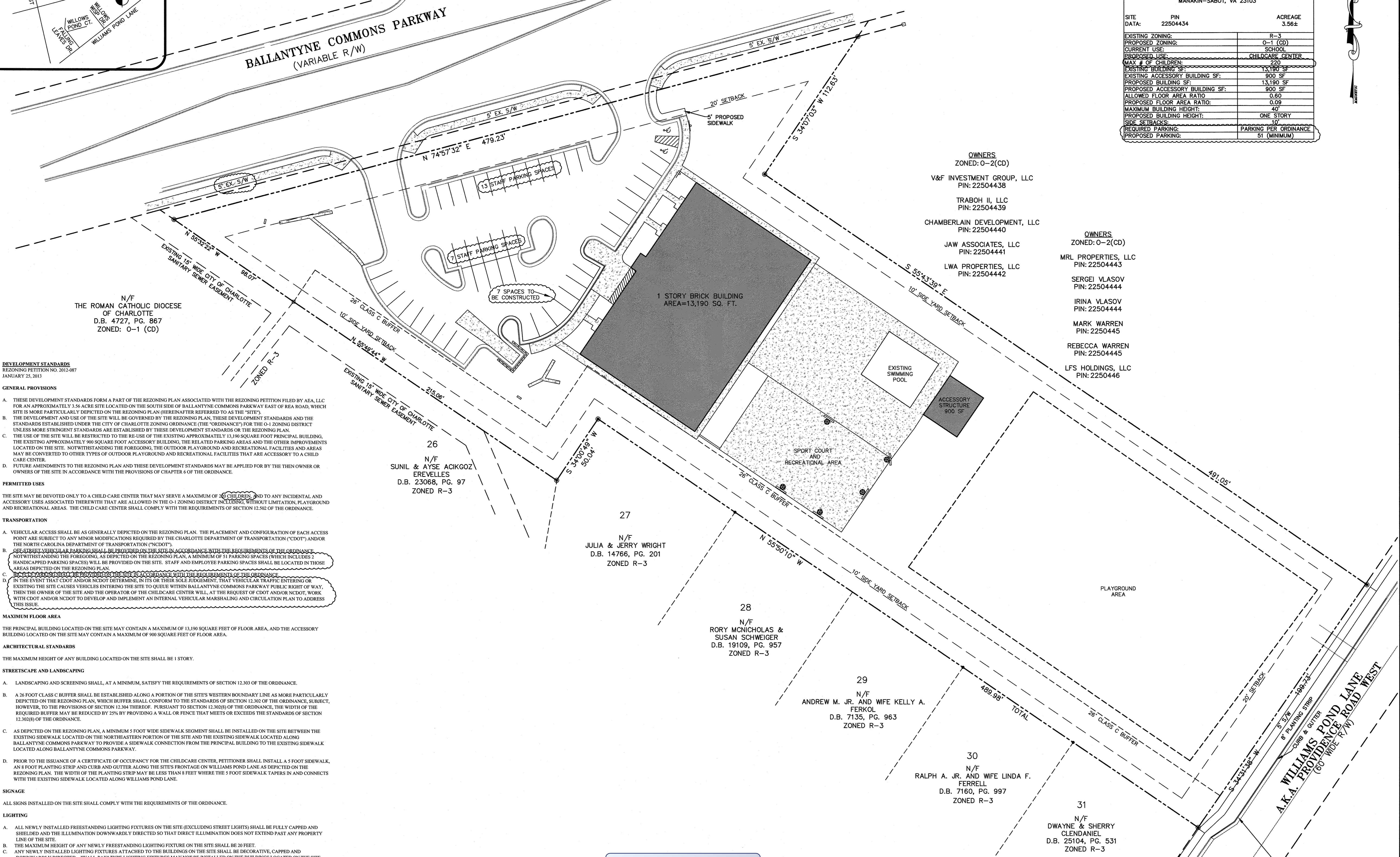


**SITE DATA - REZONING PETITION NO. 2012-087**

OWNER:	AEA, LLC 588 FORDS ROAD MANAKIN-SABOT, VA 23103	
SITE DATA:	PIN: 22504434	ACREAGE: 3.56±
EXISTING ZONING:	R-3	
PROPOSED ZONING:	O-1 (CD)	
CURRENT USE:	SCHOOL	
PROPOSED USE:	CHILD CARE CENTER	
MAX # OF CHILDREN:	220	
EXISTING BUILDING SF:	13,190 SF	
EXISTING ACCESSORY BUILDING SF:	900 SF	
PROPOSED BUILDING SF:	13,190 SF	
PROPOSED ACCESSORY BUILDING SF:	900 SF	
ALLOWED FLOOR AREA RATIO:	0.60	
PROPOSED FLOOR AREA RATIO:	0.09	
MAXIMUM BUILDING HEIGHT:	40'	
PROPOSED BUILDING HEIGHT:	ONE STORY	
SIDE SETBACKS:	10'	
REQUIRED PARKING:	PARKING PER ORDINANCE	
PROPOSED PARKING:	51 (MINIMUM)	



