

# SPECIALTY SHOPS ON THE PARK

## TECHNICAL DATA

### DEVELOPMENT SUMMARY

EXISTING ZONING: B-1 SCD  
 PROPOSED ZONING: B-1 (CD)  
 TOTAL SITE AREA:  
 GROSS AREA 7.4054 ACRES  
 NET AREA 6.4488 ACRES  
 EXISTING BUILDING AREA: 57,638 SF  
 PROPOSED BUILDING AREA: 61,338 SF  
 EXISTING PARKING 327 SPACES

#### DEVELOPMENT STANDARDS

**GENERAL PROVISIONS**  
 THESE DEVELOPMENT STANDARDS FORM A PART OF THE TECHNICAL DATA SHEET ASSOCIATED WITH THE REZONING PETITION FILED BY THE BISSELL COMPANIES TO ACCOMMODATE A MINOR EXPANSION OF THE SPECIALTY SHOPS ON THE PARK LOCATED ON ROXBOROUGH ROAD (THE "SITE"). DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE TECHNICAL DATA SHEET, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE"). UNLESS THE TECHNICAL DATA SHEET OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE B-1 ZONING CLASSIFICATION SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THIS SITE.

**SUMMARY OF REQUEST**  
 THE SITE IS CURRENTLY ZONED B-1 SCD, A DISTRICT THAT WAS REMOVED FROM THE ORDINANCE WITH ITS REWRITE IN 1992. THIS PETITION SEEKS A MINOR EXPANSION OF THE EXISTING SPECIALTY SHOPS ON THE PARK. THE EXPANSION WILL OCCUR ON A PORTION OF THE SITE DEVOTED TO A COURTYARD AND BETWEEN EXISTING BUILDINGS. IT IS THE INTENTION OF THE PETITIONER TO PRESERVE GRAND FATHERING OF ALL STRUCTURES AND OTHER IMPROVEMENTS CURRENTLY IN PLACE ON THE SITE WHICH ARE NOT REQUIRED TO BE REMOVED AS PART OF THIS PROPOSED EXPANSION. NO ADDITIONAL PARKING SPACES ARE PROPOSED OR PLANNED AS A RESULT OF THE EXPANSION.

**PERMITTED USES**  
 THE SITE MAY BE DEVOTED TO OFFICE, RETAIL AND RESTAURANT USES INCLUDING ANY ACCESSORY USES AS PERMITTED IN THE B-1 ZONING DISTRICT CLASSIFICATION.

**SETBACK AND YARDS**  
 THE SITE WILL CONFORM TO THE SETBACK REQUIREMENT FOR THE B-1 DISTRICT. THE SITE IS PART OF A UNIFIED DEVELOPMENT PLAN WITH ADJACENT PROPERTIES AND, AS SUCH, SIDE AND/OR REAR YARDS ARE NOT PROVIDED.

**LANDSCAPING**  
 EXISTING TREES LOCATED ON THE SITE AND OUTSIDE THE AREA OF THE PROPOSED BUILDING EXPANSION AREA WILL BE PRESERVED.

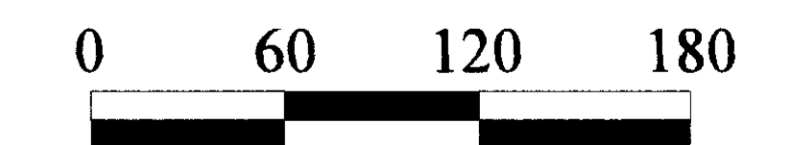
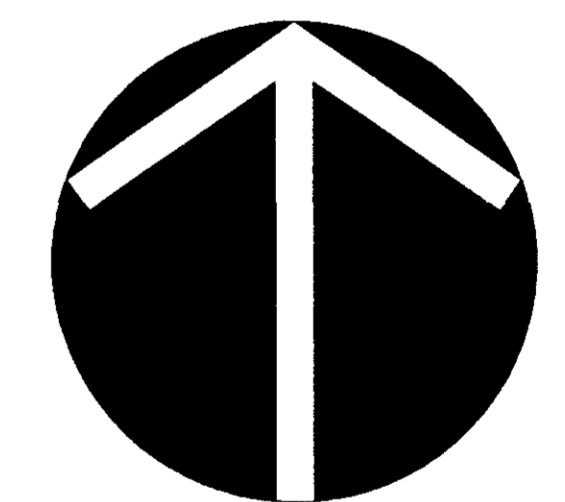
**BICYCLE RACK**  
 A BICYCLE RACK WILL BE INSTALLED IN THE AREA OF THE ENTRANCE TO THE SHOPPING CENTER.

**PEDESTRIAN CONNECTIVITY**  
 SIDEWALK CONNECTIONS THROUGHOUT THE SITE AND TO ADJACENT PROPERTIES WILL BE CREATED AND/OR MAINTAINED AS GENERALLY INDICATED ON THE TECHNICAL DATA SHEET.

**STORM WATER MANAGEMENT**  
 STORM WATER RUNOFF WILL BE MANAGED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF CHARLOTTE.

**AMENDMENTS TO REZONING PLAN**  
 FUTURE AMENDMENTS TO THE TECHNICAL DATA SHEET, THE ILLUSTRATIVE SITE PLAN AND THESE SITE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE.

- BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS**
- IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPOSED UNDER THIS TECHNICAL DATA SHEET 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.
  - THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERMS "PETITIONER" AND "OWNER" OR "OWNERS" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF THE PETITIONER OR THE OWNER OR OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.



**"FOR PUBLIC HEARING"**  
 REZONING PETITION NO. 2003-23

RECORDED



APPROVED BY CITY COUNCIL  
 DATE 4/2/03

CHARLESTON • CHARLOTTE

FEBRUARY 14, 2003

