

**BOULEVARD AT 1800 CENTRAL, LLC, PETITIONER
REZONING PETITION NO. 2021-139
DEVELOPMENT STANDARDS
March 4, 2022**

Development Data Table

--Acreage:	± 0.695 acres
--Tax Parcel No.:	129-017-01 (the “Site”)
--Existing Zoning:	B-2 PED
--Proposed Zoning:	B-2 PED Optional
--Existing Uses:	Office, retail and eating, drinking and entertainment establishments
--Proposed/Permitted Uses:	All uses permitted by right or under prescribed conditions in the B-2 PED zoning district together with any incidental and accessory uses relating thereto that are allowed in the B-2 PED zoning district

Maximum Floor Area Ratio:	As allowed in the B-2 PED zoning district
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Maximum Building Height:	As allowed in the B-2 PED zoning district
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Parking:	Pursuant to the optional provision set out below, the minimum parking requirement shall be 1 parking space per 600 square feet for all non-residential uses on the Site, including, without limitation, eating, drinking and entertainment establishments. Notwithstanding the foregoing, the parking requirements for religious institutions and hotels shall be governed by the Ordinance, and the parking requirements for residential uses shall be governed by the Ordinance
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- A. **Zoning District/Ordinance.** The development and use of the Site will be governed by the applicable provisions of the City of Charlotte Zoning Ordinance (the “**Ordinance**”). Subject to the optional provision set out below, the regulations established under the Ordinance for the B-2 PED zoning district shall govern the development and use of the Site.
- B. **Optional Provision.** The minimum parking requirement for all non-residential uses on the Site, including, without limitation, eating, drinking and entertainment establishments, shall be 1 parking space per 600 square feet. Notwithstanding the foregoing, the parking requirements for religious institutions and hotels shall be governed by the Ordinance.