- OWNERS**  
ZONED: O-2(CD)
- V&F INVESTMENT GROUP, LLC  
PIN: 22504438
  - TRABOH II, LLC  
PIN: 22504439
  - CHAMBERLAIN DEVELOPMENT, LLC  
PIN: 22504440
  - JAW ASSOCIATES, LLC  
PIN: 22504441
  - LWA PROPERTIES, LLC  
PIN: 22504442
- OWNERS**  
ZONED: O-2(CD)
- MRL PROPERTIES, LLC  
PIN: 22504443
  - SERGEI VLASOV  
PIN: 22504444
  - IRINA VLASOV  
PIN: 22504444
  - MARK WARREN  
PIN: 22504445
  - REBECCA WARREN  
PIN: 22504445
  - LFS HOLDINGS, LLC  
PIN: 22504446

**DEVELOPMENT STANDARDS**  
REZONING PETITION NO. 2012-087  
JANUARY 25, 2013

**GENERAL PROVISIONS**

- THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY AEA, LLC FOR AN APPROXIMATELY 3.56 ACRE SITE LOCATED ON THE SOUTH SIDE OF BALLANTYNE COMMONS PARKWAY EAST OF REA ROAD, WHICH SITE IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (HEREINAFTER REFERRED TO AS THE "SITE").
- THE DEVELOPMENT AND USE OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN, THESE DEVELOPMENT STANDARDS AND THE STANDARDS ESTABLISHED UNDER THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE") FOR THE O-1 ZONING DISTRICT UNLESS MORE STRINGENT STANDARDS ARE ESTABLISHED BY THESE DEVELOPMENT STANDARDS OR THE REZONING PLAN.
- THE USE OF THE SITE WILL BE RESTRICTED TO THE RE-USE OF THE EXISTING APPROXIMATELY 13,190 SQUARE FOOT PRINCIPAL BUILDING, THE EXISTING APPROXIMATELY 900 SQUARE FOOT ACCESSORY BUILDING, THE RELATED PARKING AREAS AND THE OTHER IMPROVEMENTS LOCATED ON THE SITE. NOTWITHSTANDING THE FOREGOING, THE OUTDOOR PLAYGROUND AND RECREATIONAL FACILITIES AND AREAS MAY BE CONVERTED TO OTHER TYPES OF OUTDOOR PLAYGROUND AND RECREATIONAL FACILITIES THAT ARE ACCESSORY TO A CHILD CARE CENTER.
- FUTURE AMENDMENTS TO THE REZONING 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.

**PERMITTED USES**

THE SITE MAY BE DEVOTED ONLY TO A CHILD CARE CENTER THAT MAY SERVE A MAXIMUM OF 220 CHILDREN AND TO ANY INCIDENTAL AND ACCESSORY USES ASSOCIATED THEREWITH THAT ARE ALLOWED IN THE O-1 ZONING DISTRICT INCLUDING WITHOUT LIMITATION, PLAYGROUND AND RECREATIONAL AREAS. THE CHILD CARE CENTER SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 12.502 OF THE ORDINANCE.

**TRANSPORTATION**

- VEHICULAR ACCESS SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF EACH ACCESS POINT ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION ("CDOT") AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION ("NCDOT").
- OFF-STREET VEHICULAR PARKING SHALL BE PROVIDED ON THE SITE IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDINANCE. NOTWITHSTANDING THE FOREGOING, AS DEPICTED ON THE REZONING PLAN, A MINIMUM OF 51 PARKING SPACES (WHICH INCLUDES 2 HANDICAPPED PARKING SPACES) WILL BE PROVIDED ON THE SITE. STAFF AND EMPLOYEE PARKING SPACES SHALL BE LOCATED IN THOSE AREAS DEPICTED ON THE REZONING PLAN.
- IN THE EVENT THAT CDOT AND/OR NCDOT DETERMINE, IN ITS OR THEIR SOLE JUDGEMENT, THAT VEHICULAR TRAFFIC ENTERING OR EXISTING THE SITE CAUSES VEHICLES ENTERING THE SITE TO QUEUE WITHIN BALLANTYNE COMMONS PARKWAY PUBLIC RIGHT OF WAY, THEN THE OWNER OF THE SITE AND THE OPERATOR OF THE CHILD CARE CENTER WILL, AT THE REQUEST OF CDOT AND/OR NCDOT, WORK WITH CDOT AND/OR NCDOT TO DEVELOP AND IMPLEMENT AN INTERNAL VEHICULAR MARSHALING AND CIRCULATION PLAN TO ADDRESS THIS ISSUE.

**MAXIMUM FLOOR AREA**

THE PRINCIPAL BUILDING LOCATED ON THE SITE MAY CONTAIN A MAXIMUM OF 13,190 SQUARE FEET OF FLOOR AREA, AND THE ACCESSORY BUILDING LOCATED ON THE SITE MAY CONTAIN A MAXIMUM OF 900 SQUARE FEET OF FLOOR AREA.

