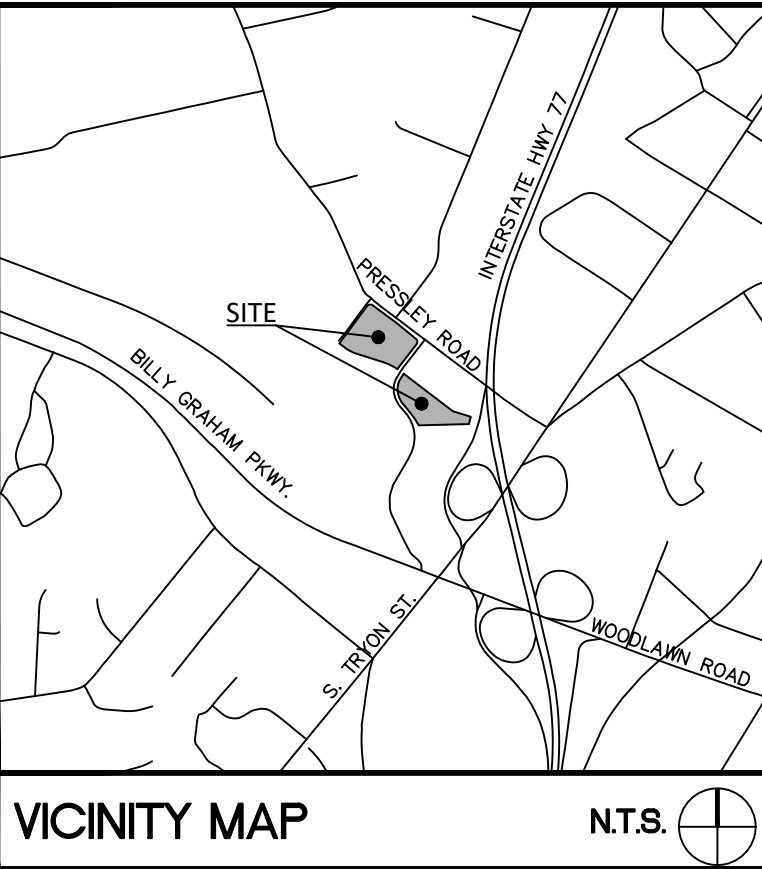


REZONING SUMMARY:

PETITIONER:	CORAL REEF INVESTMENT PROPERTIES, LLC
PROPERTY OWNER:	GATEWAY 2 LLC (PARCEL #14528219) GATEWAY AT CHARLOTTE PARK LLC (PARCEL #14528203)
REZONING SITE AREA:	5.65± AC
TAX PARCEL#:	#14528219 AND #14528203
EXISTING ZONING:	B-2
PROPOSED ZONING:	MUDD(CD)
PREVIOUS PETITION NO:	N/A
EXISTING USE:	VACANT
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL
BUILDING SETBACK:	16' MINIMUM FROM BACK OF CURB OR THE EXISTING RIGHT-OF-WAY (WHICHEVER IS GREATER)
MIN. SIDE YARD:	NONE
MIN. REAR YARD:	NONE
MAX. HEIGHT:	75' (MEASURED FROM PRESSLEY RD.)
MAX. NO. OF RESIDENTIAL UNITS:	250
NO. OF WORKFORCE UNITS:	12 (80%-90% AMI MAX. - NO TERM DURATION)
RESIDENTIAL DENSITY:	44.25 DU/A
MAX. AREA OF NON- RESIDENTIAL USES:	4,000 SF (EXCLUSIVE OF ACCESSORY USES TO PRIMARY RESIDENTIAL USE - I.E. LEASING OFFICE, AMENITY AREAS)
MAX. NO. OF BUILDINGS:	2
REQUIRED PARKING:	PER ORDINANCE
REQUIRED OPEN SPACE:	PER ORDINANCE
REQUIRED SCREENING:	PER ORDINANCE



SURVEY DISCLAIMER
"ALTA/NSPS LAND TITLE SURVEY" ISSUE DATE JANUARY 09, 2019. PROVIDED
BY A.G. ZOUTEWELLE SURVEYORS, 1418 EAST FIFTH STREET, CHARLOTTE,
NC 28204, (704) 572-9444.

