

## STATION WEST

RZP-2021-168

17046

07/01/21

### REZONING

NO.	DATE	DESCRIPTION	BY
1	03/14/22	REVISED PER STAFF COMMENTS	CY
2	04/21/22	REVISED PER STAFF COMMENTS	CY

± 3.8331 ACRES
TAX PARCELS: 071-081-07
EXISTING ZONING: I-2
PROPOSED ZONING: MUDD-O
EXISTING BUILDING AREA: 66,176 SF
BUILDING HEIGHT: 40' MAXIMUM
PARKING: AS REQUIRED BY THE ORDINANCE, WITH OPTIONAL PROVISIONS.

### SITE DEVELOPMENT DATA

SITE ACERAGE:	± 3.8331 ACRES
TAX PARCELS:	071-081-07
EXISTING ZONING:	I-2
PROPOSED ZONING:	MUDD-O
EXISTING BUILDING AREA:	66,176 SF
BUILDING HEIGHT:	40' MAXIMUM
PARKING:	AS REQUIRED BY THE ORDINANCE, WITH OPTIONAL PROVISIONS.

### USES

#### PERMITTED USES (PER LDC-2020-00003)

USE	AREA
OFFICE	36,539 SF
MANUFACTURING	10,038 SF
EVENT SPACE	6,646 SF
RETAIL	10,494 SF
COMMON AREA	7,357 SF

#### PROPOSED USES

TBD - REFER TO DEVELOPMENT STANDARDS #3 "PERMITTED USES"  
MAXIMUM AREA OF DEVELOPMENT SHALL BE 76,176 SF.

#### NOTE

EXISTING AND PREVIOUSLY PERMITTED USES WHICH WERE PERMITTED/APPROVED THROUGH CITY LAND DEVELOPMENT OR PERMITTED/APPROVED THROUGH MECK COUNTY WHICH ARE NOT ALLOWED IN THE MUDD-O ZONING DISTRICT WILL REMAIN AND WILL BECOME NONCONFORMING USES. THE NONCONFORMING USES WILL NOT BE EXPANDED IN THE FUTURE.

