

Conditional Development Standards

General Provisions.  
 a. 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.  
 b. 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. Unless 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.  
 c. 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 develop a small center to accommodate neighborhood services and retail uses.

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. Development on the site will not exceed a total of 15,000 square feet of floor area and accessory no drive through service windows will be permitted.

Transportation  
 a. The site will utilize driveways that connect to Sugar Creek Rd. and to Merlane Drive as generally depicted on the site plan.  
 b. Parking areas are generally depicted on the concept plan for the site.

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.

Streetscape and Landscaping  
 Streetscape improvements will be installed as the various portions of the site are developed.

Environmental Features  
 Reserved

Parks, Greenways, and Open Space  
 Reserved

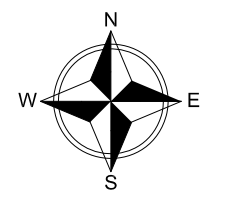
Fire Protection  
 Reserved

Signage  
 Reserved

Lighting  
 a. Freestanding lighting on the site will be limited to 25' in total height and will utilize full cut-off luminaires and no "wall pak" type lighting will be utilized, except that architectural lighting on the exterior of buildings will be permitted

Phasing  
 Reserved

Initial submission 9/28/15, 1.0



**CHARLOTTE, NC:**  
 W SUGAR CREEK RD  
 & MERLANE DR

**SITE PLAN #**

**Site Data Summary**

Parcel ID: a portion of 08707124 & 08707125

Existing Zoning: R-4

Proposed Zoning: NS

Proposed Use:  
 Those uses that are permitted in the NS district except as may be further limited by the specific provisions of this site plan

Area Summary:  
 Parcel 1 - 51,041 sf (1.17 ACRES)  
 Parcel 2 - 29,267 sf (0.67 ACRES)

Total Floor Area: 15,000 S.F.

Parking Summary:  
 In accordance with ordinance provisions

Site Signage:  
 In accordance with ordinance provisions

Building Setbacks:  
 In accordance with ordinance provisions

Landscape Requirements / Notes:  
 In accordance with ordinance provisions

Date Prepared: 10/31/2014	Drawn By: SK
Rev #1 09/18/2015	MM

Prepared For:



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