

Petition #: 2016-059

Development Data

Tax Parcel ID #: 115-042-08 (1.25 ac);

Total Parcel Area: 1.25 Acres  
Total ROW Area: 0.000 Acres  
Total Site Area: 1.25 Acres Total

Existing Zoning: Mixed Use Development District - Optional (MUDD-O)  
Proposed Zoning: Mixed Use Development District - Optional Site Plan Amendment (MUDD-O SPA)

Proposed Use:  
Up to 25,000 S.F. Child Development Center (255 maximum total children)

MUDD Optional Provisions for Parking (see Section J "Optional Provisions"):  
Child Development Center: min. one (1.0) space per 600 S.F. ("OPTION A")

Development Notes:

A. Binding Effect of the Rezoning Documents & Definitions

- A1. Throughout these Development Notes, the term "Petitioner" and "Owner" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owner or owners of the site who may be involved in any future development thereof.
- A2. The proposed use of the site will be for the development of a child development center.

B. General Provisions

- B1. Please refer to section "J" below for all optional provisions included.
- B2. Unless more stringent standards are established by this Technical Data Sheet or these Development Notes, all requirements established under the Charlotte Zoning Ordinance (the "Ordinance") for the Mixed Use Development District (MUDD) zoning district classification shall be followed, with the exception of the aforementioned optional provisions.
- B3. For the development depicted on this plan, the configuration, placement and size of the building footprints, off-street parking areas, open space areas, and driveways will be conceptually developed at a later stage to be reviewed and approved by the Charlotte Mecklenburg Planning Department at the MUDD review stage. In addition to meeting all MUDD requirements (including those for parking and off-street loading spaces), with the exception of the Options listed in item J1 below, the Petitioner shall observe the following provisions for all development:
- B3-a. The maximum building height established for each respective block, as depicted on this plan, shall not be exceeded.
- B3-b. For this development, designated open space areas shall be provided to meet or exceed the minimum requirements of the MUDD Zoning District. Final locations of open spaces and amenities within the open spaces will depend on final building layout and design. Open space with recreational amenities will be provided in the areas labeled 'Open Space' next to the Child Development Center. Exact location and size of these open spaces, along with description of their amenities, is to be provided by the Petitioner at the MUDD review stage.
- B3-d. Subject to the MUDD review process, internal parking areas shall be contained within the off-street parking envelope as indicated on this plan. Building footprints may be contained within the parking envelope, but no off-street parking areas will be allowed between the right-of-way and the building envelope facing the right-of-way except as allowed under Option J1-a.

C. Setbacks, Side Yards and Rear Yards

- C1. The buildings and/or structures to be constructed on this site shall satisfy the setback, rear yard and side yard requirements established under the Ordinance for the MUDD Zoning District.

D. Design and Performance Standards

- D1. All dumpster areas shall be screened with opaque enclosures on all four sides with one side being a hinged opaque gate.
- D2. All mechanical equipment including roof top equipment, above-ground backflow preventers and other utility structures shall be screened from view from abutting streets and adjoining properties by landscaping and/or opaque materials.
- D3. Lighting will be shielded with full cut-off luminaires throughout the site. No wall pack lighting will be allowed.
- D4. All off-street parking locations will be screened from sight from the public rights-of-way as specified by Section 12.303 of the Ordinance except as allowed under Option J1-a.
- D5. All long- and short-term bicycle parking requirements will be met per Section 12.202A of the Ordinance.
- D6. Off-street service/delivery spaces will be provided per MUDD standards.