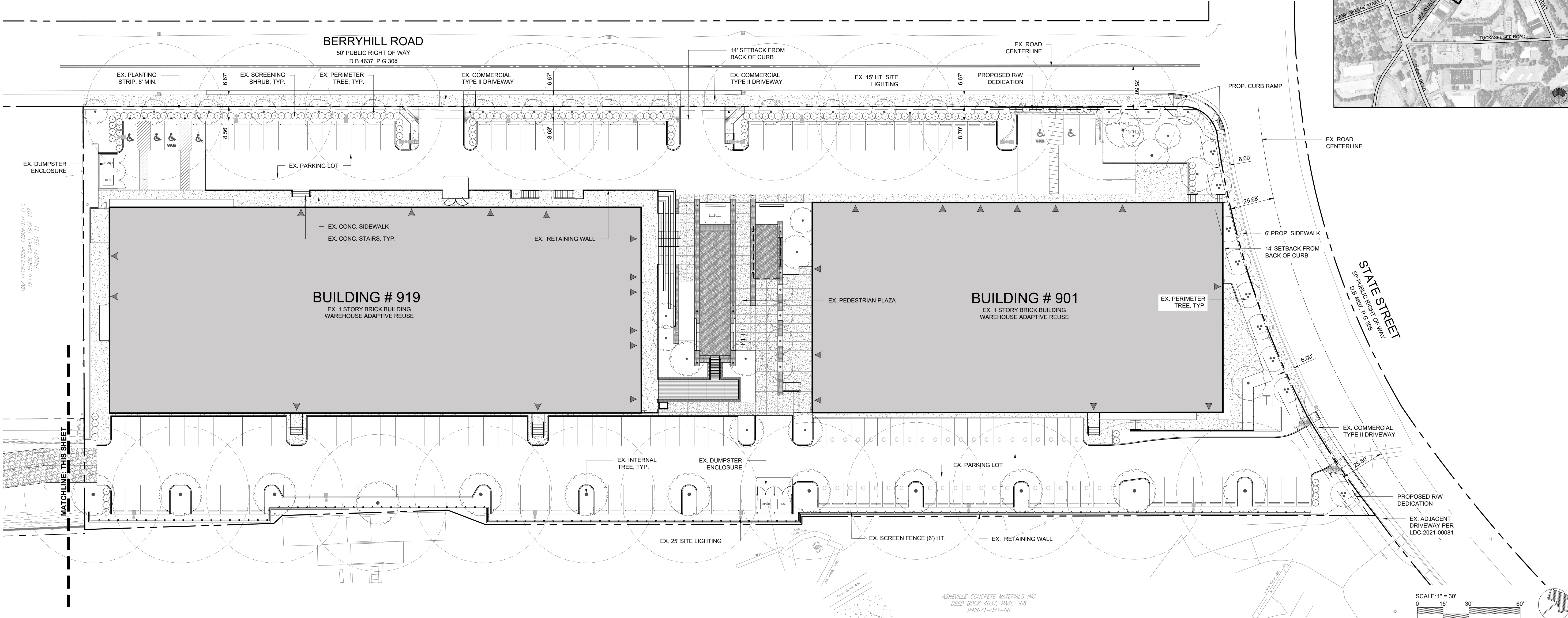
### GENERAL NOTES

- SITE DESIGN DEPICTED AND BUILDING RENOVATIONS ARE PREVIOUSLY APPROVED. ARE CURRENTLY UNDER CONSTRUCTION/COMPLETE, AND SHALL BE CONSIDERED EXISTING FOR PURPOSES OF THIS REZONING PETITION.
- EXISTING ROAD CENTERLINES SHOWN ARE BASED UPON INFORMATION AVAILABLE TO THE PETITIONER AT THE TIME OF THIS PLAN. EXISTING ROADWAY CENTERLINES SHALL BE CONFIRMED WITH A SURVEYED PRIOR TO ANY R/W DEDICATION.

AS INDICATED

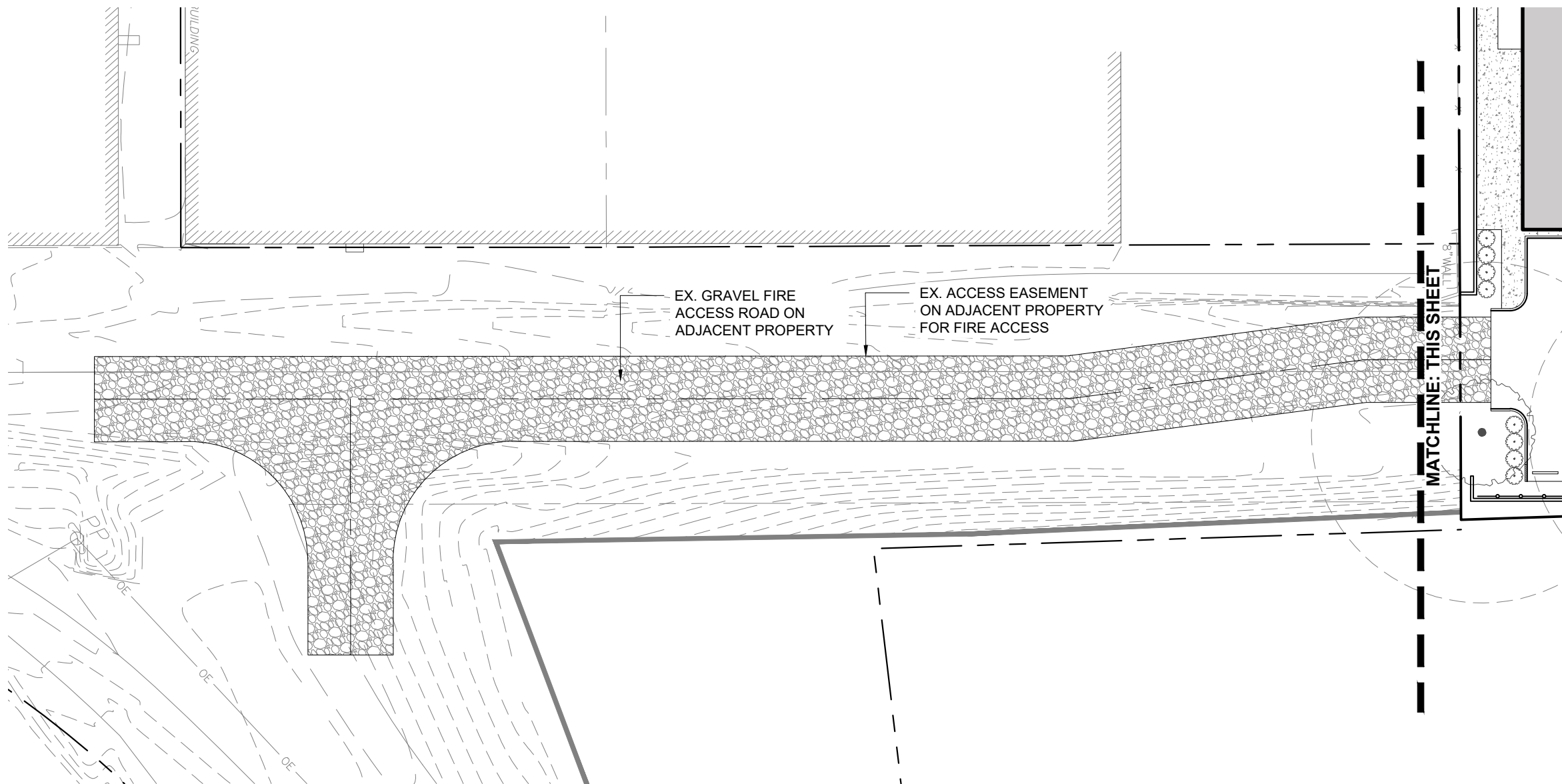
REZONING PLAN +  
DEVELOPMENT STANDARDS

RZ1.0



## 1 REZONING PLAN

PLAN



## 2 REZONING PLAN

PLAN

### DEVELOPMENT STANDARDS

#### 1. GENERAL PROVISIONS:

- Site Description.** These Development Standards and the Technical Data Sheet from the rezoning plan (hereafter collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by Station West, LLC ("Petitioner") to accommodate the development of a mixed use development on an approximately 3.8331 acre property located at 919 Berryhill Road, more particularly described as Mecklenburg Tax Parcel 071-081-07 (the "Site").
- Zoning Districts/Ordinance.** Development of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the Ordinance. Unless the Rezoning Plan establishes more stringent standards, the regulations under the Ordinance for the MUDD-O zoning classification shall govern all new development taking place on the Site, subject to the Optional Provisions provided below.
- Graphics and Alterations.** The depictions of the building envelopes, sidewalks, driveways, 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. Therefore, there may be instances where minor modifications will be permitted without requiring the administrative amendment process per Section 6.207 of the Ordinance.

