



DEVELOPMENT STANDARDS:

March 12, 2018

1. GENERAL PROVISIONS

- A. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Westcore Properties AC, LLC (hereinafter referred to as the "Petitioner") for an approximately 6.275 acre site located at 2609 Penninger Circle and 2533 Penninger Circle, which site is more particularly depicted on the Rezoning Plan (hereinafter referred to as the "Site"). The Site is comprised of Tax Parcel Nos. 047-331-06 and 047-331-07.
- 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 RE-1 zoning district shall govern all development taking place on the Site.
- D. The Site and those parcels of land designated as Tax Parcel Nos. 047-112-03 and 047-112-04 are or will be owned and/or controlled by Petitioner. These three parcels of land will be planned and developed as a whole, as a single development project or a definitely programmed series of development operations or phases, and all of the improvements and uses on the Site will be related to the character and purpose of the uses and improvements located on Tax Parcel Nos. 047-112-03 and 047-112-04. Accordingly, the Site and Tax Parcel Nos. 047-112-03 and 047-112-04 shall be considered to be a "planned development" under the Ordinance. The Site and Tax Parcel Nos. 047-112-03 and 047-112-04 may be combined into a single parcel at the option of Petitioner.
- E. 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/DEVELOPMENT LIMITATIONS

- A. The Site may be devoted only to a surface parking lot that will be utilized as accessory off-street parking for the improvements and uses located on Tax Parcel Nos. 047-112-03 and 047-112-04.
- B. Pedestrian and vehicular connections shall be provided from the surface parking lot located on the Site to the surface parking lot located immediately to the east of the Site on Tax Parcel No. 047-112-03.

3. TRANSPORTATION

- A. Vehicular access shall be as generally depicted on the Rezoning Plan. The placement and configuration of the access points are subject to any minor modifications required by the Charlotte Department of Transportation ("CDOT") and/or the North Carolina Department of Transportation ("NCDOT").
- B. The alignments of the internal vehicular circulation areas and driveways may be modified by Petitioner to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval by CDOT and/or NCDOT in accordance with applicable published standards.

4. STREETSCAPE/LANDSCAPING/BUFFERS

- A. Buffers shall be established on the Site as required by the Ordinance and as depicted on the Rezoning Plan, and such buffers shall conform to the standards of Section 12.303 of the Ordinance. The width of any required buffer may be reduced by 25% if a wall, fence or berm is provided that meets the requirements of Section 12.302(b) of the Ordinance.
- B. In the event that an adjacent parcel of land is either rezoned to a zoning district or devoted to a use that eliminates or reduces the buffer requirements on the Site, Petitioner may reduce or eliminate, as the case may be, the relevant buffer areas accordingly.
- C. Petitioner shall install a minimum 6 foot wide planting strip and a minimum 6 foot wide sidewalk along the Site's frontage on Penninger Circle as generally depicted on the Rezoning Plan.

5. ENVIRONMENTAL FEATURES

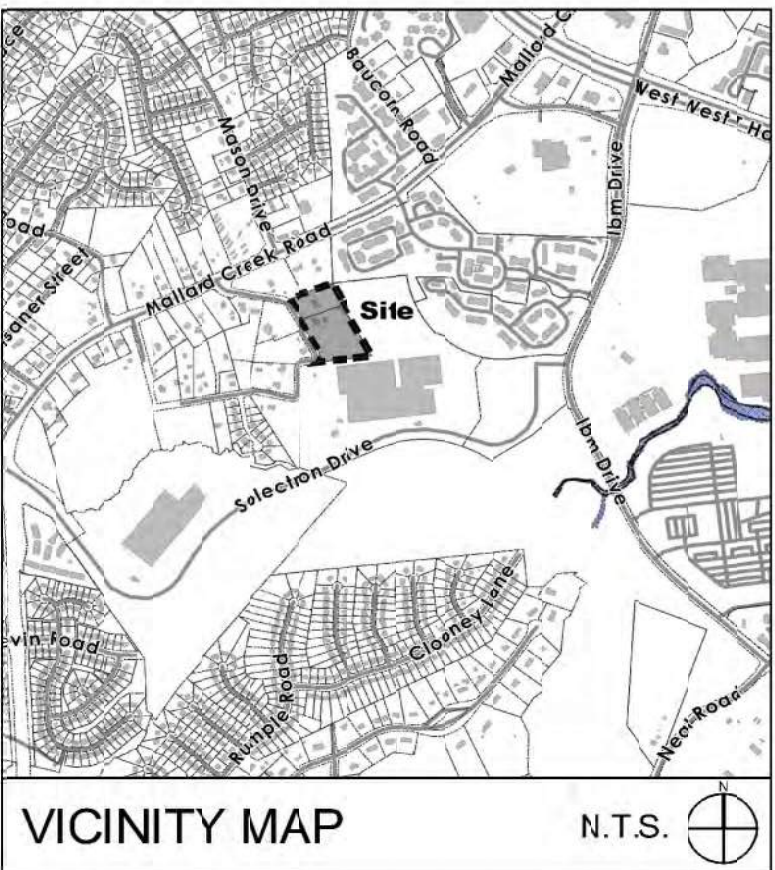
- A. Development of the Site shall comply with the City of Charlotte Tree Ordinance.
- B. Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance.