- LEGEND**
- ZONING BOUNDARY
 - PROPERTY LINE/RIGHT-OF-WAY
 - BUILDING ENVELOPE
 - PROPOSED BUILDING

GENERAL REZONING NOTES:
1. SEE SHEET RZ-2 FOR DEVELOPMENT STANDARDS

UNIFIED DEVELOPMENT NOTE:
PARCELS 14528219, 14528203, AND 14528201 SHALL BE
CONSIDERED A UNIFIED DEVELOPMENT. TREE ORDINANCE AND
OPEN SPACE REQUIREMENTS TO BE MET ACROSS THE
BALANCE OF THE ENTIRE UNIFIED DEVELOPMENT, REGARDLESS
OF ZONING DISTRICT.

TREE SAVE NOTE:
TREE SAVE AREAS PREVIOUSLY APPROVED FOR THE UNIFIED
DEVELOPMENT MAY REQUIRE AMENDMENTS TO ENSURE
COMPLIANCE WITH THE LATEST SITE PLAN THROUGH A
CONSTRUCTION DOCUMENT RTAP. ANY REQUIRED REVISIONS TO
TREE SAVE AREAS MUST BE REVIEWED AND APPROVED BY THE
URBAN FORESTRY DEPARTMENT AND RECORDED ON A PLAT
WITH THE MECKLENBURG COUNTY REGISTER OF DEEDS PRIOR TO
THE ISSUANCE OF THE FIRST BUILDING CERTIFICATE OF
OCCUPANCY (CO) LOCATED WITHIN THE UNIFIED DEVELOPMENT.

TREE SAVE CALCULATION:

SITE AREA (UNIFIED DEVELOPMENT)	= 17.48± AC
PHASE I R/W DEDICATION (TO EX. PUBLIC FACILITIES)	= 0.40± AC
TSA SITE AREA	= 17.08± AC
TSA REQUIRED	= 2.56± AC (15% SITE AREA)
UNDISTURBED TSA PROVIDED (PID:14528201)	= 1.13± AC
RE-VEGETATED TSA REQUIRED (150% RE-VEGETATION RATE)	= 2.15± AC
TOTAL TSA REQUIRED (UNIFIED DEVELOPMENT)	= 3.28± AC

ColeJenest & Stone
BOLTON & MENK, INC.

1605 QUEEN STREET, UNIT 113
WILMINGTON, NORTH CAROLINA 28401
Phone: (910) 599-9080
Email: wilmingt@bolton-menk.com
www.bolton-menk.com

CORAL REEF INVESTMENT PROPERTIES, LLC
2100 W 76TH STREET, 401
HIALEAH, FL 33016

GATEWAY AT CHARLOTTE PARK - PHASE II REZONING
4520 CHARLOTTE PARK DRIVE,
CHARLOTTE, NC 28217

TECHNICAL DATA SHEET

PET. NO. 2022-179

PROJECT NO:
4572.02

REVISIONS:
04/10/23 - STAFF COMMENTS
05/18/23 - STAFF COMMENTS



SCALE: 1"=50'

0 25' 50' 100'

SCALE:	SEE SHEET
DATE:	08/26/22
DESIGNED BY:	BMI
DRAWN BY:	BMI
CHECKED BY:	CMJ

GATEWAY AT CHARLOTTE PARK – PHASE II DEVELOPMENT STANDARDS

MAY 18, 2023

SITE DEVELOPMENT DATA:

--- ACREAGE:	5.65± AC
--- TAX PARCEL #:	14528219, 14528203
--- EXISTING ZONING:	B-2
--- PROPOSED ZONING:	MUDD(CD)
--- EXISTING USES:	VACANT
--- PROPOSED USES:	REFER TO SECTION 2 – PERMITTED USES AND DEVELOPMENT AREA LIMITATIONS

--- MAXIMUM BUILDING HEIGHT:	75 FEET (MEASURED FROM PRESSLEY RD.)
--- MAXIMUM NO. OF RESIDENTIAL UNITS:	250 UNITS
--- NO. OF WORKFORCE UNITS:	12 (80%-90% AMI MAX. – NO TERM DURATION)
--- RESIDENTIAL DENSITY:	44.25 DUA
--- MAXIMUM AREA OF NON-RESIDENTIAL USES:	4,000 SF (EXCLUSIVE OF ACCESSORY USES TO PRIMARY RESIDENTIAL USE – I.E. LEASING OFFICE, AMENITIES)
--- MAXIMUM NO. OF BUILDINGS:	2
--- PARKING:	PER ORDINANCE
--- OPEN SPACE:	PER ORDINANCE
--- SCREENING:	PER ORDINANCE

1. GENERAL PROVISIONS:

SITE LOCATION: THESE DEVELOPMENT STANDARDS, THE TECHNICAL DATA SHEET AND OTHER GRAPHICS SET FORTH ON ATTACHED RZ SHEETS FORM THIS REZONING PLAN (COLLECTIVELY REFERRED TO AS THE "REZONING PLAN") ASSOCIATED WITH THE REZONING PETITION FILED BY CORAL REEF INVESTMENT PROPERTIES, LLC ("PETITIONER") TO ACCOMMODATE DEVELOPMENT ON AN APPROXIMATELY 5.65± ACRE SITE LOCATED AT 4520 CHARLOTTE PARK DRIVE (THE "SITE").

