

Vicinity Map

DEVELOPMENT DATA

TOTAL SITE AREA: 17.52 ACRES gross (including street r/w)
 13.1 ACRES +/- net (excluding future thoroughfare r/w and other street r/w)

PARCEL A AREA: 12.76 ACRES +/- gross (to cl of thoroughfare)

PARCEL B AREA: 4.76 ACRES +/- gross (to cl of thoroughfare)

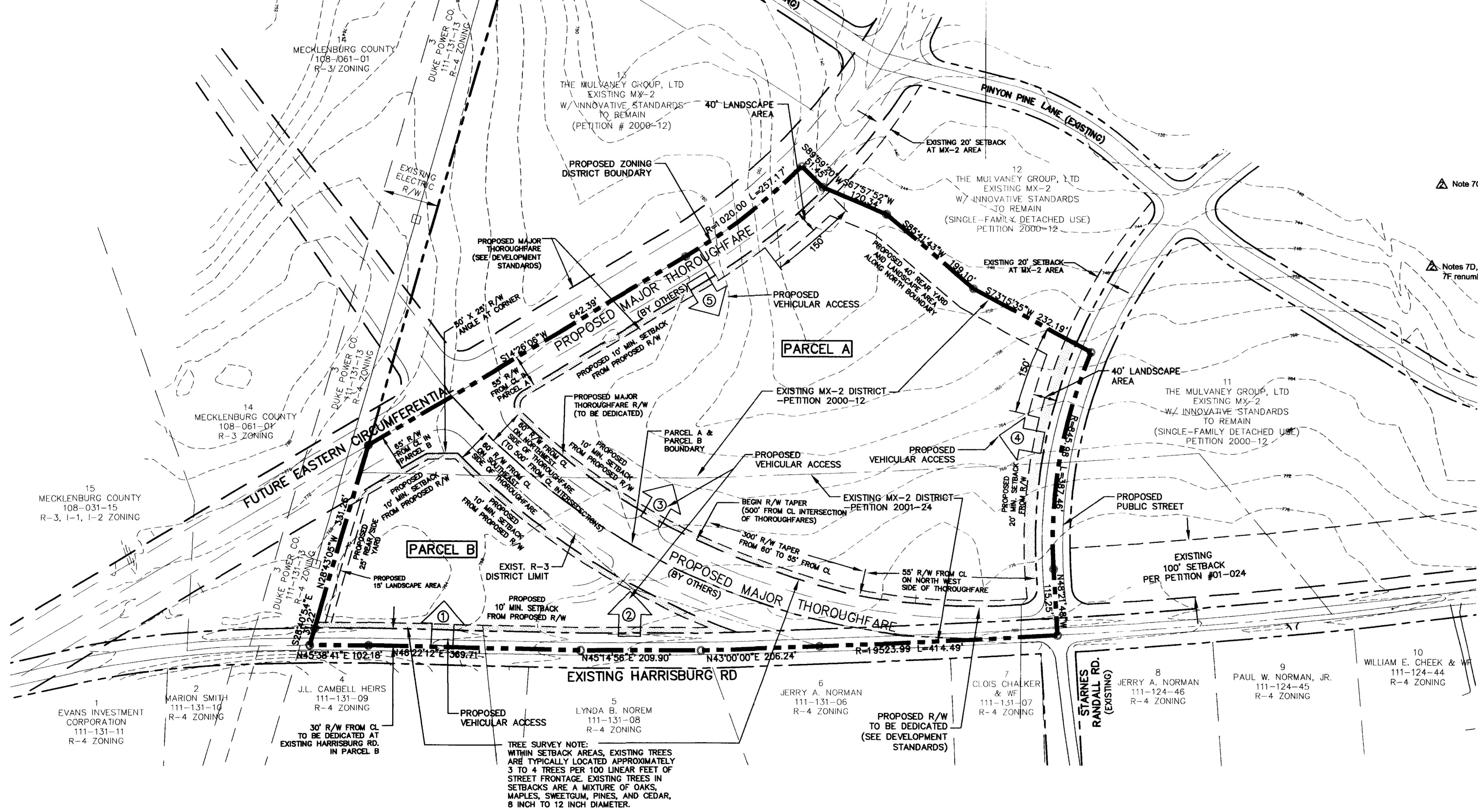
EXISTING ZONING: R-3 AND MX-2
 PROPOSED ZONING: NS
 MAXIMUM BUILDING AREA: 100,000 S.F. MAX. (gross heated floor area)
 MAXIMUM BUILDING HEIGHT: 45 FEET

