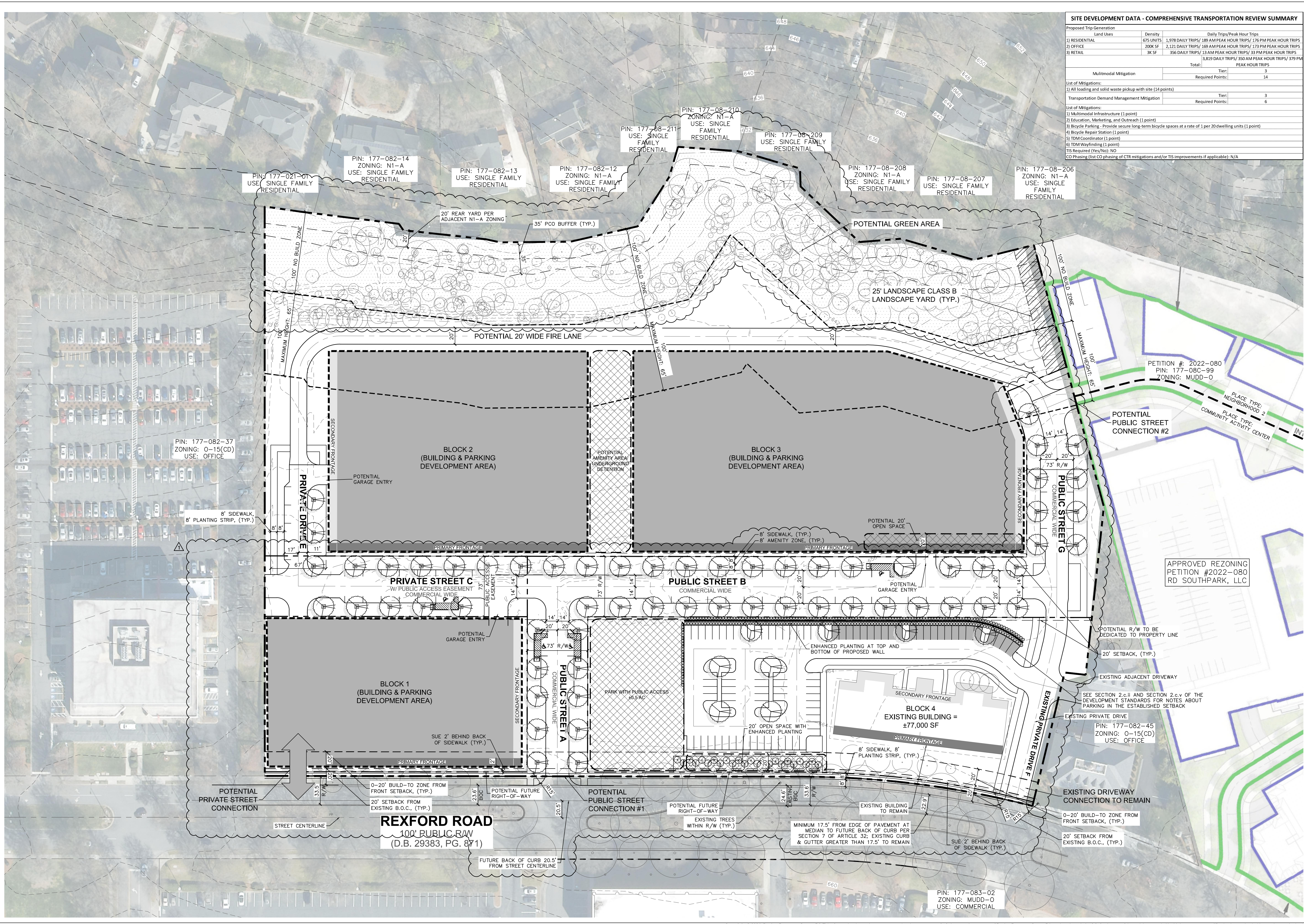
SCALE: N.T.S.

