



design resource group

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THE CAROLINA GROUP REZONING

CHARLOTTE, NC

THE CAROLINA GROUP PARTNERS LLC
1901 ROXBOROUGH ROAD, SUITE 405
CHARLOTTE, NC 28211
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REZONING

APR 27 2009

SCALE: 1" = 40'

PROJECT #: 286-001
DRAWN BY: BWG
CHECKED BY: DBM

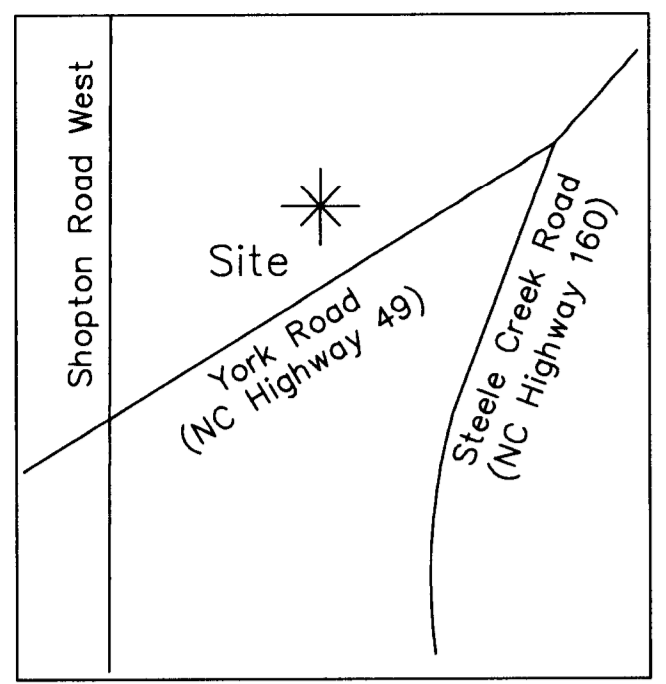
FOR PUBLIC HEARING REZONING PETITION

APRIL 27, 2009

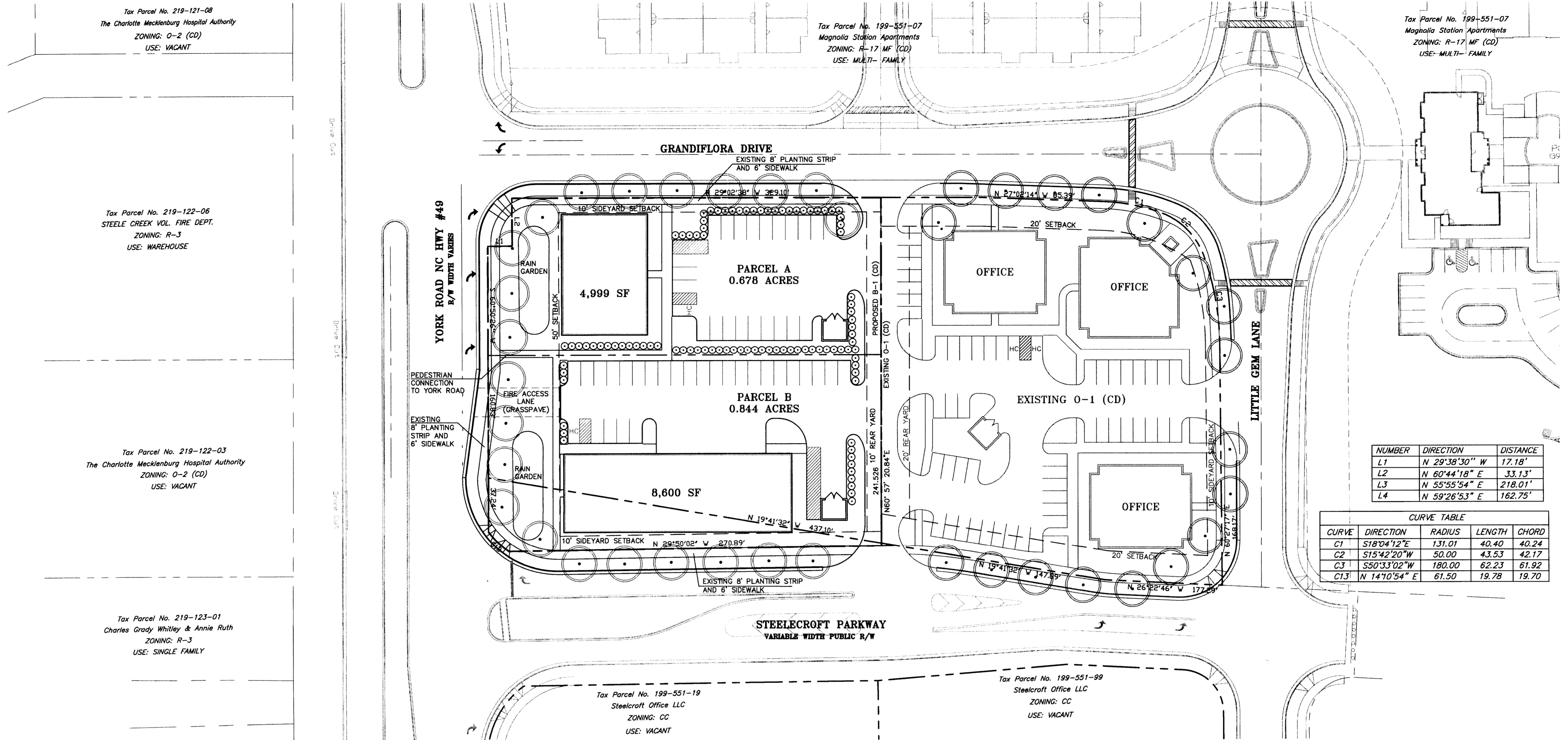
REVISIONS:

