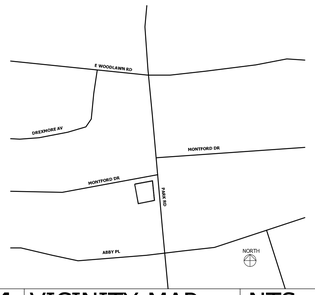


04 VICINITY MAP | NTS

Development Summary

Tax Parcel ID#: 171-081-02
Total Site Acreage: .37 acres
Existing Zoning: 0-2
Existing Uses: Retail
Proposed Zoning: MUDD (CD)
Setback Requirements:
- Park Road: 21' Setback (see Site Plan)
- Montford Drive: 16' Setback (see Site Plan)

Sideyard Requirements: 0' Sideyard,
10' building separation required adjacent to residential use
Rearyard Requirements: 0' Rearyard
10' building separation required adjacent to residential use
Maximum Height: 40'-0"
Open Space: Not Required
Development Totals:
- Retail:4,700 sf

03 DEVELOPMENT SUMMARY | NTS

General Provisions

1. The petitioner acknowledges that other standard development requirements imposed by other city ordinances, standards, policies, and appropriate design manuals will exist. Those criteria (for example, those that require buffers, regulate streets, sidewalks, trees, stormwater, and site development, etc…) will apply to the development site. This includes Chapters 6,9,12,17,18,19,20,21 of the City Code. Conditions set forth in this petition are supplemental requirements imposed on the development in addition to other standards. Where specified conditions on this plan differ from ordinances, standards, policies and approaches in existence at the time of formal engineering plan review submission, the conditional notes on this plan shall apply.
2. The Site Plan is schematic in nature and represents a firm concept of development with regard to the arrangement of buildings, parking, and circulation patterns. Minor changes of detail which do not alter the basic layout and relationships to abutting sites are permitted as a matter of right for the petitioner / developer and shall be handled in accordance to the Zoning Ordinance, Section 6.207.

Permitted Uses

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

Lighting

4. The maximum height of any freestanding light fixture shall not exceed 20 feet including its base. All lighting within the site shall be designed and shielded such that direct illumination does not exceed past any property line and shall be consistent with the zoning ordinance requirements.

Transportation

5. Vehicular access points shall be limited to those shown on the site plan. The exact location may vary from that depicted, but shall comply with all applicable design requirements of the Charlotte Department of Transportation and / or North Carolina Department of Transportation.
6. The proposed vehicular connections to the abutting property (cross-easement) shall be built to the property line as shown as part of the proposed development project. The exact locations may vary somewhat from the depicted plan.

Streetscape & Landscaping

7. The 5' landscaped screen along the westerly Project's edge will include a 8 foot high wood fence and landscape materials. Existing landscaping along fence to remain.
8. The 8' Sidewalk and 13' Landscaping area (with 5' allotted for future bike lane) along Park Road will be provided. A 8' sidewalk and 8' landscaping area will be provided along Montford Drive.
9. Parking spaces are within 60 feet of existing perimeter trees.
10. The payment-in-lieu mitigation option will be used to satisfy the tree save requirements.

