

DEVELOPMENT SUMMARY

PARCEL ID: 199-193-14 & 199-193-13
TOTAL AREA: +/- 4.63 ACRES
EXISTING ZONING: R-3 (LLWPA)
PROPOSED ZONING: CC (LLWPA)
EXISTING USE: SINGLE FAMILY RESIDENTIAL
PROPOSED USES: USES ALLOWED PER THE CITY OF CHARLOTTE ZONING ORDINANCE
PROPOSED OPEN SPACE: TO MEET OR EXCEED THE REQUIREMENTS OF THE CITY OF CHARLOTTE ZONING ORDINANCE
PROPOSED TREE SAVE AREA: TO MEET OR EXCEED THE REQUIREMENTS OF THE CITY OF CHARLOTTE ZONING ORDINANCE
PROPOSED BUILDING HEIGHT: TO MEET THE REQUIREMENTS OF THE CITY OF CHARLOTTE ZONING ORDINANCE

DEVELOPMENT STANDARDS:

- GENERAL 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 SITE ADJACENT TO THE RETAIL CENTER AT BEREWICK. THIS DEVELOPMENT WILL PROVIDE THE LOCATION FOR UP TO 35,000 SQUARE FEET OF RETAIL AND OFFICE USES. TO ACHIEVE THIS PURPOSE, THE APPLICATION SEEKS THE REZONING OF THE SITE TO THE CC DISTRICT.

PERMITTED USES
USES ALLOWED ON THE PROPERTY INCLUDED IN THIS PETITION ARE THOSE NON-RESIDENTIAL USES THAT ARE PERMITTED IN THE CC DISTRICT. THE USES ARE THOSE COMMONLY ASSOCIATED WITH A NEIGHBORHOOD/COMMUNITY SHOPPING CENTER AND THE EXACT MIX OF USES HAS YET TO BE DETERMINED. USES THAT MAY BE INCLUDED ON THIS SITE INCLUDE BUT ARE NOT LIMITED TO RETAIL USES, AUTOMOBILE SERVICE STATION AND CONVENIENCE STORE USES, RESTAURANTS, FINANCIAL INSTITUTIONS, GENERAL, MEDICAL, AND GOVERNMENT OFFICES. THE SITE MAY ACCOMMODATE USES WITH DRIVE THROUGH SERVICE WINDOWS. USES WILL BE LIMITED TO ONE SERVICE STATION OR CONVENIENCE STORE AND ONE OTHER USE WITH A DRIVE THROUGH SERVICE WINDOW. IF NO SERVICE STATION OR CONVENIENCE STORE IS CONSTRUCTED, TWO SITES WITH DRIVE THROUGH SERVICE WINDOWS WILL BE ALLOWED. A THIRD SITE WILL BE PERMITTED TO ACCOMMODATE A USE WITH A DRIVE THROUGH SERVICE WINDOW IF PERMISSION FOR THE SERVICE WINDOW IS TRANSFERRED FROM THE PREVIOUSLY APPROVED PORTION OF THE BEREWICK TOWN CENTER (2010-11) BY VIRTUE OF AN ADMINISTRATIVE SITE PLAN AMENDMENT THAT WOULD HAVE TO BE APPROVED BEFORE ANY SUCH TRANSFER COULD TAKE PLACE. BUT ALL OF THE USES WILL BE DEVELOPED AS PART OF THE OVERALL BEREWICK TOWN CENTER PLAN WITH COMMON ARCHITECTURAL AND LANDSCAPE THEMES.