15. Modification of Petitions 2000-12 (c) and 2001-024
 Upon approval of this Petition, the Petitioner will submit amended rezoning plans relating to Petition 2000-12 (c) and Petition 2001-024 for administrative approval by the Planning Commission Staff, to modify these plans such that the total MX-2 area and allowed units of each of these petitions is

Petition 2000-12 (c): +/- 313.1 Acres 1,252 Total Units
 Petition 2001-024: +/- 2.2 Acres 11 Total Units

DEVELOPMENT STANDARDS

1. **General Provisions**
 These Development Standards form a part of the Technical Data Sheet associated with the Rezoning Petition filed by The Mulvaney Group, Ltd. to accommodate a neighborhood commercial center on this site (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 NS (Neighborhood Services) zoning classification shall govern all development taking place on the Site.
2. **Permitted Uses**
 A. The Site may be devoted to neighborhood retail, service, and office uses (including any incidental or accessory uses) as permitted by the NS zoning classification, except that restaurants with drive-thru windows shall not be permitted.
 B. Up to two outparcels may be created within the Site. The separate parcel "B" at the southeast corner of the proposed thoroughfares shall not be classified as an outparcel.
 C. No more than one gas station-convenience store will be permitted on the Site.
3. **Maximum Building Area**
 Up to 100,000 square feet of total gross heated floor area may be developed on the Site. Areas devoted to outdoor dining, courtyards and plazas shall not be considered a part of or counted towards the maximum total gross heated floor area.
4. **Setbacks, Side Yards and Rear Yards**
 All buildings constructed on the Site shall satisfy or exceed the setback, rear yard and side yard requirements established under the Ordinance for the NS zoning classification. Buildings and parking areas may be located within the allowable development area of the Site, which is that portion of the Site within the setbacks, yards, and landscape areas shown on the Technical Data Sheet.
5. **Parking**
 A minimum of one parking space per 300 square feet of gross heated floor area will be provided.
6. **Storm Water Management**
 A. Storm water runoff will be managed through proven techniques which satisfy the standards imposed by ordinances adopted by the City of Charlotte. These techniques may include the use of permanent detention easements to convey unrestricted flow downstream from the Site to be released in the regulated flood plain. Such easements will meet the standards of the City of Charlotte Engineering Department.
 B. Storm water detention will not occur within setback areas or buffers.
7. **Vehicular Access and Road Improvements**
 The vehicular access to the Site shall be as generally depicted on the Technical Data Sheet. The placement and configuration of all site and architectural construction plans and designs and to any adjustments required for approval by the Charlotte Department of Transportation ("CDOT") and NCDOT. The total number of vehicular access points will not exceed the number shown on the Technical Data Sheet.
 B. Left turn lanes will be provided on existing northbound Harrisburg Road at access points 1 and 2, and on northbound and southbound Harrisburg Road at Starnes Randall Road, in accordance with standards adopted by CDOT and NCDOT.
 C. Prior to the issuance of a Certificate of Occupancy for any building to be located on the Site, the owner of the Site will install or cause to be installed in conjunction with the North Carolina Department of Transportation or others a right turn lane on southbound Harrisburg Road at Robinson Church Road. This right turn lane will have a storage length of 210 feet and a 20 to 1 taper. In connection with the installation of such right turn lane, the owner of the Site will consult and work with the Charlotte Department of Transportation and the North Carolina Department of Transportation. This commitment with respect to the foregoing right turn lane is in addition to the Petitioner's commitment to contribute the sum of \$36,000.00 towards the cost of improvements to the intersection of Harrisburg Road and Robinson Church Road that was made in connection with a prior, approved Rezoning Petition.
