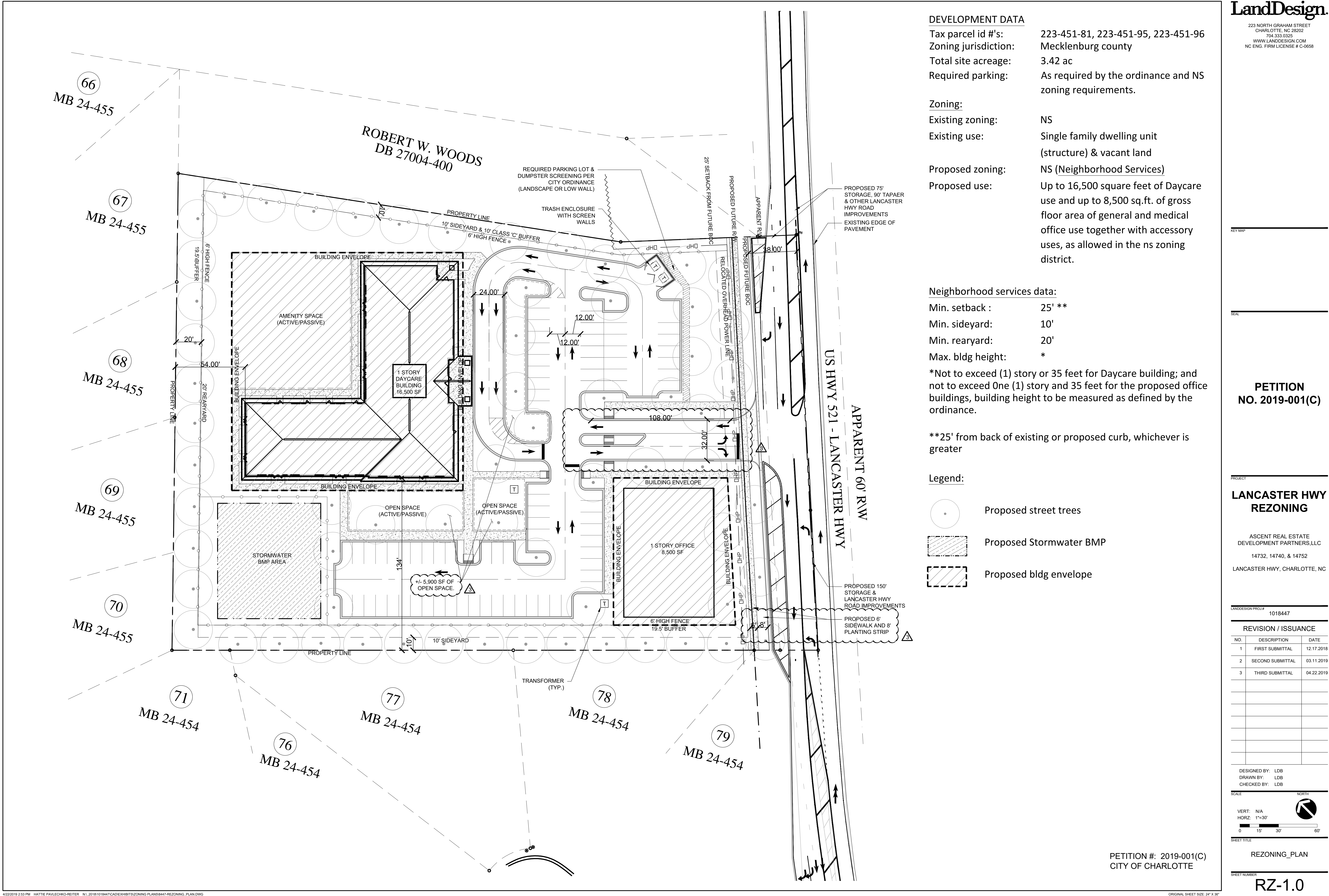




DEVELOPMENT STANDARDS

3 April 22, 2019

1. GENERAL PROVISIONS

- A. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Ascent Real Estate Capital, LLC (the “Petitioner”) to request an amendment to the approved Conditional Rezoning Plan relating to Rezoning Petition No. 2014-001(c) (the “Approved Plan”). The Approved Plan currently governs the development and use of the site subject to this site plan amendment request, which is an approximately 3.42 acre site located on the west side of Lancaster Highway, north of the intersection of Lancaster Highway and Winghurst Drive (the “Site”). The Site is more particularly depicted on the Rezoning Plan and is comprised of Tax Parcel Nos. 223-451-81, 223-451-95 and 223-451-96.
- B. The development and use of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the Mecklenburg County 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 NS (Neighborhood Services) zoning district shall govern the development and use of the Site.
- D. 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 footprints as well as the internal private drives and parking and circulation areas 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.
- 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 the Ordinance.

2. PERMITTED USES/DEVELOPMENT LIMITATIONS

- A. Subject to the limitations set out below in paragraphs B, C, D and E, the Site may be devoted only to the uses set out below, together with any incidental or accessory uses associated therewith that are permitted under the Ordinance in the NS zoning district.
- (1) General and medical office uses.
- (2) A childcare center, subject to the regulations of Section 12.502 of the Ordinance.

