

VICINITY MAP
NOT TO SCALE

SITE DATA

Tax Parcel#: Portion of 047-131-85 & 047-131-55
 Total SPA Area: ± 0.50 Acres
 Existing Zoning: MUDD-O
 Proposed Zoning: MUDD-O (SPA)
 Proposed use: Retail
 Allowed Square Footage: 8,600 Gross Square Feet
 Setbacks: 50' Building and Parking Setback (W.T. Harris Boulevard)
 0' Side Yard Setback

DEVELOPMENT STANDARDS

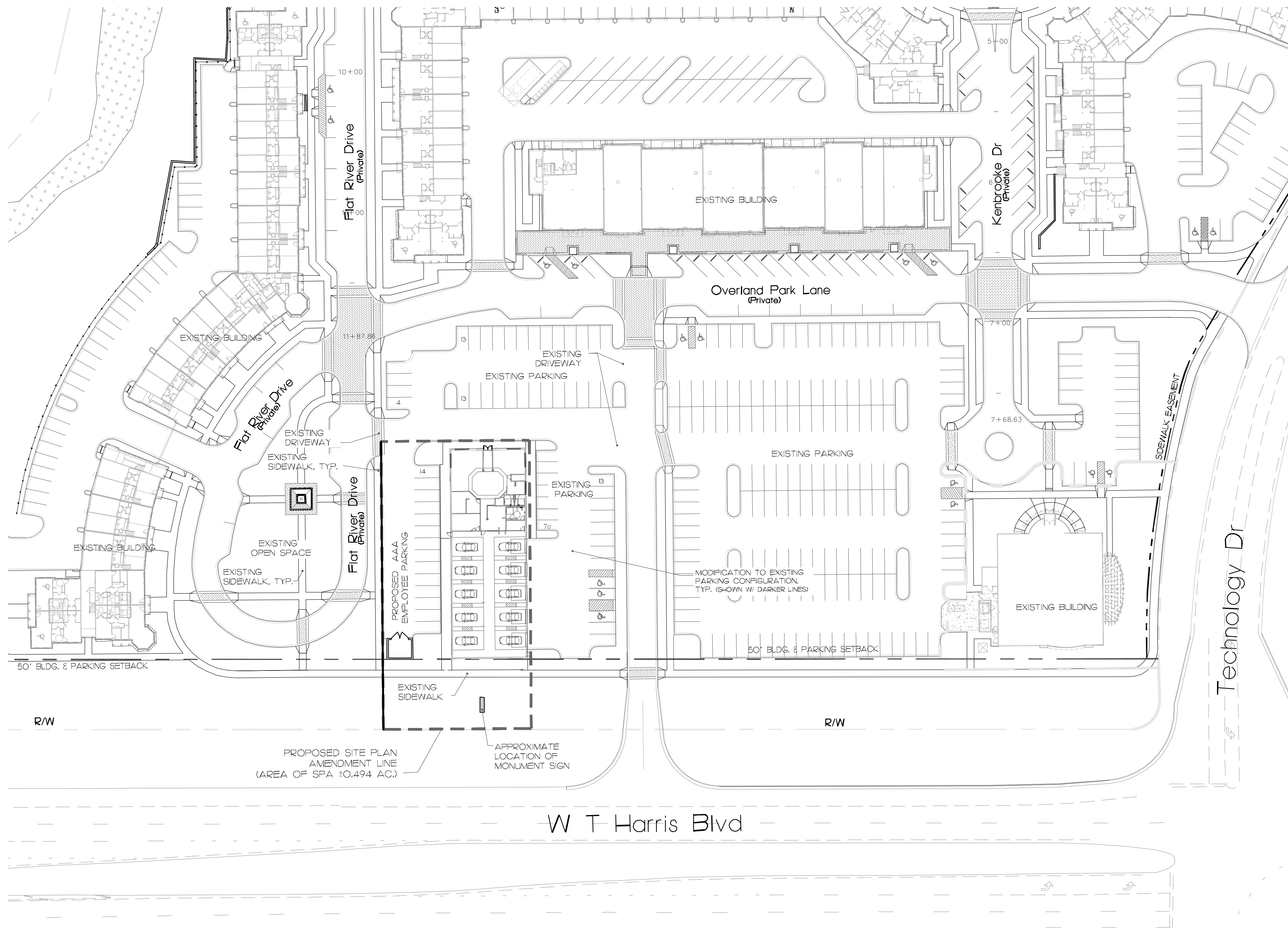
1. General Provisions:
 - a. These Development Standards form a part of the Technical Data Sheet associated with the Rezoning Petition filed by The Carolina Group (the "Petitioner" or "Developer") and include Optional provisions to accommodate development on approximately 0.50 acres a portion of Worthington a Mixed Use Development generally located on W. T. Harris between Technology Drive and Medical Plaza Drive (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 Mixed Use Development District MUDD Zoning Classification, subject to the Optional Provision provided below, shall govern development of the Site.
 - b. The configuration, placement and size of the building, 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 Section 6.207 of the Ordinance and by the development areas set forth on the Technical data sheet, during design development and construction document phases.
2. Permitted Uses:
 - a. The Site may be developed with the following uses: automotive service center for minor repairs, adjustments, and lubrication (excluding gasoline sales), retail establishments and business, restaurants, service and professional business and general office uses, as prescribed in the MUDD district. Accessory covered and semi-enclosed storage associated with the automotive service center will be allowed as indicated on the site plan.
 - b. The following uses will not be allowed gas station convenience stores, building material sales, adult establishments and car washes.
 - c. Maximum allowed gross floor area will be 8,600 square feet.