- TRANSPORTATION
- A. THE SITE WILL HAVE ACCESS TO SHOPTON ROAD WEST AND TO STEELE CREEK ROAD VIA INTERNAL PRIVATE DRIVEWAYS AND DRIVEWAY CONNECTIONS AS IDENTIFIED ON THE CONCEPT PLAN FOR THE SITE.
- B. PARKING AREAS ARE INDICATED ON THE CONCEPT PLAN FOR THE SITE.
- C. WITH REGARD TO THE OVERALL SITE DESIGN, THE SITE WILL BE DESIGNED TO ENCOURAGE PEDESTRIAN WALKABILITY BETWEEN FREESTANDING BUILDINGS WHILE MINIMIZING CONFLICTS WITH AUTOMOBILES BY PROVIDING SAFE PEDESTRIAN PATHWAYS AND CROSSINGS. THIS WILL BE ACCOMPLISHED WITH ANY COMBINATION OF SIDEWALKS, PATHWAYS OR PLAZAS BETWEEN BUILDINGS. IN THOSE CIRCUMSTANCES WHERE A PEDESTRIAN PATHWAY OR SIDEWALK WOULD CROSS A PUBLIC STREET, THE CROSSWALK WILL BE CLEARLY MARKED, OR WILL INCLUDE A STOP SIGN, OR BE RAISED TO CALM TRAFFIC AND TO INCREASE AWARENESS OF THE PEDESTRIAN CROSSING. ALL SUCH FACILITIES INSTALLED IN A PUBLIC STREET WILL BE SUBJECT TO REVIEW AND APPROVAL BY CDOT.
- D. OLD RESIDENTIAL DRIVEWAYS WILL BE REMOVED AS THE REDEVELOPMENT OF THE SITE PROGRESSES. BUT OLD DRIVEWAYS MAY BE USED AS TEMPORARY CONSTRUCTION ENTRANCES UNTIL OTHER MORE PERMANENT CONSTRUCTION ENTRANCES ARE PERMITTED AND ESTABLISHED.
- E. THE PETITIONER WILL INSTALL A RIGHT TURN LANE ON STEELE CREEK ROAD AT DRIVE A IF REQUIRED TO DO SO BY NCDOT.

- ARCHITECTURAL STANDARDS
- A. ALL OF THE USES WILL BE DEVELOPED AS PART OF THE OVERALL BEREWICK TOWN CENTER PLAN WITH COMMON ARCHITECTURAL ELEMENTS, MATERIALS, ROOFLINES, AND LANDSCAPE THEMES.
- B. DUMPSTERS AND RECYCLING AREAS WILL BE ENCLOSED WITH SOLID FENCES AND DECORATIVE WOODEN GATES. THE SOLID WALLS WILL BE COMPOSED OF THE SAME OR SIMILAR BUILDING MATERIALS TO THAT USED ON THE BUILDING THAT THE DUMPSTER SERVES IF LOCATED ADJACENT TO THE BUILDING. IF LOCATED REMOTELY FROM THE BUILDING THE WALLS MAY BE OF ANY MASONRY MATERIAL WHOSE COLOR IS COORDINATED WITH THE OVERALL BEREWICK TOWN CENTER ARCHITECTURAL THEME.
- C. BUILDINGS THAT ARE LOCATED ON SITES THAT INCLUDE "BUILDING EDGES" MUST BE CONSTRUCTED SO THAT NO PARKING, MANEUVERING, OR CIRCULATION WILL OCCUR BETWEEN THE BUILDINGS AND THE BUILDING EDGES.

STREETSCAPE AND LANDSCAPING
THE PETITIONER WILL USE EITHER WALLS, BERMS, LANDSCAPING OR A COMBINATION OF ANY OR ALL OF THESE FEATURES TO CREATE AN ATTRACTIVE STREETSCAPE AND TO REDUCE THE VISUAL IMPACT OF PARKING AND ON SITE CIRCULATION AREAS WHEN VIEWED FROM PUBLIC RIGHTS-OF-WAY.

ENVIRONMENTAL FEATURES
THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE. IN COMPLYING WITH THE PCOO AND AS ALLOWED BY PROVISIONS OF THE PCOO, THE DEVELOPMENT OF THIS SITE MAY UTILIZE THE SPECIAL WATER QUALITY FEATURES, INCLUDING NATURAL AREAS, PREVIOUSLY APPROVED FOR THE LARGER BEREWICK COMMUNITY. THE PETITIONER WILL DEMONSTRATE THAT THE FEATURES AND FACILITIES FOR THE MAINTENANCE OF WATER QUALITY ARE ADEQUATELY SIZED AND WHERE NECESSARY, THE APPROPRIATE EASEMENTS FOR STORM WATER AND WATER QUALITY MANAGEMENT WILL BE ESTABLISHED.

