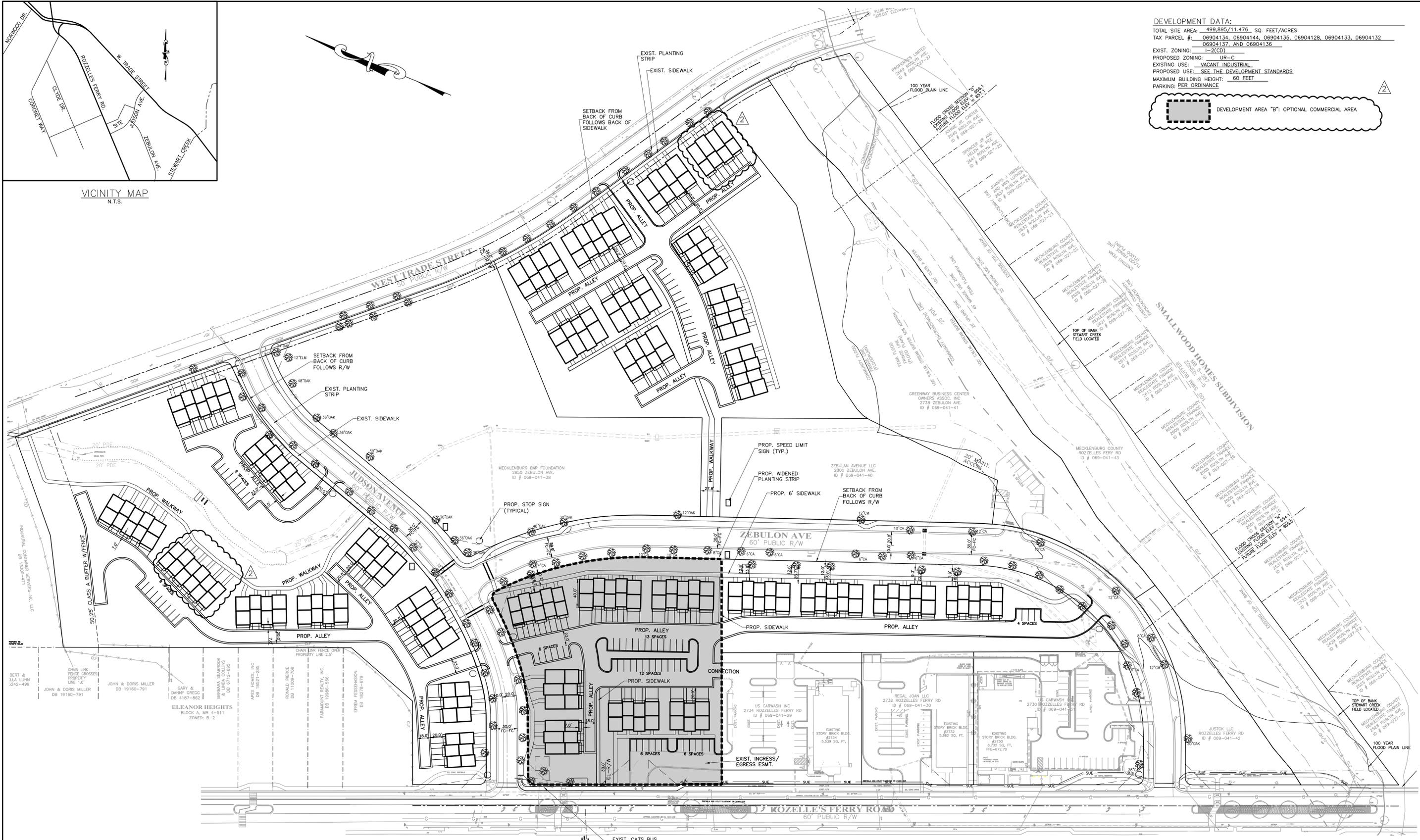
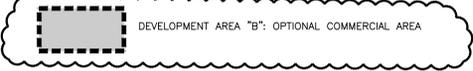


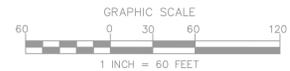
VICINITY MAP  
N.T.S.