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).

3. Optional Provisions
 - a. The Petitioner seeks the optional provision to allow one ground mounted detached sign along W. T. Harris with up to 50 square feet of sign area and with a maximum height of seven feet.
 - b. The Petitioner seeks the optional provision to not provide a recessed building entrance.
4. Setbacks, Side Yards, and Rear Yards:
 - a. The Petitioner will establish a 50 foot landscape setback along W.T. Harris Boulevard.
 - b. No buildings, parking spaces, or maneuvering areas may be located within this setback.
 - c. Parking and maneuvering for parking or vehicular circulation areas will not be allowed between the building and W.T. Harris Boulevard provided that such parking and maneuvering and vehicular circulation may be allowed to the side and rear of such building and between buildings.
 - d. A detached sign will be allowed within the 50 setback along W. T. Harris Boulevard.
5. Building Heights:
 - a. Building height will not exceed 40 feet.
6. Parking/Internal Vehicular Circulation:
 - a. Off-street parking will comply with the provisions of the zoning regulations.
 - b. Required parking may be provided on the parcel created for the proposed use or by a reciprocal parking easement with the abutting property owner.
 - c. 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.
7. Access Points (Driveways):
 - a. Access to the Site will be from existing driveways on the abutting Worthington development no new driveways to W. T. Harris are allowed.
8. Internal Sidewalks:
 - a. The petition shall provide a sidewalk that links the proposed building with the existing sidewalk along W. T. Harris Blvd.
9. Stormwater/Wetlands:
 - a. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.
10. Lighting:
 - a. Lighting will be provided throughout the Site and shall be full cut-off type lighting fixtures with the exception of lower, decorative lighting that may be installed along the driveways, sidewalks, and parking areas.
 - b. Site lighting will be limited to 30 feet in height.
 - c. No "wall wash" lighting will be allowed, however architectural lighting on building facades, such as sconces, will be permitted.
11. Signage:
 - a. All wall signs placed on the building will be erected in accordance with the requirements of the MUDD zoning district. A detached sign as described above in the optional provisions will be allowed.
12. Screening and Tree Ordinance:
 - a. All roof mounted mechanical equipment will be screened from view from adjoining public streets and abutting properties as viewed from grade.
 - b. 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.
 - c. Backflow preventers will be screened from public view and will be located outside of the setback on W. T. Harris.
13. Landscape Area:
 - a. A 50 foot landscape setback will be provided along W.T. Harris Boulevard. This area will be landscaped with a combination of trees, shrubs. Street trees have been previously planted in this setback that are consistent with the street trees planted by others along W. T. Harris Boulevard. If any of these existing street trees are removed or die they will be replaced with trees of the same species so that a cohesive and uniform streetscape treatment is maintained.
14. Architectural Controls:
 - a. Buildings on the Site shall have windows, glass and landscaping along W.T. Harris Boulevard. The walls of the building facing the interior of the Site shall be varied with a frequency of windows, other architectural treatments as well as varied landscape elements. Long expanses of blank walls over 20 feet long, with no openings, changes in materials, changes in architectural treatment or without landscape elements, will not be allowed.
 - b. All sides of all buildings will be built using four sided architecture.
 - c. Meter banks will be hidden from public view.
15. 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.
16. 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.



design resource group

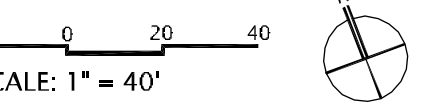
- landscape architecture
- civil engineering
- urban design
- land planning
- traffic engineering
- transportation planning

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REZONING



PROJECT #: 286-003
 DRAWN BY: JB
 CHECKED BY: JB

FOR PUBLIC HEARING
 REZONING PETITION
 #2010-

February 22, 2010

REVISIONS:

RZ1.0