

DEVELOPMENT STANDARDS
HIGHWAY 49
 Petition No. 2003-26

SITE DATA:

Acreage: 3.456 acres
Existing Zoning: R-17MF
Proposed Zoning: O-1 (CD)
Maximum Building Area: 35,000 square feet

DEVELOPMENT STANDARDS

Unless more stringent standards are established by this Site Plan or these Development Standards, all development standards established under the City of Charlotte Zoning Ordinance (the "Ordinance") for the O-1 zoning district classification shall be followed in connection with development taking place on the Site.

PERMITTED USES

1. The Site may be developed with uses as allowed in the O-1 zoning district classification with the exception of the following uses:

- dwelling,
- hotels and motels,
- civic, social service and fraternal facilities,
- armories,
- farms,
- government buildings,
- group homes,
- highway and railroad rights-of-way,
- outdoor seasonal sales,
- parks, greenways and arboretums
- religious institutions,
- subdivision sales office,
- universities, colleges, and junior colleges,
- bed and breakfasts,
- beneficial fill sites,
- boarding houses,
- cemeteries,
- dormitories,
- landfills,
- open space recreational uses,
- orphanages and outdoor recreation.

2. The gross floor area of all buildings constructed on the Site may not exceed, in the aggregate, 35,000 square feet.

3. Accessory uses as permitted under Section 9.704 shall be permitted on the Site.

SETBACKS, SIDE YARDS AND REAR YARDS

All buildings constructed on the Site shall be set back at least 40 feet from the right-of-way line of Highway 49. All buildings shall also satisfy or exceed the rear and side yard requirements established under the Ordinance for the O-1 zoning district. The Petitioner reserves the right to subdivide the Site and create lots within the interior of the development with no side and/or rear yards as part of the unified development plan.

SITE DESIGN

1. All buildings which abut Highway 49 will be designed and constructed so that each building has windows that face Highway 49, shall not exceed two stories or 40 feet in height and shall be similar to the attached architectural renderings.

2. Mechanical equipment shall not be located between buildings and Highway 49 but may be located to the side or rear of buildings.

3. Parking shall not be located between buildings and Highway 49.

SIDEWALK

1. A sidewalk system shall be provided throughout the Site generally as depicted on the Site Plan and as required by the Zoning Ordinance.

2. Sidewalk shall be provided throughout the Site in order to provide pedestrian access between the sidewalk along Highway 49 to each building entrance. Sidewalk shall also be provided between the various buildings on the Site as well as from the parking area to the entrance to each building. Sidewalk associated with each building will not be required to be installed until such time as the associated building has been completed.

3. Sidewalk shall be provided to abutting properties generally as depicted on the Site Plan.

HIGHWAY 49 STREETScape TREATMENT

No parking will be located between buildings and the right-of-way line of Highway 49. No buildings or parking will be located within the 40 foot setback along Highway 49. The setback along Highway 49 will be landscaped in accordance with the City Code.

SCREENING AND LANDSCAPED AREAS

1. Screening shall conform with the standards and treatments specified in Section 12.303 of the Ordinance.

2. Any dumpsters located on the Site shall be screened from view by a solid enclosure with a gate.

3. Roof top mechanical equipment shall be screened from public view.

4. Small maturing trees shall be installed along the frontage of Highway 49 in accordance with the City of Charlotte Tree Ordinance.

5. The Site shall comply with the City of Charlotte Tree Ordinance.

PARKING

Off street parking spaces will satisfy the minimum standards established under the Ordinance.

BUFFER

1. A Class "C" buffer shall be provided along the portion of the easterly property line abutting residential zoning. The existing drainage ditch located along the easterly property line may remain. The buffer area required by the Ordinance shall conform to the standards of Section 12.302 of the Ordinance, subject, however, to the provisions of Section 12.302(8) and 12.304 thereof.

2. Buffers may be reduced or eliminated in the event that an adjacent parcel is rezoned to a zoning district which would not require a buffer or would require a lesser buffer under the Ordinance.

