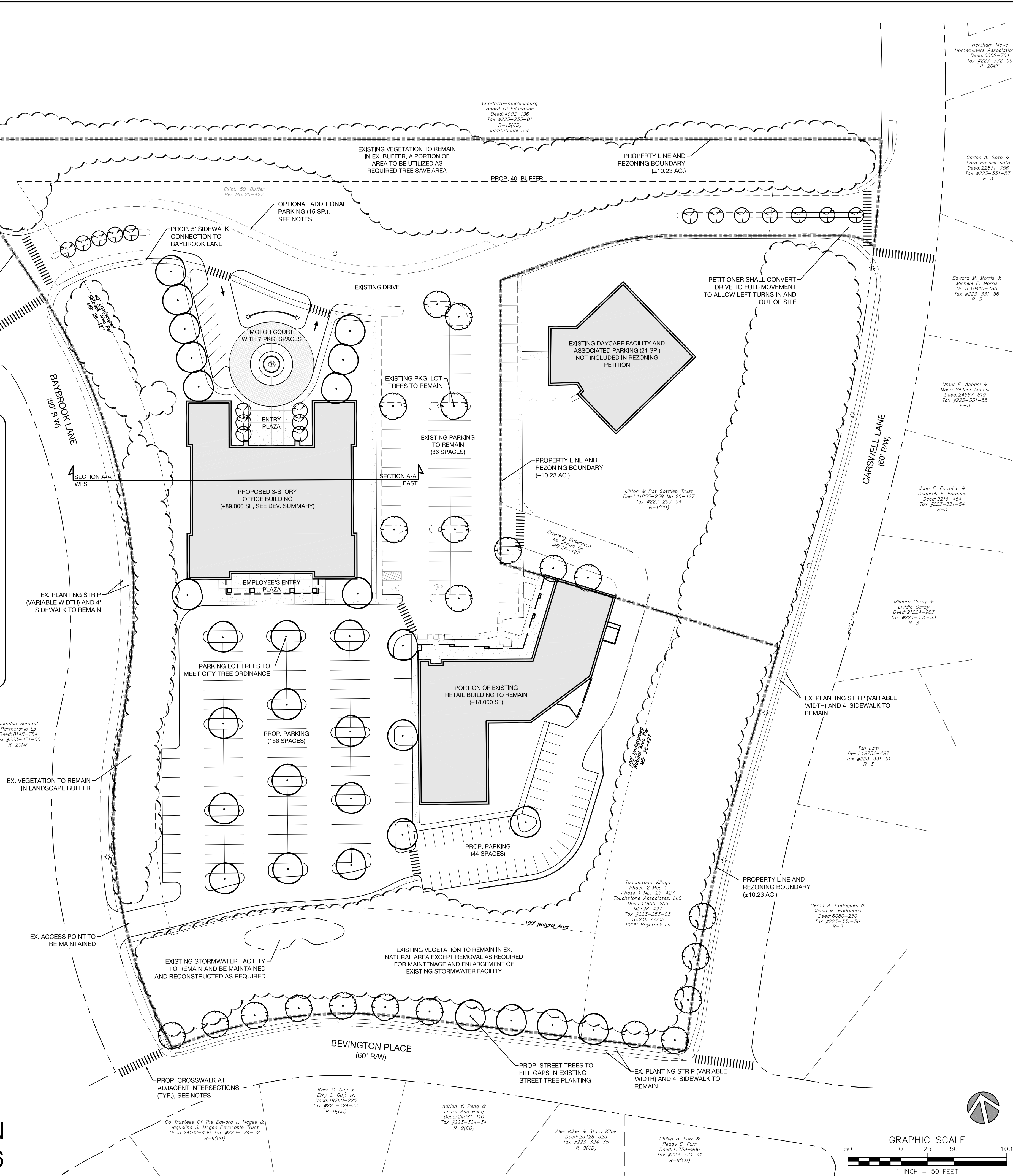


DEVELOPMENT SUMMARY

TAX PARCEL ID #:	22325303
TOTAL SITE AREA:	10.23
ZONING:	
EXISTING:	B-1(CD)
PROPOSED:	NS (Neighborhood Svcs.)
SETBACKS:	
FRONT:	14' From B.O.C.
SIDE:	10' If Provided
REAR:	20' Adjacent to Res.
MAX. BUILDING HEIGHT:	60'
PROPOSED USE:	Office and Neighborhood Retail
BUILDING AREA:	
OFFICE:	±71,700 SF
ACCESSORY STORAGE	
(INTERNAL TO OFFICE):	±17,300 SF
EX. NEIGHBORHOOD RETAIL:	±18,000 SF
VEHICULAR PARKING:	
REQUIRED:	150 Spaces (1 Sp./600 SF)
PROPOSED:	293 Spaces

