

LEGEND

	PROPOSED REZONING BOUNDARY
	EXISTING CITY MAINTAINED ROAD
	PROPOSED PRIVATE ROAD
	PROPOSED CITY MAINTAINED ROAD
	EXISTING PROPERTY LINE
	EXISTING ROW LINE
	DEVELOPMENT AREA BOUNDARY HATCH (COLOR VARIES)

SITE DEVELOPMENT DATA:

REZONING BOUNDARY AREA: ± 14.28 ACRES

TAX PARCEL #S: 125-201-40, 125-201-54, 125-201-58, 125-201-55, 125-201-47, 125-201-10, 125-201-11, 125-201-55, 125-201-43

EXISTING ZONING: O-2 (PED), MUDD, MUDD (CD), B-1 (PED), B-2 (PED)

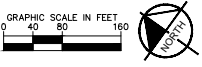
PROPOSED ZONING: MUDD-O

PROPOSED USES: PER DEVELOPMENT STANDARDS

PROPOSED MAXIMUM GROSS FLOOR AREA: PER DEVELOPMENT STANDARDS

MAXIMUM BUILDING HEIGHT: PER DEVELOPEABLE BUILDING HEIGHTS RZ-1.2

PARKING: PER ORDINANCE REQUIREMENTS



No.	REVISIONS	DATE	BY

Kimley-Horn

© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
 200 SOUTH TRYON ROAD, SUITE 3000, CHARLOTTE, NC 28202
 WWW.KIMLEY-HORN.COM
 NC LICENSE # 0022

PROJECT NO.	03/26/2021
DATE	03/26/2021
SCALE	AS SHOWN
DESIGNED BY	AW
DRAWN BY	AW
CHECKED BY	MP

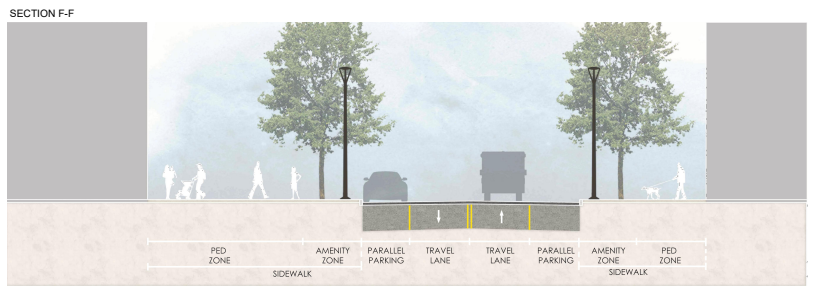
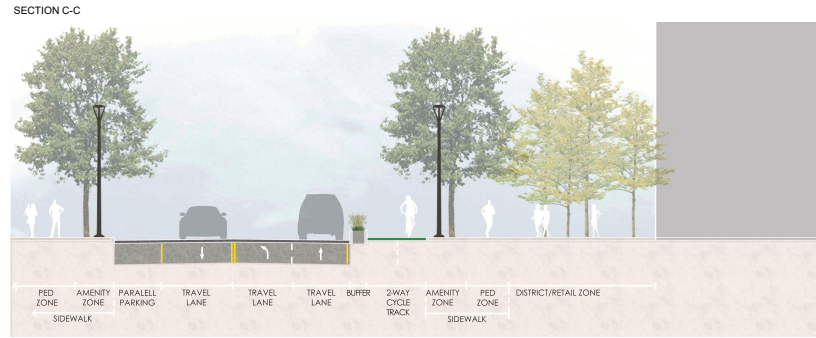
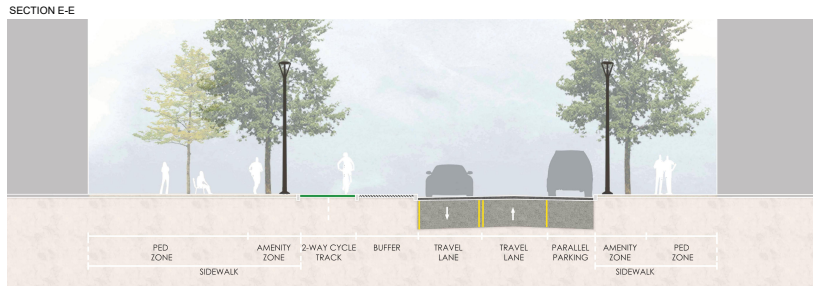
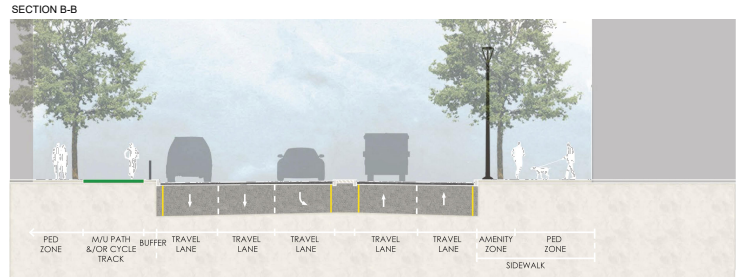
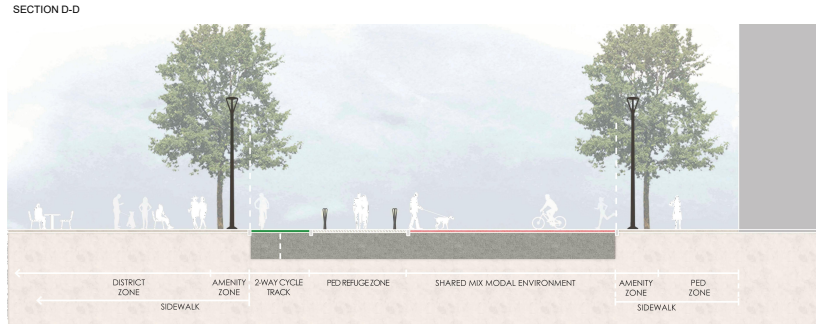
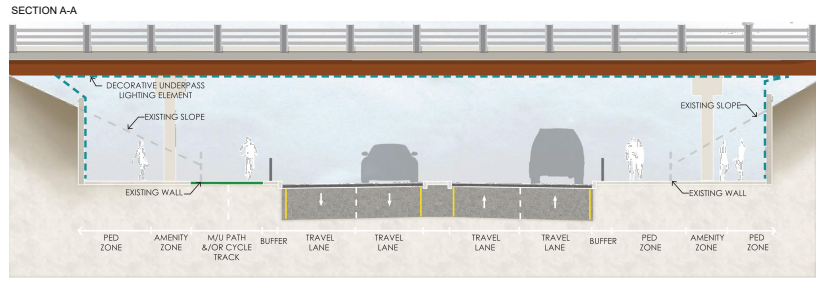
TECHNICAL DATA SHEET

