SITE DEVELOPMENT DATA

TOTAL SITE AREA: 9.55 AC

PARCEL ID NUMBER: 029-651-01

EXISTING ZONING: B-1 (CD)

PROPOSED ZONING: B-1 (CD) S.P.A.

TREE SAVING: 15%

DEVELOPMENT STANDARDS

Ground Provisions.

a. Development of the site will be controlled by the standards depicted on this site plan and by the standards of the Charlotte Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of proposed uses on the site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the ordinance during the design development and construction phases as allowed under the provisions of Section 6.2 of the Zoning Ordinance.

b. The Petitioner acknowledges that other standard development requirements imposed by other city ordinances such as those that regulate streets, sidewalks, trees, bicycle parking and site development, may apply to the development of this site. These are not zoning regulations, are not administered by the Zoning Administrator, and are not separate zoning conditions imposed by this site plan. Unless specifically noted in the conditions for this site plan, these other standard development requirements will be applied to the development of this site as defined by those other city ordinances.

c. Throughout this Rezoning Petition, the terms "Owner", "Owners", "Petitioner" or "Petitioners" shall, with respect to the Site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assignees of the owner or owners of the Site who may be involved in its development from time to time.

Purpose

The purpose of this Rezoning application is to provide for the development of a portion of a previously zoned but unbuilt business development with frontage along John Adams Rd. and Mallard Creek Church Rd. This amended development plan will provide the location for up to 54,000 square feet of retail and office uses as generally depicted on the concept plan for the Site as was previously approved for the site. To achieve this purpose, the application seeks to amend the current B-1(CD) zoning on the Site with this Site Plan Amendment.

Permitted Uses

Uses allowed on the property included in this Petition are those uses that are permitted in the B-1 district except as may be further limited by the specific provisions of this site plan.

Transportation

a. The site will have access to John Adams Road and a new street to be constructed that will connect to Mallard Creek Church Rd. as generally depicted on the concept plan for the site.

b. Parking areas are generally depicted on the concept plan for the site.

Architectural Standards

Reserved

Streetscape and Landscaping

Reserved

Environmental Features

Reserved

Public Use Areas

Reserved

Fire Protection

Reserved

Voyage

Reserved

Lighting

a. Exterior lighting on the site will utilize full cut-off luminaries and no "full cut" type lighting will be utilized, except that architectural lighting on the exterior of buildings will be permitted.

Phasing

Reserved

DEVELOPMENT STANDARDS

Fire Protection

Reserved

Voyage

Reserved

Lighting

a. Exterior lighting on the site will utilize full cut-off luminaries and no "full cut" type lighting will be utilized, except that architectural lighting on the exterior of buildings will be permitted.

Phasing

Reserved