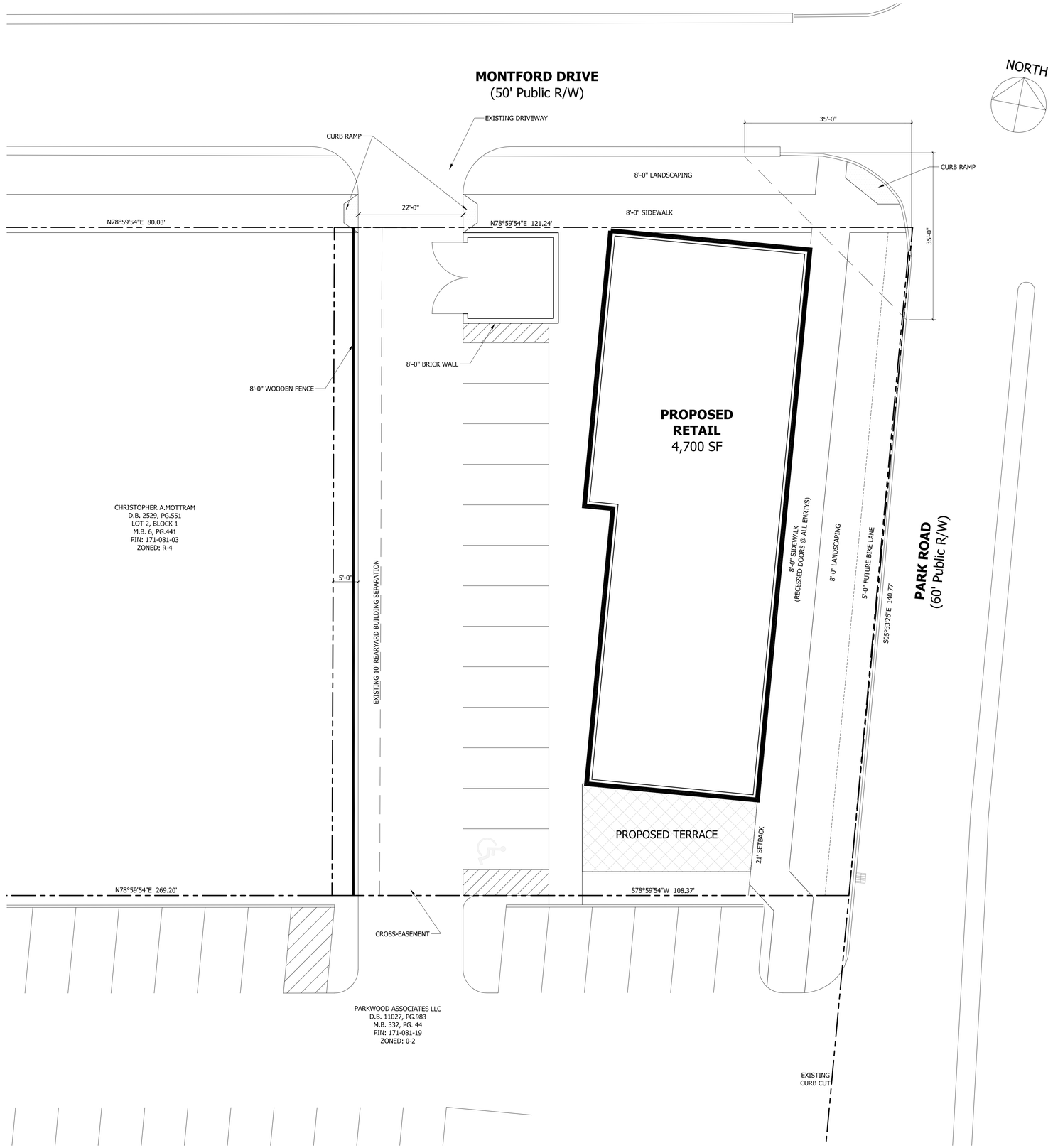
Environmental Features

11. The location, size, and type of storm water management systems depicted on the Rezoning Plan are subject to review 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.

Architectural Materials

12. Building materials that are allowed are: brick, synthetic stone, natural stone, cultured stone, synthetic EIFS, synthetic stucco/hard coat, decorative metal panels, and all glass to be clear glass. Exposed CMU will not be an allowed material.
13. All doors along Park Road to be recessed.
14. The building will be a 4 sided building.

02 GENERAL PROVISIONS | NTS



01 SITE PLAN | scale: 3/32"=1'-0"

ODa
overcash demmitt
2010 south tryon st. suite 1a
charlotte north carolina 28203
office.704.332.1615
web.www.odarch.com

LPA
Lat Purser & Associates, Inc.

PROPOSED DEVELOPMENT

MONTFORD DRIVE & PARK ROAD
CHARLOTTE, NORTH CAROLINA

Petition No. 2015-053
For Public Hearing

	ISSUE	:	DATE
	REZONING SUBMITTAL	:	02.23.15
1	COMMENT REVISIONS	:	04.17.15
2	COMMENT REVISIONS	:	05.21.15
	---	:	---
	---	:	---
	---	:	---
	---	:	---
	---	:	---
	---	:	---
	---	:	---
	---	:	---
	---	:	---
	---	:	---

ILLUSTRATIVE PLAN AND NOTES

RZ-1

Copyright 2015 Overcash Demmitt Architects
ODA No. 142859 draw/2859_xsiteplan.dwg