

DEVELOPMENT STANDARDS

GENERAL PROVISIONS

DEVELOPMENT OF THE REAL ESTATE IDENTIFIED ON THIS TECHNICAL DATA SHEET CONSISTING OF 84.96 ACRES, MORE OR LESS (THE "SITE"), WILL BE GOVERNED BY THE DEVELOPMENT STANDARDS AND THE TECHNICAL DATA SHEET. ALL DEVELOPMENT STANDARDS ESTABLISHED UNDER THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE") FOR THE INSTITUTIONAL ZONING DISTRICT CLASSIFICATION SHALL BE FOLLOWED IN CONNECTION WITH ANY NEW DEVELOPMENT TAKING PLACE ON THE SITE, UNLESS THESE DEVELOPMENT STANDARDS OR THE TECHNICAL DATA SHEET IMPOSE STRICTER REQUIREMENTS. NO NEW BUILDINGS OR PARKING AREAS MAY BE CONSTRUCTED ON THE SITE OUTSIDE THE BUILDINGS/PARKING DEVELOPMENT AREAS ESTABLISHED ON THE SITE PLAN AND TECHNICAL DATA SHEET.

PERMITTED DEVELOPMENT WITHIN THE SITE

AREA I - MAIN CAMPUS

- AREA I CONTAINS 20.00 ACRES, MORE OR LESS, FRONTS ON WILORA LAKE ROAD FOR A DISTANCE OF 234 FEET AND BACKS UP TO ADJACENT LOTS ALONG VERNEDALE ROAD
- AREA I MAY BE USED TO ACCOMMODATE DEVELOPMENT OF THE SANCTUARY, TRAINING FACILITIES, SPORTS MINISTRY AND CHILD CARE FACILITIES OF A RELIGIOUS INSTITUTION.
- NON-RESIDENTIAL BUILDINGS CONSTRUCTED ON AREA I MAY NOT EXCEED, IN THE AGGREGATE, 70,000 SQUARE FEET, INCLUDING ANY PROPOSED EQUIPMENT SHELTERS.

AREA II - SINGLE FAMILY DETACHED RESIDENTIAL

- UP TO 26 INDEPENDENT RESIDENTIAL LIVING UNITS MAY BE DEVELOPED ON AREA II AND ANTICIPATES THAT THESE UNITS WILL BE CONSTRUCTED IN THE FORM OF DETACHED SINGLE-FAMILY UNITS.

TRANSPORTATION COMMITMENTS

- THE PETITIONER MINISTERIO INTERNACIONAL NUEVA VIDA, INC., AGREES AT ITS EXPENSE TO CONNECT APPROXIMATELY 250 FEET OF WILORA LAKE ROAD TO PROVIDE CONNECTIVITY BETWEEN SHARON AMITY ROAD AND ALBEMARLE ROAD CONSTRUCTED TO THE STANDARDS OF CDOT FOR THE CURRENT STREET DESIGNATION.
- ACCORDING TO THE CITY OF CHARLOTTE'S DRIVEWAY REGULATIONS, CDOT HAS THE AUTHORITY TO REGULATE/APPROVE ALL PRIVATE STREET/DRIVEWAY AND PUBLIC STREET CONNECTIONS TO THE RIGHT-OF-WAY OF A STREET UNDER THE REGULATORY JURISDICTION OF THE CITY OF CHARLOTTE. THE ENGINEERING DESIGN AND CONSTRUCTION OF THE PRIVATE DRIVES ARE OWNER AND SHALL BE PERFORMED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF NORTH CAROLINA WHO HAS ROADWAY DESIGN EXPERIENCE.
- ADEQUATE SIGHT TRIANGLES MUST BE RESERVED AT THE EXISTING/PROPOSED STREET ENTRANCES. TWO 35' X 35' SIGHT TRIANGLES ARE REQUIRED FOR THE ENTRANCES TO MEET REQUIREMENTS. ALL PROPOSED TREES, BERMS, WALLS, FENCES AND/OR IDENTIFICATION SIGNS MUST NOT INTERFERE WITH SIGHT DISTANCE AT THE ENTRANCES.
- ALL PROPOSED COMMERCIAL DRIVEWAY CONNECTIONS TO A FUTURE PUBLIC STREET WILL REQUIRE A DRIVEWAY PERMIT TO BE SUBMITTED TO CDOT FOR REVIEW AND APPROVAL.
- ANY FENCE OR WALL CONSTRUCTED ALONG OR ADJACENT TO ANY SIDEWALK OR STREET RIGHT-OF-WAY REQUIRES A CERTIFICATE ISSUED BY CDOT.
- A RIGHT-OF-WAY ENCROACHMENT AGREEMENT IS REQUIRED FOR THE INSTALLATION OF ANY STANDARD ITEMS (IRRIGATION SYSTEMS, DECORATIVE CONCRETE PAVEMENT, BRICK PAVERS, ETC.) WITHIN A PROPOSED/EXISTING CITY MAINTAINED STREET RIGHT-OF-WAY BY A PRIVATE INDIVIDUAL, GROUP, BUSINESS OR HOMEOWNER'S/BUSINESS ASSOCIATION. AN ENCROACHMENT AGREEMENT MUST BE APPROVED BY CDOT.
- BOTH FIRST STREET AND VERNEDALE ROAD WILL REMAIN UNIMPROVED AND WILL SERVE AS A TEMPORARY BUFFER AREA UNTIL SUCH TIME AS CDOT WISHES TO ABANDON THE RIGHTS-OF-WAY.