2009-056

R1.0



VICINITY MAP
NOT TO SCALE



NUMBER	DIRECTION	DISTANCE
L1	N 29°38'30" W	17.18'
L2	N 60°44'18" E	33.13'
L3	N 55°55'54" E	218.01'
L4	N 59°26'53" E	162.75'

CURVE	DIRECTION	RADIUS	LENGTH	CHORD
C1	S18°04'12"E	131.01	40.40	40.24
C2	S15°42'20"W	50.00	43.53	42.17
C3	S50°33'02"W	180.00	62.23	61.92
C13	N 14°10'54" E	61.50	19.78	19.70

SITE DATA

Tax Parcel #: 199-551-18 & 199-551-16
Total Site Area: 1.522 Acres
Existing Zoning: O-1 (CD) Petition #2005-58 and CC Petition #2006-44
Proposed Zoning: B-1 (CD)
Proposed Use: See Development Note 2a
Building Height: 40' Maximum
Building Area: 13,600 Sq. Ft.
Parking Required: 54 spaces at 1 space per 250 Sq. Ft.
Parking Provided: 54 spaces minimum

Parcel A
Area: 0.678 Acres
Proposed use: Retail
Building Area: 4,999 Sq. Ft.
Loading Space: (1) 10' x 25' Space
Setbacks: 50' Setback (York Road)
10' Side Yard Setback (Grandiflora Drive)
0' Side Yard (adjacent to B-1)
10' Rear Yard (adjacent to O-1)

Parcel B
Area: 0.844 Acres
Proposed use: Retail
Building Area: 8,600 Sq. Ft.
Loading Space: (1) 10' x 50' Space
Setbacks: 50' Setback (York Road)
10' Side Yard Setback (Steelecroft Parkway)
0' Side Yard (adjacent to B-1)
10' Rear Yard (adjacent to O-1)

