

SITE DATA

TAX PARCEL ID NO: 16912112

SITE AREA: PARCEL 4A ± 1.27 AC
 PARCEL 4B ± 0.52 AC (SUBDIVISION OF PARCEL)
 TOTAL PARCEL ± 1.79 AC

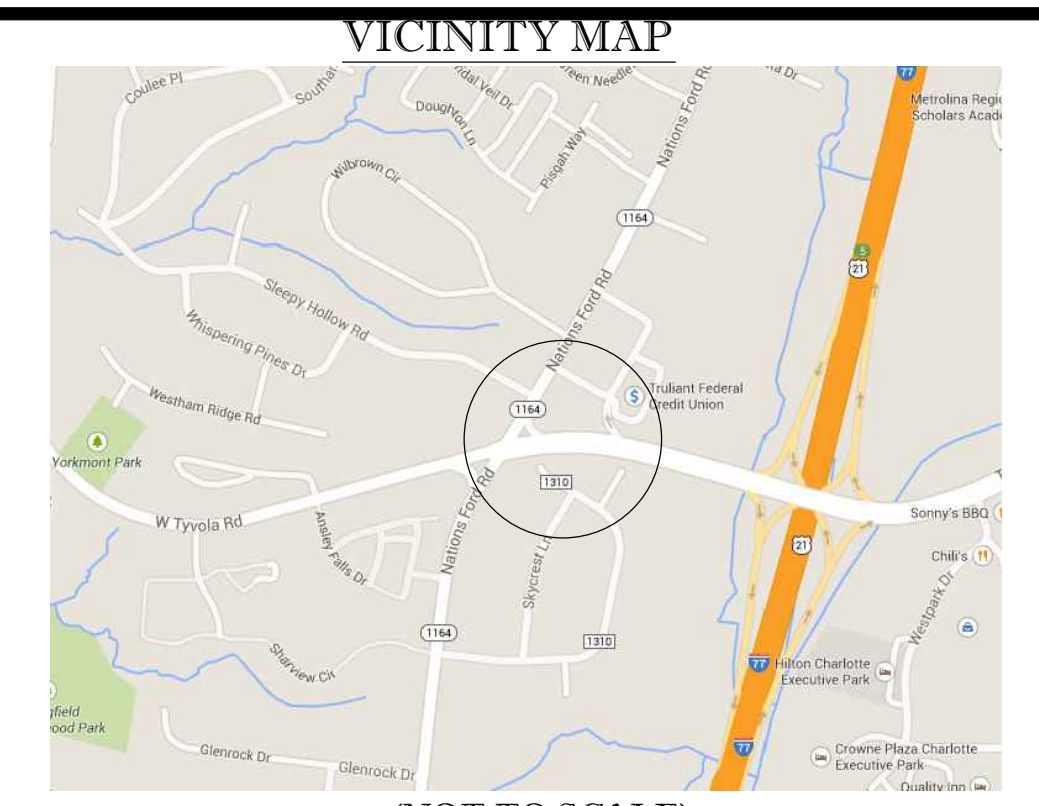
EXISTING ZONING: CC (CD)
 PROPOSED ZONING: CC (CD) SPA

PROPOSED BUILDING SF: PARCEL 4A: ± 3,010 SF
 PARCEL 4B: ± 2,500 SF

BUILDING HEIGHT: PARCEL 4A: 19' (NOT INCLUDING ARCH. ROOF FEATURE)
 PARCEL 4B: TBD (BUILDINGS MAY NOT EXCEED 2 STORIES)

PROPOSED FLOOR AREA RATIO: PARCEL 4A: 0.07
 PARCEL 4B: 0.15

PARKING: PARCEL 4A: 15 SPACES PROVIDED.
 PARCEL 4B: 10 SPACES PROVIDED. (PARKING WILL BE PROVIDED PER ORDINANCE CODE FOR BUILDING SF.)



DEVELOPMENT STANDARDS

GENERAL PROVISIONS

DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE SCHEMATIC SITE PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CHARLOTTE ZONING ORDINANCE. THE DEVELOPMENT DEPICTED ON THIS SITE PLAN IS INTENDED TO REFLECT THE GENERAL ARRANGEMENT OF PROPOSED USES ON THIS SITE. HOWEVER, THE CONFIGURATIONS, PLACEMENTS, SIZE OF BUILDING FOOTPRINT AND LOTS INCLUDING LOCATION OF STREETS AND PARKING AREAS SHOWN ARE SCHEMATIC IN NATURE AND MAY BE ALTERED OR MODIFIED DURING DESIGN DEVELOPMENT AND CONSTRUCTION PHASES, WITHIN THE LIMITS SET FORTH BY THE ORDINANCE UNDER THE PROVISIONS DETAILED IN SECTION 6.207 OF THE CHARLOTTE ZONING ORDINANCE.

PETITIONER WILL BE REQUIRED TO FILE AN ADMINISTRATIVE AMENDMENT TO ORIGINAL PETITION 1997-015 BY AMENDMENT OF THE MOST RECENTLY APPROVED SITE PLAN AMENDMENT DOCUMENT.