LIGHTING

1. All freestanding lighting fixtures will be uniform in design.

2. The height of any freestanding lighting fixture, including its base may not exceed 20 feet.

3. Exterior lights will be capped so that lighting is downwardly directed.

4. Wall pack lighting will not be allowed.

SIGNS

1. All signs placed on the Site will be erected in accordance with the requirements of the Ordinance.

2. Detached signs shall be ground-mounted or monument in style and shall not exceed six feet in height and 50 square feet in size.

ACCESS POINTS (DRIVEWAYS)

1. The number of vehicular access points to the Site shall be limited to the number depicted on this Site Plan.

2. The placement and configuration of each access point are subject to any minor modifications required to accommodate final site and architectural construction plans and designs and to any adjustments required for approval by the City of Charlotte and/or the North Carolina Department of Transportation.

3. The vehicular connection to the abutting shopping center to the west shall be located at least 150 feet from the Highway 49 right-of-way line.

CONNECTIVITY

1. Vehicular and pedestrian connectivity shall be provided to abutting properties in the manner generally indicated on the Site Plan.

2. The parking lot located on the Site will be configured in a manner, as generally outlined by the Schematic Site Plan, to accommodate a potential future vehicular connection to the adjoining vacant property to the east zoned O-15(CD). The Petitioner agrees to allow the owner of this adjoining property to establish this potential vehicular connection on the Site and in the manner generally outlined by the Schematic Site Plan upon the development of such adjoining property.

3. The Petitioner agrees to allow the owner of the adjoining shopping center property to the west zoned B-1SCD to create a pedestrian connection from the shopping center onto the Site in the general manner outlined by the Schematic Site Plan should such adjoining property owner elect to do so.

FIRE PROTECTION

Adequate fire protection in the form of fire hydrants will be provided to the Fire Marshal's specifications.

STORM WATER MANAGEMENT

1. Storm water runoff from the Site will be managed through proven techniques which satisfy the standards, if any, imposed by the City of Charlotte Engineering Department.

