

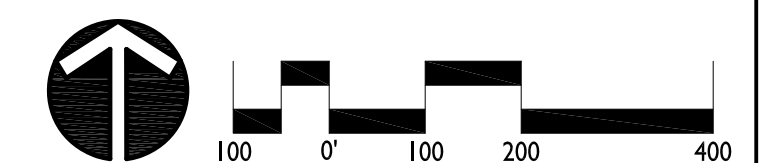
VICINITY MAP
NTS

SITE DEVELOPMENT DATA

Site Acreage:	+/- 39 Ac.
Tax Parcels:	047-23-108
Proposed Zoning:	B-2(CD)
Existing Zoning:	CC(CD)
Existing Uses:	Vacant Pad
Proposed Uses:	Automotive Sales related uses allowed within the B-2 District, as more specifically described in the dev. stds.
Maximum Gross Development:	Up to 275,000 square feet of gross floor area.
Maximum Building Height:	Maximum height is 40' as required by the Ordinance.
Parking:	As required for the B-2 zoning district by the Ordinance.

SITE LEGEND

-  SITE ACCESS
-  PUBLIC STREET
-  PRIVATE STREET
-  BUILDING EDGE



The ARDEN Group
Development Standards
03/20/13
Rezoning Petition No. 2013-xx (University City Auto Mall)

Site Development Data:

- Acreage: +/- .39 Ac.
- Tax Parcel #: 047-23-108
- Existing Zoning: C(CD)
- Proposed Zoning: B-2(CD)
- Existing Uses: Vacant Pad
- Proposed Uses: Automotive sales related uses allowed within the B-2 District, specifically including:
 - Automotive sales and repair including tractor-trucks
 - Automotive service stations, including minor adjustments, repairs and lubrication
 - Automotive repair garages including engine overhaul, body and paint shops and similar operations
 - Automobiles, truck and utility trailer rental
- Maximum Gross Square feet of Development: Up to 275,000 square feet of gross floor area
- Maximum Building Height: Maximum height is 40' as required by the Ordinance.
- Parking: As required for the B-2 zoning district by the Ordinance

GENERAL PROVISIONS

1. 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 of up to five (5) separate dealerships and accompanying retail and services on an approximately 39 acre site that is part of the Belgate Development, east of Interstate 85, located immediately south of IKEA, along University City Boulevard (the "Site").
2. Development of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Rezoning Plan establishes more stringent standards, the regulations established under the Ordinance for the B-2 classification for the Site shall govern all development taking place on the Site.
3. 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. The ultimate layout, locations and sizes of the development and site elements depicted on the Rezoning Plan are graphic representations of the development and site elements proposed, and they may be altered or modified in accordance with the setback, yard and buffer requirements set forth on this Rezoning Plan and the Development Standards, provided, however, any such alterations and modifications shall not materially change the overall design intent depicted on the Rezoning Plan. Building Envelopes & Edges have been identified within the Rezoning Plan which identifies general arrangement of structures and buildings relative to parking and circulation within the site. The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, and other site elements set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards.
4. The proposed zoning district for the site is B-2. The proposed uses on the site will be limited to those Automotive sales/ service centers and related uses allowed by the B-2 District. The intent of the petitioner is to develop a complex of up to five (5) automobile sales and service centers along with other associated uses that relate to or support the sales and service of automobiles and provide convenient services for customers and employees of the site.
5. Parking will be provided in accordance with the Ordinance.
6. Nothing in this proposed Rezoning Petition will affect, impact, change or otherwise alter any provisions in the approved Belgate Rezoning Petition No. 2008-059 including but not limited to development guidelines, design requirements, permitted uses, buffer areas, stormwater criteria, treesave requirements and signage. Such proposed Rezoning Petition shall be considered a "stand alone" rezoning.

PERMITTED USES & DEVELOPMENT AREA

7. Subject to the restrictions and limitations listed below, the site may be developed with up to 275,000 s.f. of gross floor area of Automobile sales/ service related uses permitted by right and under prescribed conditions in the B-2 zoning district, as applicable. Any parking garage constructed on site for the storage of vehicles (inventory) will not count towards the maximum development area identified.
8. Maximum Development Area identified within this Rezoning Petition will not reduce, impact or otherwise change (i) the maximum retail and restaurant uses of 400,000 s.f. allowed within Parcel B of Belgate and (ii) the maximum retail, restaurant and office uses (excluding hotel) of 450,000 s.f. allowed within Parcel B of Belgate, both which are reflected in Rezoning Petition No. 2008-059.
9. No single building on the site will exceed a total of 75,000 s.f. An automated freestanding car wash facility(ies) may be constructed on the Site.
10. "Building Edge(s)" have been provided within Development Areas A, B, C & D as generally depicted on the Technical Data Sheet. The buildings constructed within these Development Areas must adhere to the Building Edge(s) generally depicted on the Technical Data Sheet (plaza/outdoor activity areas will be considered part of the buildings for the purposes of compliance with this provision). The schematic representations of the design treatment for the development within Development Areas A, B, C & D generally depicted within the Rezoning Plans are merely schematic in nature and may be altered in a manner consistent with the Building Edge(s) provisions described above.