PARKS, GREENWAYS, AND OPEN SPACE
RESERVED

FIRE PROTECTION
RESERVED

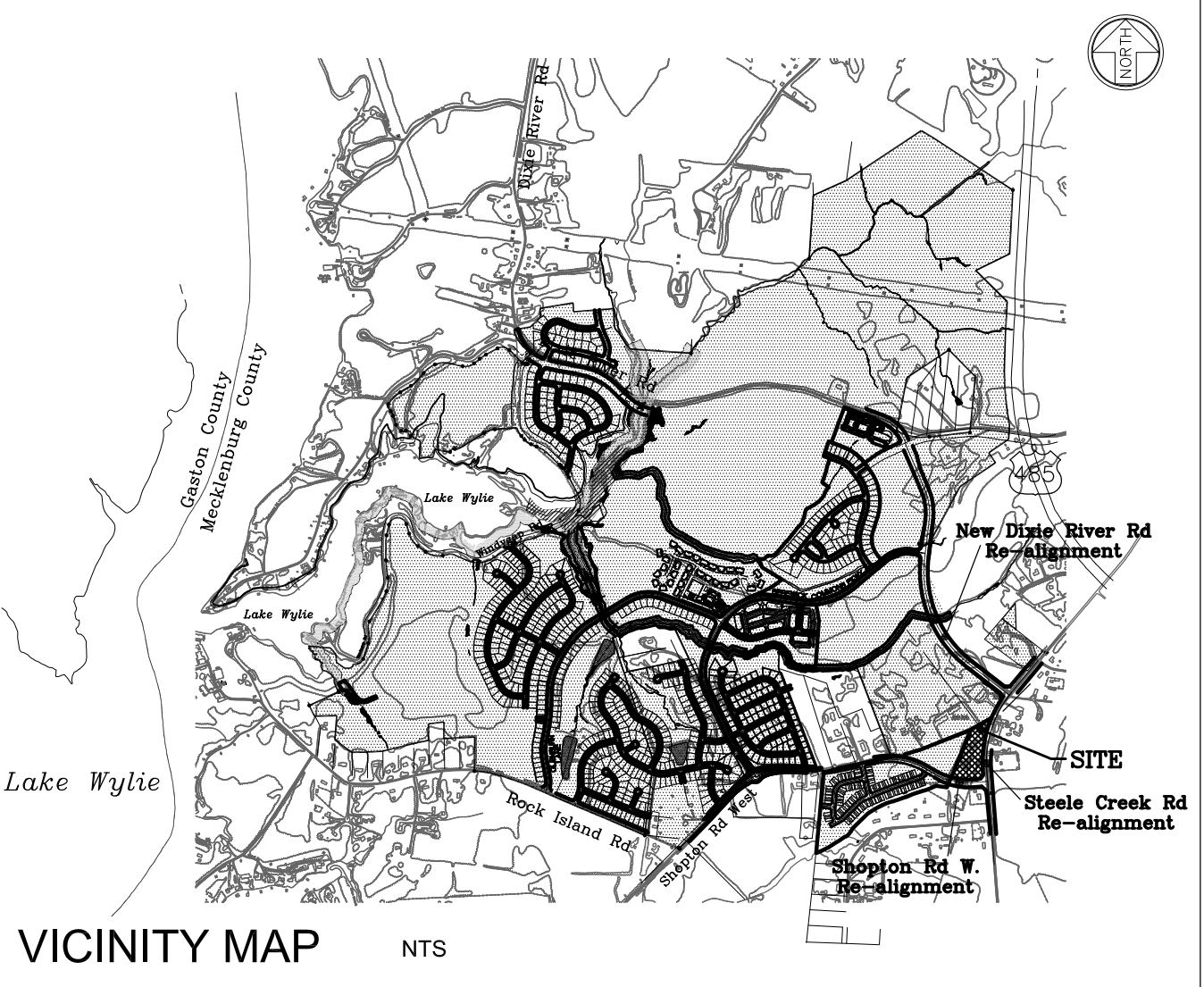
SIGNAGE
RESERVED

LIGHTING
A. FREESTANDING LIGHTING ON THE SITE WILL UTILIZE FULL CUT-OFF LUMINARIES AND EXCEPT FOR SERVICE AREAS, NO "WALL PAK" TYPE LIGHTING WILL BE UTILIZED.