CHARLOTTE INNOVATION COMMUNITY PREPARED FOR ATRIUM HEALTH CITY OF CHARLOTTE NORTH CAROLINA

SHEET NUMBER RZ-1.0

This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Printed By: Whitlaker, Andrew Sheet: S:\ar\msh\m - 030 - Rezoning - Layout\RES-1.1 TYPICAL SECTIONS March 26, 2021 12:18:03pm \\kimley-horn.com\dms\awhitlaker\msh\msh\m - 030 - Rezoning - Layout\RES-1.1 TYPICAL SECTIONS March 26, 2021 12:18:03pm - 030 - Rezoning - Layout\RES-1.1 TYPICAL SECTIONS March 26, 2021 12:18:03pm - 030 - Rezoning - Layout\RES-1.1 TYPICAL SECTIONS March 26, 2021 12:18:03pm



No.	REVISIONS	DATE	BY

Kimley-Horn
 © 2021 KIMLEY-HORN AND ASSOCIATES, INC.
 200 SOUTH TRYON ROAD, SUITE 100, CHARLOTTE, NC 28202
 WWW.KIMLEY-HORN.COM
 PH: 704.333.3333
 NC LICENSE # 7802

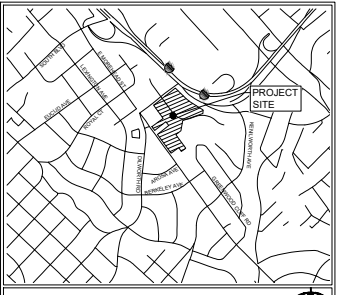
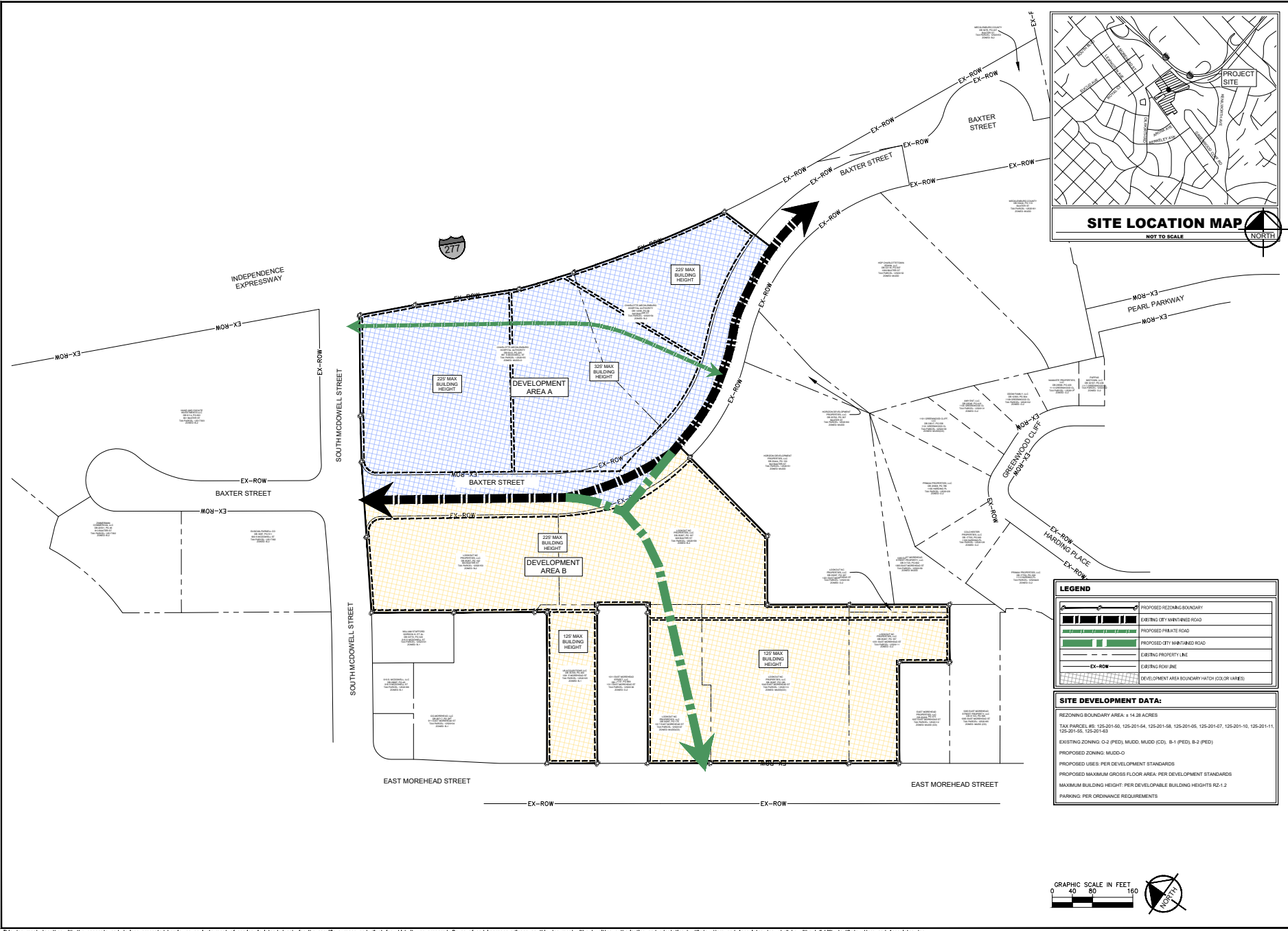
04 PROJECT 01/28/20	03/26/2021	SCALE AS SHOWN	DESIGNED BY: EN	DRAWN BY: EN	CHECKED BY: REB
------------------------	------------	----------------	-----------------	--------------	-----------------

TYPICAL SECTIONS

CHARLOTTE
 INNOVATION COMMUNITY
 PREPARED FOR
 ATRIUM HEALTH
 CITY OF CHARLOTTE, NORTH CAROLINA

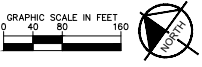
SHEET NUMBER
RZ-1.1

Plotted By: Mitchell, Andrew Sheet Set: Atrium - CIC Rezoning Layout: RE-1.2 DEVELOPABLE BUILDING HEIGHTS March 26, 2021 12:15:15pm \\kimley-horn.com\SE_CAD\CAD\RE_1.2_DEV\PROJECTS\CIC_2021\Drawings\Site\032021_Corpus Healthcare System\1.2 CIC Rezoning and Design\03 - Developable Building Heights\03-1.2_BDD_HEIGHT.dwg



