

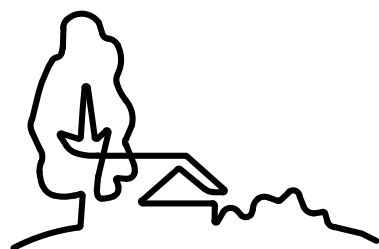
THE NORTHSIDE BAPTIST CHURCH
OF CHARLOTTE, NORTH CAROLINA,
INC.
DB 3452-446
TAX ID 047-011-20
ZONED: INST(CD)

MOONBELT, LLC
DB 8405-662
TAX ID 047-011-19
ZONED: B-2

RE/SG INVESTMENTS, LLC
DB 23688-40
TAX ID 047-011-34
ZONED: B-2(CD)

DEVELOPMENT SUMMARY

TAX PARCEL ID #: 047-011-32
TOTAL SITE AREA: 8.693 AC
ZONING:
EXISTING: I-1 (CD)
PROPOSED: I-2 (CD)
MAX BUILDING HEIGHT: 40'



URBAN DESIGN PARTNERS

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sc coa no: C-03044

1. GENERAL PROVISIONS

- A. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Scouts, LLC (the "Petitioner") for an approximately 8.693 acre site located on the north side of Equipment Drive, south of The Roman Road, and designated as Tax Parcel No. 047-011-32, which site is more particularly depicted on the Rezoning Plan (hereinafter referred to as the "Site").
- B. Development 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").
- C. Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the I-2 zoning district shall govern all development taking place on the Site.
- D. 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. PERMITTED USES

- A. Subject to paragraphs B and C below, the Site may be devoted to any use or uses allowed by right or under prescribed conditions in the I-2 zoning district which also are allowed by right or under prescribed conditions in the I-1 zoning district, together with incidental or accessory uses associated therewith.
- B. Notwithstanding paragraph 2.A above, the following uses are prohibited on the Site:
- motels and hotels,
 - fast food restaurants with drive through facilities,
 - convenience stores with gasoline sales,
 - car washes as a principal use,
 - automotive service stations,
 - adult establishments,
 - nightclubs, and
 - junkyards.
- C. Notwithstanding paragraph 2.A above, the Site may also be devoted to the following uses allowed in the I-2 zoning district: Outdoor storage of goods and materials used in assembly, fabrication or processing, in excess of 25% of the floor area of all buildings on the Site; provided, however, that in no event shall the area devoted to outdoor storage exceed 152,783 square feet or extend beyond the area designated for outdoor storage on the Rezoning Plan.
- D. The total number of buildings and the maximum gross floor area allowed on the Site will be governed by the terms of the Ordinance.
- E. Buildings, structures and parking areas must be located within the building and parking envelopes depicted on the Rezoning Plan. Additionally, buildings, structures and parking areas may be located in the area designated for outdoor storage on the Rezoning Plan if that area, or portions thereof, are not devoted to outdoor storage.

3. TRANSPORTATION

- A. Vehicular access to the Site shall be as generally depicted on the Rezoning Plan. The placement and configuration of each vehicular access point are subject to any minor modifications required to accommodate final site and construction plans and designs and any adjustments required for approval by the Charlotte Department of Transportation and/or the North Carolina Department of Transportation ("NCDOT") in accordance with applicable published standards. Access to the Site may be gated as depicted on the Rezoning Plan at the option of Petitioner.
- B. Prior to the issuance of the first certificate of occupancy for any building constructed on the Site after the date of the approval of this Rezoning Petition, Petitioner shall dedicate and convey to the City of Charlotte (subject to a reservation for any necessary utility easements) those portions of the Site located immediately adjacent to Equipment Drive that are necessary to extend the existing right of way for Equipment Drive, where feasible, to that point that is located 2 feet behind the sidewalk to be constructed on the Site in the location more particularly depicted on the Rezoning Plan, to the extent that such right of way does not already exist. It shall not be considered feasible if the right of way would extend into the parking located adjacent to Equipment Drive.

4. BUFFERS, LANDSCAPING AND STREETScape

- A. A 100 foot Class B buffer shall be established along the northern boundary line of the Site as more particularly depicted on the Rezoning Plan, which buffer shall conform to the standards of Section 12.302 of the Ordinance. This 100 foot Class B buffer shall be undisturbed; provided, however, that in the event that the existing vegetation does not meet the tree and shrub requirements of a Class B buffer, supplemental plantings may be installed to bring this Class B buffer into compliance with these requirements. Notwithstanding anything contained herein to the contrary, the width of this 100 foot Class B buffer may not be reduced.
- B. As more particularly depicted on the Rezoning Plan, 44 foot Class C buffers shall be established along the western and eastern boundary lines of the Site, which buffers shall conform to the standards of Section 12.302 of the Ordinance.
- C. Petitioner shall install a minimum 8 foot wide planting strip and a minimum 6 foot wide sidewalk along the Site's frontage on Equipment Drive as generally depicted on the Rezoning Plan.
- D. Petitioner will provide a minimum 5 foot wide internal sidewalk connecting the existing building on the Site to the sidewalk along Equipment Drive, as generally depicted on the Rezoning Plan. Petitioner also will provide internal sidewalks connecting any future buildings on the Site to the sidewalk along Equipment Drive. The minimum width for these internal sidewalks will be 5 feet.

5. ENVIRONMENTAL FEATURES

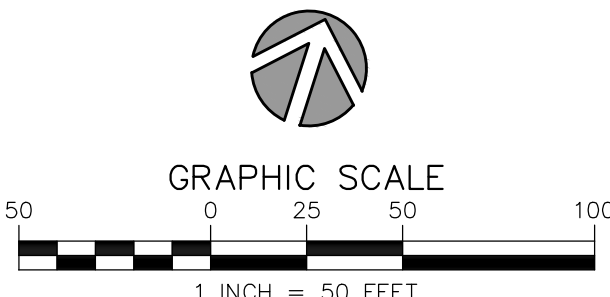
- A. Development of the Site shall comply with the City of Charlotte Tree Ordinance.
- B. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance. The location, size, and type of storm water management systems depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.

6. LIGHTING

- A. Any newly installed wall mounted light fixtures and any other types of exterior light fixtures (including pole lights) newly installed on the Site shall be capped and fully cut off and the illumination downwardly directed so that direct illumination does not extend past any property line of the Site.

7. 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.



Rezoning Petition #2017-155

5531 Equipment Dr.

Rezoning Plan

5531 Equipment Drive Charlotte, NC 28262

NO.	DATE:	BY:	REVISIONS:		
			11.13.17	12.21.17	
1	11.13.17	UDP	PER CITY COMMENTS		
2	12.21.17	UDP	PER CITY COMMENTS		

Project No: 17-073
Date: 2017-12-21
Designed by: UDP
Drawn by: UDP
Scale: 1"=50'
Sheet No:

RZ-1.0



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