- a. 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 MUDD ZONING CLASSIFICATION SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE, SUBJECT TO THE OPTIONAL PROVISIONS PROVIDED BELOW.
- b. GRAPHICS AND ALTERATIONS/MODIFICATIONS: THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, STRUCTURES AND BUILDINGS, BUILDING ELEVATIONS, BUILDING MATERIALS, STREETSCAPE PERSPECTIVES, DRIVEWAYS, STREETS, 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.
- c. NUMBER OF BUILDINGS PRINCIPAL AND ACCESSORY: NOTWITHSTANDING THE NUMBER OF BUILDINGS SHOWN ON THE REZONING PLAN, THE TOTAL NUMBER OF PRINCIPAL BUILDINGS TO BE DEVELOPED ON THE SITE SHALL NOT EXCEED TWO (2). ACCESSORY BUILDINGS AND STRUCTURES LOCATED ON THE SITE SHALL NOT BE CONSIDERED IN ANY LIMITATION ON THE NUMBER OF BUILDINGS ON THE SITE. ACCESSORY BUILDINGS AND STRUCTURES WILL BE CONSTRUCTED UTILIZING SIMILAR BUILDING MATERIALS, COLORS, ARCHITECTURAL ELEMENTS AND DESIGNS AS THE PRINCIPAL BUILDING(S) LOCATED ON THE SITE AS THE ACCESSORY STRUCTURE/BUILDING.
- d. GROSS FLOOR AREA: WHEN DETERMINING THE MAXIMUM DEVELOPMENT LEVELS SET FORTH IN THIS REZONING PLAN, GROSS FLOOR AREA AS DEFINED IN THE ORDINANCE SHALL EXCLUDE ANY SURFACE OR STRUCTURED PARKING FACILITIES (INCLUDING, WITHOUT LIMITATION, CORRIDORS AND ELEVATORS WITHIN SUCH FACILITIES), ENCLOSED LOADING DOCK/SERVICE AREAS, AND OUTDOOR DINING AND GATHERING AREAS WHETHER ON THE ROOF OF THE BUILDING OR AT STREET LEVEL.

2. PERMITTED USES + DEVELOPMENT AREA LIMITATIONS:

- a. THE PRINCIPLE BUILDING(S) CONSTRUCTED ON THE SITE MAY BE DEVELOPED WITH UP TO 210 MULTI-FAMILY RESIDENTIAL DWELLING UNITS AND UP TO 4,000 SQUARE FEET OF GROSS FLOOR AREA DEVOTED TO RETAIL, EDGE, GENERAL, AND MEDICAL OFFICE USES, AND PERSONAL SERVICE USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS, TOGETHER WITH ACCESSORY USES ALLOWED IN THE MUDD ZONING DISTRICT.
- b. THE FOLLOWING USES WILL NOT BE ALLOWED:
- ACTIVE ADULT RETIREMENT COMMUNITIES
 - AUCTION SALES OR AUCTION HOUSES
 - AUTOMOTIVE SERVICE STATIONS
 - REPAIR OR SERVICING OF ANY ARTICLE
 - SHOPPING CENTERS
 - STRUCTURED PARKING DECKS AS A PRINCIPAL USE
 - TELECOMMUNICATIONS AND DATA STORAGE FACILITY
 - TEMPORARY BUILDINGS AND STORAGE OF MATERIALS
 - TRANSIT STATIONS (BUS OR RAIL) AND ASSOCIATED PARKING FACILITIES
 - UTILITY AND RELATED FACILITIES
 - ADULT ESTABLISHMENTS
 - CHILDCARE CENTERS IN A RESIDENCE
 - ELECTRIC AND GAS SUB STATIONS
 - NURSING HOMES, REST HOMES, AND HOMES FOR THE AGED
 - RADIO, TELEPHONE, CELLULAR TELEPHONE AND TELEVISION MASTS, TOWERS, ANTENNAE, AND SIMILAR STRUCTURES
 - SHORT TERM CARE FACILITIES
 - STADIUMS, COLISEUMS, AND ARENAS
 - WAREHOUSING WITHIN AN ENCLOSED BUILDING FOR SELF-STORAGE FACILITY ONLY