SETBACKS, SIDE YARDS, AND REAR YARDS

- ALL BUILDINGS CONSTRUCTED WITHIN THE SITE SHALL SATISFY OR EXCEED THE SETBACK, REAR YARD AND SIDE YARD REQUIREMENTS ESTABLISHED UNDER THE ORDINANCE FOR THE INSTITUTIONAL DISTRICT.
- OFF STREET PARKING SPACES AND STORMWATER RETENTION AREAS MAY NOT BE INSTALLED WITHIN SETBACK AREAS.

BUFFER AREAS

- BUFFERS ESTABLISHED ON THE TECHNICAL DATA SHEET SHALL CONFORM TO THE STANDARDS OF SECTION 12.302 OF THE ZONING ORDINANCE; SUBJECT, HOWEVER, TO THE PROVISIONS OF SECTION 12.304 THEREAFTER AND TO THE PROVISIONS OF PARAGRAPHS 2, 3, 4, AND 5.
- BUFFER AREAS ARE TO REMAIN AS OPEN SPACE, EXCEPT TO THE EXTENT NECESSARY TO ACCOMMODATE WALLS, FENCES, GRADING, DRAINAGE PIPES OR CHANNELS, UTILITY LINES AND FACILITIES, PEDESTRIAN PATHWAYS AND BICYCLE PATHWAYS. BUFFER AREAS ON WHICH THERE IS SUFFICIENT VEGETATION TO SATISFY THE BUFFER REQUIREMENTS OF THE ORDINANCE MAY NOT BE GRADED EXCEPT TO ACCOMMODATE THE INSTALLATION OF UTILITY LINES AND FACILITIES. ANY NEWLY CONSTRUCTED UTILITY LINE INSTALLATION MAY ONLY CROSS BUFFER AREAS AT INTERIOR ANGLES MEASURED AT PROPERTY LINES WHICH ARE NOT LESS THAN 75 DEGREES AND, TO THE EXTENT POSSIBLE, PATHS CLEARED TO SUCH UTILITY LINES SHALL BE REPLANTED WITH PLANT MATERIALS WHICH ARE THE SAME AS OR SIMILAR TO THE TYPES OF MATERIALS THAT ARE IN PLACE WITHIN THE BUFFER AREA INVOLVED.
- IN ALL BUFFER AREAS WHERE EXISTING TREES AND NATURAL VEGETATION HAVE BEEN CLEARED TO ACCOMMODATE WALLS, FENCES, SIGNS, OR THE INSTALLATION OF UTILITY CONSTRUCTION, THE CLEARED, UNIMPROVED AREAS WILL BE LANDSCAPED AS REQUIRED BY SECTION 12.302 OF THE ORDINANCE.
- OFF-STREET PARKING SPACES AND STORMWATER RETENTION AREAS MAY NOT BE INSTALLED WITHIN BUFFER AREAS.
- BUFFER WIDTHS ARE PROHIBITED FROM BEING REDUCED.