DEVELOPMENT STANDARDS

- General Provisions:**
 - Unless more stringent standards are established by the Rezoning Plan or these Development Standards, all development standards established under the City of Charlotte Zoning Ordinance (the "Ordinance") for the B-1 zoning district classification shall be followed in connection with development taking place on the Site.
 - The configuration, placement and size of the buildings, parking areas, and other site elements depicted on the Rezoning Plan are schematic in nature and may be altered or modified within the constraints defined by the Ordinance and by the development areas set forth on the Technical data sheet, during design development and construction document phases.
 - The exact configuration and size of Parcel A and Parcel B are schematic in nature and may be altered or modified during design development and construction document phases.
 - Any or all portions of the development permitted may be constructed in separate phases or in a single phase at the discretion of the Petitioner.
 - 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.
- Permitted Uses:**
 - The Site may be developed with the following uses: Parcel A may be developed with retail establishments and business, personal and recreational services uses, and general and medical office uses, Parcel B may be developed with all the same uses listed above plus a automotive service center for minor repairs, adjustments, and lubrication (excluding gasoline sales); as prescribed in the B-1 district. Accessory uses that are incidental and related to the allowed principle uses on site will also be allowed.
 - The following uses will not be allowed on either parcel; restaurants with or without drive-through windows and gas station convenience stores.
 - Maximum allowed gross floor area will be 13,600 square feet. Up to 4,999 square feet may be constructed on Parcel A and 8,600 on Parcel B.

For purposes of the development limitations set forth the term "gross floor area" or "GFA" shall mean and refer to the sum of the gross horizontal areas of each floor of a principal building, and any accessory buildings or structures 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 any surface parking facilities, areas used for building and equipment access (such as stairs, elevator shafts and maintenance crawl spaces).
- Setbacks, Side Yards, and Rear Yards:**
 - Development of the Site shall comply with the setbacks, rear yards, and side yard requirements established under the Ordinance for the B-1 zoning district.
 - The Petitioner will establish a 50 foot landscape setback along York Road/NC Hwy. 49.
 - No buildings, parking spaces, or maneuvering areas may be located within the setbacks, buffers, and landscape setback or landscape areas.
 - Parking and maneuvering for parking or vehicular circulation areas will not be allowed between the building on Parcel A and Grandiflora Drive and York Road/NC Hwy. 49 or between the building on Parcel B and Steelecroft Parkway and York Road/NC Hwy. 49, provided that such parking and maneuvering and vehicular circulation may be allowed to the side and rear of such buildings.
- Building Heights:**
 - Buildings will not exceed 40 feet in height.

- Parking/Internal Vehicular Circulation:**
 - Off-street parking will be provided as required by the Ordinance for the proposed uses.
 - The alignment of internal vehicular circulation and driveways is preliminary and as a result has not been finalized and is subject to final design and engineering plans. Minor modification or alteration of these alignments may therefore take place during design development and construction phases.
 - Bicycle parking will be provided on the Site as required by the City of Charlotte parking requirements and standards.
- Access Points (Driveways):**
 - The number of vehicular access points to the Site shall be limited to the number depicted on the Rezoning Plan.
 - The placement and configuration of each access point is subject to modifications required to accommodate final site and architectural construction plans and designs and to any adjustments required for approval by the City of Charlotte Department of Transportation and/or the North Carolina Department of Transportation.
- Right-of-Way Dedication:**

If this Rezoning Petition is approved, the Petitioner commits to dedicate and convey by plat and quitclaim deed to NCDOT or CDOT (as the case may require) where owned by the Petitioner and where not already existing that portion of such additional right of way along the Site's frontage of York Road/NC Hwy. 49 not to exceed 50 feet from the existing center line. This additional right-of-way will be dedicated prior to the issuance of a building permit.
- Internal Sidewalks:**

The petition shall provide an internal sidewalk system that links the proposed building with each other and with the abutting public streets as required by section 12.529 of the zoning regulations.
- Stormwater/Wetlands:**
 - The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.
 - The following agencies must be contacted prior to construction regarding wetland and water quality permits:
 - Section 401 Permit - NCDENR, Raleigh Office (919.733.1786)
 - Section 404 Permit - US Army Corps of Engineers (704.271.4854)
 - Storm water detention will be provided off site on a previously approved regional detention facility located on the adjoining parcel to the West of the Site.
- Lighting:**
 - Lighting will be provided throughout the Site and shall be full cut-off or semi-cut off type lighting fixtures with the exception of lower, decorative lighting that may be installed along the driveways, sidewalks, and parking areas.
 - Site lighting will be limited to 20 feet in height.
 - No "wall pak" lighting will be allowed, however architectural lighting on building facades, such as sconces, will be permitted.
- Signage:**
 - All signs placed on the Site will be erected in accordance with the requirements of the B-1 district as described in the Ordinance with the following additional restriction.

