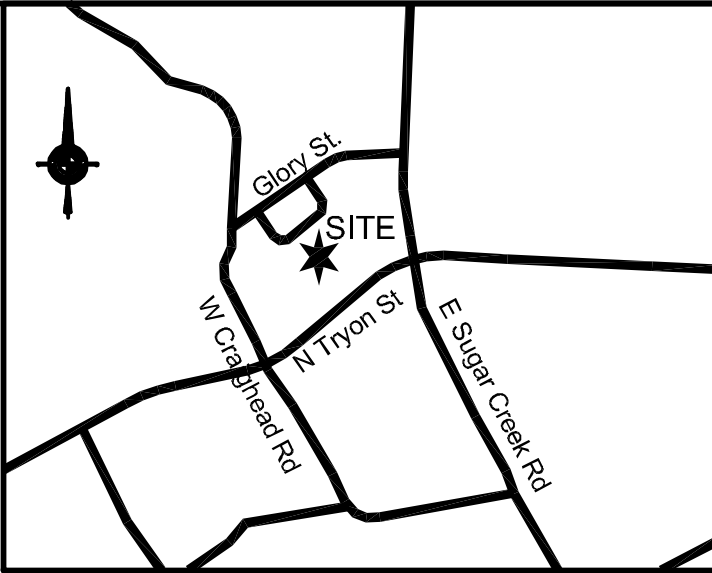


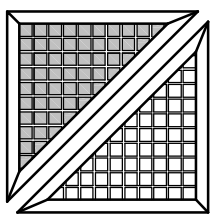
SITE DATA TABLE

PROPERTY

OWNER: SUGAR CREEK CHARTER SCHOOL, Inc.
PETITIONER: SUGAR CREEK CHARTER SCHOOL, Inc. TAX PARCEL: 087-011-12
PLANS PREPARED BY: BURTON ENGINEERING ASSOCIATES PHONE #: (704)553-8881
EXISTING ZONING: B-2 (CD) & R-12 MF
PROPOSED ZONING: B-2 (CD)SPA & B-2 (CD)
JURISDICTION: CITY OF CHARLOTTE WATER SHED: UPPER LITTLE SUGAR CREEK
POST-CONSTRUCTION: CENTRAL CATAWBA (DISTRESSED BUSINESS DISTRICT)
FEMA PANEL No.: 3710456500J FEMA PANEL DATE: 09/02/2009 FLOOD ZONE: OUT
LOT SIZE: 15.1456 ACRES
EXISTING BUILDING AREA: 113,812 S.F. MAXIMUM BUILDING AREA: 228,000 S.F.
BUILDING SETBACKS
FRONT: 20' REAR: 50' SIDE (NON-RESIDENTIAL): 0'



VICINITY MAP
NOT TO SCALE



**BURTON
ENGINEERING
ASSOCIATES**
CIVIL ENGINEERS
LAND PLANNERS

5950 Fairview Rd. • Suite 100 • Charlotte, NC 28210
Phone: (704) 553-8881 • Fax: (704)553-8860
Firm License #C-1157



Master Plan Schematic for
SUGAR CREEK CHARTER SCHOOL
4101 NORTH TRYON
CHARLOTTE, NC

Project:

Project No. **13239**

Date Issued: **September 23, 2013**

Revisions:

1. 11/12/13 - Per Staff Comments
- 2.
- 3.
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.