A. PURPOSE

THE PURPOSE OF THIS REZONING APPLICATION IS TO PROVIDE A DEVELOPMENT TRACT OF LAND AT THE INTERSECTION OF NATIONS FORD ROAD AND TYVOLA ROAD. THIS DEVELOPMENT WILL PROVIDE THE LOCATION OF AN AUTOMOBILE SERVICE STATION, ASSOCIATED CONVENIENCE STORE AND ANOTHER PROPOSED COMMERCIAL USE ON THE ADJACENT EASTERN PARCEL THAT IS CURRENTLY PART OF A PROPOSED SUBDIVISION. THIS REZONING WILL REVISE THE SPECIAL CONDITIONS ATTACHED TO THE ORIGINAL REZONING PETITION IN ORDER TO ALLOW FOR AUTOMOBILE SERVICE STATION USE ON THE SUBJECT PARCEL, AS WELL AS ALLOW FOR A CHANGE IN ACCESS ALONG NATIONS FORD ROAD AS SEEN ON THE SITE PLAN. A SUBDIVISION OF SAID PARCEL IS PROPOSED AND WAS PRELIMINARILY APPROVED BY PLANNING STAFF.

B. PERMITTED USES

PARCEL 4A - ALL USES IN THE CC ZONING DISTRICT EXCEPT BUILDING MATERIAL SALES, DWELLINGS, AND EATING/DRINKING/ENTERTAINMENT ESTABLISHMENTS WITH DRIVE-IN SERVICE WINDOWS.

PARCEL 4B - ALL USES IN THE CC ZONING DISTRICT EXCEPT AUTOMOBILE SERVICE STATIONS, BUILDING MATERIAL SALES, DWELLINGS, AND EATING/DRINKING/ENTERTAINMENT ESTABLISHMENTS WITH DRIVE-IN SERVICE WINDOWS. THE BUILDING LAYOUT IS CONCEPTUAL IN NATURE; THE PETITIONER RESERVES THE RIGHT TO NOT DEVELOP THIS PARCEL OR TO MAKE MINOR SITE PLAN ADJUSTMENTS THAT MATCH THE GENERAL INTENT OF THE PLAN AS SHOWN ON THIS SITE PLAN AND IN ACCORDANCE WITH SECTION 6.207.

C. MAXIMUM DEVELOPMENT STANDARDS AND DEVELOPMENT LIMITATIONS

PARCEL 4A MAY BE DEVELOPED WITH A MAXIMUM OF 3,010 SF BUILDING EXCLUDING PERMITTED ACCESSORY STRUCTURES. PARCEL 4B MAY BE DEVELOPED WITH A MAXIMUM OF 2,500 SF BUILDING EXCLUDING PERMITTED ACCESSORY STRUCTURES.

D. TRANSPORTATION

THE PROPOSED SITE PLAN SHOWS 2 ACCESS DRIVEWAYS OFF OF TYVOLA GLEN CIRCLE WHICH CONNECTS THE OVERALL DEVELOPMENT TO NATIONS FORD ROAD TO THE WEST. THE CURRENT MOVEMENT AT THE NATIONS FORD ENTRANCE IS A RIGHT-IN, RIGHT-OUT MOVEMENT. A SEPARATE DRIVE IS PROPOSED OFF OF TYVOLA ROAD TO THE SOUTH. THE EXACT LOCATION AND DESIGN DETAIL OF THESE DRIVEWAYS WILL BE DETERMINED DURING THE DEVELOPMENT REVIEW PROCESS AND WILL BE SUBJECT TO MODIFICATIONS REQUIRED FOR APPROVAL BY THE CITY OF CHARLOTTE AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.

PARKING AREAS ARE GENERALLY DEPICTED ON THE CONCEPT PLAN OF THIS SITE.

A FULL MOVEMENT DRIVEWAY HAS BEEN PROPOSED TO MODIFY THE CURRENT MOVEMENT AT THE NATIONS FORD ENTRANCE AND FURTHER COORDINATION AND APPROVALS WILL BE NEEDED.

PETITIONER WILL REPLACE EXISTING SIDEWALK IN THE CHANNELIZATION MEDIUM AT THE INTERSECTION OF TYVOLA ROAD AND NATIONS FORD ROAD WITH NEW MINIMUM 6' WIDE SIDEWALK ALONG WITH NEW ACCESSIBLE RAMPS.

E. SCREENING AND LANDSCAPED AREAS

AT A MINIMUM, SCREENING AND LANDSCAPING SHALL CONFORM TO THE STANDARDS SPECIFIED IN SECTION 12.302-12.303 OF THE ORDINANCE.

LANDSCAPE STRIPS AND ISLANDS SHALL BE CREATED TO BREAK THE VISUAL IMPACT OF THE PARKING AREAS.

