

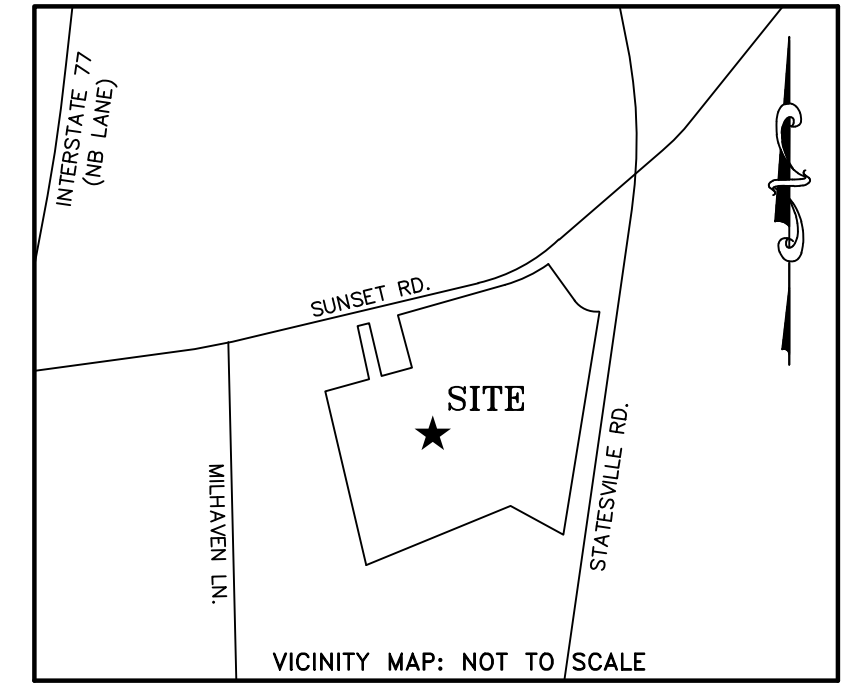


**LEGEND:**

-  VEHICULAR INGRESS/EGRESS
-  ZONING BOUNDARY

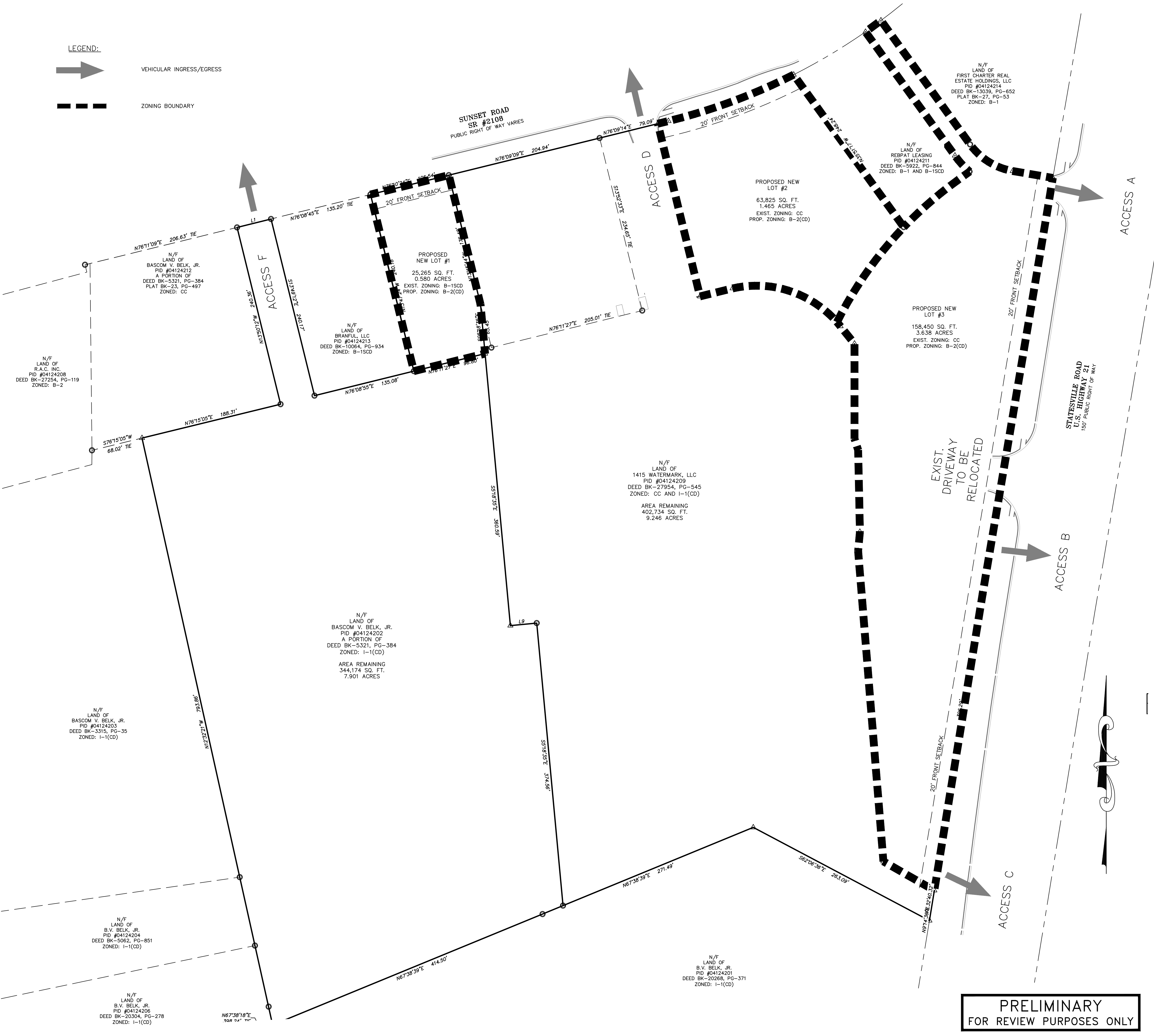


**BVB Properties - Sunset Road**  
Development Standards  
10/13/2022  
Rezoning Petition No. 2022-xxx

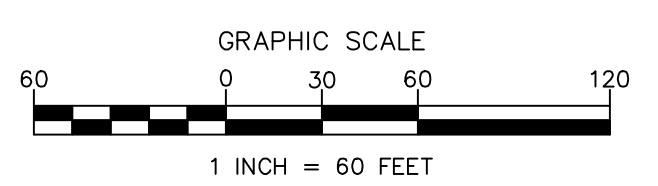
- Site Development Data:**
- Remaining Acreage = 5.683 acres
  - Remaining Tax Parcel #: A portion of 041-24-202, a portion of 041-24-209, and 041-24-210
  - Existing Zoning: CC and B-1
  - Proposed Zoning: B-2(CD)
  - Proposed Uses: All uses permitted by B-2
  - Proposed Floor Area Ratio: As allowed by Ordinance
  - Maximum Building Height: As allowed by Ordinance
  - Parking: As allowed by Ordinance

- 1. General Provisions:**
- a. **Site Location:** These Development Standards and the Technical Data Sheet and other graphics, if any, set forth on attached Sheet RZ-1 form this rezoning plan (collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by BVB Properties ("Petitioner") for an approximately ± 5.683 site located at Sunset Road and Statesville 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 B-2 zoning classification shall govern all development taking place on the Site.
  - c. **Graphics and Alterations:** The schematic depictions of the uses, parking areas, sidewalks, building envelopes, driveways, streets and other development matters and site elements (collectively the "Development/Site Elements") if 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.
  - d. **Number of Buildings Principal and Accessory:** The total number of principal buildings to be developed on the Site shall be not be limited except to the extent expressly limited by the regulations established under the Ordinance for the B-2 zoning classification.
  - e. **Phasing:** Streetscape and roadway improvements shall be implemented as development occurs within the limits and/or frontage of the associated building construction and as set forth in Section 3 below. Each building's certificate of occupancy will not be issued until completion of transportation improvements along building's frontage or as approved by CDOT during permitting.
- 2. Permitted Uses:**  
The Site may be developed with all uses permitted by right and under prescribed conditions in the B-2 zoning district together with accessory uses.
- 3. Roadway Improvements:**  
Roadway improvements required shall be implemented as follows:
- a. **Access A - Statesville Road:** A southbound right turn lane on Statesville Road shall be constructed prior to the certificate of occupancy for new buildings on Lot 3 and/or Lot 2 if Lot 2 has a driveway to Access A.
  - b. **Access B - Statesville Road:** A southbound right turn lane on Statesville Road shall be constructed prior to the certificate of occupancy for new building(s) on Lot 3.
