

CHRIST UNITED METHODIST CHURCH
 D. BK. 02147 - PG. 184
 TAX ID. # 035-142-07

MARK OIL COMPANY INC
 D. BK. 07054 - PG. 575
 TAX ID. # 035-231-05

JBDK FAMILY LP
 D. BK. 16225 - PG. 310
 TAX ID. # 035-231-26

THE LOCATION, SIZE, AND TYPE OF STORMWATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORMWATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.

JBDK FAMILY LP
 D. BK. 16225 - PG. 323
 TAX ID. # 035-231-06

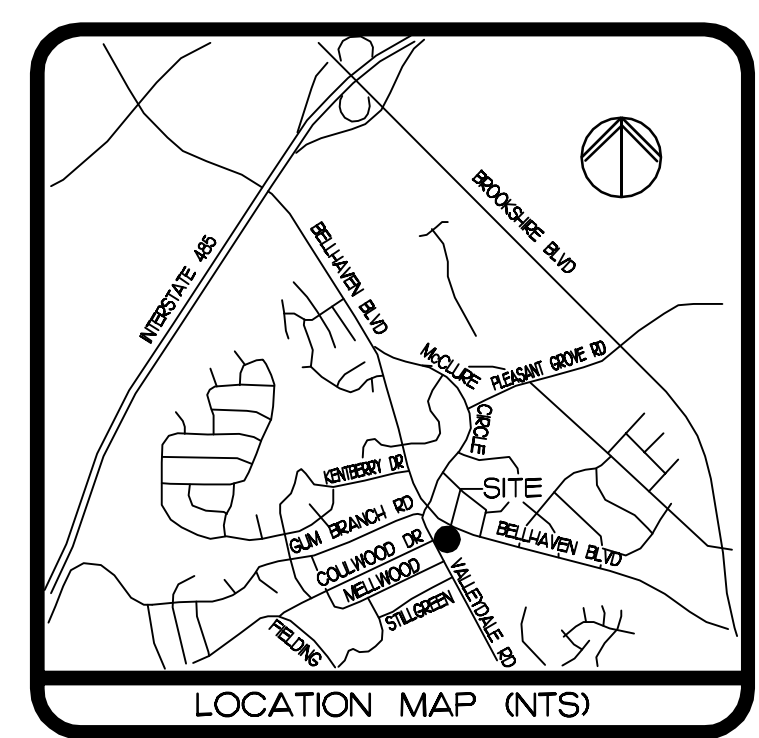
DEBORAH M GORDANO & DENNIS A THOMPSON
 D. BK. 27506 - PG. 329
 TAX ID. # 031-078-01

DARRYL ROBBS
 D. BK. 21577 - PG. 77
 TAX ID. # 035-231-08

NORTHSIDE CITY CHURCH INC
 D. BK. 27220 - PG. 194
 TAX ID. # 035-231-14

JOE L. & MARY A MORTON
 D. BK. 08779 - PG. 141
 TAX ID. # 035-231-09

CHRISTINE S & JAMES B THOMPSON
 D. BK. 26376 - PG. 752
 TAX ID. # 035-231-10



DEVELOPMENT DATA
 SITE ACREAGE: 1.31 AC
 TAX ID.#: 035-231-07
 EXISTING ZONING: FRONT - B1 (CD) LW-PA
 REAR - O1 (CD) LW-PA
 PROPOSED ZONING: B1 (CD) LW-PA & B1 (CD) SPA LW-PA
 EXISTING USE: PARKING / VACANT
 PROPOSED USE: RETAIL / OFFICE
 PROPOSED SQ. FT.: 8,500 SF
 FLOOR AREA RATIO: 0.15
 MAX BLDG. HEIGHT: 40' (ONE STORY)
 PARKING REQUIRED: AS REQUIRED BY ORDINANCE

GENERAL PROVISIONS
 A. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY C4 DEVELOPMENT, LLC FOR AN APPROXIMATELY 1.31 ACRE SITE LOCATED ON THE WEST SIDE OF BELLHAVEN BOULEVARD SOUTH-EAST OF GUM BRANCH ROAD, WHICH 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 B1 ZONING DISTRICT UNLESS MORE STRINGENT STANDARDS ARE ESTABLISHED BY THESE DEVELOPMENT STANDARDS OR THE REZONING PLAN.
 C. FUTURE AMENDMENTS TO THE REZONING PLAN AND THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE OWNER OR OWNERS OF THE SITE AND WILL BE REVIEWED AND APPROVED AS ALLOWED BY SECTION 6.207 OF THE ORDINANCE.

PERMITTED USES
 THE SITE MAY BE DEVOTED ONLY TO RETAIL, OFFICE AND PERSONAL SERVICE USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS IN THE B1 ZONING DISTRICT AND TO ANY INCIDENTAL AND ACCESSORY USES IN CONNECTION THEREWITH WHICH ARE PERMITTED IN THE B1 ZONING DISTRICT. NO RESTAURANTS WILL BE ALLOWED.

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.