DEVELOPMENT DATA:  
 TOTAL SITE AREA: 499,895/11,476 SQ. FEET/ACRES  
 TAX PARCEL #: 06904134, 06904144, 06904135, 06904128, 06904133, 06904132  
 06904137, AND 06904136  
 EXIST. ZONING: I-2(CD)  
 PROPOSED ZONING: UR-C  
 EXISTING USE: VACANT INDUSTRIAL  
 PROPOSED USE: SEE THE DEVELOPMENT STANDARDS  
 MAXIMUM BUILDING HEIGHT: 60 FEET  
 PARKING: PER ORDINANCE



50.25' CLASS A BUFFER W/FENCE  
 BERT & LLA LUNN 3242-499  
 JOHN & DORIS MILLER DB 19160-791  
 JOHN & DORIS MILLER DB 19160-791  
 GARY & DANNY GREGG DB 4187-892  
 BARBARA STARBUCK & LINDA COLLINS DB 8712-695  
 ELEANOR HEIGHTS BLOCK A, MB 4-511 ZONED: B-2  
 AVEY HOMES, INC DB 10217-285  
 RONALD PIERCE DB 11009-708  
 PARAMOUNT REALTY, INC DB 19986-246  
 EPHEM FERRASSON DB 18278-679

COMBINED GRID FACTOR IS 0.99984496  
 NCGS MONUMENT "M 110"  
 NC GRID COORDINATES  
 N: 550,473.25 USFT - SPC 83  
 E: 1,439,939.25 USFT - SPC 83



PRELIMINARY  
FOR REVIEW PURPOSES ONLY

NO.	BY	DATE	REVISION
1	FBL	2/10/20	PER CITY COMMENTS
2	FBL	4/22/20	PER CITY COMMENTS

PETITION #2019-178

Project: GREENWAY BUSINESS CENTER TOWNHOMES CHARLOTTE, NORTH CAROLINA  
 Title: REZONING PLAN  
 File #: 19200-R2.DWG Date: 11/26/19 Project Egr: FBL  
 Design By: FBL  
 Drawn By: FBL  
 Scale: 1"=60'  
 8720 RED OAK BOULEVARD, SUITE 420 CHARLOTTE, N.C. 28217  
 PHONE (704) 527-3440 FAX (704) 527-8335

RZ1.0

**A. GENERAL PROVISIONS**

1. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY DRB GROUP (THE "PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF THAT APPROXIMATELY 11.476 ACRE SITE LOCATED BETWEEN WEST TRADE STREET AND ROZZELLES FERRY ROAD AND GENERALLY AT THE INTERSECTION OF JUDSON AVENUE AND ROZZELLES FERRY ROAD AND ON THE EAST SIDE OF ZEBULON AVENUE, WHICH SITE IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL NOS. 069-041-34, 069-041-44, 069-041-35, 069-041-28, 069-041-33, 069-041-32, 069-041-37 AND 069-041-36.
2. FOR ENTITLEMENT PURPOSES, THE SITE IS DIVIDED INTO TWO SEPARATE DEVELOPMENT AREAS THAT ARE DESIGNATED ON THE REZONING PLAN AS DEVELOPMENT AREA A AND DEVELOPMENT AREA B.
3. 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").
4. UNLESS THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE UR-C ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THE SITE.
5. THE DEVELOPMENT DEPICTED ON THE REZONING PLAN IS SCHEMATIC IN NATURE AND INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF USES AND IMPROVEMENTS ON THE SITE, ACCORDINGLY, THE CONFIGURATIONS, PLACEMENTS AND SIZES OF THE BUILDING AND PARKING ENVELOPES AS WELL AS THE INTERNAL PRIVATE STREETS/DRIVES/ALLEYS DEPICTED ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND, SUBJECT TO THE TERMS OF THESE DEVELOPMENT STANDARDS AND THE ORDINANCE, ARE SUBJECT TO MINOR ALTERATIONS OR MODIFICATIONS DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES.
6. 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.