 D. To the extent indicated on the Technical Data Sheet, right-of-way for existing and proposed future major thoroughfares depicted on the Technical Data Sheet will be dedicated within the Site prior to the issuance of any building permits for buildings constructed on the Site.
 E. The west side of Harrisburg Road will be improved by the owner with 2'-6" curb and gutter, a 4-foot wide bike lane, storm drainage, and a 5 foot wide sidewalk along the Site frontage, in accordance with standards of the City of Charlotte Engineering Department.
 F. A temporary vehicular and pedestrian access between parcels A and B will be provided, to remain until removed in conjunction with the construction of the proposed major thoroughfare between these parcels. Upon realignment of Harrisburg Road, these driveways will provide right-in, right-out only access to parcels A and B.
8. **Lighting**
 A. Except for public street lights, the maximum height of any freestanding light fixture, including its base, will not exceed 35 feet.
 B. All direct lighting within the Site will be designed such that direct illumination does not extend past the Site. Consideration will be given to the impact of lighting both within and without the perimeter of the Site. Items to be considered will include intensity, cutoff angles, color, energy efficiency, and shielding of sources of light, the intent being to eliminate glare towards adjacent public streets and adjacent properties.
 C. All freestanding light fixtures installed within the Site will be uniform in design.
 D. Wall-pak lighting will not be allowed.
9. **Architectural Controls**
 A. No building constructed on the Site may contain more than two stories above grade, nor exceed 45 feet in height.
 B. All mechanical equipment including roof top equipment will be screened from public view.
10. **Screening and Landscaping**
 A. Screening will conform to the standards specified in Section 12.303 of the Ordinance.
 B. Tree planting will conform to the standards specified in the Ordinance, and will also conform to Chapter 21 of the Charlotte City Code (Trees).
 C. Dumpster and recycling areas will be enclosed on all four sides with a brick wall on three sides and an opaque hinged wooden or steel gate on the fourth side.
 D. Loading dock areas within Parcel B shall be screened by solid walls on three sides, with a minimum height of 7 feet, and opaque wooden or steel gates on the fourth side with a minimum height of 7 feet.
11. **Signage**
 A. A uniform signage and graphic system will be employed throughout the Site.
 B. All signs installed on the Site will be erected in accordance with the requirements of the Ordinance.
 C. Freestanding signage within Parcel B will be limited to ground mounted signs with a maximum height of 6 feet and a maximum sign face area of 75 square feet.
12. **Fire Protection**
 Adequate fire protection in the form of fire hydrants will be provided to meet the Charlotte Fire Marshal's adopted specifications.
13. **Amendments to Rezoning Plan**
 Future amendments to the Technical Data Sheet, the Schematic Site Plan and these Development Standards may be applied for by the then Owner or Owners of the parcel or parcels within the Site involved in accordance with the provisions of Chapter 6 of the Ordinance.
14. **Binding Effect of the Rezoning Documents and Definitions**
 A. If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under this Technical Data Sheet or these Development Standards 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.
 B. 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.
 C. The development depicted on the Schematic Site Plan attached as Sheet RZ-2 is schematic in nature and intended to describe the general arrangement of uses on the Site. Accordingly, the configuration, placement and size of the building footprints and parking areas shown on the Schematic Site Plan are schematic in nature, and subject to the provisions set forth above under Architectural Controls, may be altered or modified during design development and construction phases within the allowable development areas of the Site, and as per Section 6.206 of the Zoning Ordinance. Notwithstanding the foregoing, the general streetscape (sidewalks, landscaping, and parking access) and internal street network shown on the Schematic Site Plan shall be maintained in the final design of any development on the Site.



- REVISIONS**
- 3-19-03 PER STAFF REVIEW
 - 5-20-03 REVISE NOTE 7C, RENUMBER NOTES 7D, 7E AND 7F.