2. Surface level storm water detention will not be located in the buffer or the setbacks.

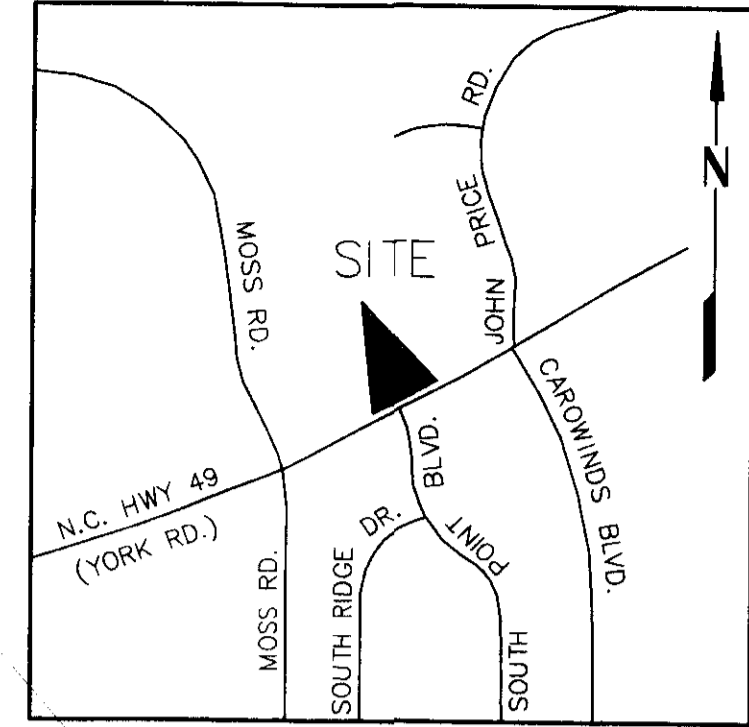
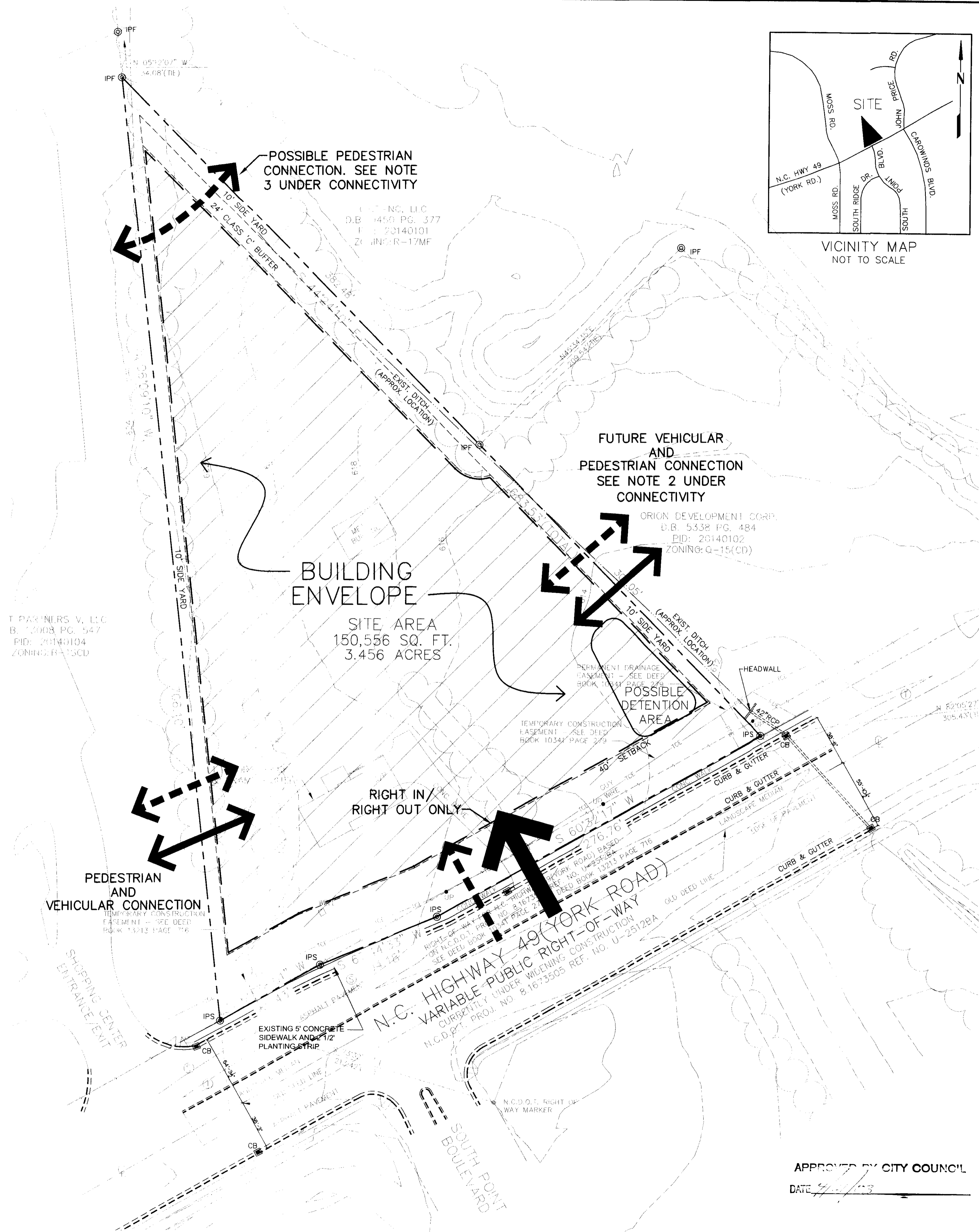
3. The Petitioner shall have the receiving drainage system analyzed to ensure that it will not be taken out of standard due to this development. If it is found that the development will cause the receiving storm drainage system to be taken out of standard, the Petitioner shall provide adequate detention to prevent this from occurring. Should the existing, receiving drainage system be deemed to be out of standard prior to development of its Site, the Petitioner agrees to provide adequate detention to ensure that the system will not be additionally overburdened.

