

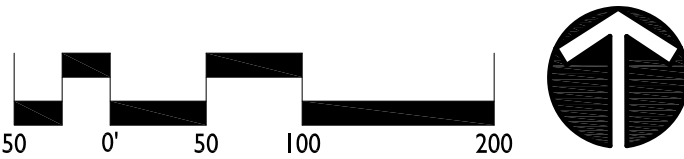
VICINITY MAP
NTS

SITE DEVELOPMENT DATA

Site Acreage:	+/- 39 Ac.
Tax Parcels:	047-23-108
Proposed Zoning:	B-2(CD)
Existing Zoning:	CC
Existing Uses:	Vacant Pad
Proposed Principal Uses:	Automobile sales and repair excluding tractor-trucks and accompanying trailer units allowed within the B-2 District.
Maximum Gross Development:	Up to 275,000 square feet of floor area.
Maximum Building Height:	Maximum height is 40'.

SITE LEGEND

- SITE ACCESS
- PUBLIC STREET
- PRIVATE STREET
- BUILDING FRONTAGE



The ARDEN Group
Development Standards
09/20/13
Rezoning Petition No. 2013-052 (University City Auto Mall)

Site Development Data:

- Site Acreage: 1.139 Ac.
→Tax Parcel #: 047-23-108
→Existing Zoning: CC
→Proposed Zoning: B-2(CD)
→Selling Use: Auto Mall
→Proposed Principal Uses: Automobile sales and repair excluding tractor-trucks and accompanying trailer units allowed within the B-2 District
→Minimum Gross Square Feet of Development: 1,000,000 square feet of floor area
→Maximum Building Height: Maximum height is 40'

I. General Provisions

- a. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by The Arden Group (the "Petitioner") to accommodate development of an Auto Mall cluster which includes up to five (5) building envelopes within which principal and accessory uses will be located. The site is approximately 39 acres that is part of the Belgate Development, east of Interstate 85, located immediately south of IKEA, along University City Boulevard (the "Site").
- b. 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 under Section 6.207.

2. Permitted Uses & Development Area

- a. Subject to the restrictions and limitations listed below, the site may be developed with up to 275,000 s.f. of gross heated floor area of Automobile sales and repair uses, excluding tractor-trucks and accompanying trailer units. Accessory uses for the site may include, but are not limited to the following:
1. Car Wash
 2. Body Shop
 3. Automotive sales and repair
 4. Automotive service stations, including minor adjustments, repairs and lubrications
 5. Automotive repair garages, including engine overhaul, body and paint shops and similar operations
 6. Automobile, truck and utility trailer rental
- b. Prior to approval by the City Council of 2013-052, the Petitioner and the owner of the property covered by Petition No. 2008-059 will file an administrative site plan amendment for Petition 2008-059 that will adjust the development rights.
1. Reduce the development rights pertaining to retail and restaurant uses to 388,000 s.f. for Parcels B1, B2, B3, B4 and B5. The maximum gross floor area for retail, restaurant and office uses (excluding hotels) shall be adjusted to 438,000 s.f.
 - 1) Petition No. 2013-052 is approved by the City Council, the adjustments will be binding and may not be added back to the Petition through the administrative amendment process. If Petition 2013-052 is not approved by the City Council, the administrative site plan amendment will be null and void.
- c. No single building on the site will exceed a total of 75,000 s.f.
- d. Five (5) Building Envelopes have been identified within each Development Area, as shown on the Technical Data Sheet. The intent of these building envelopes is to designate the general location and number of building areas within which buildings may be constructed. For Areas A, C & D, accessory customer parking, accessory inventory parking areas, freestanding structures for accessory uses and Plazas and outdoor activity may be located within the building envelopes provided that a principal structure is also located within the building envelope. For Area B, the building envelope standards and conditions only applies should a building be located within this development area. Development Area B may contain only Inventory Parking without a building envelope or frontage.
- e. "Building Frontages" have been defined below and are generally depicted within Development Areas A, B, C & D on the Technical Data Sheet. The buildings constructed within these Development Areas shall generally adhere to the following Building Frontage standards:
- i. Building elevations shall extend along the entire Building Frontage as shown on the Technical Data Sheet. The Planning Director may approve an alternative configuration that meets the intent of the plan shown.
 - ii. Building frontages will include the main entrance to the building
 - iii. Building frontages will be located to front along public and private streets with no vehicle parking between the building frontage and the street, as depicted on the Technical Data Sheet. Vehicular Display will be permitted between the Building Frontage and Streets, with the exception of Development Area A.
 - iv. Building frontages shall have fenestrations of 60% of the linear dimension of the building facade. The fenestration referenced will be an opening in the exterior building wall with windows and doors with glazing, allowing light and views between the interior and exterior and not screened from view. Glazing of windows and doors shall be transparent under all lighting conditions. Fenestrations shall extend from the sill or from a base of contrasting material, to at least the height of the door head. The following fenestration alternates may account for up to 40% of this requirement as follows:
 - Green screen systems or planter walls
 - Wall mounted or recessed display cases
 - Translucent, fritted, patterned or colored glazing
- f. The relationships of the Building Envelopes provided within Development Areas C & D are intended to address the Common Plaza area shown on the Technical Data Sheet. Buildings within these two (2) Building Envelopes will address either the Common Plaza areas as depicted or front the Private Street Network shown on the Technical Data Sheet.
- g. Inventory Parking areas have been designated on the Technical Data Sheet to show the general arrangement of these Inventory Parking areas to the Building Envelopes and Building Frontages within each Development Area. Inventory Parking areas are provided for the general purposes of storing and displaying vehicles intended for or awaiting sale or service.