Project Manager
 TM
 Drawn By
 R/JG, HVN
 Checked By
 TM
 Date
 01-20-03
 Project Number
 02067.2

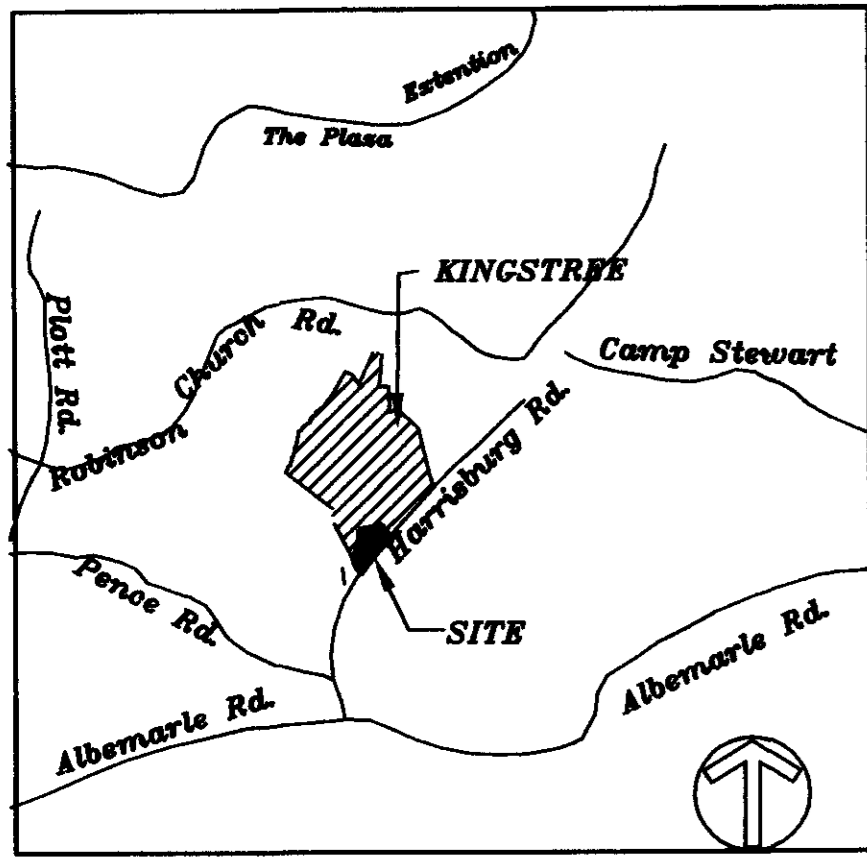
DPR ASSOCIATES, INC.
 Landscape Architects
 Planners & Engineers
 420 Hawthorne Lane
 Charlotte, NC 28204
 704/332-1204