6. LIGHTING

- A. The maximum height of a light source (light bulb) detached from a building shall be 20 feet.
- B. All outdoor lighting shall be screened in such a way that the light source cannot be seen from any abutting residentially zoned or used property.

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.



VICINITY MAP N.T.S.

SURVEY DISCLAIMER
BACKGROUND INFORMATION PROVIDED BY MEKLENBURG COUNTY GIS AND PLANIMETRICS.

- LEGEND
- SYMBOL
- PROPOSED DEVELOPMENT AREA
 - EXISTING PROPERTY LINE / REZONING BOUNDARY
 - PROPOSED LANDSCAPE BUFFER
 - APPROXIMATE VEHICULAR CONNECTIONS

SITE DATA:

SITE ACREAGE: +/- 6.275 AC
TAX PARCELS: 04733107, 04733106
PROPOSED ZONING: RE-1 (CD)
EXISTING ZONING: NST (CD)
EXISTING USES: SINGLE FAMILY
REFER TO DEVELOPMENT STANDARD NOTES ON THIS SHEET FOR FURTHER INFORMATION.

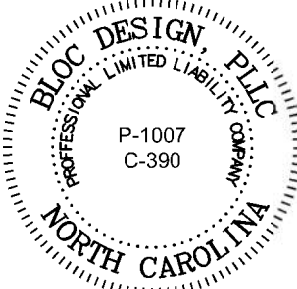
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landscape architecture | planning | civil engineering

REVISIONS		
NO.	DATE	DESCRIPTION
1	03/12/18	CITY PLANNING COMMENTS

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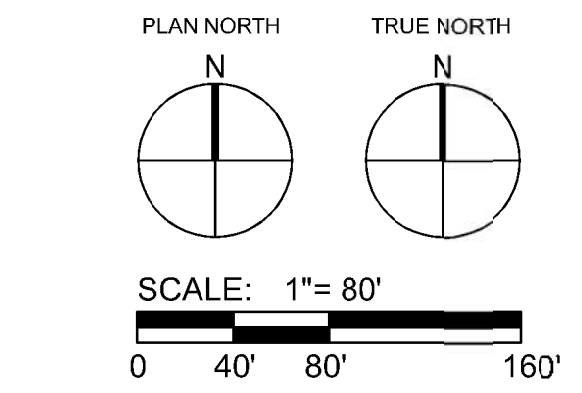
stamp / seal:



ISSUED FOR CONSTRUCTION
HANGING PARTNER (PE): DATE: _____
HANGING PARTNER (LA): DATE: _____
CIVIL ENGINEER/DESIGNER: DATE: _____
LANDS ARCHITECT/DESIGNER: DATE: _____

Sollectron Drive Parking
2533 & 2609 Penninger Cr.
Charlotte, NC

Rezoning Petition #:
2018-013



DATE: 01/22/18 MPIC: WLL
DRAWN BY: ASP / ESB CHECKED BY: CCB
PROJECT NUMBER: 00499.00
SCALE: 1" = 100'

TITLE:
DEVELOPMENT PLAN &
DEVELOPMENT STANDARD NOTES

SHEET NO.
RZ-1.0