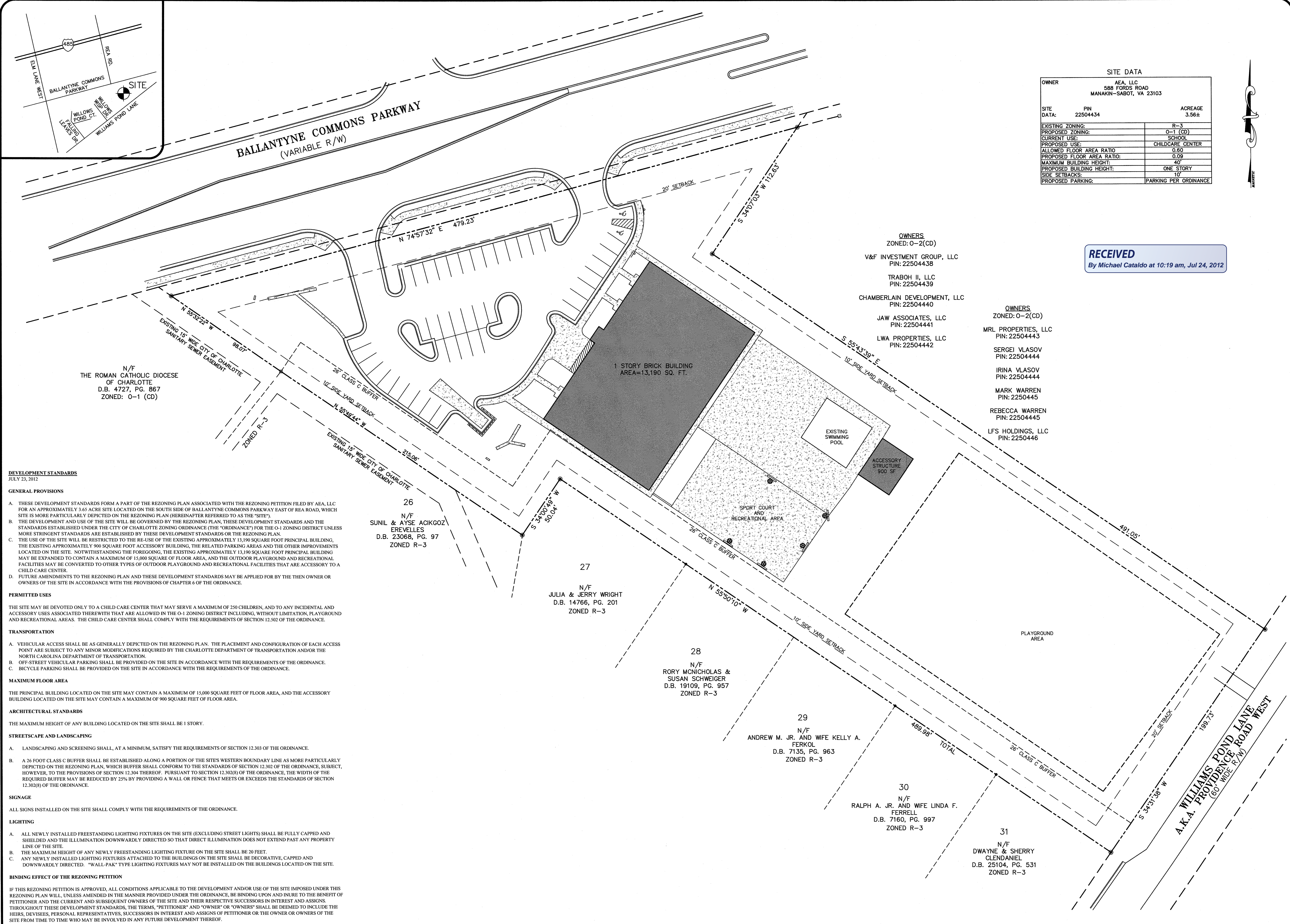


SITE DATA		
OWNER:	AEA, LLC 588 FORDS ROAD MANAKIN-SABOT, VA 23103	
SITE DATA:	PIN: 22504434	ACREAGE: 3.56±
EXISTING ZONING:	R-3	
PROPOSED ZONING:	O-1 (CD)	
PROPOSED USE:	SCHOOL	
CURRENT USE:	CHILD CARE CENTER	
ALLOWED FLOOR AREA RATIO:	0.60	
PROPOSED FLOOR AREA RATIO:	0.09	
MAXIMUM BUILDING HEIGHT: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

**RECEIVED**  
By Michael Cataldo at 10:19 am, Jul 24, 2012

**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



N/F  
THE ROMAN CATHOLIC DIOCESE  
OF CHARLOTTE  
D.B. 4727, PG. 867  
ZONED: O-1 (CD)

1 STORY BRICK BUILDING  
AREA=13,190 SQ. FT.

EXISTING SWIMMING POOL  
ACCESSORY STRUCTURE  
900 SF

SPORT COURT  
AND  
RECREATIONAL AREA

PLAYGROUND  
AREA

**DEVELOPMENT STANDARDS**  
JULY 23, 2012

**GENERAL PROVISIONS**

- THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY AEA, LLC FOR AN APPROXIMATELY 3.65 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").
- 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 EXISTING APPROXIMATELY 13,190 SQUARE FOOT PRINCIPAL BUILDING MAY BE EXPANDED TO CONTAIN A MAXIMUM OF 15,000 SQUARE FEET OF FLOOR AREA, AND THE OUTDOOR PLAYGROUND AND RECREATIONAL FACILITIES 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 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 12.302 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 AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
- OFF-STREET VEHICULAR PARKING SHALL BE PROVIDED ON THE SITE IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDINANCE.
- 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 15,000 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.

**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 30 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 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.

THE JOHN R. McADAMS  
COMPANY, INC.  
ENGINEERS • PLANNERS • SURVEYORS • ENVIRONMENTAL  
RESEARCH TRIANGLE PARK • CHARLOTTE  
6701 Carmel Road, Suite 205, Charlotte, N.C. 28217  
800-753-9646 • www.johnr-mcadams.com • License No.: 0-0688

REVISIONS:

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



FOR CONSTRUCTION ONLY

Y:\projects\AEA\AEA-12000\_Ballantyne Rezoning\Land\Construction Drawings\Current\Drawings\Land\Construction Drawings\AEA12000-RZ1.dwg, 7/20/2012, 11:36:38 AM, redibk, 1:1