REZONING PETITION #2015-016



Conditional Development Standards

General Provisions.

- 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 6.207 of the Zoning Ordinance.
- The Petitioner acknowledges that other standard development requirements imposed by other city ordinances, such as those that regulate streets, sidewalks, 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. Even if 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 that may be applicable to the site.
- 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

To redevelop a portion of an obsolete neighborhood shopping center to accommodate a corporate office building and to provide for a portion of the existing retail on the site to redevelop and remain.

Permitted Uses

Uses allowed on the property included in this Petition are those uses that are permitted in the NS district except as may be further limited by the specific provisions of this site plan.

Transportation

- The site will utilize the existing driveway connections to Baybrook Lane and Carswell Lane.
- Parking areas are generally depicted on the concept plan for the site.
- The connection to Carswell Lane may be converted to a full access driveway with no left turn restriction. Conversion of existing Carswell Lane driveway to a full-movement access point will be subject to review and approval by CDOT during the construction permitting phase.
- The Petitioner reserves the right to add additional parking on the north side of the private driveway as generally depicted on the site plan.
- The Petitioner will install painted crosswalks, subject to CDOT approval, at all public street intersections that adjoin the site and at all of the driveway connections from the site to public streets to enhance pedestrian safety in the community.
- The Petitioner will require that all construction traffic arrive from and depart directly to NC 51 via Carswell Lane or Baybrook Lane.
- The Petitioner will require that the employees of the office building arrive from and depart directly to NC 51 via Carswell Lane or Baybrook Lane.
- The Petitioner will establish a pedestrian connection within the parking lot between the proposed sidewalk on the north side of the proposed three-story office building and the existing sidewalk on the north side of the child care facility.

Architectural Standards

The development of the site will be governed by the district regulations of the Zoning Ordinance for the NS. Large expanses of wall exceeding 20-feet in length will be avoided through the introduction of articulated facades, using various materials such as brick and other masonry products, stone, different colors of paint, glass windows, water table, and/or soldier course. The Petitioner has also provided typical elevation images of the building that represent the overall scale, character, and quality of the building proposed to be constructed on the site. The Petitioner reserves the right to make minor architectural changes to these building designs but the overall design and construction character will be as illustrated. If a generator will be installed as part of the office building construction, it will be located inside of the building with the exhaust directed to exit from the north side of the building and directed toward the ground or vertically to exit from the roof to minimize the sound of the generator when in operation.

As part of the redevelopment of the retail portion of the site outdoor patios will only be permitted on the north side of the building facing the parking area. The existing patio on the rear of the building will be allowed to remain but will not be allowed to be re-established once the existing tenant vacates the space for which the patio was constructed. Thereafter, any patio that is constructed will not be allowed to have amplified sound or any live musical or other live performances.

Streetscape and Landscaping

The existing buffers on the site will remain, except that the buffer on the northern side of the site that adjoins the school property may be reduced to accommodate additional parking and sidewalk that may be installed on the north side of the private drive.

The Petitioner will cause the property to be evaluated to identify plant materials that were installed as a condition of the prior site plan approval. Plant materials that are not present or have died will be replaced prior to the issuance of a Certificate of Occupancy for the office building.

In addition the Petitioner will install replacement trees along Bevington Place where trees planted as part of the original plan have died.

Further, the Petitioner will establish a maintenance program for the buffer areas on the site that will include the removal of dead material and trash that may have been illegally deposited in the buffer areas. This program will include an initial maintenance of the buffer areas that will be completed prior to the issuance of a Certificate of Occupancy for the building and that will be repeated at least once per year thereafter.