E. Building Design Standards for All Development

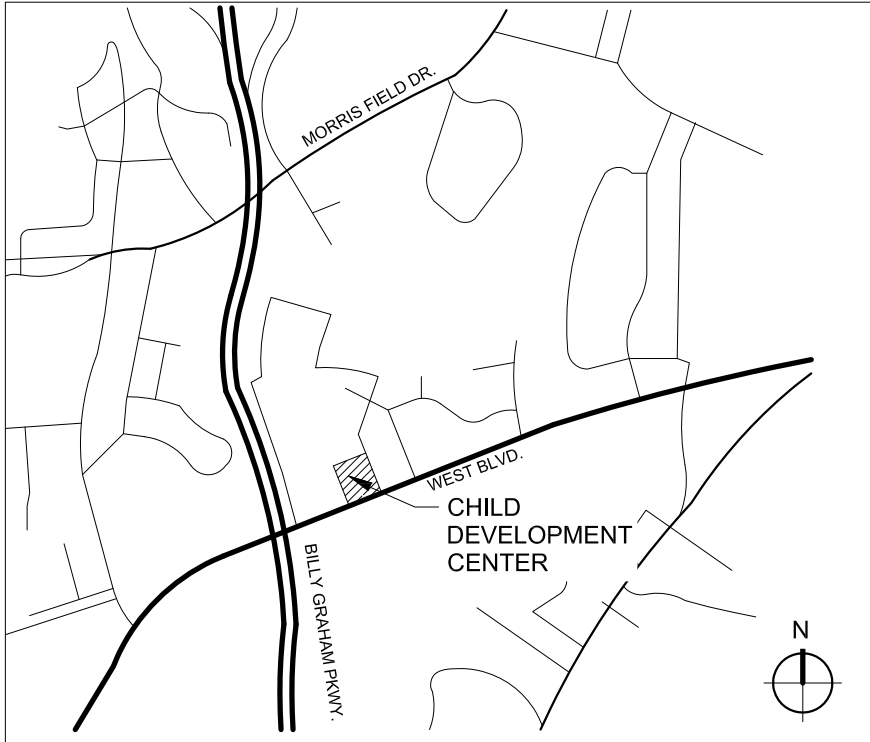
- E2. For street walls, all MUDD standards will be observed; no expanse of solid wall will exceed 20'-0" in length.
- E3. Buildings and units will be identified with signage and numbers, as subject to MUDD standards.
- E5. All buildings shall be oriented to face the public streets.

F. Additional Use and Building Design Standards for Child Development Center

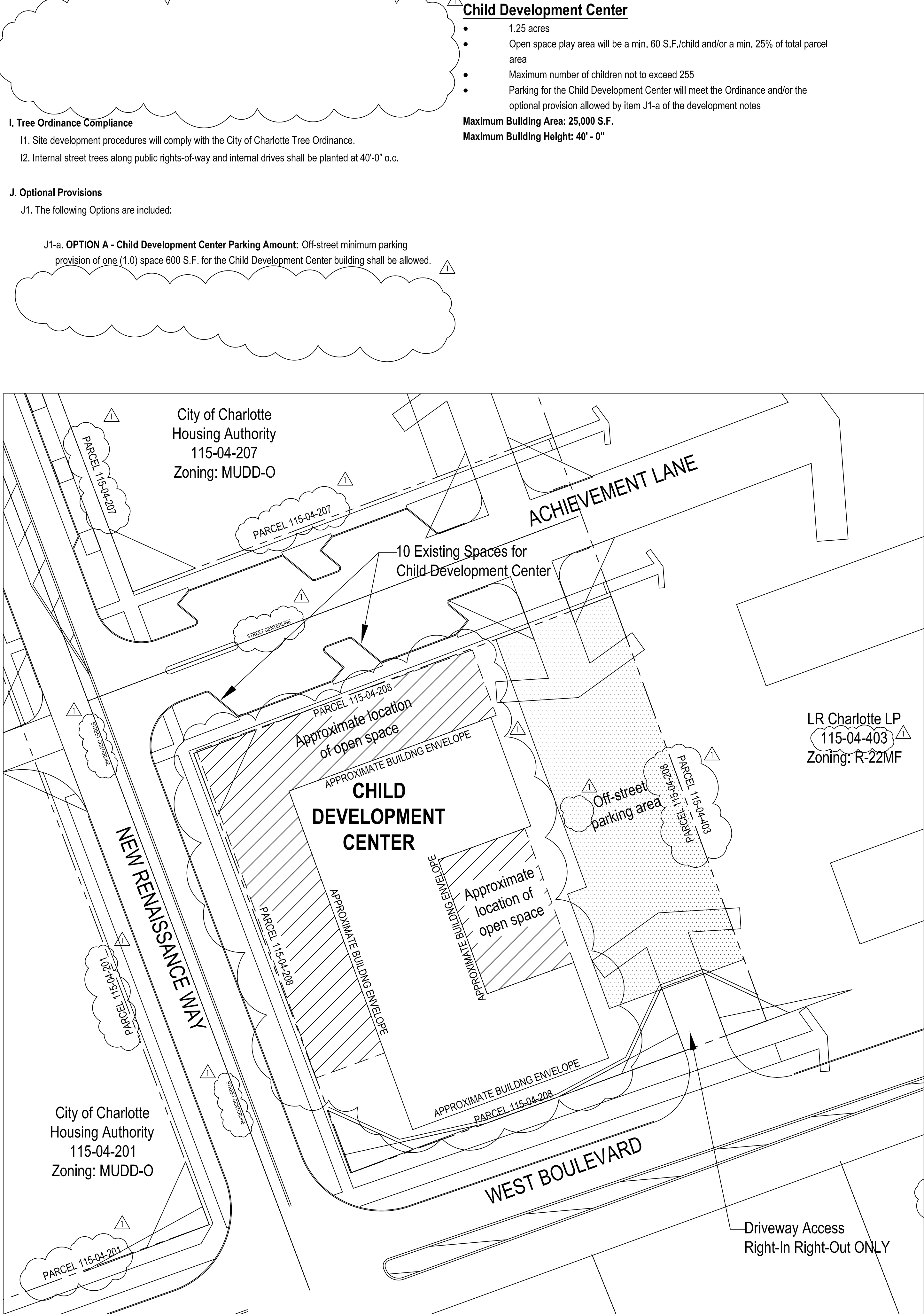
- F1. Only non-vinyl and non-metal siding, brick veneer, stucco or fiber cement siding, such as Hardie Plank, will be used.
- F2. Wide window and door trim will be used to better accent siding. Horizontal and vertical siding application will add detail to any dormers, gables, and extended front facade areas. Vinyl trim and shutters are allowed.
- F3. All building foundations will have a minimum of 12 inches exposed brick veneer above finished grade level (after landscaping).
- F4. No outdoor play is permitted after sundown.

