

**DEVELOPMENT SUMMARY**

PARCEL A & B  
 TOTAL AREA: +/- 4.63 ACRES  
 EXISTING ZONING: R-3  
 PROPOSED ZONING: CC  
 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**

1. 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 8.2 OF THE ZONING ORDINANCE.
2. 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.
3. 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 THE RETAIL CENTER AT BERWICK. 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 USES THAT ARE PERMITTED IN THE CC DISTRICT.

**TRANSPORTATION**

1. 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.
2. PARKING AREAS ARE INDICATED ON THE CONCEPT PLAN FOR THE SITE.

**ARCHITECTURAL STANDARDS**

THE DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE DISTRICT REGULATIONS OF THE ZONING ORDINANCE FOR THE CC DISTRICT.

**STREETSCAPE AND LANDSCAPING**

RESERVED.

**ENVIRONMENTAL FEATURES**

RESERVED.

**PARKS, GREENWAYS, AND OPEN SPACE**

RESERVED.

**FIRE PROTECTION**

RESERVED.

**SIGNAGE**

RESERVED.

**LIGHTING**

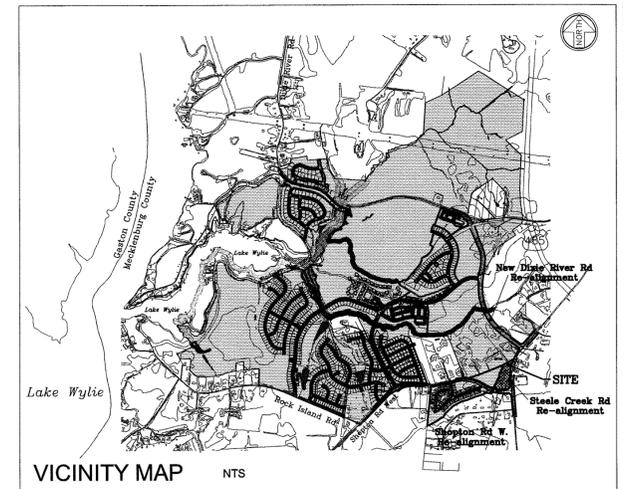
1. FREESTANDING LIGHTING ON THE SITE WILL UTILIZE FULL CUT-OFF LUMINARIES AND NO "WALL PAK" TYPE LIGHTING WILL BE UTILIZED, EXCEPT THAT ARCHITECTURAL LIGHTING ON THE EXTERIOR OF BUILDINGS WILL BE PERMITTED.

**PHASING**

RESERVED.