TECHNICAL DATA SHEET
 KINGSTREE
 PETITIONER: THE MULVANEY GROUP, LTD
 CHARLOTTE, NORTH CAROLINA

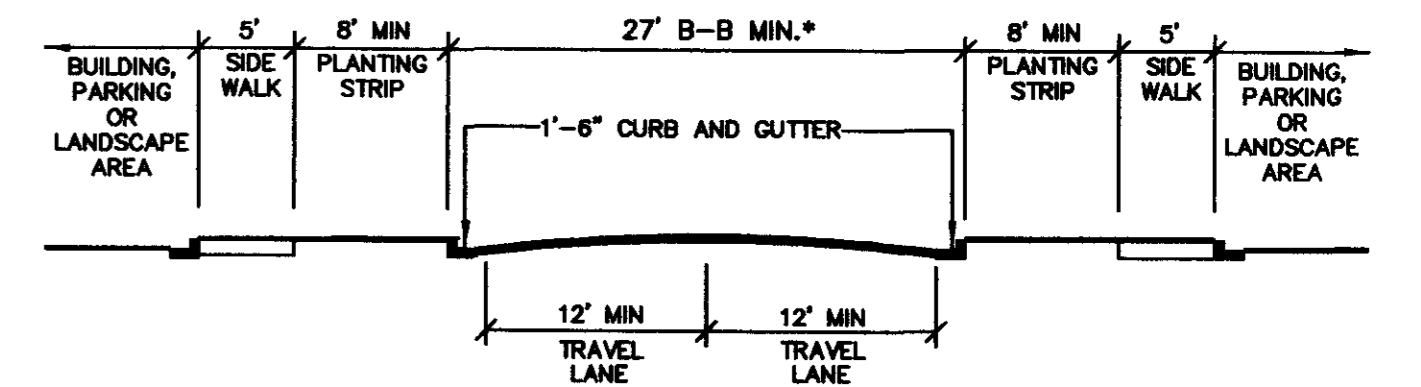
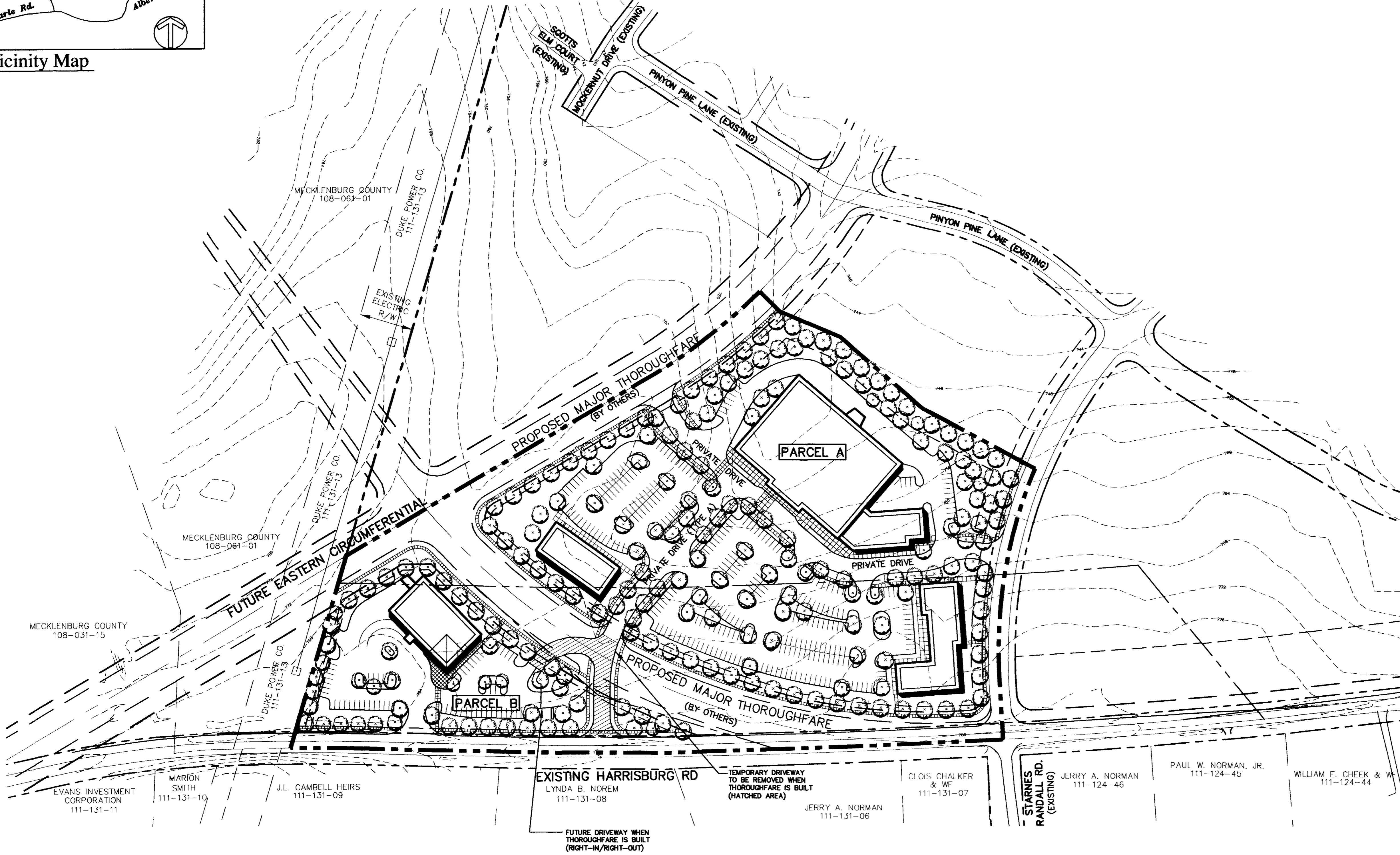
APPROVED BY CITY COUNCIL
 DATE 1/23/03