PROJECT #: 317-038  
DRAWN BY: DK  
CHECKED BY: TH

OCTOBER 14, 2024

REVISIONS:  
STAFF COMMENTS - 10.14.24

RZ1.00



**SITE DEVELOPMENT DATA - COMPREHENSIVE TRANSPORTATION REVIEW SUMMARY**

Proposed Trip Generation	Land Uses	Density	Daily Trips/Peak Hour Trips
1) RESIDENTIAL	675 UNITS	1,978 DAILY TRIPS/ 189 AM PEAK HOUR TRIPS/ 176 PM PEAK HOUR TRIPS	
2) OFFICE	200K SF	2,121 DAILY TRIPS/ 169 AM PEAK HOUR TRIPS/ 173 PM PEAK HOUR TRIPS	
3) RETAIL	3K SF	356 DAILY TRIPS/ 13 AM PEAK HOUR TRIPS/ 33 PM PEAK HOUR TRIPS	
		<b>Total:</b>	<b>3,815 DAILY TRIPS/ 350 AM PEAK HOUR TRIPS/ 379 PM PEAK HOUR TRIPS</b>

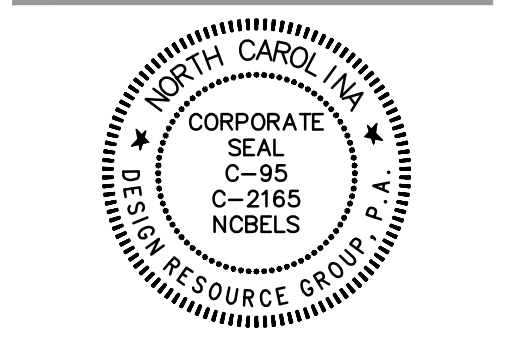
  

Multimodal Mitigation	Tier	Required Points
1) All loading and solid waste pickup with site (14 points)	3	14
2) Education, Marketing, and Outreach (1 point)	3	3
3) Bicycle Parking - Provide secure long-term bicycle spaces at a rate of 1 per 20 dwelling units (1 point)	3	3
4) Bicycle Repair Station (1 point)	3	3
5) TDM Coordinator (1 point)	3	3
6) TDM Wayfinding (1 point)	3	3
TIS Required (Yes/No): NO		
CO Phasing (List CO phasing of CTR mitigations and/or TIS improvements if applicable): N/A		



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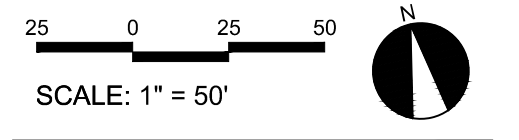
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REZONING DOCUMENTS

**ESPLANADE**  
CHARLOTTE, NORTH CAROLINA

**CHILDRESS KLEIN**  
301 S. COLLEGE ST., SUITE 2800  
CHARLOTTE, NC 28202  
704.342.9000

**SCHEMATIC SITE PLAN**

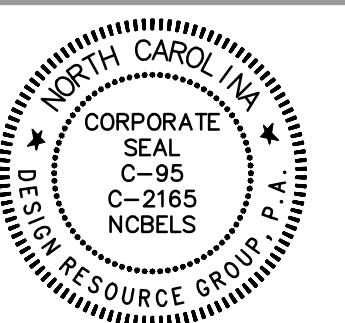


PROJECT #: 317-038  
DRAWN BY: DK  
CHECKED BY: TH

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STAFF COMMENTS - 10.14.24

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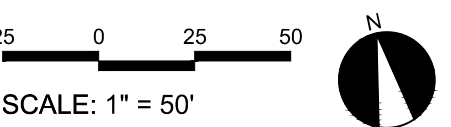
REZONING PETITION  
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 2024-088

REZONING DOCUMENTS

**ESPLANADE**  
 CHARLOTTE, NORTH CAROLINA

**CHILDRESS KLEIN**  
 301 S. COLLEGE ST., SUITE 2800  
 CHARLOTTE, NC 28202  
 704.342.9000

**OPEN SPACE**  
**PLAN**



PROJECT #: 317-038  
 DRAWN BY: DK  
 CHECKED BY: TH

OCTOBER 14, 2024

REVISIONS:  
 STAFF COMMENTS - 10.14.24

RZ2.01



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