G. Vehicular Access, Driveways and Streets

- G1. Access to the site will be provided by the following:
- G1-a. A new driveway entrance from existing Achievement Lane.
- G1-b. A Right-In, Right-Out driveway connection to West Boulevard
- G2. The petitioner shall be responsible to design and implement specific transportation improvements before the building's certificate of occupancy is issued as identified below:
- G2-I. Construction of Child Development Center
- G2-I(a). Construct private right-in, right-out driveway entrance on West Boulevard at the Child Development Center Block.
- G2-I(b). Fund 12% of a traffic signal with pedestrian signalization at the intersection of Renaissance Way and West Boulevard if CDOT and NCDOT determine a traffic signal is needed to control traffic. The signal shall be interconnected with the signal at Billy Graham Parkway and West Boulevard. This requirement will expire 12 months from the date of issuance of the final certificate of occupancy for this phase.
- G3-I(c). Improvements will be designed and constructed or bonded prior to occupancy of the building within this project phase.
- G4-I(d). No other offsite improvements are required before occupancy of this phase of the development.



VICINITY MAP



SITE PLAN

1" = 32' - 0"

Child Development Center

- 1.25 acres
- Open space play area will be a min. 60 S.F./child and/or a min. 25% of total parcel area
- Maximum number of children not to exceed 255
- Parking for the Child Development Center will meet the Ordinance and/or the optional provision allowed by item J1-a of the development notes

Maximum Building Area: 25,000 S.F.  
Maximum Building Height: 40' - 0"

I. Tree Ordinance Compliance

- I1. Site development procedures will comply with the City of Charlotte Tree Ordinance.
- I2. Internal street trees along public rights-of-way and internal drives shall be planted at 40'-0" o.c.

J. Optional Provisions

- J1. The following Options are included:

J1-a. **OPTION A - Child Development Center Parking Amount:** Off-street minimum parking provision of one (1.0) space 600 S.F. for the Child Development Center building shall be allowed.

neighboring concepts

ARCHITECTURE ■ PLANNING ■ INTERIORS

1230 West Morehead Street, Suite 204  
Charlotte, North Carolina 28208  
T:704.374.0916 F:704.342.3808

www.neighboringconcepts.com

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RENAISSANCE WEST  
COMMUNITY  
INITIATIVE



RWCI Child Development Center

REV. 1 DATE	4.14.2016	REZONING COMMENT RESPONSES
REV. 2 DATE		
REV. 3 DATE		
REV. 4 DATE		
REV. 5 DATE		
REV. 6 DATE		
REV. 7 DATE		
REV. 8 DATE		

Rezoning Documents

Petition #2016-059

TECHNICAL  
DATA SHEET/SITE PLAN

ISSUE DATE	February 15, 2016
CHECKED	JDM
SHEET BY	GTB
PROJECT NUMBER	NC 14-021

RZ-1