LANDSCAPED AREAS AND SCREENING

- SCREENING AND LANDSCAPED AREAS SHALL CONFORM WITH THE STANDARDS AND TREATMENTS SPECIFIED IN SECTION 12.302 AND SECTION 12.303 OF THE ORDINANCE.
- DUMPSTER AND SERVICE AREAS WILL BE SCREENED FROM WILORA LAKE ROAD AND FROM ADJACENT PROPERTIES IN A MANNER WHICH SATISFIES OR EXCEEDS THE REQUIREMENTS OF THE ORDINANCE AND DUMPSTERS MUST BE PROVIDED WITH GATED ENCLOSURES. PETITIONER AGREES TO MAINTAIN EXISTING NATURAL VEGETATION WITHIN THE SETBACK AREAS OFF OF VERNEDALE DRIVE, EXCEPT TO THE EXTENT NECESSARY TO ACCOMMODATE THE ACCESS POINTS DEPICTED ON THE TECHNICAL DATA SHEET. PROJECT IDENTIFICATION SIGNS WITHIN THE GENERAL AREAS OF SUCH ACCESS POINTS AND UTILITY LINES AN ACCESS POINTS AND UTILITY LINES AND FURTHER AGREE TO INSTALL SUPPLEMENTAL PLANTING TO PROVIDE ADDITIONAL SCREENING WHERE NEEDED. THE PETITIONERS, HOWEVER, RESERVE THE RIGHT TO REMOVE VINES, UNDERBUSH AND SMALL UNDERSTORY TREES (LESS THAN TWO INCHES) WITHIN ANY NATURALLY VEGETATED AREA FOR THE PURPOSE OF IMPROVING THE OVERALL APPEARANCE OF THE AREA.

ACCESS POINTS

- VEHICULAR ACCESS TO AREA I FROM WILORA LAKE ROAD WILL BE LIMITED TO THE PROPOSED TWO DRIVEWAYS DEPICTED ON THE SITE PLAN AND TECHNICAL DATA SHEET.

SIGNS

- A MASTER SIGNAGE AND GRAPHIC SYSTEM WILL BE ADOPTED AND IMPLEMENTED THROUGHOUT AREA I.
- ALL SIGNS PLACED ON THE SITE WILL BE ERECTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDINANCE.
- PERMANENT PROJECT IDENTIFICATION SIGNS AND DIRECTIONAL SIGNS MAY BE LOCATED ALONG WILORA LAKE ROAD AS PERMITTED BY THE ORDINANCE.

PARKING

- ALL OFF-STREET PARKING WILL, AT A MINIMUM, SATISFY THE STANDARDS ESTABLISHED UNDER THE ORDINANCE.
- NO PARKING AREAS MAY BE CONSTRUCTED WITHIN BUFFER AREAS, SETBACK AREAS, SIDE YARD OR REAR YARDS, OR EXCEPT TO THE EXTENT DEPICTED ON THE TECHNICAL DATA SHEETS, WITHIN ANY STORMWATER EASEMENTS.
- PARKING AREAS MAY BE CONSTRUCTED ON AREA I WITHIN EACH OF THE BUILDING/PARKING DEVELOPMENT AREAS AND EACH OF THE PARKING AREAS ESTABLISHED ON THIS TECHNICAL DATA SHEET.
- ALL NEW PARKING AREAS WILL BE SCREENED AS REQUIRED BY THE ORDINANCE.