- Each Parcel will be allowed one detached ground mounted sign not to exceed four (4) feet in height and not to exceed 32 square feet of sign area (pole signs are not allowed). The design of these signs will be architecturally compatible with buildings on the site through the use of the similar building materials and architectural styles.
 - The ground mounted signs will be constructed within the 50 foot landscape setback along York Road/NC Hwy. 49.
- Screening and Tree Ordinance:**
 - Screening will be provided as required in section 12.303 of the Ordinance.
 - Street trees and internal trees will be provided to fulfill the requirements of the City of Charlotte Tree Ordinance.
 - All roof mounted mechanical equipment will be screened from view.
 - Dumpster areas and recycling areas will be enclosed by solid fences or a brick wall with one side being a decorative wooden gate. If one or more sides of a dumpster area adjoin a side or rear wall of a building, then the side or rear wall may be substituted for a side.
 - Landscape Area:**
 - A 50 foot landscape setback will be provided along York Road/NC Hwy. 49. This area will be landscaped with a combination of trees and shrubs.
 - Architectural Controls:**
 - Buildings on Parcel A and B shall have windows and glass along Steelecroft Parkway, Grandiflora Drive and York Road/NC Hwy. 49. The walls of the buildings on Parcel A and B facing each of the abutting streets shall be varied with a frequency of windows and other architectural treatments. Long expanses of blank walls with no openings, changes in materials or changes in architectural treatment over 20 foot long will not be allowed.
 - The attached elevations are included to reflect the architectural style and quality of the buildings that will be constructed on the site (the actual buildings constructed on the site may vary from these illustrations as long as the general architectural concepts and intent illustrated is maintained).
 - All sides of all buildings will be built using four sided architecture.
 - One of the principle building materials will be brick or stone including simulated stone and pre-cast stone. At least 38% of each building facade exclusive of windows, doors and roofs will be constructed of brick, stone, simulated stone, or pre-cast stone. Stucco or EIFS accents will be allowed. Vinyl will not be allowed as a building material.
 - Meter banks will be hidden from public view.
 - Amendments to the Rezoning Plan:**

Future amendments to the Rezoning Plan and these Development Standards may be applied for by the then Owner or Owners of the applicable portion of the Site affected by such amendment in accordance with the provisions of Chapter 6 of the Ordinance.
 - Binding Effect of the Rezoning Application:**

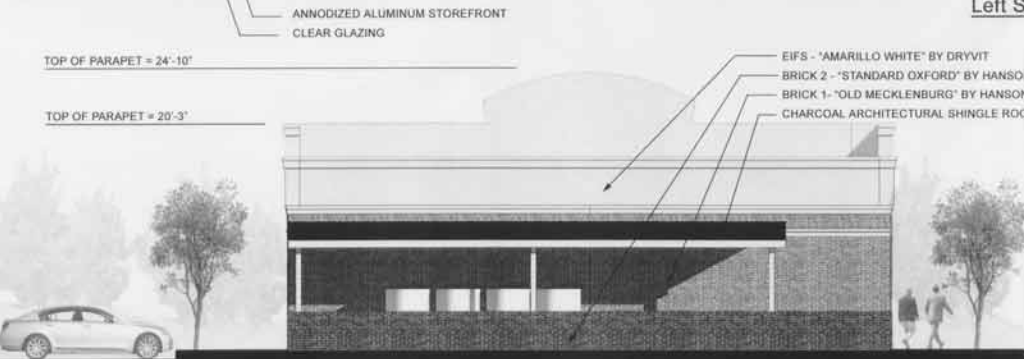
If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under these Development Standards and the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners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



Right Side Elevation



Left Side Elevation



Rear Elevation



Front Elevation

0' 16'

SCALE: 3/16" = 1'-0"

(when printed @ 24X36)

FOR PRESENTATION PURPOSES ONLY

NOTE: MASONRY VENEER TO COMPRISE A MINIMUM OF 38% OF ALL BUILDING ELEVATIONS (LESS DOORS & WINDOWS)



AAA CAR CARE CENTER

Magnolia Station, Hwy 49 - Charlotte, North Carolina

ELEVATIONS

April 24rd, 2009