3. ACCESS AND TRANSPORTATION IMPROVEMENTS:

- I. PROPOSED IMPROVEMENTS:
- a. VEHICULAR ACCESS TO THE SITE WILL BE PROVIDED FROM PIONEER PARK DRIVE AS GENERALLY DEPICTED ON THE REZONING PLAN.
- b. MINOR ADJUSTMENTS IN THE LOCATION OF THE POSSIBLE CONNECTIONS CAN BE MADE IN CONSULTATION WITH THE PLANNING DEPARTMENT AND CHARLOTTE DEPARTMENT OF TRANSPORTATION (CDOT) DURING THE URBAN REVIEW AND APPROVAL PROCESS.
- c. SUBJECT TO THE PROVISIONS AND DESIGN DESCRIBED IN THE SECTION ABOVE, THE PLACEMENTS AND CONFIGURATIONS OF VEHICULAR ACCESS POINTS ARE SUBJECT TO MINOR MODIFICATIONS, AS APPROVED BY CDOT, REQUIRED TO ACCOMMODATE THE FINAL SITE DEVELOPMENT AND CONSTRUCTION PLANS AND ANY ADJUSTMENTS REQUIRED TO FOR APPROVAL BY CDOT IN ACCORDANCE WITH THE PUBLISHED STANDARDS.
- d. PARCEL NO. 14528219: THE PETITIONER SHALL PROVIDE AN EIGHT (8) FOOT PLANTING STRIP AND EIGHT (8) SIDEWALK FACILITIES ALONG THE SITE'S PUBLIC STREET FRONTAGE.
- e. PARCEL NO. 14528203: THE PETITIONER SHALL PROVIDE AN EIGHT (8) FOOT PLANTING STRIP AND SIX (6) FOOT SIDEWALK ALONG THE SITE'S CHARLOTTE PARK DRIVE FRONTAGE.
- f. THE PETITIONER SHALL INSTALL AN ADA-COMPLIANT BUS STOP AT THE CORNER OF PRESSLEY ROAD AND CHARLOTTE PARK DR. PETITIONER TO COORDINATE FINAL LOCATION WITH CATS DURING PERMITTING.
- II. STANDARDS, PHASING AND OTHER PROVISIONS:
- a. A RIGHT-OF-WAY ENCROACHMENT AGREEMENT IS REQUIRED FOR THE INSTALLATION OF ANY NON-STANDARD ITEM(S) (IRRIGATION SYSTEMS, DECORATIVE CONCRETE PAVEMENT, BRICK PAVERS, ETC.) WITHIN A PROPOSED/EXISTING CITY-MAINTAINED STREET RIGHT-OF-WAY BY A PRIVATE INDIVIDUAL, GROUP, BUSINESS, OR HOMEOWNERS/BUSINESS ASSOCIATION. AN ENCROACHMENT AGREEMENT MUST BE APPROVED BY CDOT PRIOR TO CONSTRUCTION/INSTALLATION. CONTACT CDOT FOR ADDITIONAL INFORMATION CONCERNING COST, SUBMITTAL, AND LIABILITY INSURANCE COVERAGE REQUIREMENTS.
- b. 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 BE SET 2' BEHIND BACK OF SIDEWALK WHERE FEASIBLE.
- c. 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.

4. SETBACKS, BUFFERS, AND SCREENING:

- a. A SIXTEEN (16') SETBACK AS MEASURED FROM THE BACK OF CURB ALONG PRESSLEY ROAD, CHARLOTTE PARK DRIVE, YORKWOOD DRIVE, AND PIONEER PARK DRIVE WILL BE PROVIDED AS GENERALLY DEPICTED ON THE REZONING PLAN.
- b. CARS PARKING IN THE PROPOSED PARKING STRUCTURE WILL BE SCREENED FROM THE ADJACENT PUBLIC STREETS AND THE ADJOINING PROPERTIES AS DESCRIBED IN SECTION 6 BELOW.
- c. METER BANKS WILL BE SCREENED WHERE VISIBLE FROM PUBLIC VIEW AT GRADE LEVEL.
- d. ROOF TOP HVAC AND RELATED MECHANICAL EQUIPMENT WILL BE SCREENED FROM PUBLIC VIEW AT GRADE LEVEL.