LEGEND	
	PROPOSED REZONING BOUNDARY
	EXISTING CITY MAINTAINED ROAD
	PROPOSED PRIVATE ROAD
	PROPOSED CITY MAINTAINED ROAD
	EXISTING PROPERTY LINE
	EXISTING ROW LINE
	DEVELOPMENT AREA BOUNDARY HATCH (COLOR VARIES)

SITE DEVELOPMENT DATA:	
REZONING BOUNDARY AREA:	± 14.28 ACRES
TAX PARCEL #S:	125-201-40, 125-201-54, 125-201-58, 125-201-65, 125-201-67, 125-201-10, 125-201-11, 125-201-55, 125-201-83
EXISTING ZONING:	O-2 (PED), MUDD, MUDD (CD), B-1 (PED), B-2 (PED)
PROPOSED ZONING:	MUDD-O
PROPOSED USES:	PER DEVELOPMENT STANDARDS
PROPOSED MAXIMUM GROSS FLOOR AREA:	PER DEVELOPMENT STANDARDS
MAXIMUM BUILDING HEIGHT:	PER DEVELOPABLE BUILDING HEIGHTS RZ-1.2
PARKING:	PER ORDINANCE REQUIREMENTS



No.	REVISIONS	DATE	BY

Kimley-Horn
 © 2021 KIMLEY-HORN AND ASSOCIATES, INC.
 200 SOUTH TRYON ROAD, SUITE 3000, CHARLOTTE, NC 28202
 WWW.KIMLEY-HORN.COM
 NC LICENSE # 0025

PROJECT NO.	03/26/2021
DATE	03/26/2021
SCALE	AS SHOWN
DESIGNED BY	AW
DRAWN BY	AW
CHECKED BY	MP

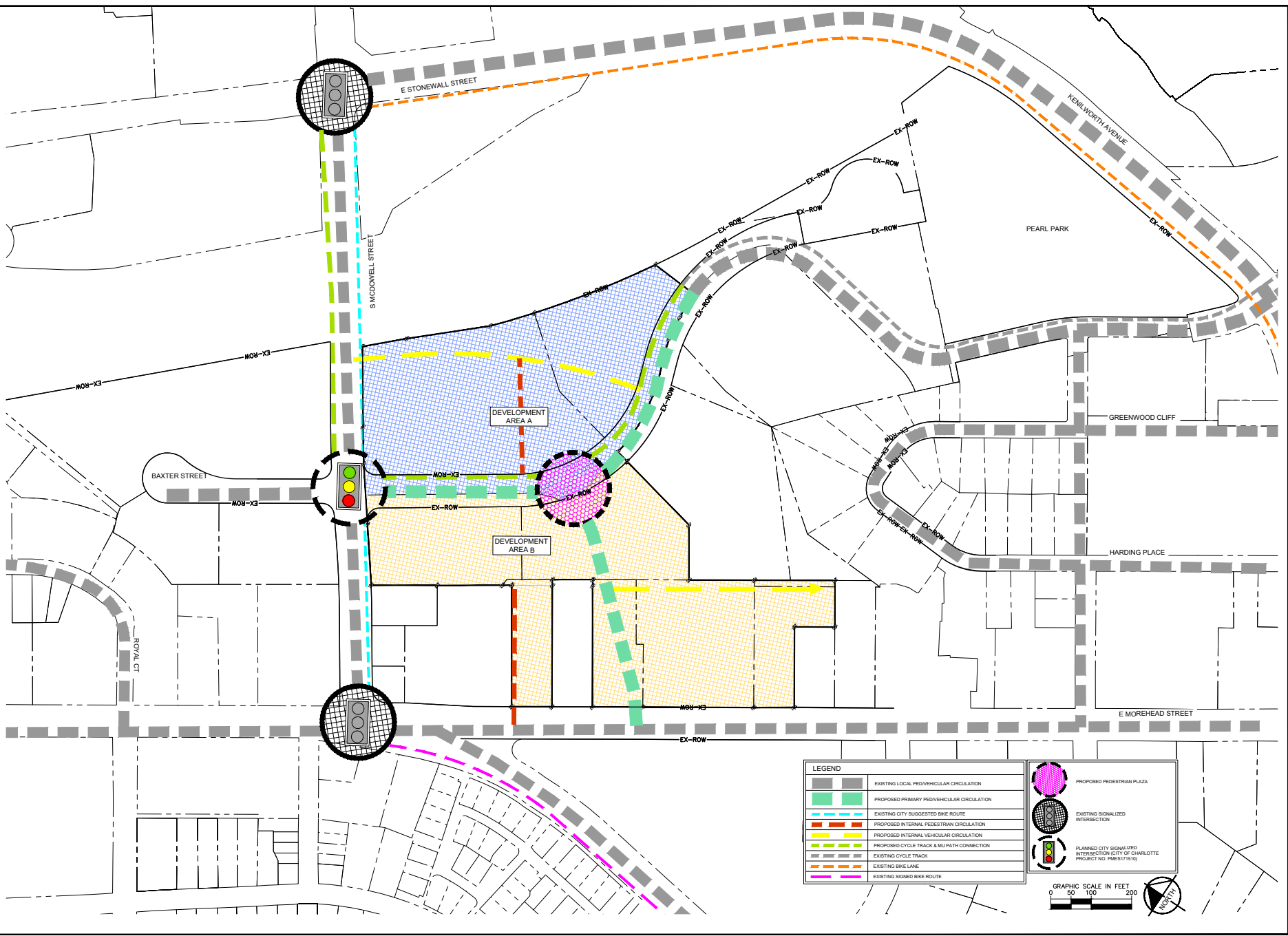
DEVELOPABLE BUILDING HEIGHTS
 REZONING PETITION No. 2021-

CHARLOTTE INNOVATION COMMUNITY
 PREPARED FOR
ATRIUM HEALTH
 NORTH CAROLINA

SHEET NUMBER
RZ-1.2

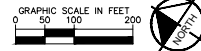
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Project: City of Charlotte - Atrium Health - Innovation Community - Ped and Bike Connectivity - RZ-1.3 - Ped and Bike Connectivity - 03/26/2021
 Location: 1212 25th Street, Charlotte, NC 28202
 Date: 03/26/2021
 Scale: AS SHOWN
 Designer: EN
 Drawn: EN
 Checked: KE