Scale: 1" = 100'

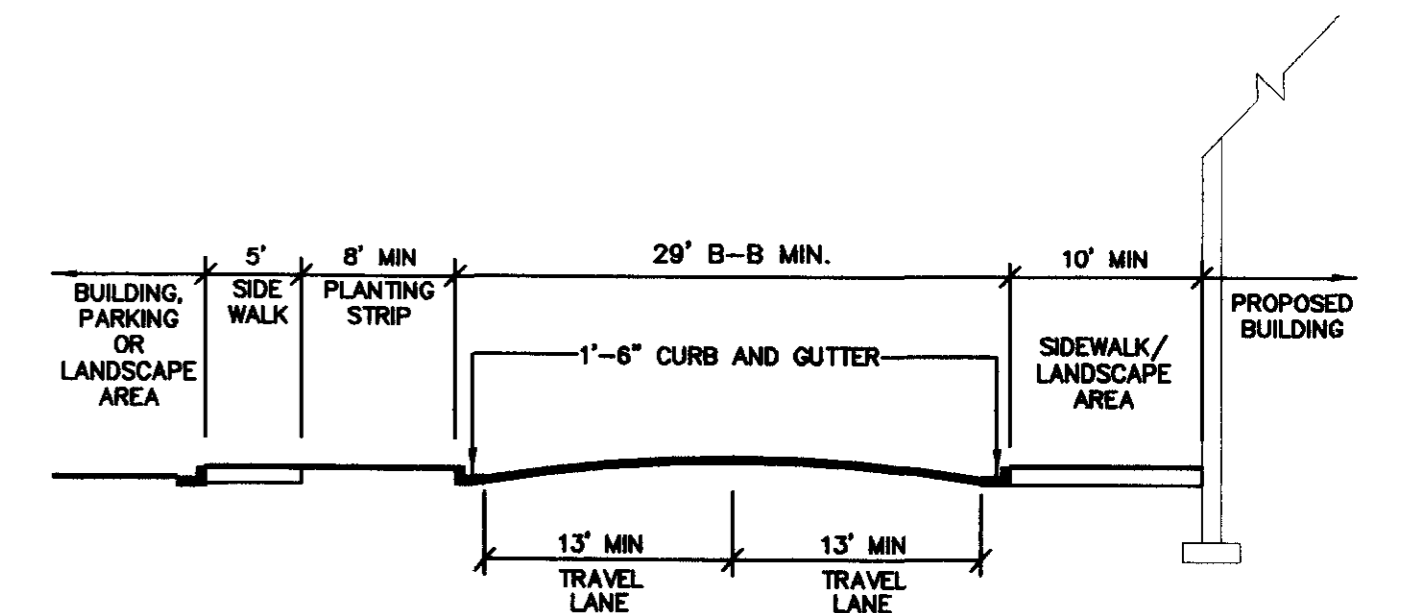
Sheet Number
 RZ-1 of 2



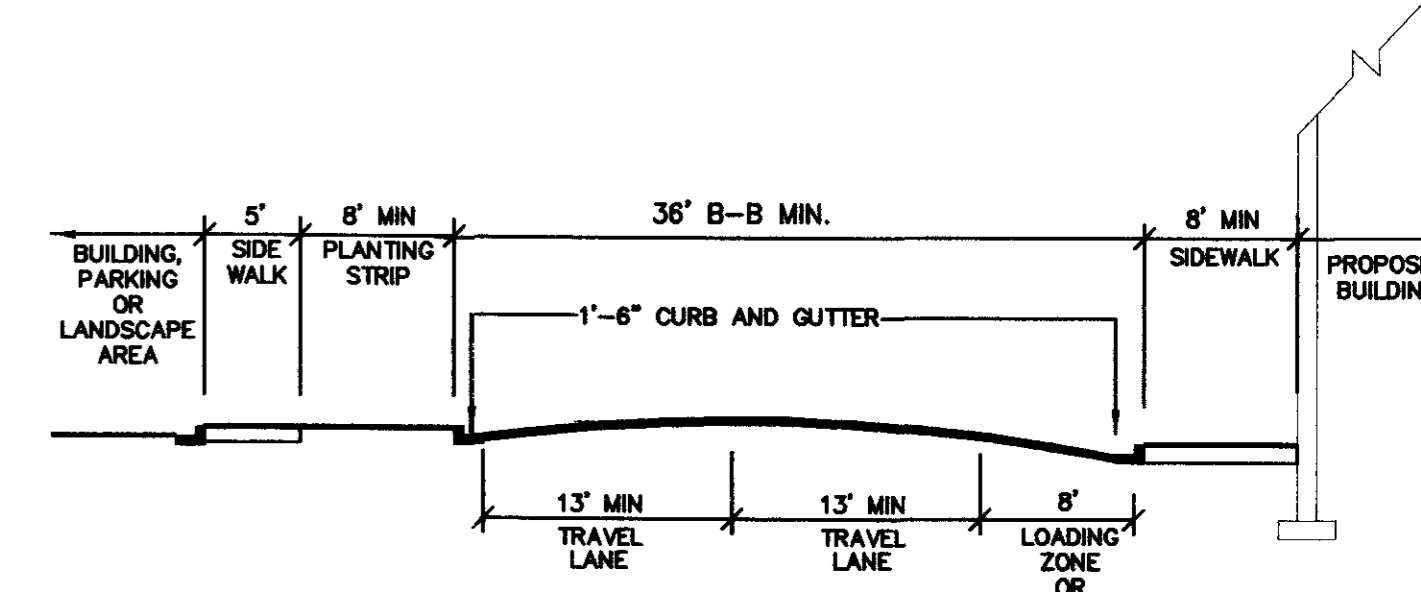
Vicinity Map



TYPE 'A' WITHOUT BUILDINGS FRONTING
 * 28' B-B MIN WHERE LEFT-TURN LANE IS PROVIDED AT INTERSECTION WITH EXISTING HARRISBURG RD



TYPE 'B' WITH BUILDINGS FRONTING



TYPE 'C' WITH BUILDINGS FRONTING AND LOADING ZONE OR PARALLEL PARKING

1 INTERNAL PRIVATE DRIVEWAY SECTIONS
 RZ-2 SCALE: 1" = 10'

TO BE USED FOR INTERNAL ACCESS DRIVES WITHIN PARCEL A THAT CONNECT DIRECTLY TO PUBLIC STREETS, AND ACROSS MAJOR THOROUGHFARE R/W BETWEEN PARCEL A AND B