5. PEDESTRIAN ACCESS AND CIRCULATION DESIGN:

- a. MAIN PEDESTRIAN ACCESS WILL BE PROVIDED TO THE BUILDING FROM PRESSLEY ROAD AND/OR CHARLOTTE PARK DRIVE AS GENERALLY DEPICTED ON THE REZONING PLAN.
- b. PEDESTRIAN ACCESS TO THE PARKING DECK WILL BE PROVIDED FROM PIONEER PARK DRIVE AS GENERALLY DEPICTED ON THE REZONING PLAN.

6. ARCHITECTURAL STANDARDS:

BUILDINGS CONSTRUCTED ON THE SITE SHALL ADHERE TO THE FOLLOWING ARCHITECTURAL STANDARDS HEREIN:

- A. PREFERRED EXTERIOR BUILDING MATERIALS: ALL PRINCIPAL AND ACCESSORY BUILDINGS ABUTTING PUBLIC STREETS SHALL COMPRISE A MINIMUM OF 30% OF THAT BUILDING'S ENTIRE FACADE FACING PUBLIC STREETS USING BRICK, NATURAL STONE (OR ITS SYNTHETIC EQUIVALENT), STUCCO OR OTHER MATERIAL APPROVED BY THE PLANNING DIRECTOR.
- B. PROHIBITED EXTERIOR BUILDING MATERIALS:
1. VINYL SIDING (BUT NOT VINYL HAND RAILS, WINDOWS OR DOOR TRIM)
 2. CONCRETE MASONRY UNITS NOT ARCHITECTURALLY FINISHED
- C. BUILDING PLACEMENT AND SITE DESIGN SHALL FOCUS ON AND ENHANCE THE PEDESTRIAN ENVIRONMENT THROUGH THE FOLLOWING:
1. BUILDINGS SHALL BE PLACED SO AS TO PRESENT A FRONT OR SIDE FACADE TO ALL PUBLIC STREETS.
 2. PARKING LOTS SHALL NOT BE LOCATED BETWEEN ANY BUILDING AND PUBLIC STREET.
- D. BUILDING MASSING AND HEIGHT SHALL BE DESIGNED TO BREAK UP LONG MONOLITHIC BUILDING FORMS AS FOLLOWS:
1. BUILDINGS EXCEEDING 120 FEET IN LENGTH SHALL INCLUDE MODULATIONS OF THE BUILDING MASSING/FACADE PLANE (SUCH AS RECESSES, PROJECTIONS, AND ARCHITECTURAL DETAILS). MODULATIONS SHALL BE A MINIMUM OF 10 FEET WIDE AND SHALL PROJECT OR RECESS A MINIMUM OF 6 FEET EXTENDING THROUGH THE BUILDING.
- E. ARCHITECTURAL ELEVATION DESIGN: ELEVATIONS SHALL BE DESIGNED TO CREATE VISUAL INTEREST AS FOLLOWS:
1. BUILDING ELEVATIONS SHALL BE DESIGNED WITH VERTICAL BAYS OR ARTICULATED ARCHITECTURAL FACADE FEATURES WHICH MAY INCLUDE BUT NOT BE LIMITED TO A COMBINATION OF EXTERIOR WALL OFFSETS, PROJECTIONS, RECESSES, PILASTERS, BANDING AND CHANGE IN MATERIALS OR COLORS
 2. BUILDINGS SHALL BE DESIGNED WITH A RECOGNIZABLE ARCHITECTURAL BASE ON ALL FACADES FACING PUBLIC STREETS. SUCH BASE MAY BE EXECUTED THROUGH USE OF PREFERRED EXTERIOR BUILDING MATERIALS OR ARTICULATED ARCHITECTURAL FACADE FEATURES AND COLOR CHANGES
 3. BUILDING ELEVATIONS FACING PUBLIC STREETS SHALL NOT HAVE EXPANSES OF BLANK WALLS GREATER THAN 20 FEET IN ALL DIRECTIONS AND ARCHITECTURAL FEATURES SUCH AS BUT TO LIMITED TO BANDING, MEDALLIONS OR DESIGN
 4. FEATURES OR MATERIALS WILL BE PROVIDED TO AVOID A STERILE, UNARTICULATED BLANK TREATMENT OF SUCH WALLS
- F. ROOF FORM AND ARTICULATION – ROOF FORM AND LINES SHALL BE DESIGNED TO AVOID THE APPEARANCE OF A LARGE MONOLITHIC ROOF STRUCTURE AS FOLLOWS:
1. LONG PITCHED OR FLAT ROOF LINES SHALL AVOID CONTINUOUS EXPANSES WITHOUT VARIATION BY INCLUDING CHANGES IN HEIGHT AND/OR ROOF FORM, TO INCLUDE BUT NOT BE LIMITED TO GABLES, HIPS, DORMERS OR PARAPETS
 2. FOR PITCHED ROOFS THE MINIMUM ALLOWED IS 4:12 EXCLUDING BUILDINGS WITH A FLAT ROOF AND PARAPET WALLS
- G. PARKING DECK DESIGN:
1. GROUND FLOOR PARKING SHALL PROVIDE SCREENING SO THAT INTERIOR LIGHTING AND CARS ARE NOT VISIBLE FROM ADJACENT USES AND PUBLIC STREETS. THIS SHALL BE PRIMARILY ACCOMPLISHED THROUGH THE USE OF DECORATIVE PERFORATED SCREENS, SOLID WALLS WITH ENHANCED ARCHITECTURAL AND/OR ARTISTIC DETAILS, A COMBINATION OF ARCHITECTURAL AND LANDSCAPE FEATURES SUCH AS, BUT NOT LIMITED TO, AN ESPALIER, AND/OR SIMILAR. THE USE OF LOUVERS ALONG PUBLIC STREETS SHALL BE LIMITED TO 5' ABOVE THE GRADE OF THE SIDEWALK.