LEGEND	
	EXISTING LOCAL PED/VEHICULAR CIRCULATION
	PROPOSED PRIMARY PED/VEHICULAR CIRCULATION
	EXISTING CITY SUGGESTED BIKE ROUTE
	PROPOSED INTERNAL PEDESTRIAN CIRCULATION
	PROPOSED INTERNAL VEHICULAR CIRCULATION
	PROPOSED CYCLE TRACK & MULTI-USE PATH CONNECTION
	EXISTING CYCLE TRACK
	EXISTING BIKE LANE
	EXISTING SIGNED BIKE ROUTE

PROPOSED PEDESTRIAN PLAZA
 EXISTING SIGNALIZED INTERSECTION
 PLANNED CITY SIGNALIZED INTERSECTION CITY OF CHARLOTTE PROJECT NO. PMS171510



Charlotte INNOVATION COMMUNITY PREPARED FOR ATRIUM HEALTH CITY OF CHARLOTTE, NORTH CAROLINA	PED AND BIKE CONNECTIVITY REZONING PETITION No. 2021-	GH PROJECT 03/26/2021 SCALE AS SHOWN DESIGNED BY EN DRAWN BY EN CHECKED BY KE	 © 2021 KIMLEY-HORN AND ASSOCIATES, INC. 200 SOUTH TRYON ROAD, SUITE 3000, CHARLOTTE, NC 28202 WWW.KIMLEY-HORN.COM NC LICENSE # 9402
	SHEET NUMBER RZ-1.3	REVISIONS No. DATE BY	No. DATE BY

This document, together with the concepts and designs presented herein, is an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

1. GENERAL PROVISIONS

- A. **SITE** - THESE DEVELOPMENT STANDARDS, THE TECHNICAL DATA SHEET, THE TYPICAL SECTIONS, THE DEVELOPABLE BUILDING HEIGHTS EXHIBIT AND THE PED-BIKE EXHIBIT AND OTHER GRAPHICS SET FORTH ON SHEETS RZ-1.0 THROUGH RZ-2.0 FORM THE REZONING PLAN (COLLECTIVELY REFERRED TO AS THE "REZONING PLAN") ASSOCIATED WITH THE REZONING PETITION FILED BY THE CHARLOTTE-MECKLENBURG HOSPITAL AUTHORITY (THE "PETITIONER") FOR AN APPROXIMATELY 14,284 ACRE SITE THAT IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (HEREINAFTER REFERRED TO AS THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL NOS. 125-201-50, 125-201-54, 125-201-58, 125-201-65, 125-201-07, 125-201-18, 125-201-11, 125-201-55 AND 125-201-63.
- B. **ZONING DISTRICT/ORDNANCE** - 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 "ORDNANCE"). SUBJECT TO THE OPTIONAL PROVISIONS SET OUT BELOW, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE MIXED USE DEVELOPMENT DISTRICT (MUDD) ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THE SITE.
- C. **GRAPHICS AND ALTERATIONS** - THE SCHEMATIC DEPICTIONS OF THE USES, SIDEWALKS, DRIVEWAYS, PARKING AREAS, STREETS, DEVELOPMENT AREA BOUNDARIES AND OTHER DEVELOPMENT MATTERS AND SITE ELEMENTS (COLLECTIVELY THE "DEVELOPMENT/SITE ELEMENTS") SET FORTH ON THE REZONING PLAN SHOULD BE REVIEWED IN CONJUNCTION WITH THE PROVISIONS OF THESE DEVELOPMENT STANDARDS. THE LAYOUT, DIMENSIONS, SIZES AND FORMULATIONS OF THE DEVELOPMENT/SITE ELEMENTS DESCRIBED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS PROPOSED. CHANGES TO THE REZONING PLAN NOT ANTICIPATED BY THE REZONING PLAN WILL BE REVIEWED AND APPROVED AS ALLOWED BY SECTION 6.207 OF THE ORDINANCE.

SINCE THE PROJECT HAS NOT UNDERGONE THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES, IT IS INTENDED THAT THIS REZONING PLAN PROVIDE FOR FLEXIBILITY IN ALLOWING SOME ALTERATIONS OR MODIFICATIONS FROM THE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS. THEREFORE, THERE MAY BE INSTANCES WHERE MODIFICATIONS WILL BE ALLOWED WITHOUT REQUIRING THE ADMINISTRATIVE AMENDMENT PROCESS PER SECTION 6.207 OF THE ORDINANCE. THESE INSTANCES WOULD INCLUDE CHANGES TO GRAPHICS IF THEY ARE:

- (1) MINOR AND DO NOT MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN.
- THE PLANNING DIRECTOR WILL DETERMINE IF SUCH MINOR MODIFICATIONS ARE ALLOWED PURSUANT TO THIS AMENDMENT PROCESS, AND IF IT IS DETERMINED THAT THE ALTERATION DOES NOT MEET THE CRITERIA DESCRIBED ABOVE, PETITIONER SHALL THEN FOLLOW THE ADMINISTRATIVE AMENDMENT PROCESS PURSUANT TO SECTION 6.207 OF THE ORDINANCE IN EACH INSTANCE, HOWEVER, SUBJECT TO PETITIONER'S APPEAL RIGHTS SET FORTH IN THE ORDINANCE.
- D. **DEVELOPMENT AREAS/BUILDING AND PARKING ENVELOPES** - FOR ENTITLEMENT PURPOSES, THE SITE IS DIVIDED INTO TWO DEVELOPMENT AREAS THAT ARE DESIGNATED ON THE REZONING PLAN AS DEVELOPMENT AREA A AND DEVELOPMENT AREA B. THE BOUNDARIES OF EACH DEVELOPMENT AREA ARE THE BUILDING AND PARKING ENVELOPES FOR EACH DEVELOPMENT AREA.
ALL PRINCIPAL BUILDINGS, ACCESSORY STRUCTURES, STRUCTURED PARKING FACILITIES AND SURFACE PARKING AREAS DEVELOPED ON THE SITE SHALL BE LOCATED WITHIN ONE OR MORE BUILDING AND PARKING ENVELOPES. THIS REZONING PLAN DOES NOT LIMIT THE NUMBER OF PRINCIPAL BUILDINGS, ACCESSORY STRUCTURES, STRUCTURED PARKING FACILITIES AND SURFACE PARKING AREAS THAT MAY BE LOCATED WITHIN ONE OR MORE BUILDING AND PARKING ENVELOPES OR ON THE SITE. THE NUMBER OF PRINCIPAL BUILDINGS, ACCESSORY STRUCTURES, STRUCTURED PARKING FACILITIES AND SURFACE PARKING AREAS THAT MAY BE LOCATED ON THE SITE OR WITHIN ONE OR MORE BUILDING AND PARKING ENVELOPES SHALL BE GOVERNED BY THE APPLICABLE PROVISIONS OF THE ORDINANCE. ADDITIONALLY, PUBLIC STREETS, PRIVATE STREETS AND PRIVATE DRIVES MAY BE LOCATED WITHIN ONE OR MORE BUILDING AND PARKING ENVELOPES. ANY REFERENCE HEREIN TO THE SITE SHALL BE DEEMED TO INCLUDE DEVELOPMENT AREA A AND DEVELOPMENT AREA B UNLESS OTHERWISE NOTED HEREIN.
- E. **EXISTING BUILDINGS, STRUCTURES AND IMPROVEMENTS** - THE EXISTING BUILDINGS, STRUCTURES, STRUCTURED PARKING FACILITIES, SURFACE PARKING FACILITIES AND ANY OTHER EXISTING IMPROVEMENTS ON THE SITE MAY REMAIN IN PLACE AND CONTINUE TO BE UTILIZED, TO THE EXTENT THAT ANY EXISTING BUILDINGS, STRUCTURES, STRUCTURED PARKING FACILITIES AND ANY OTHER EXISTING IMPROVEMENTS ON THE SITE DO NOT REQUIRE THE MUDD ZONING DISTRICT, THE ORDINANCE OR THIS REZONING PLAN, PETITIONER SHALL NOT BE REQUIRED TO BRING ANY SUCH EXISTING BUILDINGS, STRUCTURES, STRUCTURED PARKING FACILITIES, SURFACE PARKING FACILITIES AND ANY OTHER EXISTING IMPROVEMENTS ON THE SITE OR ANY PORTIONS THEREOF INTO COMPLIANCE WITH THE MUDD ZONING DISTRICT, THE ORDINANCE OR THIS REZONING PLAN.
NEW BUILDINGS, STRUCTURES, STRUCTURED PARKING FACILITIES, SURFACE PARKING FACILITIES AND OTHER NEW IMPROVEMENTS ON THE SITE WILL BE REQUIRED TO COMPLY WITH THE REQUIREMENTS OF THE REZONING PLAN AND THE MUDD ZONING DISTRICT (EXCEPT AS MODIFIED BY THE OPTIONAL PROVISIONS SET OUT BELOW IN SECTION 2).
- F. **UNIFIED DEVELOPMENT** - THE SITE SHALL BE CONSIDERED TO BE A PLANNED/UNIFIED DEVELOPMENT. THEREFORE, SIDE AND REAR YARDS, BUILDING HEIGHT SEPARATION REQUIREMENTS AND OTHER SIMILAR ZONING STANDARDS SHALL NOT BE REQUIRED INTERNALLY BETWEEN IMPROVEMENTS, USES AND OTHER SITE ELEMENTS LOCATED ON THE SITE. FURTHERMORE, PETITIONER RESERVES THE RIGHT TO SUBDIVIDE PORTIONS OR ALL OF THE SITE AND TO CREATE LOTS WITHIN THE INTERIOR OF THE SITE WITHOUT REGARD TO ANY SUCH INTERNAL SEPARATION STANDARDS AND PUBLIC/Private STREET FRONTAGE REQUIREMENTS, PROVIDED, HOWEVER, THAT THE DEVELOPMENT OF THE SITE SHALL BE REQUIRED TO MEET ANY APPLICABLE SETBACK, SIDE YARD AND REAR YARD AND LANDSCAPE AREA REQUIREMENTS WITH RESPECT TO THE EXTERIOR BOUNDARIES OF THE SITE.
- G. **VESTED RIGHTS** - PURSUANT TO SECTION 1-110 OF THE ORDINANCE AND SECTION 1800-108.1 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.
- H. **AMENDMENTS** - 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. OPTIONAL PROVISIONS

- THE OPTIONAL PROVISIONS SET OUT BELOW SHALL APPLY TO THE DEVELOPMENT AND USE OF THE SITE.
- A. VALET PARKING SERVICE AREAS MAY BE LOCATED BETWEEN THE BUILDINGS AND STRUCTURES LOCATED ON THE SITE AND ALL ADJACENT PUBLIC AND PRIVATE STREETS. NOTWITHSTANDING THE FOREGOING, VALET PARKING SERVICES MAY NOT BE LOCATED BETWEEN THE BUILDINGS AND STRUCTURES LOCATED ON THE SITE AND EAST MOREHEAD STREET AND MCDOWELL STREET.
- B. VEHICULAR CIRCULATION AREAS AND PASSENGER DROP-OFF AREAS MAY BE LOCATED BETWEEN THE BUILDINGS AND STRUCTURES LOCATED ON THE SITE AND ALL ADJACENT PUBLIC AND PRIVATE STREETS. NOTWITHSTANDING THE FOREGOING, VEHICULAR CIRCULATION AREAS AND PASSENGER DROP-OFF AREAS MAY NOT BE LOCATED BETWEEN THE BUILDINGS AND STRUCTURES LOCATED ON THE SITE AND EAST MOREHEAD STREET AND MCDOWELL STREET.
- C. THE EXISTING BUILDINGS, STRUCTURES, STRUCTURED PARKING FACILITIES, SURFACE PARKING FACILITIES AND ANY OTHER EXISTING IMPROVEMENTS ON THE SITE MAY REMAIN IN PLACE AND CONTINUE TO BE UTILIZED, TO THE EXTENT THAT ANY EXISTING BUILDINGS, STRUCTURES, STRUCTURED PARKING FACILITIES, SURFACE PARKING FACILITIES AND ANY OTHER EXISTING IMPROVEMENTS ON THE SITE DO NOT COMPLY WITH ANY REQUIREMENT OF THE MUDD ZONING DISTRICT, THE ORDINANCE OR THIS REZONING PLAN, PETITIONER SHALL NOT BE REQUIRED TO BRING ANY SUCH EXISTING BUILDINGS, STRUCTURES, STRUCTURED PARKING FACILITIES, SURFACE PARKING FACILITIES AND ANY OTHER EXISTING IMPROVEMENTS ON THE SITE OR ANY PORTIONS THEREOF INTO COMPLIANCE WITH THE MUDD ZONING DISTRICT, THE ORDINANCE OR THIS REZONING PLAN.
RENOVATED AND REHABILITATED EXISTING BUILDINGS, STRUCTURES AND STRUCTURED PARKING FACILITIES LOCATED ON THE SITE SHALL NOT BE REQUIRED TO COMPLY WITH THE URBAN DESIGN AND DEVELOPMENT STANDARDS SET OUT SECTION 8.8508 OF THE ORDINANCE.
NEW BUILDINGS, STRUCTURES, STRUCTURED PARKING FACILITIES AND OTHER NEW IMPROVEMENTS ON THE SITE WILL BE REQUIRED TO COMPLY WITH THE REQUIREMENTS OF THE REZONING PLAN AND THE MUDD ZONING DISTRICT (EXCEPT AS MODIFIED BY THE OPTIONAL PROVISIONS SET HEREIN).
- D. THE MAXIMUM BUILDING HEIGHTS SET OUT ON THE DEVELOPABLE BUILDING HEIGHTS EXHIBIT (SHEET RZ-1.2 OF THE REZONING PLAN) SHALL BE PERMITTED. MAXIMUM BUILDING HEIGHT ENVELOPES ARE SET OUT ON THE DEVELOPABLE BUILDING HEIGHTS EXHIBIT.
- E. THE STREET CROSS SECTIONS SET OUT ON SHEET RZ-1.1 SHALL BE PERMITTED.