3. Transportation Improvements

- a. Access to the Site will be from City Boulevard, IKEA Boulevard extension, and MacFarlane Boulevard as generally depicted on the Technical Data Sheet.
- b. The number and location of access points to the Development Areas will be determined during the building permit process. Approximate driveway locations are shown on the Technical Data Sheet.
- c. The Private Street shown between Development Areas A & B is an existing road that will remain.
- d. The IKEA Boulevard extension will connect to MacFarlane Boulevard as generally depicted on the Technical Data Sheet. This will be an Office-Wide street classification.
- e. The Petitioner plans to provide or cause to be provided on its own or in cooperation with other parties who may implement portions of the improvements, the improvements set forth below to benefit overall traffic patterns throughout the area in accordance with the following implementation provisions, subject to the approval of Duke Energy, which owns a power line easement through which such improvements would be built.
1. Provide dedication of right-of-way up to 77 feet as shown on U-05A of the Charlotte Land Development Standards Manual prior to issuance of a final certificate of occupancy or at the time CATS constructs the connection from Lynn Blue Line Connector Road to Ikea Boulevard, whichever occurs first.
 2. Public Street R/W dedication (2 access points shown) to the edge of the Site for connection to Parcel 047-231-046 as depicted on the Technical Data Sheet. Provide public street dedication of up to 77 feet of right-of-way as shown on U-05A (office commercial wide street classification) of the Charlotte Land Development Standards Manual prior to the issuance of the final certificate of occupancy.
 3. The petitioner shall reserve right-of-way adjacent to Area C equal to 28.5 feet measured from the centerline of the existing easement to allow for the future extension of MacFarlane Boulevard prior to the issuance of the CO for Area C. The petitioner agrees to dedicate the right-of-way at such time development occurs on tax parcel 047-21-05. All setbacks for Area C shall be measured and established from the future curbline of MacFarlane Boulevard.

4. Architectural Standards

- a. The exteriors of the principal buildings constructed on the Site may use a combination of the building materials listed below. An Architectural Palette is provided with this Rezoning Petition. The Architectural Palette provided is not to be an elevation that is binding upon the Petitioner as to the specific design of any structure; it is intended to demonstrate an example of a building facade that meets the criteria set forth in the Architectural Standards.
1. Brick
 2. Stone, simulated/ synthetic stone
 3. Precast concrete
 4. Stucco
 5. EIFS - Exterior Insulated Finishing Systems
 6. Pre-finished Architectural Metal Panel Systems
 7. Tile Cladding Systems (i.e. Porcelain, Ceramic, Granite, etc)
- Note: the following building materials shall not be used
- (i) Vinyl Siding
 - (ii) Cementitious Fiberboard
 - (iii) Pre-engineered metal building materials
 - (iv) Aluminum Horizontal Siding
- b. The Petitioner will coordinate the general appearance of each building's architecture, landscaping, and streetscape elements by utilizing the approved building materials, colors, architectural details, streetscapes, landscape materials and designs.
1. Buildings (Development Areas A, B, C & D)
 - i. All external vertical elevations (exclusive of windows, doors and overhead entry doors) of buildings shall be constructed with a minimum of 70% masonry materials (brick, stone, simulated/ synthetic stone). In addition, a minimum of three elevations of each such building will be articulated and a vairstone of masonry materials listed above having a minimum of 3 feet will be incorporated within each elevation. Metal entry elements may be incorporated within building facades to accommodate tenant brand images.
 2. The Service Areas of the buildings constructed within Development Areas A, B, C and D will be screened from the adjoining streets with landscaping and/or walls designed to match and complement the building architecture of the adjacent buildings. The term Service Area (example - dumpster, refuse and loading areas) is not intended to include a Building Frontage that houses vehicle sales or service. Architectural features such as, but not limited to, banding, medallions, changes in color or design features or materials will be provided to avoid a sterile, unarticulated blank treatment of such walls.
 1. Vehicle Service Shops' overhead entry doors shall not be located along the Building Frontage. Vehicle Service Shops shall not be located along Building Frontages. For ancillary and associated buildings, i.e. body shop and truck service, overhead entry doors shall not be located along Building Frontages.
 3. All new retaining walls located on the Site will be treated with landscaping to help soften their appearance. Walls greater than 10 feet in height will have one step back for every 10 feet in vertical height. In addition, the top, bottom and each step back of the wall will be landscaped. Walls along stormwater facilities may exclude the landscape requirement along the base. The plant material will be a minimum of 24 inches in height at time of planting and will reach a minimum of 4 feet in height at maturity.
 4. Roof top HVAC and related mechanical equipment will be screened from public view at grade from the nearest public street.

