

**White Point**  
**Development Standards**  
**07/11/2022**  
**Rezoning Petition No. 2022-004**

**Site Development Data:**

- Acres:** ± 25.25 acres
- Tax Parcel #s:** 097-131-01, 06, & 99
- Existing Zoning:** B-1SCD & B-1
- Proposed Zoning:** TOD-TR(CD)
- Existing Uses:** Shopping Center
- Proposed Uses:** Uses as permitted by right, and under prescribed conditions, together with accessory uses, as allowed in the TOD-TR zoning district (except as restricted below in Section 1).
- Maximum Amount of Development:** As allowed by the TOD-TR zoning district and restricted below in Section 1.
- Maximum Building Height:** Per the Standards of the TOD-TR zoning district.
- Parking:** As allowed and required by the Ordinance. A minimum of five (5) EV-ready parking spaces will be provided on the Site. EV-Ready spaces are those that have pre-installed electrical panel capacity with a dedicated circuit, raceway with conduit, and either a junction box or 240V outlet.

**1. Permitted & Prohibited Uses:**

- a. The principal buildings constructed on the Site may be developed with uses as permitted by right, and under prescribed conditions together with accessory uses allowed in the TOD-TR zoning district except as prohibited and limited below.
- b. The following allowed uses will be limited as follows: no more than one (1) use with an accessory drive-through window will be allowed.
- c. The following uses will not be allowed on the parcels that make up this Petition: (i) Enclosed Vehicular Dealerships; (ii) Vehicular Repair; (iii) Parking lots as a principal use; (iv) Enclosed Self-Storage Facilities; and (v) gas stations.

**2. Pedestrian Connection to Eastway Park Trail:**

- a. The Petitioner will construct a paved accessible pedestrian/bike connection from the Site to existing trail located at the end of Americana Ave. right-of-way. The location to be determined during the land development approval process for the portion of the Site that abuts Americana Ave. The pedestrian/bike connection is not required to be installed until the area of the Site that abuts Americana Ave. is submitted for redevelopment, and land development approval.

**3. Environmental Features:**

a. The petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance.

b. The Site will comply with the Charlotte Tree Ordinance.

**4. CATS Bus Amenities:**

a. The Petitioner will work with CATS to provide ADA compliant bus amenities along The Plaza and Eastway Drive. The final location and type of amenities will be coordinated with CATS during the land development approval process for the Site. The proposed bus amenities will be limited to one or more of the following: a concrete waiting pad, a concrete pad for bench, or a concrete pad for a shelter.

**5. Amendments to the Rezoning Plan:**

a. Future amendments to the Rezoning Plan (which is 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.

**4. 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, as applicable, and their respective heirs, devisees, personal representatives, successors in interest or assigns.