LIGHTING

- A UNIFORM LIGHTING SYSTEM WILL BE EMPLOYED THROUGHOUT AREA I.
- ALL DIRECT LIGHTING WITHIN THE SITE (EXCEPT STREET LIGHTS WHICH MAY BE ERECTED ALONG WILORA LAKE ROAD) SHALL BE DESIGNED SUCH THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY PROPERTY LINES ONTO ADJOINING PROPERTIES. CONSIDERATION WILL BE GIVEN TO THE IMPACT OF LIGHTING BOTH WITHIN AND WITHOUT THE PERIMETER OF THE SITE. ITEMS FOR CONSIDERATION WILL INCLUDE INTENSITY, CUTOFF ANGLES, COLOR, ENERGY EFFICIENCY AND SHIELDING OF SOURCES OF LIGHT. THE INTENT BEING TO ELIMINATE GLARE TOWARDS WILORA LAKE ROAD AND ADJACENT PROPERTIES.
- THE MAXIMUM HEIGHT OF ANY OUTSIDE LIGHTING FIXTURE, INCLUDING ITS BASE, SHALL NOT EXCEED 20 FEET IN HEIGHT.

ARCHITECTURAL CONTROLS

- NO BUILDING CONSTRUCTED ON THE SITE MAY EXCEED 2 STORIES OR 40 FEET IN HEIGHT.

STORMWATER MANAGEMENT

- STORMWATER RUNOFF FROM THE SITE WILL BE MANAGED IN ACCORDANCE WITH THE REQUIREMENTS OF MECKLENBURG COUNTY.
- STORMWATER RETENTION STRUCTURES SHALL NOT BE PERMITTED IN ANY BUFFER AREA OR IN SETBACK AREA OFF WILORA LAKE ROAD. AMENDMENT TO THIS REZONING PLAN. FUTURE AMENDMENTS TO THE TECHNICAL DATA SHEET AND THESE DEVELOPMENT STANDARDS INVOLVING AREA I MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE AREA INVOLVED IN ACCORDANCE WITH CHAPTER 6 OF THE ORDINANCE.

BINDING EFFECT OF THE REZONING APPLICATION

IF THE PETITIONER'S REZONING PETITION IS APPROVED, THE DEVELOPMENT PROGRAM ESTABLISHED UNDER THE DEVELOPMENT STANDARDS, THE TECHNICAL DATA SHEET AND OTHER SUPPORTIVE DOCUMENTS SHALL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND ITS RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.

DEFINITION OF TERM "PETITIONER"

THROUGHOUT THIS REZONING PETITION, THE TERM "PETITIONER" SHALL BE DEEMED TO INCLUDE THE SUCCESSORS IN INTEREST AND ASSIGNS OF THE PETITIONER OR PETITIONERS WHO MAY AT ANY GIVEN POINT IN TIME BE INVOLVED IN THE OWNERSHIP OR DEVELOPMENT OF THIS PROPERTY.

SITE TABULATION

TAX PARCEL #	ACREAGE
103-102-05	0.228 AC
103-102-07	0.912 AC
103-102-08	1.68 AC
103-102-09	2.55 AC
103-102-22	15.488 AC
103-102-26	4.462 AC
103-102-10	0.431 AC
103-102-23	0.313 AC
TOTAL SITE ACREAGE: 26.564 AC	

