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DEVELOPMENT STANDARDS 2022-111

Development Data Table:

| | |
|--------------------------|--|
| Site Area: | +/- 36.27 acres |
| Tax Parcels: | 055-081-05, 055-081-04, 055-081-03 and 055-081-13 |
| Existing Zoning: | CC & B-2(CD) |
| Proposed Zoning: | I-2 (CD) |
| Proposed Uses: | See the Development Standards |
| Maximum Density: | Office Building (40,000SF), Fabrication Shop (10,000SF) Storage(15,000SF) and Warehousing (25,000SF) |
| Maximum Building Height: | See the Development Standards |
| Parking: | Shall meet or exceed Ordinance standards |
| Vesting Requested: | 5 years |

1. GENERAL PROVISIONS

- A. **Site.** These Development Standards, the Existing Conditions Plan, the Technical Data Sheet and the Rezoning Site Plan and other graphics set forth on **Piedmont Natural Gas Rhyme Road Property, Sheet RZ-1** from the rezoning plan (collectively referred to as the “**Rezoning Plan**”) associated with the Rezoning Petition filed by Piedmont Natural Gas (the “**Petitioner**”) for an approximately 36.27-acre site located between Rhyme Road, and 485 (hereinafter referred to as the “**Site**”). The Site is more particularly depicted on the Rezoning Plan and is comprised of Tax Parcel Nos. 055-081-04, 055-081-03 and 055-081-13.
- B. **Zoning District/Ordinance.** The development and use of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the “**Ordinance**”). Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the I-2 (CD) zoning district shall govern the development and use of the Site.
- C. **Graphics and Alterations.** The schematic depictions of the uses, sidewalks, driveways, streets, development area boundaries 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 Section 6.207 of the Ordinance. Since the project has not undergone the design development and construction phases, it is intended that this Rezoning Plan provide for flexibility in allowing some alterations or modifications from the graphic representations of the Development/Site Elements. Therefore, there may be instances where modifications will be allowed without requiring the administrative amendment process per Section 6.207 of the Ordinance. These instances would include changes to graphics if they:

- (1) Do not materially change the overall design intent depicted on the Rezoning Plan.

The Planning Director will determine if such modifications are allowed pursuant to this amendment process, and if it is determined that the alteration does not meet the criteria described above, Petitioner shall then follow the administrative amendment process pursuant to Section 6.207 of the Ordinance in each instance, however, subject to Petitioner's appeal rights set forth in the Ordinance.

- D. **Development Area.** For entitlement purposes, the Site is shown as one development area with the designated uses shown on Sheet RZ-1 of the Rezoning Plan.
- E. **Unified Development.** The Site shall be considered to be a planned/unified development. Therefore, side and rear yards, building height separation requirements and other similar zoning standards shall not be required internally between improvements, uses and other site elements located on the Site. Furthermore, Petitioner reserves the right to subdivide portions or all of the Site and to create lots within the interior of the Site without regard to any such internal separation standards and public/private street frontage requirements, provided, however, that the development of the Site shall be required to meet any applicable setback, side yard and rear yard and landscape area requirements with respect to the exterior boundaries of the Site.
- F. **Vested Rights.** Pursuant to Section 1.110 of the Ordinance and Section 160D-108 of the North Carolina General Statutes, the Rezoning Plan, if approved, shall be vested for a period of five years. The five-year vesting period shall commence at the time that the first site approval is granted for the initial phase of the development.
- G. **Amendments.** Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner or owners of the Site in accordance with the provisions of Chapter 6 of the Ordinance. Alterations to the Rezoning Plan are subject to Section 6.207 of the Ordinance.

2. PHASING

- A. Petitioner reserves the right to develop the Site in one or more phases.

3. PERMITTED USES

- A. **Development Area**
The Site may be developed with multiple building envelopes with the following uses:

- (1) A Two-Story Office Building containing 40,000 SF.
(2) A Warehouse building containing approximately 25,000 SF.
(3) A Fabrication Shop with approximately 10,000 SF.
(4) A Garage CNG Storage building with approximately 10,000 SF.
(5) A Tech Shed Storage building with approximately 5,000 SF.
(6) A Compressor Pad and CNG Filling Station.