**ARCHITECTURAL STANDARDS**

THE MAXIMUM HEIGHT OF ANY BUILDING LOCATED ON THE SITE SHALL BE 1 STORY.

**STREETScape AND LANDSCAPING**

- LANDSCAPING AND SCREENING SHALL, AT A MINIMUM, SATISFY THE REQUIREMENTS OF SECTION 12.303 OF THE ORDINANCE.
- A 26 FOOT CLASS C BUFFER SHALL BE ESTABLISHED ALONG A PORTION OF THE SITE'S WESTERN BOUNDARY LINE AS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN, WHICH BUFFER SHALL CONFORM TO THE STANDARDS OF SECTION 12.302 OF THE ORDINANCE, SUBJECT, HOWEVER, TO THE PROVISIONS OF SECTION 12.304 THEREOF. PURSUANT TO SECTION 12.302(S) OF THE ORDINANCE, THE WIDTH OF THE REQUIRED BUFFER MAY BE REDUCED BY 25% BY PROVIDING A WALL OR FENCE THAT MEETS OR EXCEEDS THE STANDARDS OF SECTION 12.302(S) OF THE ORDINANCE.
- AS DEPICTED ON THE REZONING PLAN, A MINIMUM 5 FOOT WIDE SIDEWALK SEGMENT SHALL BE INSTALLED ON THE SITE BETWEEN THE EXISTING SIDEWALKS LOCATED ON THE NORTH PORTION OF THE SITE AND THE EXISTING SIDEWALK LOCATED ALONG BALLANTYNE COMMONS PARKWAY TO PROVIDE A SIDEWALK CONNECTION FROM THE PRINCIPAL BUILDING TO THE EXISTING SIDEWALK LOCATED ALONG BALLANTYNE COMMONS PARKWAY.
- PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE CHILD CARE CENTER, PETITIONER SHALL INSTALL A 5 FOOT SIDEWALK, AN 8 FOOT PLANTING STRIP AND CURB AND GUTTER ALONG THE SITE'S FRONTAGE ON WILLIAMS POND LANE AS DEPICTED ON THE REZONING PLAN. THE WIDTH OF THE PLANTING STRIP MAY BE LESS THAN 8 FEET WHERE THE 5 FOOT SIDEWALK TAPERS IN AND CONNECTS WITH THE EXISTING SIDEWALK LOCATED ALONG WILLIAMS POND LANE.

**SIGNAGE**

ALL SIGNS INSTALLED ON THE SITE SHALL COMPLY WITH THE REQUIREMENTS OF THE ORDINANCE.

**LIGHTING**

- ALL NEWLY INSTALLED FREESTANDING LIGHTING FIXTURES ON THE SITE (EXCLUDING STREET LIGHTS) SHALL BE FULLY CAPPED AND SHIELDED AND THE ILLUMINATION DOWNWARDLY DIRECTED SO THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY PROPERTY LINE OF THE SITE.
- THE MAXIMUM HEIGHT OF ANY NEWLY FREESTANDING LIGHTING FIXTURE ON THE SITE SHALL BE 20 FEET.
- ANY NEWLY INSTALLED LIGHTING FIXTURES ATTACHED TO THE BUILDINGS ON THE SITE SHALL BE DECORATIVE, CAPPED AND DOWNWARDLY DIRECTED. "WALL-PAK" TYPE LIGHTING FIXTURES MAY NOT BE INSTALLED ON THE BUILDINGS LOCATED ON THE SITE.

**BINDING EFFECT OF THE REZONING PETITION**

IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT AND/OR USE OF THE SITE IMPOSED UNDER THIS REZONING PLAN WILL, UNLESS AMENDED BY THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF PETITIONER AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS. 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 PETITIONER OR THE OWNER OR OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.

**RECEIVED**  
By mcataldo at 11:53 am, Jan 25, 2013

**THE JOHN R. McADAMS COMPANY, INC.**  
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RESEARCH TRIANGLE PARK • CHARLOTTE  
6701 Carmel Road, Suite 205, Charlotte, N.C. 28217  
800-733-5646 • www.johnr-mcadams.com • License No.: C-0283

REVISIONS:  
 1. 2012-09-14 PLANNING DEPT. COMMENTS  
 2. 2013-01-25 PLANNING DEPT. COMMENTS

OWNER:  
**AEA, LLC**  
 588 FORDS ROAD  
 MANAKIN-SABOT, VIRGINIA 23103

**BALLANTYNE DAY CARE REZONING**  
 7801 BALLANTYNE COMMONS PARKWAY  
 CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA  
 REZONING PLAN

PROJECT NO. AEA-12000  
 FILENAME: AEA12000-R21  
 DESIGNED BY: BGP/RMR  
 DRAWN BY: RMR  
 SCALE: 1" = 30'  
 DATE: 7/23/2012  
 SHEET NO. 1-1

**McADAMS**

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