3. PERMITTED USES

- A. SUBJECT TO THE LIMITATIONS SET OUT BELOW, THE SITE MAY BE DEVOTED TO ANY USE OR USES PERMITTED BY RIGHT OR UNDER PRESCRIBED CONDITIONS IN THE MUDD ZONING DISTRICT, TOGETHER WITH ANY INCIDENTAL OR ACCESSORY USES ASSOCIATED THEREWITH THAT ARE PERMITTED UNDER THE ORDINANCE IN THE MUDD ZONING DISTRICT.
- B. NOTWITHSTANDING THE TERMS OF PARAGRAPH 3.A ABOVE, THE USES SET OUT BELOW SHALL BE PROHIBITED ON THE SITE.
(1) AUCTION SALES OR AUCTION HOUSES.
(2) AUTOMOTIVE SERVICE STATIONS, INCLUDING MINOR ADJUSTMENTS, REPAIRS, LUBRICATION AND ACCESSORY CAR WASHES.
(3) EQUIPMENT RENTAL AND LEASING WITHIN AN ENCLOSED BUILDING.
(4) GROUP HOMES FOR UP TO 10 RESIDENTS.
(5) SUBDIVISION SALES OFFICES.
(6) TELECOMMUNICATIONS AND DATA STORAGE FACILITY.
(7) ADULT ESTABLISHMENTS.
(8) BED AND BREAKFASTS (B&B'S).
(9) BOARDING HOUSES.
(10) BUILDING MATERIALS SALES, RETAIL.
(11) COMMERCIAL ROOMING HOUSES.
(12) ELECTRIC AND GAS SUBSTITUTIONS.
(13) NURSING HOMES, REST HOMES AND HOMES FOR THE AGED.
(14) PET SERVICES INDOOR/OUTDOOR.
(15) SHELTERS.
(16) STADIUMS, COLISEUMS AND ARENAS.
(17) WAREHOUSING WITHIN AN ENCLOSED BUILDING FOR A SELF-STORAGE FACILITY ONLY.
- C. THE PERMITTED USES SET FORTH IN PARAGRAPH 3.A ABOVE, INCLUDING THOSE PERMITTED UNDER THE MUDD ZONING DISTRICT, THE ORDINANCE OR THIS REZONING PLAN, SHALL BE PERMITTED UNDER THESE DEVELOPMENT STANDARDS SET OUT ABOVE IN PARAGRAPHS 4.A AND 4.B.

