

VICINITY MAP SURVEY DISCLAIMER BACKGROUND INFORMATION PROVIDED BY MECKLENBURG COUNTY GIS AND PLANIMETRICS.

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

SITE ACREAGE: ΓAX PARCELS: PROPOSED ZONING: RE-1 (CD) EXISTING ZONING: INST (CD)

SITE DATA:

TREE SAVE AREA: 15% X 6.275 AC = **0.941 AC REQUIRED MINIMUM** *REFER TO DEVELOPMENT STANDARD NOTES ON THIS SHEET FOR FURTHER REVISIONS

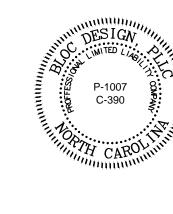
Bloc Design 2923 S. Tryon Street, Suite 320 Charlotte, NC 28203

> phone: 704-940-2883 www.bloc-nc.com

landscape architecture I planning I civil engineering

DESCRIPTION 1 03/12/18 CITY PLANNING COMMENTS 2 06/01/18 CITY PLANNING COMMENTS Disclaimer ©2017:

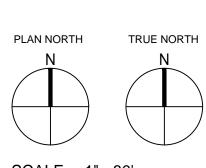
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ISSUED FOR CONSTRUCTION MANAGING PARTNER (LA): CIVIL ENGINEER/DESIGNER: _____ DATE: ____ LANDS. ARCHITECT/DESIGNER: _____ DATE: ____

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

Rezoning Petition #: 2018-013



DATE: 01/22/18 DRAWN BY: ASP / ESB CHECKED BY: CCB PROJECT NUMBER: 00499.00

SCALE: 1" = 80'

DEVELOPMENT PLAN & DEVELOPMENT STANDARD NOTES

RZ-1.0

. GENERAL PROVISIONS A. The Site may be devoted only to a surface parking lot that will be utilized as These Development Standards form a part of the Rezoning Plan associated accessory off-street parking for the improvements and uses located on Tax with the Rezoning Petition filed by Westcore Properties Parcel Nos. 047-112-03 and 047-112-04. OĐÔ ĐÃS ŠÔÁQ@ \^ã; æe^\Á^~\\^åÁq Áæ Ác@ ÁNÚ^cãða; }^\+DÁq \Áæ; approximately 6.275 acre site located at 2609 Penninger Circle and 2533 Penninger Circle, which site is more particularly depicted on the

B. Pedestrian and vehicular connections shall be provided from the surface parking lot located on the Site to the surface parking lot located immediately Ü^:[}ā]*ÁÚ|æ}ÁÇ@:¦^ā]æe^\Á^^~|;|^åÁ[Áæ-Ás@-Ákù]ãe^+LDŽÁV@-ÁÛãe^Áæ-Ás[{]¦ãr^å to the east of the Site on Tax Parcel No. 047-112-03.

2. PERMITTED USES/DEVELOPMENT LIMITATIONS

3. TRANSPORTATION

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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 V¦aa)•][¦ææā[}ÁÇGÖÖUV+DÁsa)åÐp¦Ás@Af¤[¦c@ÁÖæ[[ð]æáÖ^]ædq^}oÁ[~

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.

. Two vehicular access points to and from the Site from and to Penninger Circle in the general locations depicted on the Rezoning Plan shall be allowed to be constructed and opened at such time that three of the following five parcels of land located on the west side of Penninger Circle are redeveloped for multi-family and/or non-residential uses: Tax Parcel No. 047-052-15, Tax Parcel No. 047-052-19, Tax Parcel No. 047-052-14, Tax Parcel No. 047-052-03 and Tax Parcel No. 047-052-10. For purposes [~Ás@áÁjælæt¦æ]@ÁnHÈÔÉA%6å^ç^|[]^å+Ás@æ|Á;^æ)Æ&[}•d`&a[}Áæ&aã;ãæð•Á[¦ the multi-family and/or non-residential uses have commenced on the

relevant parcel(s).

Prior to the issuance of a certificate of occupancy for the surface parking lot to be constructed on the Site, 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 Penninger Circle that are necessary to extend the existing right of way for Penninger Circle to that point that is located 2 feet behind the minimum 6 foot wide sidewalk to be installed along the Site's frontage on Penninger Circle, to the extent that such right of way does not already exist.

may be located in a sidewalk utility easement.

Petitioner shall install curb and gutter along the Site's frontage on Penninger Circle as generally depicted on the Rezoning Plan. The improvements set out in this Section 3 of the Development Standards shall be approved and constructed prior to the issuance of a certificate of

occupancy for the surface parking lot to be constructed on the Site.

Notwithstanding the foregoing, the minimum 6 foot wide sidewalk to be

installed along the Site's frontage on Penninger Circle (or portions thereof)

______ 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 12.302 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(8) 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.

Notwithstanding the terms of paragraphs 4.A and 4.B above, the width of the 75 foot wide Class B buffer to be established along the Site's frontage on Penninger Circle may not be reduced, and it may not be eliminated. However, in accordance with the terms of paragraph 3.C above, two vehicular access points to and from the Site from and to Penninger Circle may be located within this 75 foot wide Class B buffer.

Petitioner shall install a minimum 8 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.

Subject to the approval of CDOT and any other governmental agencies and the availability of existing right of way along Penninger Circle to accommodate such improvements, Petitioner shall construct and install a minimum 8 foot wide planting strip and a minimum 6 foot wide sidewalk along the eastern side of Penninger Circle from the northern boundary line of the Site to the existing sidewalk located on the southern side of Mallard Creek Road at the intersection of Mallard Creek Road and Penninger Circle. In the event that Petitioner cannot obtain all approvals and permits required to construct these improvements or there is not existing right of way to accommodate these improvements, then Petitioner shall have no obligation to construct these improvements.

5. ENVIRONMENTAL FEATURES

A. Development of the Site shall comply with the City of Charlotte Tree

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.

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

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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DEVELOPMENT STANDARDS:

of Tax Parcel Nos. 047-331-06 and 047-331-07.

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Development of the Site will be governed by the Rezoning Plan, these

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 the development and use of the Site.

047-112-03 and 047-112-04 are or will be owned and/or controlled by

Petitioner and any successors in interest. 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.

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Nos. 047-112-03 and 047-112-04 may be combined into a single parcel at

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

Future amendments to the Rezoning Plan and/or these Development

to the Rezoning Plan are subject to Section 6.207 of the Ordinance.

047-112-03 and 047-112-04. Accordingly, the Site and Tax Parcel

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the option of Petitioner.

The Site and those parcels of land designated as Tax Parcel Nos.

Development Standards and the applicable provisions of the City of

June 1, 2018