



LOCATION MAP

(NOT TO SCALE)

LEGEND

- PROPERTY LINE
- PROPOSED REZONING BOUNDARY
- SETBACK LINE
- PROPOSED RIGHT-OF-WAY TO BE DEDICATED

DEVELOPMENT STANDARDS

JUNE 22, 2020

1. DEVELOPMENT DATA TABLE

- 1.1. SITE ACREAGE: 1.61
- 1.2. TAX PARCELS INCLUDED IN REZONING: 141-17-104
- 1.3. EXISTING ZONING: R-17MF(CD)
- 1.4. PROPOSED ZONING: NS (NEIGHBORHOOD SERVICES)
- 1.5. FLOOR AREA RATIO: PER ORDINANCE
- 1.6. MAXIMUM BUILDING HEIGHT: PER ORDINANCE
- 1.7. MAXIMUM NUMBER OF BUILDINGS: 1
- 1.8. NUMBER AND/OR RATIO OF PARKING SPACES: PER ORDINANCE
- 1.9. AMOUNT OF OPEN SPACE: PER ORDINANCE

2. GENERAL PROVISIONS

- 2.1. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN (COMPRISED OF THE ZONING SITE PLAN AND THESE DEVELOPMENT STANDARDS) ASSOCIATED WITH THE REZONING PETITION FILED BY MR3 DEVELOPMENT (HEREINAFTER REFERRED TO AS THE "PETITIONER") TO ACCOMMODATE A MULTI-USE DEVELOPMENT ON AN APPROXIMATELY 1.61 ACRE SITE, LOCATED ON DIXIE RIVER ROAD, WHICH SITE IS MORE PARTICULARLY DEPICTED ON THE ZONING SITE PLAN (HEREINAFTER REFERRED TO AS THE "SITE"). THE SITE IS COMPRISED OF THOSE PARCELS OF LAND DESIGNATED AS TAX PARCEL NO. 141-17-104.
- 2.2. THE DEVELOPMENT AND USE OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE"). UNLESS THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE NEIGHBORHOOD SERVICES (NS) ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THE SITE.
- 2.3. THE DEVELOPMENT AND USES DEPICTED ON THE ZONING SITE PLAN ARE SCHEMATIC IN NATURE AND ARE INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF USES AND IMPROVEMENTS ON THE SITE. ACCORDINGLY, THE LAYOUT, LOCATIONS, AND SIZES OF THE USES, IMPROVEMENTS, AND SITE ELEMENTS DEPICTED ON THE ZONING SITE PLAN AS WELL AS THE INTERNAL STREETS, DRIVES, AND PARKING AREAS 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.
- 2.4. PURSUANT TO SECTION 1.110 OF THE ORDINANCE AND SECTION 160A-385.1 OF THE NORTH CAROLINA GENERAL STATUTES, THE REZONING PLAN, IF APPROVED, SHALL BE VESTED FOR A PERIOD OF 5 YEARS DUE TO THE SIZE AND PHASING OF THE DEVELOPMENT, THE LEVEL OF INVESTMENT, ECONOMIC CYCLES, AND MARKET CONDITIONS.
- 2.5. ALTERATIONS TO THE REZONING PLAN ARE SUBJECT TO SECTION 6.207 OF THE ORDINANCE.

3. PERMITTED USES

- 3.1. SUBJECT TO THE LIMITATIONS SET OUT BELOW IN PARAGRAPH 3.2., THE SITE SUBJECT OF THE REZONING PLAN MAY BE DEVOTED TO ANY USE OR USES ALLOWED BY RIGHT OR UNDER PRESCRIBED CONDITIONS IN THE NS ZONING DISTRICT (INCLUDING ANY COMBINATION OF SUCH USES) AND TO ANY INCIDENTAL OR ACCESSORY USES ASSOCIATED THEREWITH THAT ARE PERMITTED UNDER THE ORDINANCE IN THE NS ZONING DISTRICT.
- 3.2. NOTWITHSTANDING THE TERMS OF PARAGRAPH 3.1., ONLY THE USES SET OUT BELOW SHALL BE PERMITTED ON THE SUBJECT SITE.
 - 3.2.1. CHILDCARE CENTERS, SUBJECT TO THE REGULATIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE §12.502.

4. TRANSPORTATION

- 4.1. 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").
- 4.2. THE ALIGNMENTS AND CONFIGURATIONS OF THE INTERNAL PRIVATE STREETS, DRIVES, PARKING AREAS, AND VEHICULAR CIRCULATION AREAS 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.
- 4.3. INTERNAL SIDEWALKS AND PEDESTRIAN CONNECTIONS SHALL BE PROVIDED ON THE SITE AS GENERALLY DEPICTED ON THE REZONING PLAN.

5. ARCHITECTURAL STANDARDS

- 5.1. THE MAXIMUM HEIGHT OF ANY BUILDING DEVELOPED SHALL BE GOVERNED BY THE ORDINANCE.

6. STREETScape AND LANDSCAPING

- 6.1. 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. PURSUANT TO THE ORDINANCE, PETITIONER MAY REDUCE THE REQUIRED WIDTH OF A BUFFER BY 25% BY INSTALLING A WALL, FENCE, OR BERM THAT MEETS THE STANDARDS OF SECTION 12.302(b) OF THE ORDINANCE.
- 6.2. 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.

7. ENVIRONMENTAL FEATURES

- 7.1. DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF CHARLOTTE TREE ORDINANCE.
- 7.2. THE SITE SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST-CONSTRUCTION STORMWATER ORDINANCE.
- 7.3. 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.

8. PARKS, GREENWAYS, AND OPEN SPACE

- 8.1. NO RESERVATIONS, DEDICATIONS, IMPROVEMENTS, OR CONNECTIONS TO PARKS, GREENWAYS, OR PRIVATELY CONSTRUCTED OPEN SPACE ARE ANTICIPATED FOR THE SITE.

9. FIRE PROTECTION

- 9.1. DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE FIRE PROTECTION REQUIREMENTS OF THE CITY OF CHARLOTTE ZONING ORDINANCE.

10. SIGNAGE

- 10.1. DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE CHAPTER 13 OF THE CITY OF CHARLOTTE ZONING ORDINANCE.

11. LIGHTING

- 11.1. ALL FREESTANDING LIGHTING FIXTURES INSTALLED ON THE SITE (EXCLUDING STREET LIGHTS AND LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE SIDEWALKS, PARKING AREAS AND IN LANDSCAPED AREAS) SHALL BE FULLY CAPPED AND SHIELDED AND THE ILLUMINATION DOWNWARDLY DIRECTED SO THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY PROPERTY LINE OF THE SITE.

12. PHASING

- 12.1. DEVELOPMENT OF THE SITE SHALL OCCUR OVER A SINGULAR PHASE OF CONSTRUCTION.

13. OTHER

- 13.1. 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 THE PETITIONER AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.
- 13.2. 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.
- 13.3. 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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SCALE: AS NOTED

DESIGNED BY: CJS

DRAWN BY: CJS

CHECKED BY: GRR

REVISIONS

NO.	DATE	BY
1	10/12/2020	TMC

MR3 DEVELOPMENT

ZONING SITE PLAN

STEELE CREEK DAYCARE

ORIGINAL ISSUE:
06/22/2020

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170171002

SHEET NUMBER
1 OF 1