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- B. The total maximum gross floor area that may be devoted to general and medical office uses shall be 8,500 square feet.
- C. The childcare center may accommodate a maximum of 260 children, which includes both full-time children and children attending the after-school program.
- D. The maximum gross floor area of the building that will contain a childcare center shall be 16,500 square feet.
- E. A maximum of 2 principal buildings may be located on the Site. Accessory buildings and structures located on the Site shall not be considered in any limitation on the number of principal buildings located on the Site.

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 private drives and the parking 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.
- C. Internal sidewalks and pedestrian connections shall be provided on the Site as generally depicted on the Rezoning Plan.

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- D. Prior to the issuance of the first certificate of occupancy for a new building constructed on the Site, Petitioner shall dedicate and convey to the City of Charlotte or to NCDOT as applicable (subject to a reservation for any necessary utility easements) those portions of the Site located immediately adjacent to Lancaster Highway that are necessary to extend the existing right of way for Lancaster Highway to that point that is located at the back of the 6 foot wide sidewalk to be installed along the Site’s frontage on Lancaster Highway to the extent that such right of way does not exist.
- E. Petitioner shall install curb, gutter, a minimum 8 foot wide planting strip and a minimum 6 foot wide sidewalk along the Site’s frontage on Lancaster Highway as generally depicted on the Rezoning Plan.
- F. Prior to the issuance of the first certificate of occupancy for a new building constructed on the Site, Petitioner shall construct a northbound left turn lane with 150 feet of storage on Lancaster Highway at the vehicular access into the Site as generally depicted on the Rezoning Plan.
- G. Prior to the issuance of the first certificate of occupancy for a new building constructed on the Site, Petitioner shall construct a southbound right turn lane with 75 feet of storage

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on Lancaster Highway at the vehicular access into the Site as generally depicted on the Rezoning Plan.

- H. All transportation improvements will be approved and constructed prior to the issuance of the first certificate of occupancy for a new building constructed on the Site.

4. ARCHITECTURAL STANDARDS

- A. The maximum height in stories of any building located on the Site shall be 1 story.
- B. The maximum height in feet of any building located on the Site shall be 35 feet as measured under the Ordinance.
- C. The following design standards shall apply only to the one-story office building to be located adjacent to Lancaster Highway (and not to the childcare center building):
- (1) The building 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. If display windows are utilized, the display windows must maintain a minimum of 3 foot clear depth between window and rear wall. Windows within this zone shall not be screened by film, decals and glazing finishes. The maximum sill height for required transparency shall not exceed 4 feet above adjacent street sidewalk.
- (3) The facades of first/ground floor of the building along streets shall incorporate a minimum of 30% masonry materials such as brick or stone.
- (4) A direct pedestrian connection should be provided between street facing doors and any 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.
- D. HVAC and related mechanical equipment will be screened from public view and from the view of adjacent properties at grade.
- E. Dumpster areas and recycling areas will be enclosed by a solid wall or fence with one side being a decorative gate.

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5. STREETScape/LANDSCAPING

- A. A minimum 19.5 foot wide landscape area that is planted to the standards of a Class C buffer shall be established along the southern and western boundary lines of the Site as more particularly depicted on the Rezoning Plan. The trees planted within this landscape area will be evergreen trees with a minimum height of 8 feet at the time of installation.
- B. A minimum 10 foot wide landscape area that is planted to the standards of a Class C buffer shall be established along the northern boundary line of the Site as more particularly depicted on the Rezoning Plan. The trees planted within this landscape area will be evergreen trees with a minimum height of 8 feet at the time of installation.
- C. A minimum 6 foot tall wooden screen fence shall be installed along the northern, southern and western boundary lines of the Site as more particularly depicted on the Rezoning Plan.
- D. Petitioner shall install a minimum 8 foot wide planting strip and a minimum 6 foot wide sidewalk along the Site’s frontage on Lancaster Highway as generally depicted on the Rezoning Plan.
- E. Parking areas shall be screened from Lancaster Highway in accordance with the requirements of the Ordinance. The screening shall consist of landscaping and a low wall.

6. ENVIRONMENTAL FEATURES

- A. Petitioner shall comply with the Mecklenburg County approved and adopted Post Construction Stormwater Ordinance.
- B. 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.

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7. OPEN SPACE

- A. A minimum of 5,000 square feet of active/passive open space shall be provided on the Site. The area of the playground associated with the childcare center shall not be considered or counted towards the minimum 5,000 square feet of active/passive open space to be provided on the Site. This active/open space shall include a combination of landscaping, hardscape and seating elements.

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8. LIGHTING

- A. All freestanding lighting fixtures installed on the Site (excluding lower, decorative lighting that may be installed along the driveways, sidewalks and parking areas and landscaping lighting) 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.
- B. The maximum height of any freestanding lighting fixture installed on the Site shall be 15 feet.

8. 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.