5. Streetscape, Landscaping, Buffers & Common Plaza

- a. The Petitioner will preserve the 50' Natural Buffer as stipulated in Belgate Rezoning Petition #2008-059. This Natural Buffer, located adjacent to Interstate 85 may be used to satisfy required Treesave requirements for the Site and additionally will satisfy the following requirements:
1. Trees 4 inches DBH and greater will be preserved in accordance with the City of Charlotte's Tree Ordinance.
 2. The petitioner reserves the right to remove trees less than 4 inches DBH within this Natural Buffer including weeds, vines and dead trees, excluding Dogwoods, Eastern Redbuds, Serviceberries, and Tulip Trees.
- b. The Petitioner will preserve the 50' Landscape Buffer as stipulated in the Belgate Rezoning Petition #2008-059.
1. Should this buffer area be disturbed in a manner that causes the loss of trees in excess of 4" DBH, then it will be supplemented by additional planting material in accordance with the specifications for a Class A Buffer.
 2. The Petitioner reserves the right to remove trees less than 4" DBH within this area, including weeds and vines.
- c. A 20 foot setback will be located along University City Blvd and IKEA Boulevard Extension as generally depicted on the Technical Data Sheet.
- d. Except as otherwise set forth herein, screening, if applicable, will conform to the standards of the Ordinance.
- e. The streetscape edge along Ikea Boulevard, for Development Areas C & D shall contain an enhanced streetscape within the 20 foot setback indicated on the Technical Data Sheet. The 20 foot setback will be landscaped with a variety of evergreen and deciduous shrubs, ornamental grasses and seasonal color. No less than 30 shrubs and 3 small maturing trees per 100 linear feet will be provided. Additionally, a low accent wall will be provided at the Private Street entrance from Ikea Boulevard. The low accent wall will be a minimum of 30 inches in height and will be made of masonry.
- f. The Southeast and Southwest corners of the City Boulevard and IKEA Boulevard intersection will be designed to create a sense of entry that complements the monumentation for Belgate across City Boulevard. The existing monumentation will remain but may be added to, provided that it will comply with the ordinance.
- g. An easement will be granted and a sidewalk connection will be constructed at the end of Stetson Drive, which will connect to the corner of Ikea Boulevard and City Boulevard. This connection must be made prior to the final Building Permit/ Certificate of Occupancy.
- h. Sidewalk and streetscape improvements will be constructed along the frontage of MacFarlane Boulevard, in accordance with the office-wide street classification standard.
- i. This Rezoning Petition agrees to carry over specific design standards from Rezoning Petition No. 2008-059:
- (i) Incorporation of the same light fixtures installed currently along Ikea Boulevard
 - (ii) Pedestrian connectivity between all buildings and through customer parking areas.
- j. The Common Plaza area shown on the Technical Data Sheet will contain a combination of the following pedestrian amenities:
- Seating Areas
 - Specialty Hardscape Surfaces
 - Enhanced Landscape Features
 - Vehicular Display Areas

6. Environmental Features

- a. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.
- b. The location, size and type of storm water management systems depicted on the Rezoning Plan is subject to review and approval as part of the full development plan submittal and is not implicitly approved with this Petition. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.
- c. The Site will comply with the Tree Ordinance.

7. Signage

- a. Signage as allowed by the Ordinance may be provided. The Site will be viewed as a Planned Development. The petitioner reserves the right to utilize the Sign Flexibility provisions of the Ordinance (Section 13.110) to implement a master signage plan for the site. No billboards will be permitted on site.

8. Lighting

- a. All Site lighting fixtures will be designed and/or capped to direct light toward the Site and away from adjoining properties.
- b. Freestanding lights will be limited to a height of 25'.

UNIVERSITY CITY AUTO MALL
REZONING PETITION No. 2013-052
THE ARDEN GROUP
DEVELOPMENT STANDARDS

REVISIONS:
(1) 05/17/13 REVISE PER STAFF COMMENTS
(2) 06/14/13 REVISE PER STAFF COMMENTS
(3) 08/13/13 REVISE PER STAFF COMMENTS
(4) 09/20/13 REVISE PER STAFF COMMENTS

DATE: MARCH 22, 2013
DESIGNED BY: KST
DRAWN BY: KST
CHECKED BY: KST
SCALE: N/A
PROJECT #: 1013013
SHEET #:

RZ-2

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