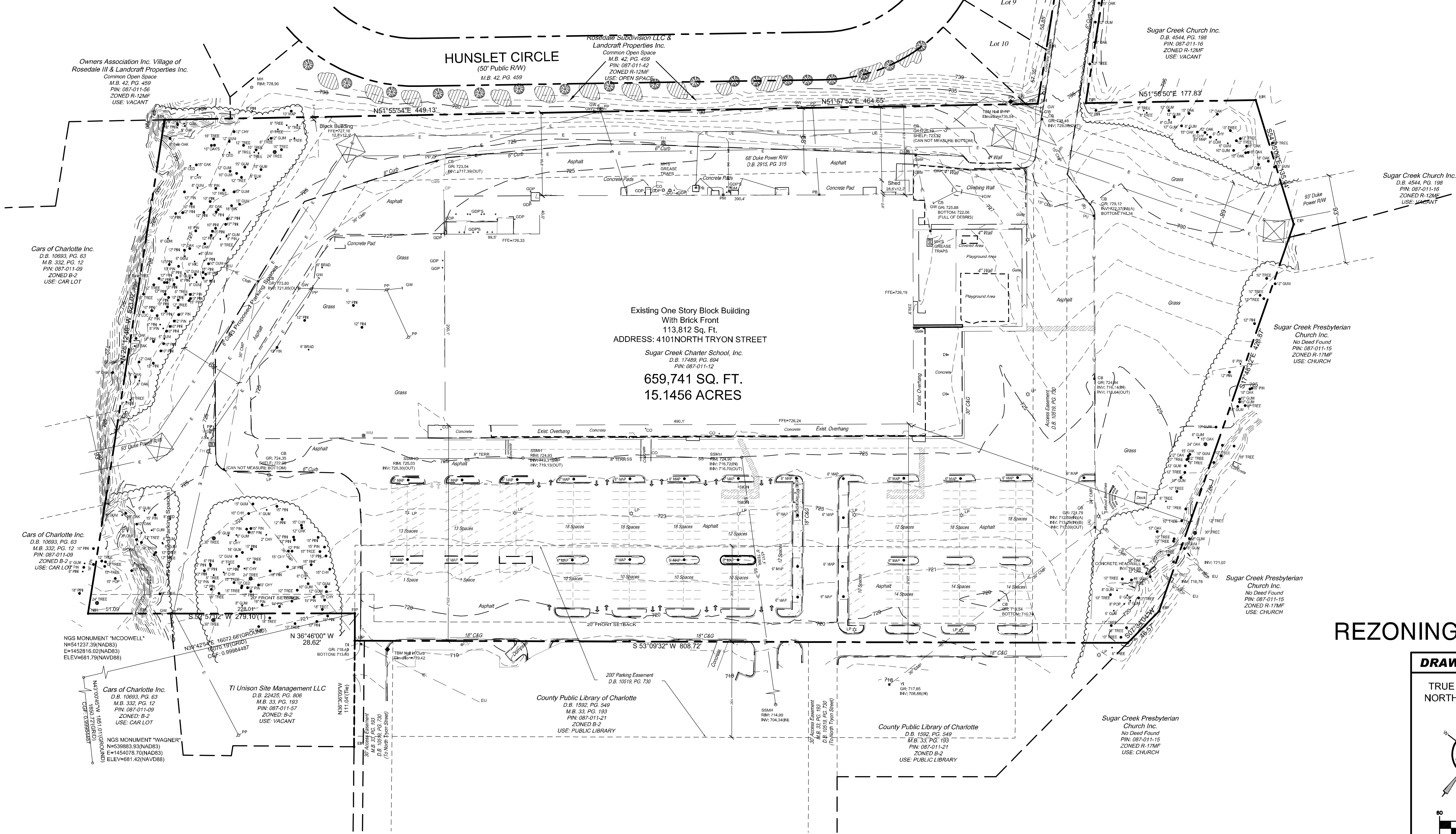
EXISTING
CONDITIONS /
SURVEY

Sheet Title

RZ 1.0

Sheet Number 1 Of 2

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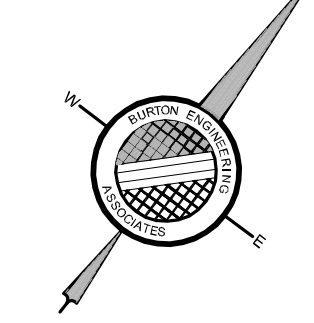
PETITIONER:

SUGAR CREEK CHARTER SCHOOL, Inc.
4101 NORTH TRYON STREET,
CHARLOTTE, NC 28206
PHONE: 704 509 5470
FAX: 704 921 1004

REZONING PETITION No. 2013-097

DRAWING INFORMATION

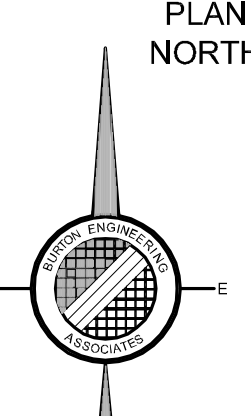
TRUE
NORTH



GRAPHIC SCALE

(IN FEET)

1 inch = 60 ft.



DEVELOPMENT STANDARDS

General Provisions

- These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Sugar Creek Charter School, Inc. to accommodate the expansion of the existing school facilities and the establishment of a high school on that approximately 15.158 acre site located on the south side of Glory Street, west of its intersection with West Sugar Creek Road (the "Site").
- The use and development of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance").
- Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the B-2 zoning district shall govern the use and development of the Site.
- The depiction and layout of the expanded building and the new buildings to be constructed on the Site are conceptual in nature and may be altered or modified during design development and construction phases subject to the requirements of the Ordinance and the Rezoning Plan, and provided that such improvements are located within the new building envelopes depicted on the Rezoning Plan.
- Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner or owners of the Site in accordance with the provisions of Section 6.207 of the Ordinance.