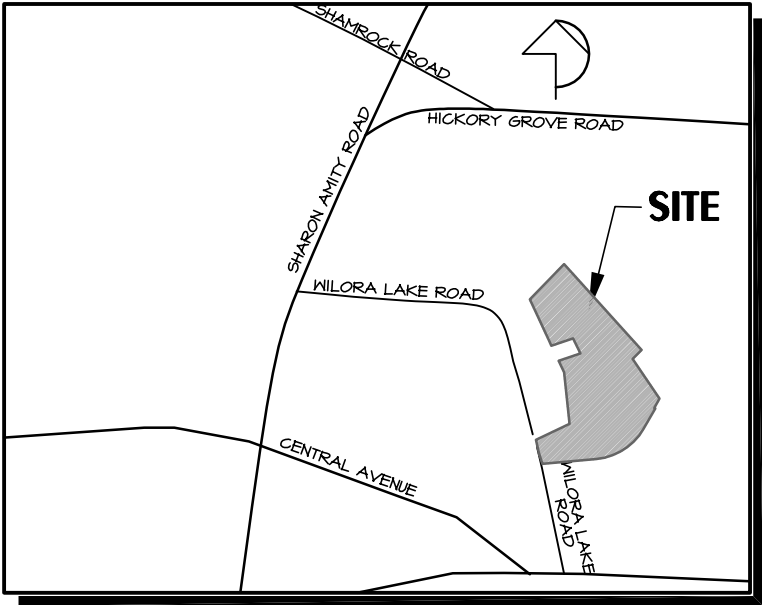
SKIM BUFFER AREA: +/- 4.5 AC

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DIRECTION
CI	369.06'	387.22'	199.90'	N65°05'59"E

ADJACENT PROPERTIES

TRACT	PARCEL #	ZONING	OWNER
1	103-102-03	R-3	JOSEPH & ELIZABETH BROWN
2	103-102-04	R-3	BARBARA CHILDRESS
3	103-074-T	R-3	TARA BAXTER
4	103-071-01	R-3	CENTRAL APOST FAITH MISSION OF CHARLOTTE
5	103-102-21	R-3	NSH NSO & MICHAEL DAM
6	103-102-20	R-3	CARLA JORDAN
7	103-102-19	R-3	CYNTHIA GOS
8	103-102-18	R-3	JULIO HERNANDEZ
9	103-102-17	R-3	LYDIA STRUBE HARTSELL
10	103-102-16	R-3	PATTIE & BARRY BEAMER
11	103-102-15	R-3	ODETTE UNIZEYE & MANSONGO TSHUNZA
12	103-102-14	R-3	NEH KSOR
13	103-102-13	R-3	JANET KAY & THEODORE PARKER
14	103-102-24	R-3	STEPHEN WILKERSON II
15	103-102-12	R-3	DANNY HANTLEY
16	103-102-11	R-3	DAVID HANTLEY
17	103-121-10	R-3	HARRY HOOVER & GWEN REYNOLDS
18	103-102-12	R-3 (CD)	FGSCD PROPERTIES, LLC
19	103-102-11	R-3 (CD)	ARG WILORA ASSISTED LIVING, LLC
20	103-101-06	R-3	ROY CASE GLESS
21	103-101-07	R-3	ROBERT MORRISON
22	103-101-08	R-3	TEGGY JOAN YANDLE DRIGGERS
23	103-101-09	R-3	BARBARA CHILDRESS
24	103-101-10	R-3	ROBERT & CAROLYN DAVIS
25	103-102-25	R-3	ASHLEE ALAINE GREER
26	103-102-06	R-3	SFRH CHARLOTTE RENTALS, LP
27	103-051-51	R-3	LAURICE HADDAD - LIVING TRUST
28	103-051-50	R-3	HARGO RODRIGUEZ & ENRIQUETA DIASIEZ
29	103-051-49	R-3	CARLOS LEON & MARLENE HERRERA
30	103-051-48	R-3	OSCAR & ANA MOLINA
31	103-051-41	R-3	CANDIDA GOMEZ
32	103-051-02	R-3	ELETERIO & CLAUDIA CABRERA