ACCESS

11. Access to the Site will be from University City Boulevard, IKEA Boulevard Extension, and MacFarlane Boulevard as generally depicted on the Rezoning Plan.
12. The number and location of access points to the Building Envelopes will be determined during the building permit process.
13. The Private Street shown between Development Areas A & B is an existing road that will remain.
14. The alignment of the Street Network, including vehicular circulation and driveways may be modified by the Petitioner to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval by the Charlotte Department of Transportation (CDOT) in accordance with published standards.
15. The IKEA Boulevard Extension will connect to MacFarlane Boulevard as generally depicted on the Technical Data Sheet.

TRANSPORTATION IMPROVEMENTS

16. 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: RESERVED
17. **CDOT/NC DOT Standards.** Public roadway improvements for The Site will be subject to the standards and criteria of CDOT and NCDOT, as applicable, to the roadway improvements within their respective road system authority. It is understood that such improvements may be undertaken by the Petitioner on its own or in conjunction with other development or roadway projects taking place within Belgate/ University City.

ARCHITECTURAL STANDARDS

18. Maximum height is 40' as required by the Ordinance.
19. The principal buildings constructed on the Site may use a variety of building materials. The building materials used may be a combination of the following:
 - a. brick
 - b. stone, simulated stone, pre-cast or synthetic stone
 - c. precast concrete
 - d. stucco or
 - e. EIFS
20. The Petitioner will coordinate the general appearance of each of the separate dealership's building architecture, landscaping, signage and streetscape elements by utilizing generally similar building materials, colors, architectural details, streetscapes, landscape materials and designs.
21. The service areas of the buildings constructed within Development Areas A, B, C and D will be screened from the adjoining streets with walls designed to match and compliment the building architecture of the adjacent buildings. The term Service Area is not intended to include a building edge that houses Vehicle Services. 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.
22. Retaining walls located on the Site will be treated with landscaping to help soften their appearance.
23. Roof top HVAC and related mechanical equipment will be screened from public view at grade.

STREETScape, LANDSCAPING & BUFFERS

24. The Petitioner will preserve the 50' Natural Buffer established agreed to in Belgate Rezoning Petition #2008-059. This buffer, located adjacent to Interstate 85 will satisfy the following requirements:
 - a. Trees 4 inches and greater will be preserved in accordance with the City of Charlotte's Tree Ordinance.
 - b. The petitioner reserves the right to remove trees less than 4" within this area including weeds and vines.
25. A 20 foot setback will be located along University City Blvd and IKEA Boulevard Extension as generally depicted on the Rezoning Plan.
26. Screening, if applicable, will conform to the standards of the Ordinance
27. Buffer areas will be developed in accordance with the provisions of the Ordinance. Required buffers on the site may be eliminated if the adjoining parcels are rezoned or the use changes such that buffers are no longer required.
28. The street right-of-way screening requirement does not apply to the storage of new and used vehicles which are offered or intended for sale.

ENVIRONMENTAL FEATURES

29. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.
30. Stormwater detention facilities will be designated in accordance with a previously approved master stormwater drainage and management plan as part of the Belgate development, subject to the approval of Stormwater Services.
31. 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 rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.
32. The designated treesave area for the Belgate Development will continue to serve this site, per Rezoning Petition #2008-059. The treesave requirements for this site are satisfied as part of the overall Belgate Treesave commitments.
33. The Site will comply with the Tree Ordinance.

SIGNAGE

34. 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.

LIGHTING

35. All site lighting fixtures will be designed and/or capped to direct light into the site and away from adjoining properties. Wall-pak lighting will not be installed on the sides of any buildings that are adjacent to or within 100' of any public street right-of-way.
36. Freestanding lights will be limited to a height of 25'.

REVISIONS:

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

RZ-2

UNIVERSITY CITY AUTO MALL
REZONING PETITION No. XX
THE ARDEN GROUP
DEVELOPMENT STANDARDS

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