4. TRANSPORTATION

- A. Vehicular access shall be as generally depicted on the Rezoning Plan. Notwithstanding the foregoing, the placement and configuration of the vehicular access points may be modified by Petitioner during the permitting process to accommodate changes in traffic patterns, changes in building and parking layouts and site constraints and to accommodate any modifications required by the Charlotte Department of Transportation (“**CDOT**”) and/or the North Carolina Department of Transportation (“**NCDOT**”).
- B. As depicted on the Rezoning Plan, the Site will be served by an internal private street and the alignment and location of the internal private street may be modified by Petitioner during the permitting process to accommodate changes in traffic patterns, changes in building and parking layouts and site constraints and to accommodate any modifications required for approval by CDOT and/or NCDOT in accordance with applicable published standards.

- C. Sidewalks and pedestrian connections shall be provided on the Site as generally depicted on the Rezoning Plan.

- D. All transportation improvements will be approved and constructed before the site's first building certificate of occupancy is issued. The petitioner may phase transportation improvements if said improvements and phasing are explicitly described in site plan notes.

- E. 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 eastern Mecklenburg area, by way of a private/public partnership effort or other public sector project support.

- F. The Petitioner shall dedicate and convey in fee simple all rights-of-way to the City before the site's first building certificate of occupancy is issued. CDOT requests rights-of-way set at 2' behind back of sidewalk where feasible.

- G. The Petitioner to provide a \$50,000 contribution to CDOT for the future installation of the traffic signal at Rhyme Road and My Holly Road.

5. ARCHITECTURAL STANDARDS

- A. The maximum height of any building located on the Site shall be 49 feet as measured under the Ordinance.

- D. The principal buildings constructed on the Site may use a variety of building materials. The building materials used for buildings will be a combination of any of the following: glass, brick, metal, stone, simulated stone, precast stone, architectural precast concrete, synthetic stone, stucco/E.I.F.S., cementitious siding (such as Hardie Plank), or wood/composite wood. Vinyl, as a building material, will only be allowed on windows, doors, garage doors, railings, soffits and trim features.

- E. Pitched roofs on buildings less than five stories in height, if provided, shall be symmetrically sloped no less than 4:12, except that roofs for porches and attached sheds may be no less than 2:12, unless a flat roof architectural style is employed.

- F. Streetscape treatment will be a unifying element throughout the Site through the use of consistent paving, lighting, landscaping, and, when provided, site furnishings.

- J. Electrical and natural gas meter banks as well as electrical transformers shall be located outside of any required setbacks.

6. STREETSCAPE/LANDSCAPING

- A. Petitioner shall install a 12-foot multi-use path along a portion of the Site's frontage along Rhyme Road. Petitioner shall also install an 8-foot wide planting strip along a portion of the Site's frontage on Rhyme Road as is more particularly depicted on Sheet RZ-1 of the Rezoning Plan. Any portions of this 12-foot wide multi-use path that are not located in a public right of way shall be located in a sidewalk utility easement.

7. ENVIRONMENTAL FEATURES

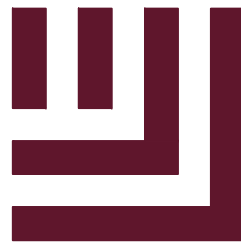
- A. Petitioner shall comply with the Charlotte City Council approved and adopted Post-Construction Stormwater Ordinance.
- B. Development of the Site shall comply with the applicable requirements of the City of Charlotte Tree Ordinance.

8. OPEN SPACE/AMENITIES

- A. Petitioner shall comply with the Open Space requirements of the City of Charlotte.

9. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

- A. If this Rezoning Petition is approved, all conditions applicable to the use and development of the Site imposed under these Development Standards and the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.
- B. Throughout these Development Standards, the term “Petitioner” shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Petitioner or the owner or owners of the Site from time to time who may be involved in any future development thereof.
- C. Any reference to the Ordinance herein shall be deemed to refer to the requirements of the Ordinance in effect as of the date this Rezoning Petition is approved.



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PIEDMONT NATURAL GAS
RHYME ROAD PROPERTY
REZONING PETITION #2022-111
325 RHYME ROAD
CHARLOTTE, NORTH CAROLINA 28214

REVISIONS

| NO. | DATE | PER CITY COMMENTS |
|-----|------------|-------------------|
| 1 | 12.12.2022 | |

PLAN INFORMATION

| | |
|-------------|-------------|
| PROJECT NO. | PNG-22001 |
| FILENAME | PNG22001-S6 |
| CHECKED BY | JDM |
| DRAWN BY | KML |
| SCALE | |
| DATE | 06.17.2022 |

SHEET

REZONING NOTES

RZ.02