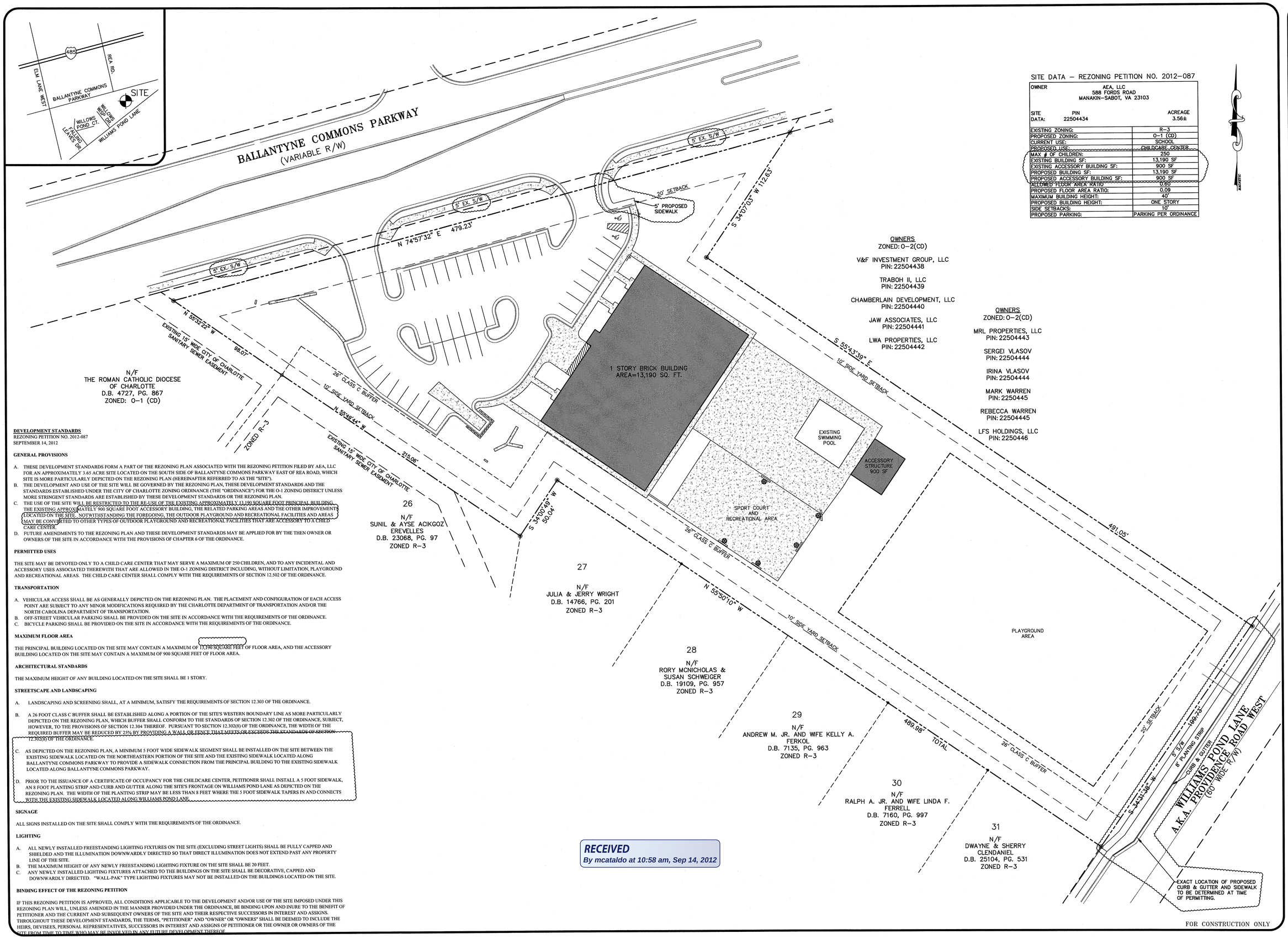

OWNERS
ZONED: O-2(CD)

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: 2250445

REBECCA WARREN
PIN: 22504445

LFS HOLDINGS, LLC
PIN: 2250446

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:	CHILDCARE CENTER
MAX # OF CHILDREN:	250
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'
PROPOSED PARKING:	PARKING PER ORDINANCE

DEVELOPMENT STANDARDS
REZONING PETITION NO. 2012-087
SEPTEMBER 14, 2012

GENERAL PROVISIONS

A. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY AEA, LLC FOR AN APPROXIMATELY 3.65 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").
B. 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.
C. 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.
D. 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 250 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

A. 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 AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
B. OFF-STREET VEHICULAR PARKING SHALL BE PROVIDED ON THE SITE IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDINANCE.
C. BICYCLE PARKING SHALL BE PROVIDED ON THE SITE IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDINANCE.

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

A. LANDSCAPING AND SCREENING SHALL, AT A MINIMUM, SATISFY THE REQUIREMENTS OF SECTION 12.303 OF THE ORDINANCE.

B. 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(8) 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(8) OF THE ORDINANCE.

C. AS DEPICTED ON THE REZONING PLAN, A MINIMUM 5 FOOT WIDE SIDEWALK SEGMENT SHALL BE INSTALLED ON THE SITE BETWEEN THE EXISTING SIDEWALK LOCATED ON THE NORTHEASTERN 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.

D. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE CHILDCARE 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

A. 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.
B. THE MAXIMUM HEIGHT OF ANY NEWLY FREESTANDING LIGHTING FIXTURE ON THE SITE SHALL BE 20 FEET.
C. 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 IN 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 10:58 am, Sep 14, 2012

FOR CONSTRUCTION ONLY

THE JOHN R. McADAMS COMPANY, INC.
ENGINEERS • PLANNERS • SURVEYORS • ENVIRONMENTAL
RESEARCH TRIANGLE PARK • CHARLOTTE
6701 Carmel Road, Suite 205, Charlotte, N.C. 28217
800-733-5646 • www.johnrmcadams.com • License No.: C-0230

REVISIONS:
1 2012-09-14 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-RZ1
DESIGNED BY:	BGP/RMR
DRAWN BY:	RMR
SCALE:	1"=30'
DATE:	7/23/2012
SHEET NO.	1-1

McADAMS