AMENDMENTS TO REZONING PLAN

Future amendments to this Site Plan and 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.

BINDING EFFECT OF THE REZONING APPLICATION

If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under these Development Standards and this Site Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns.



YORK ROAD REZONING
 CHARLOTTE, NORTH CAROLINA

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- Landscape Architecture
- Urban Design
- Civil Engineering
- Land Planning

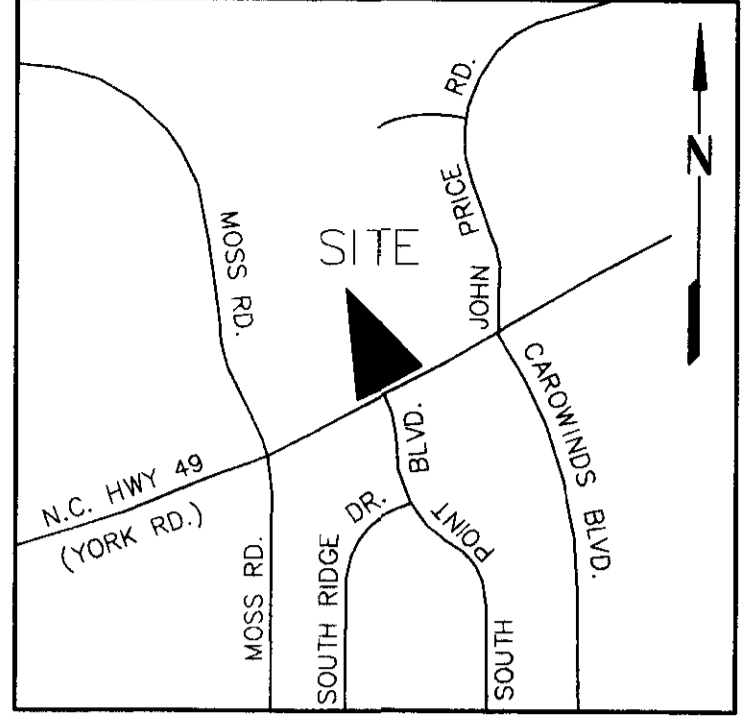
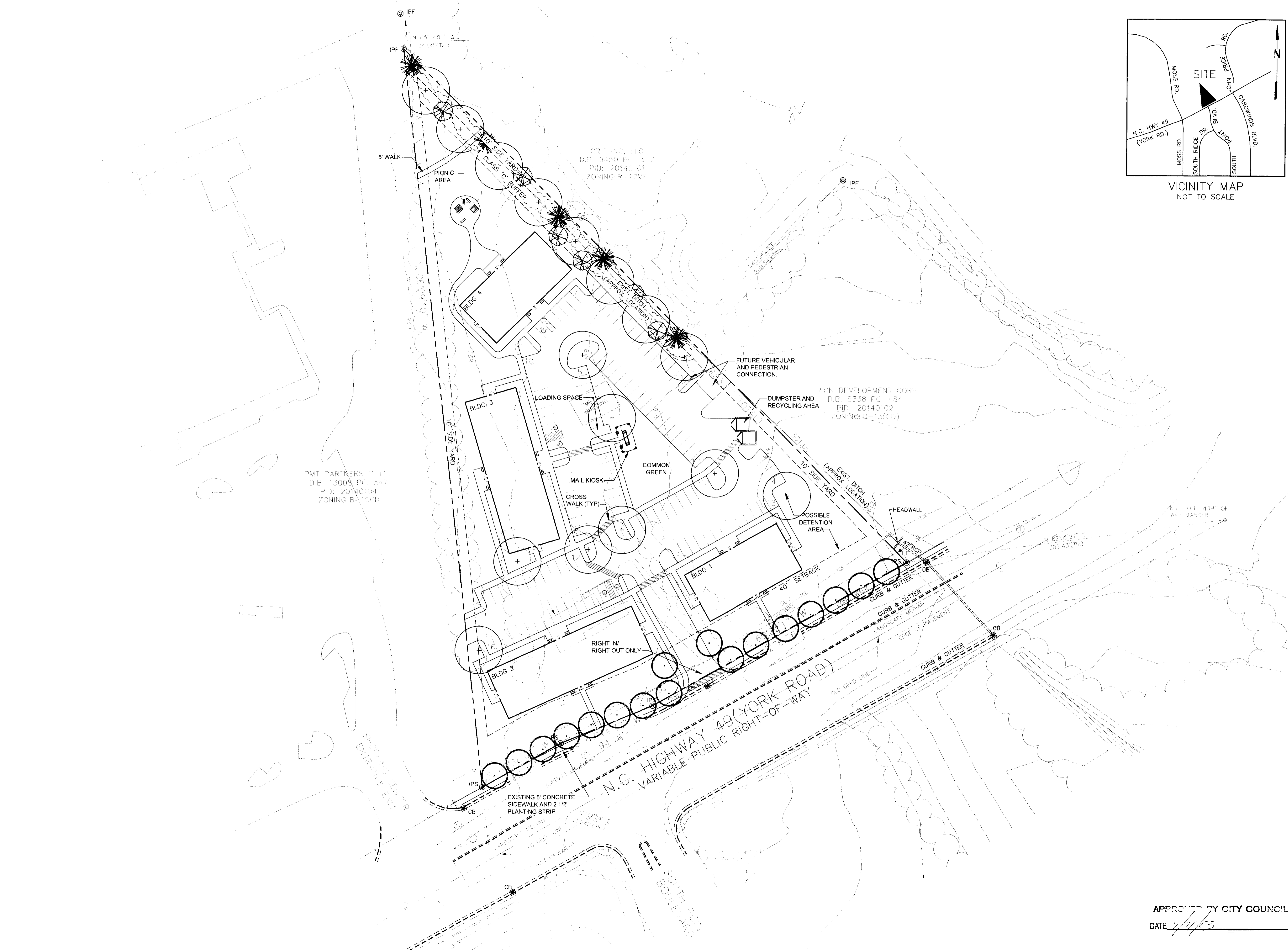
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TECHNICAL DATA SHEET
 FOR
PUBLIC HEARING
 #2003 - 26