**B. PERMITTED USES/DEVELOPMENT LIMITATIONS**

1. DEVELOPMENT AREA A
  - (a) DEVELOPMENT AREA A MAY BE DEVOTED ONLY TO A MAXIMUM OF 105 SINGLE FAMILY ATTACHED DWELLING UNITS AND TO ANY INCIDENTAL AND ACCESSORY USES RELATING THERETO THAT ARE ALLOWED IN THE UR-C ZONING DISTRICT.
2. DEVELOPMENT AREA B
  - (a) DEVELOPMENT AREA B MAY BE DEVOTED TO A MAXIMUM OF 28 SINGLE FAMILY ATTACHED DWELLING UNITS AND TO ANY INCIDENTAL AND ACCESSORY USES RELATING THERETO THAT ARE ALLOWED IN THE UR-C ZONING DISTRICT.
  - (b) ALTERNATIVELY, IN LIEU OF SINGLE FAMILY ATTACHED DWELLING UNITS AND SUBJECT TO THE LIMITATIONS SET OUT BELOW IN SUBPARAGRAPHS (1) - (3), DEVELOPMENT AREA B MAY BE DEVOTED TO COMMERCIAL AND OFFICE USES THAT ARE PERMITTED IN THE B-1 ZONING DISTRICT. THESE COMMERCIAL AND OFFICE USES SHALL BE LOCATED IN FREESTANDING BUILDINGS.
    - (1) DRIVE-IN WINDOWS AND AUTOMOTIVE SALES, SERVICE, OR REPAIR SHALL NOT BE PERMITTED ON DEVELOPMENT AREA B.
    - (2) THE MAXIMUM GROSS FLOOR AREA THAT MAY LOCATED ON DEVELOPMENT AREA B THAT IS DEVOTED TO THE PERMITTED COMMERCIAL AND OFFICE USES SHALL BE 12,000 SQUARE FEET.
    - (3) A MAXIMUM OF TWO FREESTANDING NON-RESIDENTIAL BUILDINGS MAY BE LOCATED ON DEVELOPMENT AREA B, AND ANY BUILDINGS MUST BE LOCATED IN THE BUILDING AND PARKING ENVELOPE DEPICTED ON THE REZONING PLAN.