Environmental Features

As part of the redevelopment of the site, the Petitioner may be required to conduct remedial maintenance or to reconstruct portions of the storm water facilities on the site including the detention basin. If trees and screening materials installed as part of the original development of the site to screen the storm water facilities are removed, they will be replaced with a combination of evergreen trees and shrubs to restore the screening of the site at double the rate prescribed by the ordinance. This planting will be concentrated on the south side of the site adjacent to Bevington Place to address the homes to the south of the site.

The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Ordinance. The location, size, and type of storm water 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 storm water treatment requirements and natural site discharge points.

No water supply wells will be constructed on the property. The properties shall be inspected for groundwater monitoring wells. Any groundwater monitoring wells identified shall be protected from damage by flagging and fencing during site development or abandoned in accordance with the Mecklenburg County Groundwater Well Regulations.

Parks, Greenways, and Open Space

Reserved

Fire Protection

Reserved

Signage

Reserved

Lighting

- New freestanding lighting on the site will be limited to 15' in total height and will utilize full cut-off luminaires. No "wall pak" type lighting will be utilized, except that architectural lighting on the exterior of buildings will be permitted.
- During the design of the site renovations, the Petitioner will evaluate and employ designs and fixtures that are designed to minimize the light from any free standing lighting installed in the new parking area leaving the site. These methods may include but are not limited to the reduced height of freestanding lighting, the utilization of timers to control when lights are needed to be in operation, the design of fixtures that would direct light downward or away from nearby residents, but all done in such a way as concerns for security and safety of the property are not compromised.
- Once installed, the Petitioner will maintain both the existing and new lighting installed on the site such that the fixtures are operational at times when the lights designed and operated to be on.

Phasing

Reserved

Initial submission 11-24-14
Revised per staff comments 1/14/15, 1.1
Revised per community comments 1/15/15, 1.2
Revised per community comments and staff analysis 2/20/15, 1.3
Revised per Zoning Committee approval- 3/3/15, 1/3
Revised per additional staff comment- 3/9/15, 1/3.2



1318-s6 central ave. # 704.334.3303
charlotte, nc 28205 # 704.334.3305
urbandesignpartners.com



Mr. James Sankey
Touchstone Village, LLC

Touchstone Village

Rezoning Site Plan
9209 Baybrook Lane, Charlotte, NC 28277

NO.	DATE	BY	REVISIONS:
1	01.16.15	UDP	PER CITY COMMENTS
2	02.20.15	UDP	PER CITY COMMENTS
3	03.04.15	UDP	PER CITY/ZC COMMENTS
4	03.09.15	UDP	PER ADD. CITY COMMENTS

Project No: 14-065
Date: October 9, 2014
Designed by: udp
Drawn By: udp
Scale: 1" = 50'
Sheet No:

RZ-1



NORTH VIEW

L|P ARCHITECTURE

InVue Corporate Campus at Touchstone | 1



SOUTH VIEW

L|P ARCHITECTURE

InVue Corporate Campus at Touchstone | 2



Touchstone Retail | 5

L|P



EAST VIEW

L|P ARCHITECTURE

InVue Corporate Campus at Touchstone | 3



WEST VIEW

L|P ARCHITECTURE

InVue Corporate Campus at Touchstone | 4

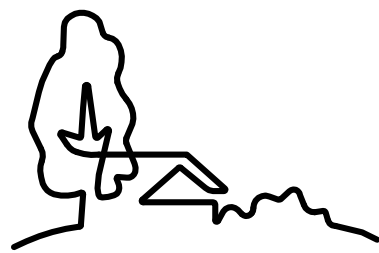
BUILDING ELEVATIONS

NOT TO SCALE



SITE SECTION A-A' (WEST-EAST)

NOT TO SCALE



URBAN
DESIGN
PARTNERS

1318-s6 central ave. # 704.334.3303
charlotte, nc 28205 # 704.334.3305
urbandesignpartners.com

L|P

Mr. James Sankey
Touchstone Village, LLC

Touchstone Village

Building Elevations / Site Section
9209 Baybrook Lane, Charlotte, NC 28277

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Project No: 14-065
Date: October 9, 2014
Designed by: udp
Drawn By: udp
Scale:
Sheet No:

RZ-2

REZONING PETITION
#2015-016