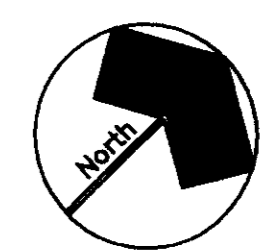
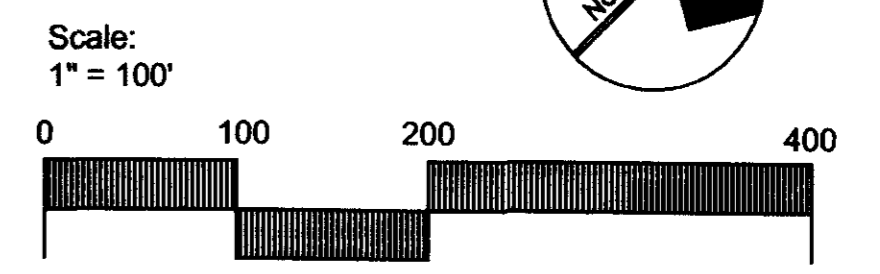
REVISIONS
 3-19-03 FOR PUBLIC HEARING

Project Manager: TM
 Drawn By: RJG
 Checked By: TM
 Date: 01-20-03
 Project Number: 02067.2



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 Landscape Architects
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 420 Hawthorne Lane
 Charlotte, NC 28204
 704/332-1204

SCHEMATIC SITE PLAN
KINGSTREE
 PETITIONER: THE MULVANEY GROUP, LTD
 CHARLOTTE, NORTH CAROLINA



APPROVED BY CITY COUNCIL
 DATE: 3/19/03
 Sheet Number

RZ-2 of 2

FOR PUBLIC HEARING PETITION #2003-33