**C. TRANSPORTATION**

1. VEHICULAR ACCESS TO THE SITE SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS AND DESIGNS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION.
2. AS DEPICTED ON THE REZONING PLAN, THE SITE WILL BE SERVED BY EXISTING PUBLIC STREETS AND INTERNAL PRIVATE STREETS/DRIVES/ALLEYS. MINOR ADJUSTMENTS TO THE LOCATIONS OF THE INTERNAL PRIVATE STREETS/DRIVES/ALLEYS SHALL BE ALLOWED DURING THE CONSTRUCTION PERMITTING PROCESS.
3. THE EXISTING PUBLIC STREETS SHALL BE UTILIZED WITHOUT WIDENING THE SAME.
4. INTERNAL SIDEWALKS AND PEDESTRIAN CONNECTIONS SHALL BE PROVIDED ON THE SITE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE INTERNAL SIDEWALKS MAY MEANDER TO SAVE EXISTING TREES.
5. PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A NEW SINGLE FAMILY ATTACHED DWELLING UNIT OR A NEW NON-RESIDENTIAL BUILDING 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 ROZZELLES FERRY ROAD AS REQUIRED TO PROVIDE RIGHT OF WAY MEASURING 30 FEET FROM THE CENTERLINE OF EXISTING ROZZELLES FERRY ROAD, TO THE EXTENT THAT SUCH RIGHT OF WAY DOES NOT ALREADY EXIST.
6. PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A NEW SINGLE FAMILY ATTACHED DWELLING UNIT OR A NEW NON-RESIDENTIAL BUILDING 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 WEST TRADE STREET AS REQUIRED TO PROVIDE RIGHT OF WAY MEASURING 36 FEET FROM THE CENTERLINE OF EXISTING WEST TRADE STREET, TO THE EXTENT THAT SUCH RIGHT OF WAY DOES NOT ALREADY EXIST.
7. A STUB DRIVEWAY SHALL BE PROVIDED TO THE SOUTHERN BOUNDARY LINE OF THAT PORTION OF THE SITE COMPRISED OF TAX PARCEL NO. 069-041-28 AS GENERALLY DEPICTED ON THE REZONING PLAN. THIS STUB DRIVEWAY SHALL BE OPENED TO VEHICULAR TRAFFIC FROM THE PARCEL OF LAND LOCATED TO THE SOUTH OF THE SITE (TAX PARCEL NO. 069-041-29) IN THE EVENT THAT AN APPROPRIATE RECIPROCAL CROSS-EASEMENT AGREEMENT IS ENTERED INTO BY THE OWNER OF TAX PARCEL NO. 069-041-28 AND THE OWNER OF TAX PARCEL NO. 069-041-29.
8. PROPOSED LOCATIONS OF STOP SIGNS AND SPEED LIMIT SIGNS ARE DEPICTED ON THE REZONING PLAN. THE EXACT LOCATION OF STOPS SIGNS AND SPEED LIMIT SIGNS SHALL BE DETERMINED DURING THE PERMITTING PROCESS.
9. PETITIONER SHALL INSTALL A PEDESTRIAN CONNECTION FROM THE ALLEY LOCATED ON THAT PORTION OF THE SITE LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF JUDSON AVENUE AND ROZZELLES FERRY ROAD TO THE SIDEWALK LOCATED ALONG ROZZELLES FERRY ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN.
10. ALL TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A NEW SINGLE FAMILY ATTACHED DWELLING UNIT OR A NEW NON-RESIDENTIAL BUILDING CONSTRUCTED ON THE SITE.
11. SUBJECT TO THE APPROVAL OF CDOT AND ANY OTHER GOVERNMENTAL AGENCIES, PETITIONER SHALL CONSTRUCT AN ADA COMPLIANT BUS WAITING PAD 60.01B WITHIN THE REQUIRED PLANTING STRIP AND NEAR THE MID-BLOCK CROSSING MEDIAN ON ROZZELLES FERRY ROAD. THE EXACT LOCATION OF THE WAITING PAD SHALL BE DETERMINED DURING THE SITE DESIGN AND PERMITTING PROCESS, AND THE WAITING PAD SHALL BE LOCATED ENTIRELY WITHIN RIGHT OF WAY. IN THE EVENT THAT PETITIONER CANNOT OBTAIN ALL APPROVALS AND PERMITS REQUIRED TO CONSTRUCT THE WAITING PAD, THEN PETITIONER SHALL HAVE NO OBLIGATION TO CONSTRUCT THE WAITING PAD. CATS SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF A BENCH OR SHELTER ON THE WAITING PAD.
12. PETITIONER SHALL INSTALL NEW HANDICAP RAMP AT THE INTERSECTION OF JUDSON AVENUE AND ZEBULON AVENUE. EACH NEW HANDICAP RAMP SHALL BE BUILT INTO THE EXISTING GRADES OF THE CURBS AND ASPHALT ON JUDSON AVENUE AND ZEBULON AVENUE. EACH NEW HANDICAP RAMP SHALL MEET THE APPLICABLE REQUIREMENTS OF THE CHARLOTTE LAND DEVELOPMENT STANDARDS MANUAL AND MUST BE APPROVED BY CDOT PRIOR TO THE INSTALLATION OF THE SAME.