4. DEVELOPMENT LIMITATIONS

- A. SUBJECT TO THE LIMITATIONS AND PROVISIONS SET OUT BELOW IN THIS SECTION 4, THE SITE MAY CONTAIN AND BE DEVELOPED WITH A TOTAL MAXIMUM OF 1,310,000 SQUARE FEET OF GROSS FLOOR AREA DEVOTED TO THE NON-RESIDENTIAL USES PERMITTED UNDER THESE DEVELOPMENT STANDARDS.
B. NOTWITHSTANDING THE TERMS OF PARAGRAPH 4.A ABOVE, OF THE ALLOWED 1,310,000 SQUARE FEET OF GROSS FLOOR AREA THAT MAY BE DEVOTED TO THE NON-RESIDENTIAL USES PERMITTED UNDER THESE DEVELOPMENT STANDARDS, A MAXIMUM OF 150,000 SQUARE FEET OF SUCH GROSS FLOOR AREA MAY BE DEVOTED TO RETAIL SALES, PERSONAL SERVICE USES AND EATING, DRINKING AND ENTERTAINMENT ESTABLISHMENTS (TYPE 1 AND/OR TYPE 2).
C. A MAXIMUM OF 1000 MULTI-FAMILY DWELLING UNITS MAY BE DEVELOPED ON THE SITE. THE GROSS FLOOR AREA OF AMENITY AREAS ASSOCIATED WITH MULTI-FAMILY USES, SUCH AS A FITNESS FACILITY OR A CLUBHOUSE, AND LEASING OFFICES SHALL NOT COUNT TOWARDS THE MAXIMUM GROSS FLOOR AREA THAT MAY BE DEVOTED TO THE NON-RESIDENTIAL USES PERMITTED UNDER THESE DEVELOPMENT STANDARDS SET OUT ABOVE IN PARAGRAPHS 4.A AND 4.B.
D. A MAXIMUM OF 600 HOTEL ROOMS MAY BE DEVELOPED ON THE SITE. NOTWITHSTANDING ANYTHING CONTAINED HEREIN TO THE CONTRARY, THE GROSS FLOOR AREA OF ANY HOTEL BUILDINGS DEVELOPED ON THE SITE SHALL NOT COUNT TOWARDS THE TOTAL MAXIMUM ALLOWED GROSS FLOOR AREA THAT MAY BE DEVOTED TO THE NON-RESIDENTIAL USES PERMITTED UNDER THESE DEVELOPMENT STANDARDS SET OUT ABOVE IN PARAGRAPH 4.A, OR TOWARDS THE MAXIMUM GROSS FLOOR AREA THAT MAY BE DEVOTED TO RETAIL SALES, PERSONAL SERVICE USES AND EATING, DRINKING AND ENTERTAINMENT ESTABLISHMENTS (TYPE 1 AND/OR TYPE 2) SET OUT ABOVE IN PARAGRAPH 4.B. ACCESSORY CONFERENCE CENTERS, BANQUET FACILITIES, MEETING FACILITIES, FITNESS AND RECREATIONAL FACILITIES, RETAIL SALES, PERSONAL SERVICE USES AND EATING, DRINKING AND ENTERTAINMENT ESTABLISHMENTS (TYPE 1 AND/OR TYPE 2) AND OTHER ACCESSORY USES MAY BE LOCATED IN A HOTEL BUILDING, AND THE GROSS FLOOR AREA OF SUCH ACCESSORY USES SHALL NOT COUNT TOWARDS THE TOTAL MAXIMUM ALLOWED GROSS FLOOR AREA THAT MAY BE DEVOTED TO THE NON-RESIDENTIAL USES PERMITTED UNDER THESE DEVELOPMENT STANDARDS SET OUT ABOVE IN PARAGRAPH 4.A, OR TOWARDS THE MAXIMUM GROSS FLOOR AREA THAT MAY BE DEVOTED TO RETAIL SALES, PERSONAL SERVICE USES AND EATING, DRINKING AND ENTERTAINMENT ESTABLISHMENTS (TYPE 1 AND/OR TYPE 2) SET OUT ABOVE IN PARAGRAPH 4.B.
E. UP TO 200,000 SQUARE FEET OF ADDITIONAL GROSS FLOOR AREA DEVOTED TO THE NON-RESIDENTIAL USES PERMITTED UNDER THESE DEVELOPMENT STANDARDS, EXCLUDING RETAIL SALES, PERSONAL SERVICE USES AND EATING, DRINKING AND ENTERTAINMENT ESTABLISHMENTS (TYPE 1 AND/OR TYPE 2), MAY BE DEVELOPED ON THE SITE BY REDUCING THE NUMBER OF MULTI-FAMILY DWELLING UNITS PERMITTED ON THE SITE AT THE RATE OF 1 MULTI-FAMILY DWELLING UNIT PER 1,000 SQUARE FEET OF ADDITIONAL GROSS FLOOR AREA DEVOTED TO NON-RESIDENTIAL USES.
F. UP TO 200 ADDITIONAL MULTI-FAMILY DWELLING UNITS MAY BE DEVELOPED ON THE SITE BY REDUCING THE AMOUNT OF THE NON-RESIDENTIAL GROSS FLOOR AREA PERMITTED UNDER THESE DEVELOPMENT STANDARDS AT THE RATE OF 1,000 SQUARE FEET OF GROSS FLOOR AREA PER ADDITIONAL MULTI-FAMILY RESIDENTIAL DWELLING UNIT.
G. UP TO 150,000 SQUARE FEET OF ADDITIONAL GROSS FLOOR AREA DEVOTED TO THE NON-RESIDENTIAL USES PERMITTED UNDER THESE DEVELOPMENT STANDARDS, EXCLUDING RETAIL SALES, PERSONAL SERVICE USES AND EATING, DRINKING AND ENTERTAINMENT ESTABLISHMENTS (TYPE 1 AND/OR TYPE 2), MAY BE DEVELOPED ON THE SITE BY REDUCING THE NUMBER OF HOTEL ROOMS PERMITTED ON THE SITE AT THE RATE OF 1 HOTEL ROOM PER 1,000 SQUARE FEET OF ADDITIONAL GROSS FLOOR AREA DEVOTED TO NON-RESIDENTIAL USES.
H. FOR PURPOSES OF THESE DEVELOPMENT LIMITATIONS AND THE DEVELOPMENT STANDARDS IN GENERAL, THE TERM "GROSS FLOOR AREA" SHALL MEAN AND REFER TO THE SUM OF THE GROSS HORIZONTAL AREAS OF EACH FLOOR OF A PRINCIPAL BUILDING ON THE SITE MEASURED FROM THE OUTSIDE OF THE EXTERIOR WALLS OR FROM THE CENTER LINE OF PARTY WALLS, PROVIDED, HOWEVER, SUCH TERM SHALL EXCLUDE STRUCTURED PARKING FACILITIES, SURFACE PARKING FACILITIES, AREAS USED FOR BUILDING AND EQUIPMENT ACCESS (SUCH AS STAIRS, ELEVATOR SHAFTS, VESTIBULES, ROOF TOP EQUIPMENT ROOMS AND MAINTENANCE CRAWL SPACES), ALL LOADING DOCK AREAS (OPEN OR ENCLOSED), OUTDOOR COOLERS AND OUTDOOR DINING AREAS WHETHER ON THE ROOF OF THE BUILDING(S) OR AT STREET LEVEL.
I. AS PROVIDED IN PARAGRAPH 4.H ABOVE, THE GROSS FLOOR AREA OF ANY STRUCTURED PARKING FACILITIES LOCATED ON THE SITE SHALL NOT BE CONSIDERED OR COUNTED TOWARDS THE MAXIMUM GROSS FLOOR AREA OR DENSITY ALLOWED ON THE SITE.

5. TRANSPORTATION

- A. VEHICULAR ACCESS 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 BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (CDDOT) AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT).
B. THE ALIGNMENTS OF THE INTERNAL PUBLIC STREETS, INTERNAL PRIVATE STREETS, INTERNAL PRIVATE DRIVES, VEHICULAR CIRCULATION AREAS AND DRIVEWAYS MAY BE MODIFIED BY PETITIONER DURING THE PERMITTING PROCESS TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS AND BUILDING AND PARKING LAYOUTS, AND TO ACCOMMODATE ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY CDDOT AND/OR NCDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.
C. PEDESTRIAN AND BICYCLE CONNECTIONS AND PEDESTRIAN AND BICYCLE CIRCULATION ON AND THROUGH THE SITE SHALL BE PROVIDED AS GENERALLY DEPICTED ON SHEET RZ-1.3 OF THE REZONING PLAN. ADJUSTMENTS TO THE PEDESTRIAN AND BICYCLE CONNECTIONS AND TO THE PEDESTRIAN AND BICYCLE CIRCULATION SHALL BE PERMITTED DURING THE PERMITTING PROCESS TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, BUILDINGS AND PARKING LAYOUTS AND SITE CONDITIONS.
D. PEDESTRIAN CONNECTIVITY BETWEEN AND WITHIN THE DEVELOPMENT AREAS SHALL BE ESTABLISHED AND PROVIDED DURING THE PERMITTING PROCESS FOR A DEVELOPMENT AREA. PEDESTRIAN CONNECTIONS MAY INCLUDE, WITHOUT LIMITATION, SIDEWALKS, TRAILS, PATHS AND SKY-BRIDGES.
E. SUBJECT TO THE APPROVAL OF NCDOT, CDDOT AND ALL OTHER APPLICABLE GOVERNMENT AGENCIES AND AUTHORITIES, PETITIONER SHALL INSTALL THOSE STREETScape IMPROVEMENTS ON SOUTH MCDOWELL STREET AT THE I-277 UNDERPASS THAT ARE GENERALLY DEPICTED ON SECTION A-A ON SHEET RZ-1.1 OF THE REZONING PLAN. IN THE EVENT THAT PETITIONER CANNOT OBTAIN ALL APPROVALS AND PERMITS REQUIRED TO INSTALL THESE STREETScape IMPROVEMENTS, THEN PETITIONER SHALL HAVE NO OBLIGATION TO INSTALL THESE STREETScape IMPROVEMENTS.
F. THE CROSS SECTIONS FOR THE INTERNAL PUBLIC STREETS TO BE IMPROVED OR CONSTRUCTED WITHIN THE SITE ARE SET OUT ON SHEET RZ-1.1 OF THE REZONING PLAN.