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KEY MAP

SEAL

PETITION
NO. 2019-001(C)

PROJECT

LANCASTER HWY
REZONING

ASCENT REAL ESTATE
DEVELOPMENT PARTNERS,LLC

14732, 14740, & 14752

LANCASTER HWY, CHARLOTTE, NC

LANDDESIGN PROJ.# 1018447

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	FIRST SUBMITTAL	12.17.2018
2	SECOND SUBMITTAL	03.11.2019
3	THIRD SUBMITTAL	04.22.2019

DESIGNED BY: LDB
DRAWN BY: LDB
CHECKED BY: LDB

SCALE

VERT: N/A
HORZ: NTS

(NOT TO SCALE)

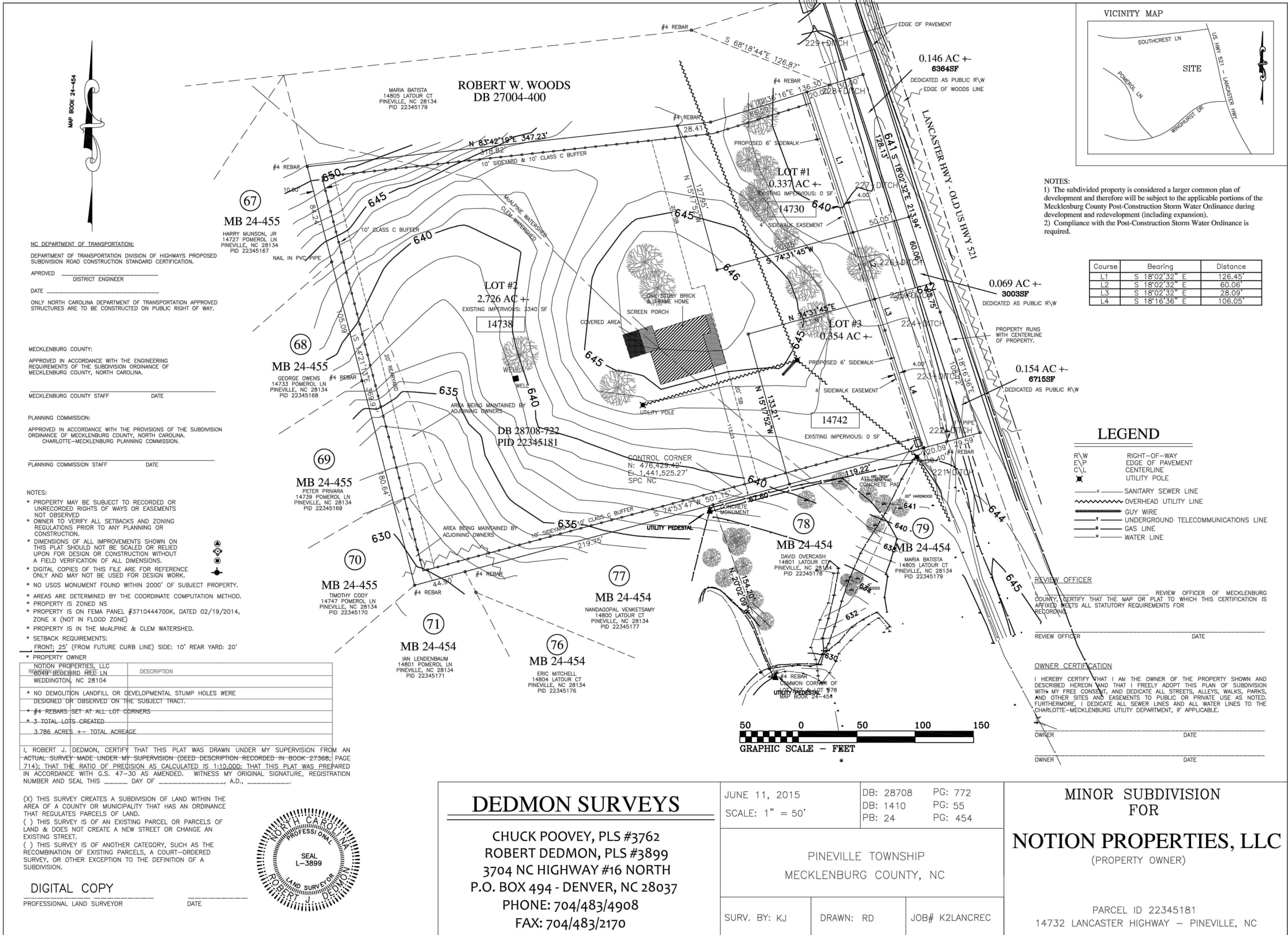
SHEET TITLE

REZONING NOTES

SHEET NUMBER

RZ-2.0

PETITION #: 2019-001(C)
CITY OF CHARLOTTE



KEY MAP

SEAL

PROJECT

LANCASTER HWY REZONING

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DEVELOPMENT PARTNERS,LLC
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DESIGNED BY: LDB
DRAWN BY: LDB
CHECKED BY: LDB

SCALE NORTH

VERT: N/A
HORZ:

SHEET TITLE

EXISTING SURVEY

SHEET NUMBER

RZ-3.0