**D. ARCHITECTURAL STANDARDS**

1. THE ARCHITECTURAL STANDARDS SET OUT BELOW SHALL APPLY TO EACH SINGLE FAMILY ATTACHED DWELLING UNIT CONSTRUCTED ON THE SITE.
  - (a) THE MAXIMUM HEIGHT OF ANY BUILDING CONSTRUCTED ON THE SITE CONTAINING SINGLE FAMILY ATTACHED DWELLING UNITS SHALL BE 60 FEET AS MEASURED UNDER THE ORDINANCE.
  - (b) ROOFTOP TERRACES MAY BE INSTALLED ON THE SINGLE FAMILY ATTACHED DWELLING UNITS CONSTRUCTED ON THE SITE AT THE OPTION OF PETITIONER.
  - (c) THE PRIMARY EXTERIOR BUILDING MATERIALS FOR THE SINGLE FAMILY ATTACHED DWELLING UNITS CONSTRUCTED ON THE SITE WILL BE A COMBINATION OF PORTIONS OF THE FOLLOWING: BRICK VENER OR SIMILAR MASONRY PRODUCTS, STONE, MANUFACTURED STONE, STUCCO AND CEMENTITIOUS SIDING.
  - (d) VINYL, EIFS OR MASONITE MAY NOT BE USED AS AN EXTERIOR BUILDING MATERIAL ON ANY SINGLE FAMILY ATTACHED DWELLING UNIT CONSTRUCTED ON THE SITE. NOTWITHSTANDING THE FOREGOING, VINYL MAY BE UTILIZED ON WINDOWS, DOORS, GARAGE DOORS, SOFFITS, TRIM AND RAILINGS. ADDITIONALLY, ALUMINUM MAY BE USED ON TRIM AND GARAGE DOORS.
  - (e) THE SINGLE FAMILY ATTACHED DWELLING UNITS WILL HAVE SLAB FOUNDATIONS. THE FOUNDATIONS WILL BE PARGED FOUNDATIONS COLORED TO BLEND WITH THE COLOR SCHEMES OF THE SINGLE FAMILY ATTACHED DWELLING UNITS.
  - (f) THE ACTUAL SIZES OF THE SINGLE FAMILY ATTACHED DWELLING UNITS/LOTS MAY VARY FROM THE SIZES DEPICTED ON THE REZONING PLAN.
  - (g) EACH SINGLE FAMILY ATTACHED DWELLING UNIT CONSTRUCTED ON THE SITE SHALL HAVE A GARAGE.
  - (h) EACH SINGLE FAMILY ATTACHED DWELLING UNIT CONSTRUCTED ON THE SITE WILL BE ALLEY/REAR LOADED.
  - (i) IF PITCHED ROOFS ARE PROVIDED, THE FRONT OF THE ROOFS SHALL BE SYMMETRICALLY SLOPED NO LESS THAN 5:12. THE REAR OF THE ROOFS AND ROOFS FOR ANY PORCHES, COVERED STOOPS, ATTACHED SHEDS AND DORMERS MAY BE NO LESS THAN 2:12. ADDITIONALLY, A FLAT ROOF ARCHITECTURAL STYLE MAY BE EMPLOYED.
  - (j) THE FINISHED FLOOR ELEVATION OF EACH SINGLE FAMILY ATTACHED DWELLING UNIT LOCATED WITHIN 15 FEET OF A PUBLIC SIDEWALK SHALL BE A MINIMUM OF 12 INCHES ABOVE THE AVERAGE SIDEWALK GRADE OF THE PUBLIC SIDEWALK.
  - (k) EACH SINGLE FAMILY ATTACHED DWELLING UNIT CONSTRUCTED ON THE SITE SHALL HAVE A USABLE FRONT PORCH OR A FRONT STOOP. USABLE FRONT PORCHES SHALL BE COVERED AND BE AT LEAST 5 FEET IN DEPTH. FRONT STOOPS SHALL BE COVERED AND FRONT STOOPS MAY BE COVERED BY AN AWNING, CANOPY, ROOF EXTENSION OR OTHER ARCHITECTURAL FEATURE CHOSEN BY PETITIONER. FRONT STOOPS SHALL NOT BE REQUIRED TO HAVE A MINIMUM DEPTH OF 5 FEET.
  - (l) ALL CORNER/END UNITS THAT FACE A PUBLIC OR PRIVATE STREET SHALL HAVE A PORCH OR STOOP THAT WRAPS A PORTION OF THE FRONT AND SIDE OF THE UNIT OR PROVIDE BLANK WALL PROVISIONS THAT LIMIT THE MAXIMUM BLANK WALL EXPANSE TO 20 FEET ON ALL LEVELS. BLANK WALL PROVISIONS MAY INCLUDE LANDSCAPING, WHICH SHALL CONSIST OF, AT A MINIMUM, THREE 6 FOOT TALL EVERGREEN TREES ALONG THE SIDE OF THE SINGLE FAMILY ATTACHED DWELLING UNIT.
  - (m) THE FRONT ELEVATION OF EACH SINGLE FAMILY ATTACHED DWELLING UNIT SHALL HAVE WINDOWS OR OTHER ARCHITECTURAL DETAILS THAT LIMIT THE MAXIMUM BLANK WALL EXPANSE TO 15 FEET ON EACH LEVEL OF THE SINGLE FAMILY ATTACHED DWELLING UNIT.
  - (n) WALKWAYS SHALL BE PROVIDED TO CONNECT ALL RESIDENTIAL ENTRANCES TO SIDEWALKS FRONTING PUBLIC STREETS.
  - (o) TOWNHOME BUILDINGS THAT ARE ADJACENT TO AND FRONT A PUBLIC STREET SHALL NOT CONTAIN MORE THAN 5 INDIVIDUAL SINGLE FAMILY ATTACHED DWELLING UNITS. THIS REQUIREMENT SHALL NOT APPLY TO BUILDINGS THAT DO NOT FRONT A PUBLIC STREET OR BUILDINGS THAT ARE ADJACENT AND PERPENDICULAR TO A PUBLIC STREET.