Scale: 1" = 40'
Date: 19 DEC 2002
Project No.: 121-004
Revisions:

1. FEB 14, 2003 PER CMPC COMMENTS
2. MARCH 5, 2003 STORM WATER NOTE ADDED PER CMPC COMMENTS
3. MAY 6, 2003 STREETScape TREATMENT NOTE CHANGED.

Sheet 1 of 3



VICINITY MAP
NOT TO SCALE

PMT PARTNERS, L.P.
D.B. 13008 PG. 547
PID: 20140104
ZONING: BA-10-D

ERT INC. LLC
D.B. 9450 PG. 3-7
PID: 20140101
ZONING: R-17MF

RIGN DEVELOPMENT CORP.
D.B. 5338 PG. 484
PID: 20140102
ZONING: Q-15(CD)

APPROVED BY CITY COUNCIL
DATE 2/4/03

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SCHMATIC
SITE PLAN
FOR
PUBLIC HEARING
#2003 - 26



Scale: 1" = 40'
Date: 19 DEC 2002
Project No.: 12I-004
Revisions:
1. FEB 14, 2003
PER CMPC COMMENTS



FRONT AND REAR ELEVATION

YORK ROAD REZONING
 CHARLOTTE, NORTH CAROLINA

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 ARCHITECT
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REZONING
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