  - c. **Access C - Statesville Road:** A southbound right turn lane on Statesville Road shall be constructed prior to the certificate of occupancy for new building(s) on Lot 3.
  - d. **Access D - Sunset Road:** An eastbound right turn lane on Sunset Road shall be constructed prior to the certificate of occupancy for new building(s) fronting Sunset Road in Lot 2 and/or Lot 3 if lot 3 has a driveway to Access D.
  - e. **Access E - Sunset Road:** Prior to the certificate of occupancy for new building(s) on Lot 1, Lot 2, or Lot 3 the following shall be constructed:
    - i. A median along Sunset Road to restrict left turn movements by extending the existing pedestrian island to the west past Access F and ending at the driveway to parcel 037-19-230.
    - ii. Modify pavement markings to reflect right in/right out
    - iii. Construct an eastbound turn lane on Sunset Road
  - f. The Petitioner shall dedicate and fee simple convey all rights-of-way to the City prior to the issuance of the first certificate of occupancy for the Site as needed. The Petitioner shall provide an additional two (2) feet of right-of-way behind the sidewalk where feasible.
  - g. All transportation improvements that are the responsibility of the Petitioner, shall be approved and constructed prior to the issuance of the first certificate of occupancy for 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.
  - h. 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 north Mecklenburg area, by way of a private/public partnership effort or other public sector project support.
- 4. Environment:**
- a. The Site will comply with the Tree Ordinance.
- 5. 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 portion or area of the Site affected by such amendment in accordance with the provisions herein and of Chapter 6 of the Ordinance.
- 5. Binding Effect of the Rezoning Application:**
- a. If this Rezoning Petition is approved, it 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, as applicable, and their respective heirs, devisees, personal representatives, successors in interest or assigns.

ROW Trees  
All applications for grading, building, demolition, land use, change of use or rezoning permits on all property, except single-family development shall require a tree survey. The survey shall identify all trees of eight-inch dbh or greater and all planted trees of two-inch caliper or greater and six feet in height that grow partially or wholly within the city right-of-way.



**PRELIMINARY FOR REVIEW PURPOSES ONLY**



NO.	BY	DATE	REVISION
1	FBL	9/12/22	PER CITY COMMENTS
2	FBL	10/14/22	PER CITY COMMENTS

**REZONING PETITION #:2022-XXX**

Project: <b>SUNSET ROAD</b> SUNSET ROAD, CHARLOTTE, NC	
Title: <b>REZONING PLAN</b>	
File #: 19086-RZ.DWG	Date: 12/16/21
Project Egr: FBL	Design By: FBL
Drawn By: FBL	Scale: 1"=60'
8720 RED OAK BOULEVARD, SUITE 420 CHARLOTTE, N.C. 28217 PHONE (704) 527-3440 FAX (704) 527-8335	

**RZ1.0**