2. THE ARCHITECTURAL STANDARDS SET OUT BELOW SHALL APPLY TO ANY NON-RESIDENTIAL BUILDING CONSTRUCTED ON THE SITE.
  - (a) BUILDING PLACEMENT AND SITE DESIGN SHALL FOCUS ON AND ENHANCE THE PEDESTRIAN ENVIRONMENT ON PUBLIC OR PRIVATE NETWORK REQUIRED STREETS, THROUGH THE FOLLOWING:
    - (1) BUILDINGS SHALL BE PLACED SO AS TO PRESENT A FRONT OR SIDE FACADE TO ALL STREETS.
    - (2) FACADES FRONTING STREETS SHALL INCLUDE A COMBINATION OF WINDOWS AND OPERABLE DOORS FOR A MINIMUM OF 60% OF EACH FRONTAGE ELEVATION WITH TRANSPARENT GLASS BETWEEN 2 FEET AND 10 FEET ON THE FIRST FLOOR. UP TO 20% OF THIS REQUIREMENT MAY BE COMPRISED OF DISPLAY WINDOWS. THESE DISPLAY WINDOWS MUST MAINTAIN A MINIMUM OF 3'-0" CLEAR DEPTH BETWEEN WINDOW AND REAR WALL. WINDOWS WITHIN THIS ZONE SHALL NOT BE SCREENED BY FILM, DECALS, AND OTHER OPAQUE MATERIAL, GLAZING FINISHES OR WINDOW TREATMENTS. THE MAXIMUM SILL HEIGHT FOR REQUIRED TRANSPARENCY SHALL NOT EXCEED 4'-0" ABOVE ADJACENT STREET SIDEWALK.
    - (3) THE FACADES OF FIRST/GROUND FLOOR OF THE BUILDINGS ALONG STREETS SHALL INCORPORATE A MINIMUM OF 30% MASONRY MATERIALS SUCH AS BRICK OR STONE.
    - (4) DIRECT PEDESTRIAN CONNECTION SHOULD BE PROVIDED BETWEEN STREET FACING DOORS, CORNER ENTRANCE FEATURES TO SIDEWALKS ON ADJACENT STREETS.
    - (5) BUILDING ELEVATIONS SHALL NOT HAVE EXPANSES OF BLANK WALLS GREATER THAN 20 FEET IN ALL DIRECTIONS AND ARCHITECTURAL FEATURES SUCH AS BUT NOT LIMITED TO BANDING, MEDALLIONS OR DESIGN FEATURES OR MATERIALS WILL BE PROVIDED TO AVOID A STERILE, UNARTICULATED BLANK TREATMENT OF SUCH WALLS.
    - (6) BUILDING ELEVATIONS SHALL BE DESIGNED WITH VERTICAL BAYS OR ARTICULATED ARCHITECTURAL FEATURES WHICH SHALL INCLUDE A COMBINATION OF AT LEAST THREE OF THE FOLLOWING: A COMBINATION OF EXTERIOR WALL OFFSETS (PROJECTIONS AND RECESSES), COLUMNS, PILASTERS, CHANGE IN MATERIALS OR COLORS, AWNINGS, ARCADES, OR OTHER ARCHITECTURAL ELEMENTS.
    - (7) BUILDINGS SHALL HAVE A MINIMUM HEIGHT OF 22 FEET.
    - (8) MULTI-STORY BUILDINGS SHALL HAVE A MINIMUM OF 20% TRANSPARENCY ON ALL UPPER STORIES.

**E. STREETScape AND LANDSCAPING**

1. A MINIMUM 8 FOOT WIDE PLANTING STRIP AND A MINIMUM 6 FOOT WIDE SIDEWALK SHALL BE INSTALLED ALONG THE SITE'S FRONTAGES ON WEST TRADE STREET, ROZZELLES FERRY ROAD, ZEBULON AVENUE AND JUDSON AVENUE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE SIDEWALKS MAY MEANDER AROUND EXISTING TREES. THE WIDTH OF THE PLANTING STRIP AND/OR THE SIDEWALK MAY BE REDUCED AS NECESSARY TO THE INTO AN EXISTING SIDEWALK. ADDITIONALLY, THE SIDEWALKS MAY BE LOCATED IN A SIDEWALK UTILITY EASEMENT.
2. THE MINIMUM 6 FOOT SIDEWALK TO BE INSTALLED ALONG THE SITE'S FRONTAGE ON ZEBULON AVENUE MAY BE LOCATED IN THE LOCATION GENERALLY DEPICTED ON THE REZONING PLAN, WHICH IS BEHIND THE EXISTING TREES LOCATED ALONG THE SITE'S FRONTAGE ON ZEBULON AVENUE.