Permitted Uses

The Site shall only be devoted to an elementary school, a middle school, a high school and any accessory uses relating thereto that are permitted under the Ordinance.

Transportation

- Vehicular access to the Site shall be as generally depicted on the Rezoning Plan. The placement and configuration of each vehicular access point are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required for approval by the Charlotte Department of Transportation and/or the North Carolina Department of Transportation.
- Bicycle parking shall be provided in accordance with the requirements of the Ordinance.
- Internal sidewalks and pedestrian connections shall be provided on the Site as generally depicted on the Rezoning Plan.

Architectural Standards

- The maximum height in stories of the building additions and new buildings to be constructed on the Site shall be two stories. The maximum height in stories of the existing building located on the Site shall be one story.
- The total maximum gross building area allowed on the Site shall be 228,000 square feet.
- New dumpster and recycling areas will be enclosed on all four sides by an opaque wall or fence with one side being a hinged opaque gate. If one or more sides of a new dumpster and recycling area adjoin a side wall or rear wall of a building, then the side wall or rear wall of the building may be substituted for the wall or fence along each such side.

Streetscape and Landscaping

- Landscaping will meet or exceed the requirements of the Ordinance.
- A 75 foot Class B buffer shall be established along a portion of the Site's northern property line located to the rear of a portion of the building additions 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(8) of the Ordinance, Petitioner may reduce the width of the Class B buffer by 25% by installing a wall, fence or berm that meets the standards of Section 12.302(8) of the Ordinance.
- In the event that an adjacent parcel of land is either rezoned to a zoning district or devoted to a use that eliminates or reduces the buffer requirements on the Site, Petitioner may reduce or eliminate, as the case may be, the relevant buffer area set out on the Rezoning Plan accordingly.
- Due to site conditions and a Duke Power Right of Way, Petitioner shall seek the approval of an alternative buffer pursuant to Section 12.302(4) of the Ordinance for a portion of the Site located adjacent to the Site's northern property line to the rear of a portion of the building additions. The area for which an alternative buffer shall be sought is more particularly depicted on the Rezoning Plan. Petitioner shall request the approval of an alternative buffer prior to the Public Hearing on this Rezoning Petition.
- A buffer is not required to be established along that portion of the Site's northern property line located to the rear of the existing improvements located on the Site because such improvements are legal, non-conforming structures. Additionally, a buffer is not required to be established along the private drive connection to Glory Street because the private drive is a legal, non-conforming structure.