CONTINUOUS LANDSCAPING STRIPS AND ISLANDS SHALL BE CREATED ALONG NATIONS FORD ROAD TO BREAK UP THE VISUAL IMPACT OF THE PARKING AREAS AS SHOWN ON THE SITE PLAN.

TREE SAVE AREA REQUIRED PER TREE ORDINANCE. PROPOSED TREE SAVE AREA SHOWN; HOWEVER FURTHER COORDINATION WITH THE CITY OF CHARLOTTE URBAN FORESTRY DEPARTMENT NEEDED TO DETERMINE FINAL TREE SAVE AREA.

PETITIONER WILL COMPLY WITH THE CHARLOTTE TREE ORDINANCE.

F. ARCHITECTURAL STANDARDS

THE SUBJECT PARCELS SHALL BE DESIGNED WITH MATERIALS COMPATIBLE WITH ADJACENT RESIDENTIAL NEIGHBORHOOD. IN ORDER TO ACHIEVE ARCHITECTURAL COHESIVENESS FOR THE ENTIRE PROJECT, THE DEVELOPER SHALL ESTABLISH AND ENFORCE RESTRICTIVE COVENANTS FOR APPROVAL OF BUILDING STYLE AND MATERIALS IN ADDITION, AS TO BUILDINGS LOCATED ON THE SUBJECT PARCELS. THEIR ELEVATIONS FRONTING NATIONS FORD ROAD SHALL INCLUDE (WITHOUT LIMITATION AND WITHOUT REQUIRING ALL) SUCH MATERIALS AND FEATURES AS: BRICK, MASONRY STUCCO, PITCHED OR MANSARD ROOFS OR DECORATIVE PARAPETS OR AWNINGS OR PALLADIAN WINDOWS OR MULLIONED WINDOWS AND THE LIKE, IN ORDER TO RESPECT THE RESIDENTIAL NATURE OF AND VIEW FROM RESIDENCES FRONTING NATIONS FORD ROAD.

THE BUILDINGS MUST BE DESIGNED TO ENCOURAGE AND COMPLEMENT THE PEDESTRIAN SCALE INTEREST AND ACTIVITY BY THE USE OF TRANSPARENT WINDOWS AND DOORS ARRANGED SO THAT THE USES ARE VISIBLE FROM AND/OR ACCESSIBLE TO THE STREET AND RIGHT-IN ACCESS DRIVEWAY OFF TYVOLA ON AT LEAST 50% OF THE LENGTH OF THE FIRST FLOOR FRONTAGE FACING THE STREET AND RIGHT-IN ACCESS DRIVEWAY.

G. LIGHTING

ALL SITE LIGHTING SHALL BE INWARDLY DIRECTED SO AS NOT TO REFLECT OR BEAM TOWARD ADJACENT PROPERTY. LIMIT HEIGHT OF FREE STANDING LIGHTING TO 25 FEET.

H. SIGNAGE

ALL SIGNAGE SHALL MEET APPLICABLE REGULATIONS. AS A MINIMUM IN EFFECT AT TIME OF PERMITTING, GROUND MOUNTED SIGNAGE FOR INDIVIDUAL PARCELS SHALL BE A MAXIMUM OF FOUR FEET HIGH AND 50 SQUARE FEET. ONE SIGN SHALL BE PERMITTED AT TYVOLA ROAD ENTRANCE, MAXIMUM 100 SQUARE FEET. ONE SIGN SHALL BE PERMITTED ALONG NATIONS FORD ROAD FRONTAGE, MAXIMUM 25 SQUARE FEET.

I. STORMWATER MANAGEMENT

THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS 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. SITE IS NOT LOCATED WITHIN ANY FLOODPLAIN.

BOHLER ENGINEERING

SITE CIVIL AND CONSULTING ENGINEERING
 LANDSCAPE ARCHITECTURE
 PROGRAM MANAGEMENT
 PERMITTING SERVICES

TRUSTEES IN SERVICE STATES
 BALTIMORE, MD
 BOSTON, MA
 CHARLOTTE, NC
 CHICAGO, IL
 DENVER, CO
 HOUSTON, TX
 LOS ANGELES, CA
 MIAMI, FL
 NEW YORK, NY
 PHILADELPHIA, PA
 RICHMOND, VA
 WASHINGTON, DC

REVISIONS

REV	DATE	COMMENTS
1	9/19/14	REZONING REVISION #1
2	12/18/14	REZONING REVISION #2
3	1/9/15	REZONING REVISION #3



PROJECT No.: NCC142015
 DRAWN BY: BEM
 CHECKED BY: CRC
 DATE: 1/9/15
 SCALE: 1"=40'
 CAD ID: 1/15

PROJECT: 7-ELEVEN NEW STORE DEVELOPMENT (NATIONS FORD/TYVOLA) FOR

INTERSECTION OF TYVOLA ROAD AND NATIONS FORD ROAD

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SHEET TITLE: **REZONING SITE PLAN**
 PETITION # 2014-92

SHEET NUMBER: **RZ-1**