**F. LIGHTING**

1. ALL FREESTANDING LIGHTING FIXTURES INSTALLED ON THE SITE BY PETITIONER (EXCLUDING STREET LIGHTS, LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS, PRIVATE ALLEYS, SIDEWALKS AND WALKWAYS AND LANDSCAPING LIGHTING) SHALL BE FULLY CAPPED AND SHIELDED AND THE ILLUMINATION DOWNWARDY DIRECTED SO THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY PROPERTY LINE OF THE SITE. THIS REQUIREMENT SHALL NOT APPLY TO EXISTING FREESTANDING LIGHTING FIXTURES ON THE SITE.
2. THE MAXIMUM HEIGHT OF ANY FREESTANDING LIGHTING FIXTURE INSTALLED ON THE SITE BY PETITIONER, INCLUDING ITS BASE, SHALL NOT EXCEED 21 FEET. THIS REQUIREMENT SHALL NOT APPLY TO EXISTING FREESTANDING LIGHTING FIXTURES ON THE SITE.

**G. ENVIRONMENTAL FEATURES/GREENWAY**

1. THE DEVELOPMENT OF THE SITE WILL COMPLY WITH THE TREE SAVE REQUIREMENTS OF THE CHARLOTTE TREE ORDINANCE. NOTWITHSTANDING THE FOREGOING, ONLY 4 PERCENT OF THE SITE (OR A DIFFERENT PERCENTAGE LESS THAN 15 PERCENT AS DETERMINED BY THE URBAN FORESTER) SHALL BE REQUIRED TO BE DEVOTED TO TREES SAVE AREAS IF THE URBAN FORESTER DETERMINES THAT THE PREVIOUSLY DEDICATED TREE SAVE AREA PURSUANT TO REZONING PETITION NO. 2007-106 LOCATED WITHIN THE SWM BUFFER/GREENWAY ADJACENT TO STEWART CREEK (TAX PARCEL NO. 069-041-43) WILL COUNT TOWARDS AND APPLY TO THE TREE SAVE REQUIREMENTS FOR THE SITE.
2. PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION STORMWATER ORDINANCE.
3. SUBJECT TO THE APPROVAL OF THE MECKLENBURG COUNTY PARKS AND RECREATION DEPARTMENT, PETITIONER SHALL EITHER INSTALL OR PAY FOR THE INSTALLATION OF 3 BENCHES WITHIN THE STEWART CREEK GREENWAY. THE LOCATION OF THE BENCHES WILL BE DETERMINED BY THE MECKLENBURG COUNTY PARKS AND RECREATION DEPARTMENT. IN THE EVENT THAT THE MECKLENBURG COUNTY PARKS AND RECREATION DEPARTMENT DOES NOT APPROVE ONE OF THE OPTIONS NOTED ABOVE, PETITIONER SHALL HAVE NO OBLIGATION TO EITHER INSTALL OR PAY FOR THE INSTALLATION OF 3 BENCHES WITHIN THE STEWART CREEK GREENWAY.

**H. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS**

1. 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.
2. 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.



**PRELIMINARY FOR REVIEW PURPOSES ONLY**

NO.	BY	DATE	REVISION
1	FBL	2/10/20	PER CITY COMMENTS
2	FBL	4/27/20	PER CITY COMMENTS

Project: GREENWAY BUSINESS CENTER TOWNHOMES CHARLOTTE, NORTH CAROLINA

Title: REZONING NOTES

File #: 19200-RZ.DWG Date: 11/26/19 Project Egr: FBL

Design By: FBL

Drawn By: FBL

Scale: 1"=10'-0"

8720 RED OAK BOULEVARD, SUITE 420 CHARLOTTE, N.C. 28217 PHONE (704) 527-3440 FAX (704) 527-8335

**RZ2.0**