Signs

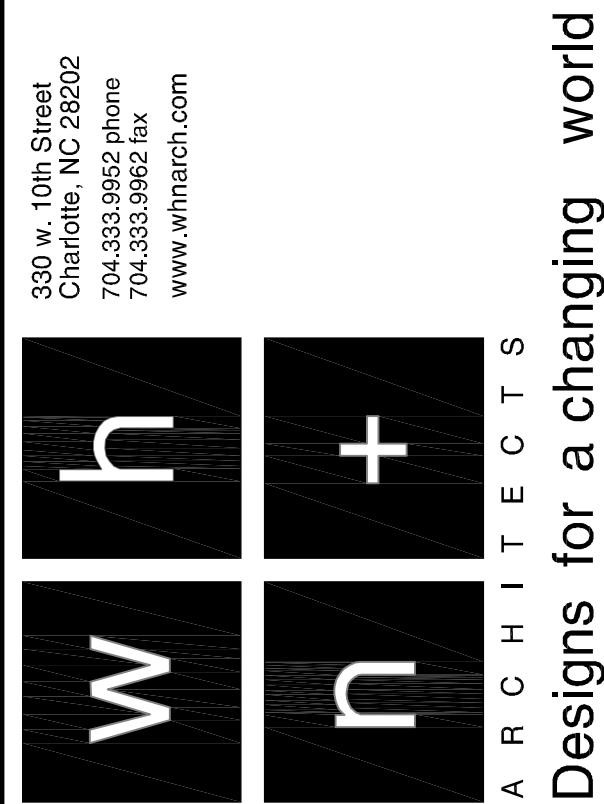
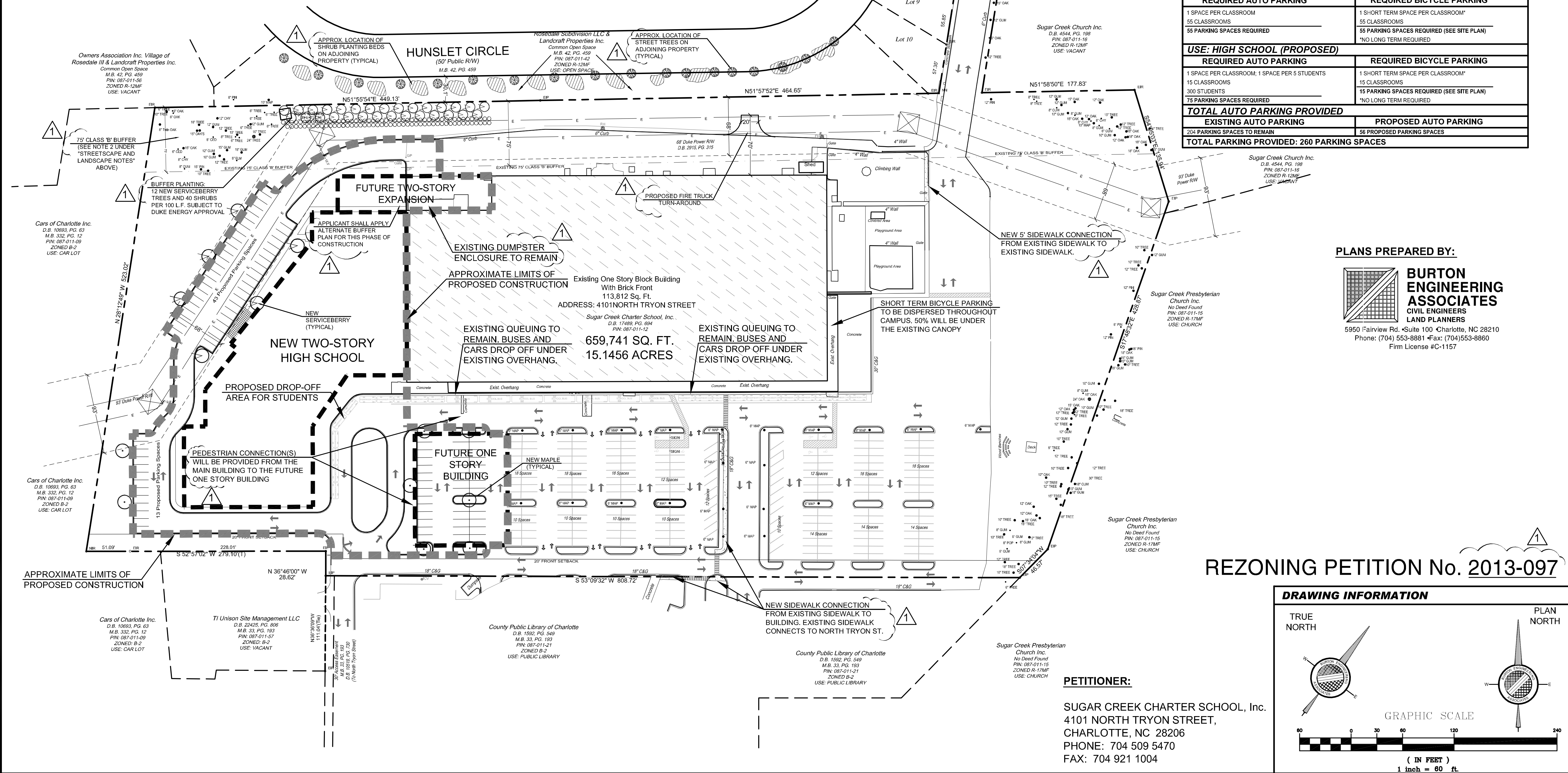
All new signs installed on the Site shall comply with the requirements of the Ordinance.

Lighting

- All newly installed freestanding lighting fixtures on the Site (excluding street lights) 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.
- The maximum height of any newly installed freestanding lighting fixture on the Site shall be 30 feet.
- Any lighting fixtures attached to the new buildings to be constructed on the Site shall be decorative, capped and downwardly directed.

Binding Effect of the Rezoning Documents and Definitions

- If this Rezoning Petition is approved, all conditions applicable to the use and development of the Site imposed under these Development Standards and the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.
- Throughout these Development Standards, the term "Petitioner" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Petitioner or the owner or owners of the Site from time to time who may be involved in any future development thereof.
- Any reference to the Ordinance herein shall be deemed to refer to the requirements of the Ordinance in effect as of the date this Rezoning Petition is approved.



Master Plan Schematic for SUGAR CREEK CHARTER SCHOOL 4101 NORTH TRYON CHARLOTTE, NC

Project:

Project No. 13239

Date Issued: September 23, 2013

Revisions:

- 11/12/13 - Per Staff Comments
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REZONING PLAN

Sheet Title

RZ 2.0

Sheet Number 2 Of 2

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