7. SIGNAGE:

- a. SIGNAGE AS ALLOWED BY THE ORDINANCE MAY BE PROVIDED IN ACCORDANCE WITH THE ZONING REGULATIONS.

8. LIGHTING:

- a. LIGHTING AS ALLOWED BY THE ORDINANCE MAY BE PROVIDED IN ADDITION TO THE LIGHTING OTHERWISE ALLOWED IN THIS SECTION.
- b. ALL NEW LIGHTING SHALL BE FULL CUT-OFF TYPE LIGHTING FIXTURES EXCLUDING LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS, SIDEWALKS, AND PARKING AREAS.
- c. DETACHED LIGHTING ON THE SITE, EXCEPT DECORATIVE LIGHTING OR ART WORK THAT UTILIZES LIGHTING ELEMENTS WHEN LOCATED IN THE PUBLIC OPEN SPACE AREAS AND STREET LIGHTS LOCATED ALONG PUBLIC STREETS, WILL BE LIMITED TO 20 FEET IN HEIGHT.

9. OPEN SPACE/TREE SAVE AREAS:

- a. URBAN OPEN SPACE WILL BE PROVIDED TO MEET ORDINANCE REQUIREMENTS.
- b. TREE SAVE WILL BE PROVIDED TO MEET ORDINANCE REQUIREMENTS.

10. ENVIRONMENTAL FEATURES

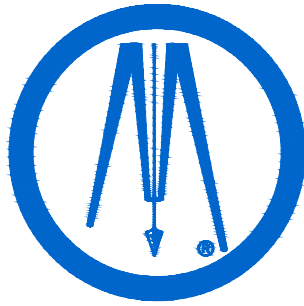
- a. THE SITE SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE.
- b. THE SITE SHALL COMPLY WITH THE CITY OF CHARLOTTE TREE ORDINANCE, CHAPTER 21 OF THE CITY CODE.

11. 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 DEVELOPMENT AREA OR PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT IN ACCORDANCE WITH THE PROVISIONS HEREIN AND OF CHAPTER 6 OF THE ORDINANCE.

12. 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.



ColeJenest & Stone
BOLTON & MENK, INC.

1605 QUEEN STREET, UNIT 113
WILMINGTON, NORTH CAROLINA 28401
Phone: (910) 599-9080
Email: wilmingtont@bolton-menk.com
www.bolton-menk.com

**CORAL REEF
INVESTMENT
PROPERTIES, LLC**

2100 W 76TH STREET, 401
HIALEAH, FL 33016

**GATEWAY AT
CHARLOTTE PARK -
PHASE II REZONING**

4520 CHARLOTTE PARK DRIVE,
CHARLOTTE, NC 28217

**DEVELOPMENT
STANDARDS**

PET. NO. 2022-179

PROJECT NO:

4572.02

REVISIONS:

04/10/23 - STAFF COMMENTS

05/18/23 - STAFF COMMENTS



SCALE:	SEE SHEET
DATE:	08/26/22
DESIGNED BY:	BMI
DRAWN BY:	BMI
CHECKED BY:	CMJ

RZ-2

FILE NO.: CONSTRUCTION DOCUMENTS