6. ARCHITECTURAL STANDARDS

- A. THE MAXIMUM ALLOWED BUILDING HEIGHTS ON THE SITE SHALL BE AS SET OUT ON THE DEVELOPABLE BUILDING HEIGHTS EXHIBIT (SHEET RZ-1.2 OF THE REZONING PLAN).
B. NOTWITHSTANDING ANYTHING CONTAINED HEREIN TO THE CONTRARY, THE BUILDING HEIGHT LIMITATIONS SET OUT ON THE DEVELOPABLE BUILDING HEIGHTS EXHIBIT SHALL NOT APPLY TO ANY EXISTING BUILDINGS OR STRUCTURES LOCATED ON THE SITE.
- C. THE PERMITTED USES SET FORTH IN PARAGRAPH 3.A ABOVE, INCLUDING THOSE PERMITTED UNDER THE MUDD ZONING DISTRICT, THE ORDINANCE OR THIS REZONING PLAN, SHALL BE PERMITTED UNDER THESE DEVELOPMENT STANDARDS SET OUT ABOVE IN PARAGRAPHS 4.A AND 4.B.

7. STREETScape/LANDSCAPING

- A. PLANTING STRIPS AND SIDEWALKS SHALL BE INSTALLED IN ACCORDANCE WITH THE STREET CROSS SECTIONS SET OUT ON SHEET RZ-1.1 OF THE REZONING PLAN.
B. DUMPSTER AND RECYCLING AREAS WILL BE ENCLOSED ON ALL FOUR SIDES BY AN OPAQUE WALL OR FENCE WITH ONE SIDE BEING A HINGED OPAQUE GATE. IF ONE OR MORE SIDES OF A DUMPSTER AND RECYCLING AREA ADJOIN A SIDE WALL OR REAR WALL OF A BUILDING, THEN THE SIDE WALL OR REAR WALL OF THE BUILDING MAY BE SUBSTITUTED FOR THE WALL OR FENCE ALONG EACH SUCH SIDE.
- C. THE PERMITTED USES SET FORTH IN PARAGRAPH 3.A ABOVE, INCLUDING THOSE PERMITTED UNDER THE MUDD ZONING DISTRICT, THE ORDINANCE OR THIS REZONING PLAN, SHALL BE PERMITTED UNDER THESE DEVELOPMENT STANDARDS SET OUT ABOVE IN PARAGRAPHS 4.A AND 4.B.

8. ENVIRONMENTAL FEATURES

- A. PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST-CONSTRUCTION STORMWATER ORDINANCE, SUBJECT, HOWEVER, TO ANY SUPERSEDING OR LIMITING STATE STATUTE OR LEGISLATION.
B. DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF THE CITY OF CHARLOTTE TREE ORDINANCE.
C. AS NOTED ABOVE IN PARAGRAPH 1.F, THE DEVELOPMENT OF THE SITE SHALL BE CONSIDERED TO BE A PLANNED/UNIFIED DEVELOPMENT. ACCORDINGLY, THE TREE SAVE REQUIREMENTS OF THE CITY OF CHARLOTTE TREE ORDINANCE SHALL BE CALCULATED AND SATISFIED OVER THE ENTIRE SITE, RATHER THAN WITHIN EACH INDIVIDUAL DEVELOPMENT AREA. AS A RESULT, EACH DEVELOPMENT AREA SHALL NOT BE REQUIRED TO MEET THE TREE SAVE REQUIREMENTS OF THE CITY OF CHARLOTTE TREE ORDINANCE PROVIDED THAT THE SITE AS A WHOLE MEETS SUCH TREE SAVE REQUIREMENTS.

9. OPEN SPACE

- A. AS NOTED ABOVE IN PARAGRAPH 1.F, THE SITE SHALL BE CONSIDERED TO BE A PLANNED/UNIFIED DEVELOPMENT. ACCORDINGLY, THE URBAN OPEN SPACE REQUIREMENTS OF THE ORDINANCE SHALL BE CALCULATED AND SATISFIED OVER THE ENTIRE SITE, RATHER THAN WITHIN EACH INDIVIDUAL DEVELOPMENT AREA. AS A RESULT, EACH DEVELOPMENT AREA SHALL NOT BE REQUIRED TO MEET THE URBAN OPEN SPACE REQUIREMENTS PROVIDED THAT THE SITE AS A WHOLE MEETS SUCH URBAN OPEN SPACE REQUIREMENTS.
B. AT A MINIMUM, THE OPEN SPACE AREAS ON THE SITE DEPICTED ON THE REZONING PLAN SHALL CONTAIN HARDSCAPE, LANDSCAPING, WALKING TRAILS AND BENCHES.

10. 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.

NO.	REVISIONS	DATE	BY

Kimley-Horn
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
200 SOUTH TRYON STREET, SUITE 2000, CHARLOTTE, NC 28202
WWW.KIMLEY-HORN.COM
NO. LICENSE # 37022

NO. PROJECT 03/26/21
NO. DATE 03/26/2021
SCALE AS SHOWN
DESIGNED BY
DRAWN BY
CHECKED BY
NO. CHECKER

CHARLOTTE
INNOVATION COMMUNITY
PREPARED FOR
ATRIUM HEALTH
CITY OF CHARLOTTE, NORTH CAROLINA
REZONING PETITION No. 2021 -
DEVELOPMENT STANDARDS
SHEET NUMBER RZ-2.0

This document, together with the concepts and designs presented herein, is an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.