Alterations or modifications which, in the opinion of the Planning Director, substantially alter the character of the development proposed or significantly alter the Rezoning Plan or these Development Standards, constitute changes which increase the intensity of development shall not be deemed to be minor and may only be made in accordance with the provisions of Section 6.207 of the Ordinance, as applicable.

#### 2. OPTIONAL PROVISIONS:

The following optional provisions shall apply to the Site:

- To allow parking and maneuvering areas between the buildings and the Berryhill Road setback.
- To allow a modified sidewalk and planting strip width and configuration along Berryhill Road and State Street due to existing site conditions, as generally depicted on the Rezoning Plan.
- The Petitioner shall utilize the below table as this site in this rezoning is permitted under the MUDD-O zoning. This table shall be updated and added to the cover sheet of the permitting set(s) for each individual project within the appropriate development area(s). When the proposed cumulative trip generation for the site(s) in this petition exceeds 2500 new vehicle trips/day, the petitioner shall be required to perform a TIS and/or propose and construct alternative transportation improvements in lieu of a TIS. The TIS and/or the alternative transportation improvements will be subject to the approval of CDOT.

Development Area	Existing Permitted Use(s)	Accla Project Number	Trips Generated From Existing Use(s) (Vehicles/Day)	Proposed Use(s)	Accla Project Number	Trips Generated (Vehicles/Day)
Rezoning Boundary Including Building #901 & Building #919	Common Area: 7,357 SF Event Space: 6,646 SF Manufacturing: 10,038 SF Office: 36,539 SF Retail: 10,494 SF	LDC-2020-00003	195 1,300 400			
			1,895			Total Trips Generated

#### 3. PERMITTED USES:

- The Site may be developed with all non-residential uses along with accessory uses as allowed in the MUDD-O zoning district with the exception of prohibited uses listed under 3d below.
- Prohibited uses: Active adult retirement communities, auction sales or auction houses not to exceed 10,000 square feet, automotive service stations, bus passenger stations, group homes for up to 10 residents, hotels and motels, post offices, telephone booths, transit stations (bus or rail) and associated parking facilities, adult establishments, boarding houses, and commercial rooming houses.

#### 4. TRANSPORTATION:

- Vehicular access to the Site will be provided from Berryhill Road and State Street as generally depicted on the Rezoning Plan. The placement and configuration of the vehicular access points are subject to any minor modifications required to accommodate final site construction and to any adjustments required for approval by the Charlotte Department of Transportation.
- Internal sidewalks and pedestrian connections to Berryhill Road and State Street will be provided as generally depicted on the Rezoning Plan.
- Where applicable, the Petitioner shall dedicate and convey in fee simply all rights-of-way to the City of Charlotte prior to the issuance of the first certificate of occupancy for proposed uses.
- Where applicable, all transportation improvements shall be completed prior to the issuance of the first certificate of occupancy for proposed uses.

#### 5. ARCHITECTURAL STANDARDS:

- Existing buildings are to remain.
- Future improvements shall generally reflect the style and quality of architecture that is existing. Improvements may include minor additions, modifications to existing storefronts, new awnings, paint, exterior cladding, and new openings.
- Future additions may be incorporated as long as they meet all MUDD-O restrictions and do not exceed maximum building height of 40'.

#### 6. ENVIRONMENTAL FEATURES:

- The Site shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.
- The Site shall comply with the City of Charlotte Tree Ordinance.

#### 7. OPEN SPACE:

- The Petitioner shall provide a pedestrian plaza/amenitized open space as generally depicted on the Rezoning Plan. Minimum pedestrian plaza/amenitized open space area shall be 10,000 SF.

#### 8. SIGNAGE:

- As allowed by the Ordinance.

#### 9. LIGHTING:

- All new lighting shall be full cut-off type lighting fixtures excluding low landscape, decorative, specialty, and accent lighting that may be installed along the driveways, sidewalks, open space/amenity areas, and parking areas.

#### 10. AMENDMENTS TO THE REZONING PLAN:

- 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 or portion of the Site affected by such amendment in accordance with the provisions herein and of Chapter 6 of the Ordinance.

#### 11. BINDING EFFECT OF THE REZONING APPLICATION:

- If this Rezoning Petition is approved, all conditions applicable to the development of the Site under the Rezoning Plan will, unless amended in the manner herein and under the Ordinance, be binding upon and inure to benefit 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.