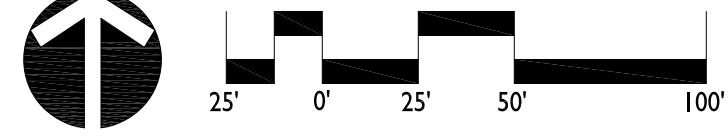
PHASING
RESERVED

INITIAL SUBMISSION: 09-24-12
REVISED PER STAFF COMMENTS: 11-16-12, 2.3
REVISED PER STAFF COMMENTS: 12-21-12, 3.2
REVISED PER STAFF COMMENTS: 12-13-13, 3.3
REVISED PER STAFF COMMENTS: 14-13, 3.4

RECEIVED
By mcataldo at 3:34 pm, Jan 04, 2013

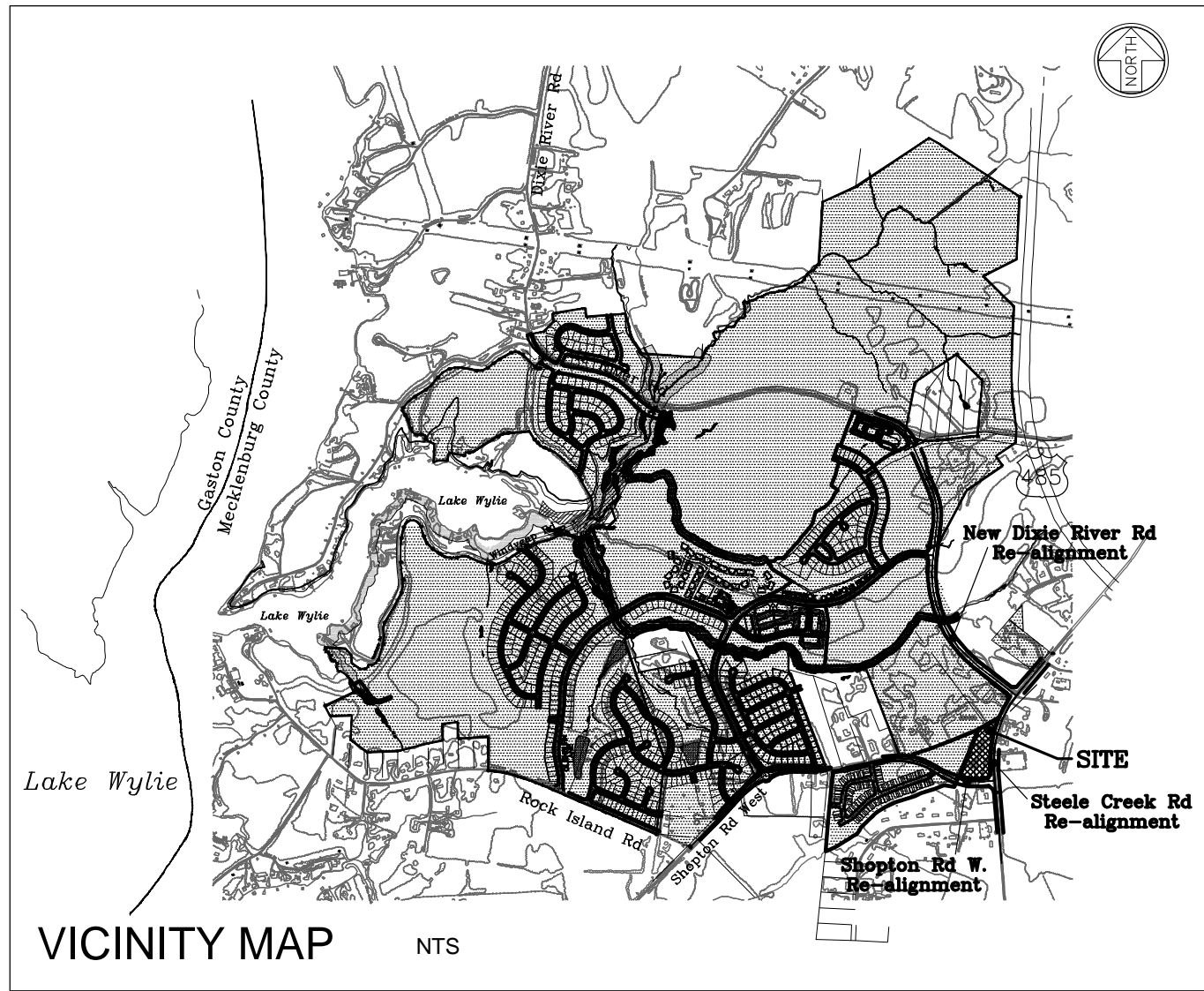
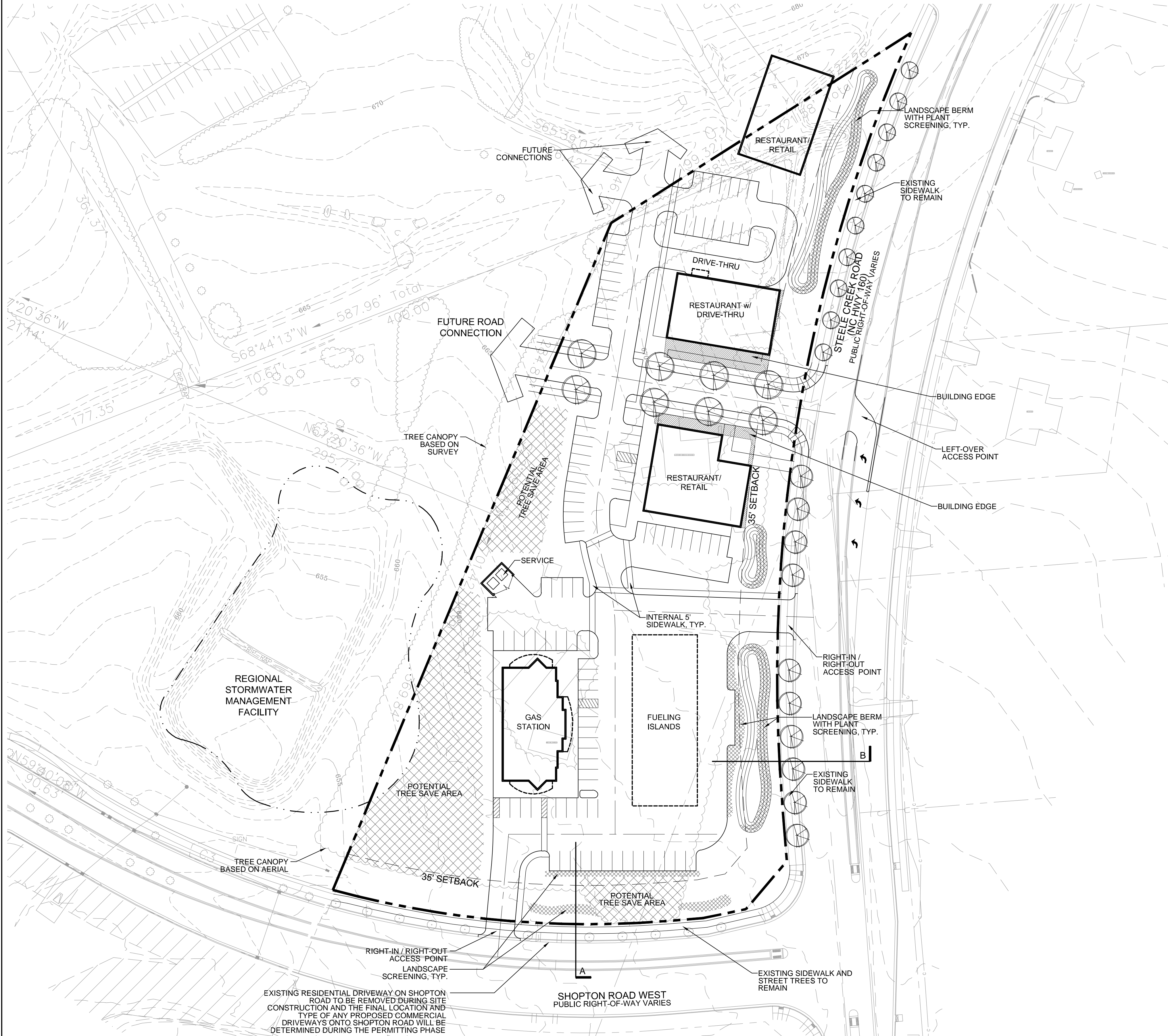
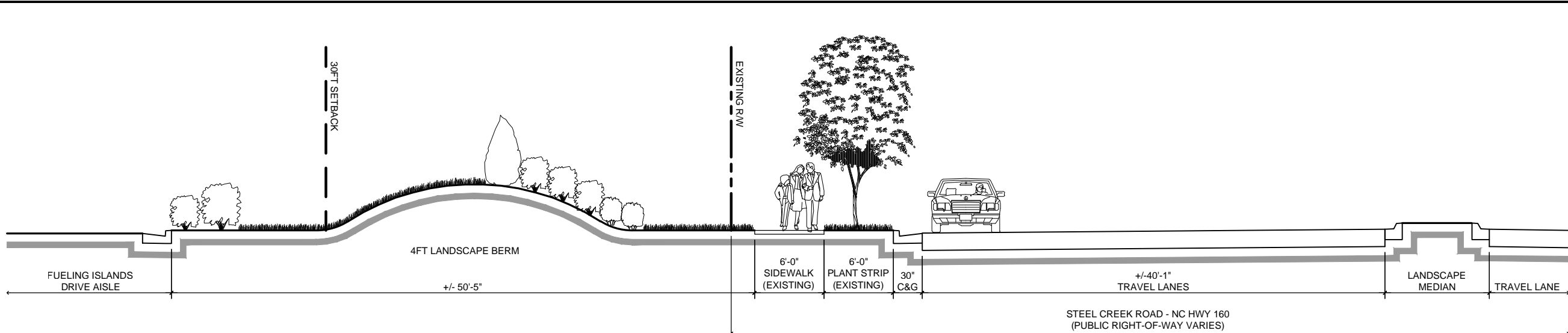
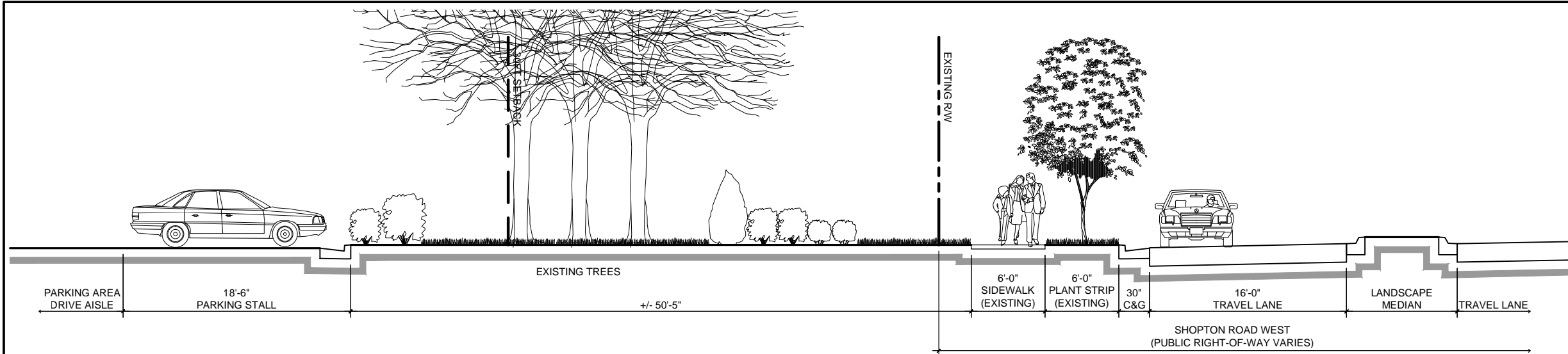