INITIAL SUBMISSION: 09-24-12  
 SECOND SUBMISSION: 10-24-12

**RECEIVED**  
 By mcaldo at 3:44 pm, Oct 24, 2012



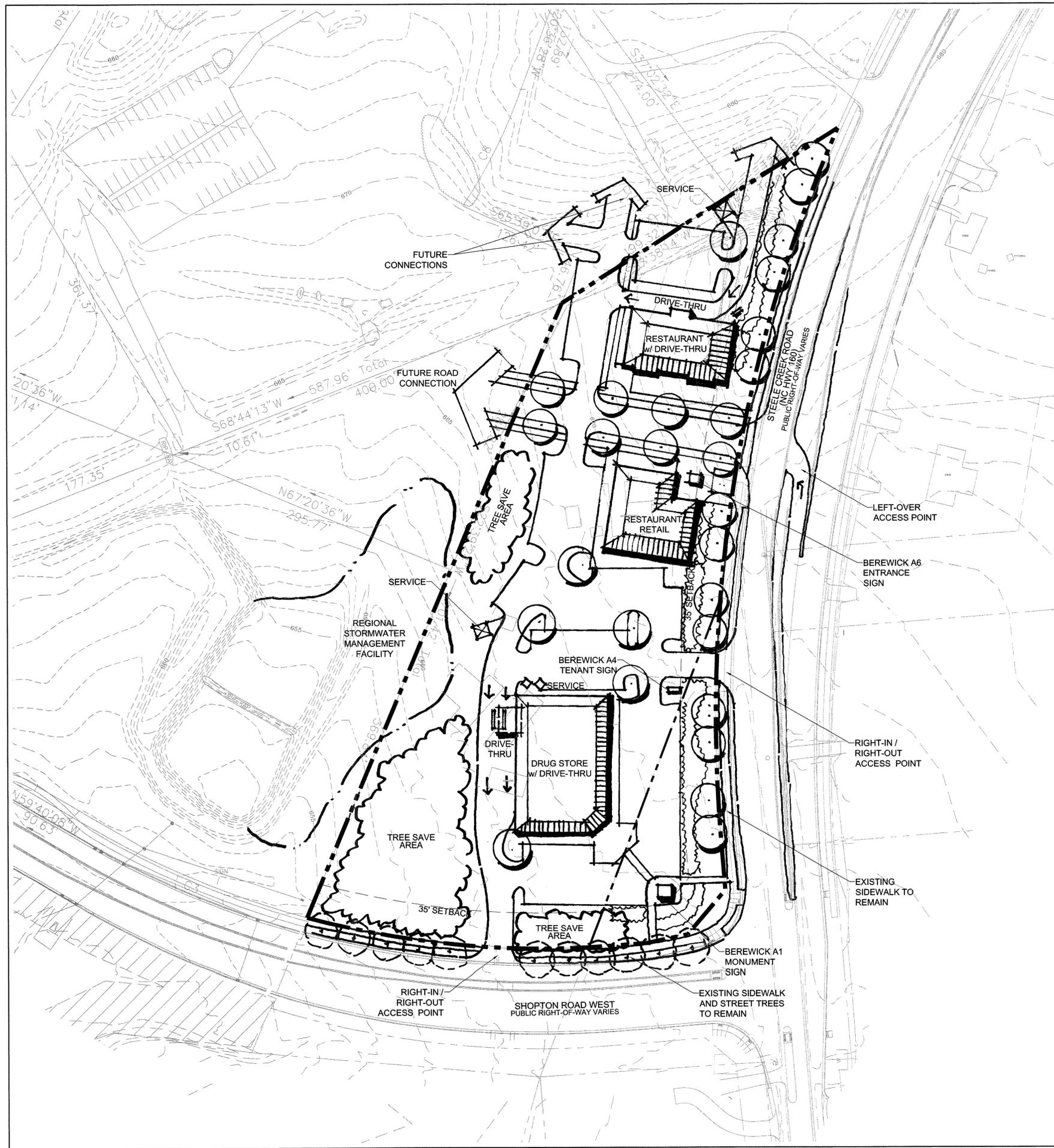
FOR PUBLIC HEARING  
 PETITION NO. 2012-101



**REVISIONS:**

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

SHEET #:  
**RZ-1.0**



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RESERVED.

**ENVIRONMENTAL FEATURES**

RESERVED.

**PARKS, GREENWAYS, AND OPEN SPACE**

RESERVED.

**FIRE PROTECTION**

RESERVED.

**SIGNAGE**

RESERVED.

**LIGHTING**

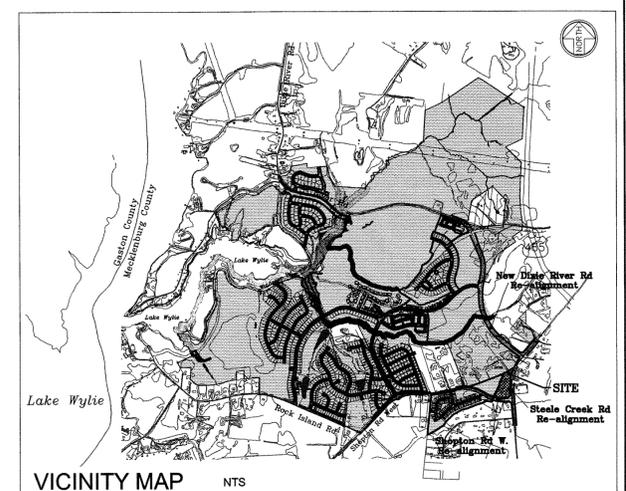
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**PHASING**

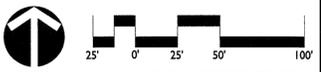
RESERVED.

INITIAL SUBMISSION: 09-24-12

SECOND SUBMISSION: 10-24-12



FOR PUBLIC HEARING  
 PETITION NO. 2012-101



DATE: 09/24/12  
 DESIGNED BY: DAW  
 DRAWN BY: DAW  
 CHECKED BY: RJP  
 SCALE: 1/8" = 1'-0"  
 PROJECT #: 1012069  
 SHEET #:  
**RZ-1.1**

**BERWICK**  
 PAPPAS PROPERTIES; CHARLOTTE, NORTH CAROLINA  
**TECHNICAL DATA SHEET / SCHEMATIC SITE PLAN**

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