ARCHITECTURAL STANDARDS
 A. THE MAXIMUM HEIGHT OF THE BUILDING TO BE CONSTRUCTED ON THE SITE SHALL BE 1 STORY.
 B. ATTACHED TO THE REZONING PLAN ARE SCHEMATIC ARCHITECTURAL RENDERINGS OF THE FRONT AND SIDE ELEVATIONS OF THE BUILDING TO BE CONSTRUCTED ON THE SITE THAT ARE INTENDED TO DEPICT THE GENERAL ARCHITECTURAL STYLE, CHARACTER AND ELEMENTS OF THE FRONT AND SIDE ELEVATIONS OF THE BUILDING. ACCORDINGLY, THE FRONT AND SIDE ELEVATIONS OF THE BUILDING TO BE CONSTRUCTED ON THE SITE SHALL BE DESIGNED AND CONSTRUCTED SO THAT THEY ARE SUBSTANTIALLY SIMILAR IN APPEARANCE TO THE RELEVANT SCHEMATIC ARCHITECTURAL RENDERINGS IN TERMS OF THE ARCHITECTURAL STYLE, CHARACTER, AND ELEMENTS. CHANGES AND ALTERATIONS WHICH DO NOT MATERIALLY CHANGE THE OVERALL CONCEPTUAL ARCHITECTURAL STYLE AND CHARACTER ARE PERMITTED BASED UPON FINAL DESIGN/CONSTRUCTION DRAWINGS.
 C. THE PERMITTED EXTERIOR BUILDING MATERIALS FOR THE BUILDING TO BE CONSTRUCTED ON THE SITE ARE SET OUT ON THE ATTACHED SCHEMATIC ARCHITECTURAL RENDERINGS OF THE BUILDING.
 D. ALL ROOF MOUNTED MECHANICAL EQUIPMENT WILL BE SCREENED FROM VIEW FROM ADJOINING PUBLIC RIGHTS OF WAY AND ABUTTING PROPERTIES AS VIEWED FROM GRADE.
 E. ANY DUMPSTER OR RECYCLING CONTAINERS VISIBLE FROM A PUBLIC STREET OR FROM AN ADJOINING PARCEL OF LAND WILL BE SCREENED FROM VIEW BY A SOLID ENCLOSURE WITH GATES. IF ONE OR MORE SIDES OF A DUMPSTER AND/OR RECYCLING AREA ADJOIN THE REAR WALL OF THE BUILDING TO BE CONSTRUCTED ON THE SITE, THEN THE REAR WALL MAY BE SUBSTITUTED FOR THE ENCLOSURES FENCE OR WALL ALONG EACH SUCH SIDE.

STREETScape AND LANDSCAPING
 A. LANDSCAPING AND SCREENING SHALL, AT A MINIMUM, SATISFY THE REQUIREMENTS OF SECTION 12.303 OF THE ORDINANCE.
 B. A 30 FOOT CLASS B BUFFER SHALL BE ESTABLISHED ALONG THE SITES SOUTHERN BOUNDARY LINE AS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN, WHICH BUFFER SHALL CONFORM TO THE STANDARDS OF SECTION 12.302 OF THE ORDINANCE. PURSUANT TO SECTION 12.302(b) 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(b) OF THE ORDINANCE. THE WIDTH OF THE CLASS B BUFFER DEPICTED ON THE REZONING PLAN HAS BEEN REDUCED BY 25% FROM 30 FEET TO 22.5 FEET AS A RESULT OF THE INSTALLATION OF A FENCE OR WALL.
 C. AN 8-FOOT PLANTING STRIP AND 6-FOOT SIDEWALK WILL BE INSTALLED ALONG BOTH BELLHAVEN BOULEVARD AND VALLEYDALE ROAD.

SIGNAGE
 DETACHED SIGNS SHALL BE LIMITED TO A MONUMENT SIGN WITH A MAXIMUM HEIGHT OF 5 FEET AND MAXIMUM SIGN AREA OF 48 SQUARE FEET.

LIGHTING
 A. ALL FREESTANDING LIGHTING FIXTURES INSTALLED ON THE SITE 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 FREESTANDING LIGHTING FIXTURE INSTALLED ON THE SITE SHALL BE 20 FEET.
 C. ANY LIGHTING FIXTURES ATTACHED TO THE BUILDING TO BE CONSTRUCTED ON THE SITE SHALL BE DECORATIVE, CAPPED AND DOWNWARDLY DIRECTED. "WALL-PAK" TYPE LIGHTING FIXTURES MAY NOT BE INSTALLED ON THE BUILDING TO BE CONSTRUCTED ON THE SITE.

BUILDING 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 THE 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 PETITIONERS OR THE OWNER OR OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.

REVISIONS	BY

FREELAND and KAUFFMAN, INC.
 Engineers & Landscape Architects
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 864-233-5497
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PRELIMINARY

FAMILY DOLLAR
CHARLOTTE, NORTH CAROLINA
 C4 DEVELOPMENT, LLC
 201 South College St., Suite 1300
 Charlotte, North Carolina 28244



DRAWN	DC
CHECKED	BTS
DATE	01-28-13
SCALE	1"=30'
SHEET	1

REZONING PETITION #2013-036

REVISED: MARCH 13, 2013
 SUBMITTAL #2