FOR PUBLIC HEARING
PETITION NO. 2012-101

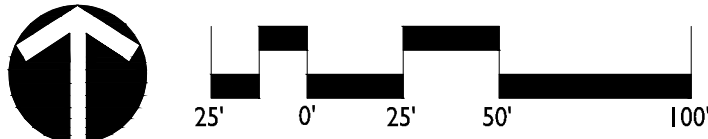


REVISIONS:
10/24/12 - PER REZONING COMMENTS
1/16/12 - PER REZONING COMMENTS
12/21/12 - PER REZONING COMMENTS
01/04/13 - PER REZONING COMMENTS

DATE: 09/24/12
DESIGNED BY: DAW
DRAWN BY: DAW
CHECKED BY: RJP
SCALE: 1" = 50'-0"
PROJECT #: 1012069
SHEET #:
RZ-1.0



FOR PUBLIC HEARING
PETITION NO. 2012-101



BEREWICK

PAPPAS PROPERTIES, CHARLOTTE, NORTH CAROLINA
SCHEMATIC SITE PLAN

REVISIONS:
DATE: 09/24/12
DESIGNED BY: DAW
DRAWN BY: DAW
CHECKED BY: RJP
SCALE: 1" = 50'-0"
PROJECT #: 1012069
SHEET #:

RZ-1.1