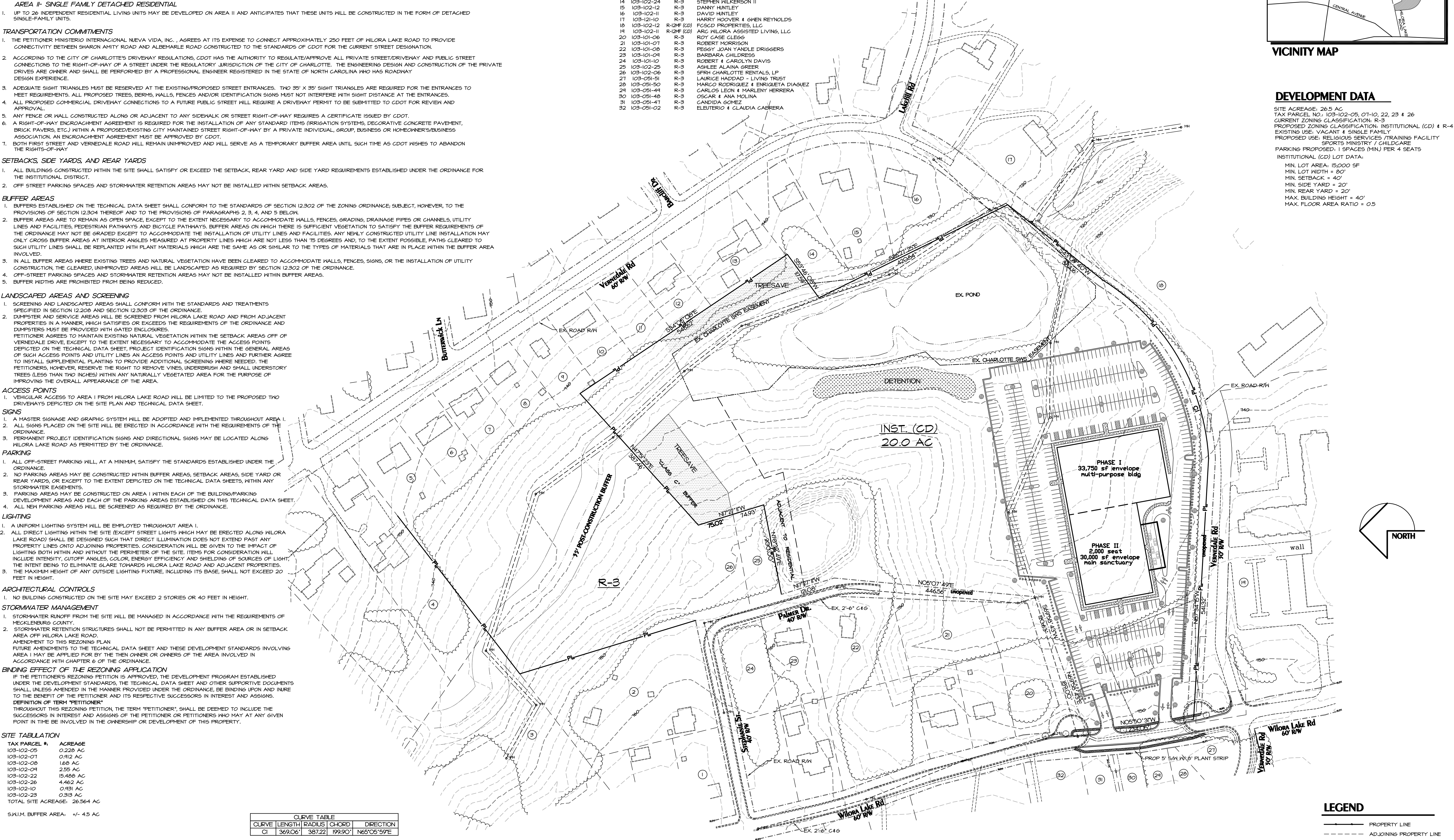
'TECHNICAL DATA SHEET'  
REZONING PETITION # 2016-



VICINITY MAP

DEVELOPMENT DATA

SITE ACREAGE: 26.5 AC  
TAX PARCEL NO.: 103-102-05, 07-10, 22, 23 & 26  
CURRENT ZONING CLASSIFICATION: R-3  
PROPOSED ZONING CLASSIFICATION: INSTITUTIONAL (CD) & R-4  
EXISTING USE: VACANT & SINGLE FAMILY  
PROPOSED USE: RELIGIOUS SERVICES / TRAINING FACILITY  
SPORTS MINISTRY / CHILD CARE  
PARKING PROPOSED: 1 SPACES (MIN) PER 4 SEATS  
INSTITUTIONAL (CD) LOT DATA:  
MIN. LOT AREA: 15,000 SF  
MIN. LOT WIDTH = 60'  
MIN. SETBACK = 40'  
MIN. SIDE YARD = 20'  
MIN. REAR YARD = 20'  
MAX. BUILDING HEIGHT = 40'  
MAX. FLOOR AREA RATIO = 0.5



LEGEND

- PROPERTY LINE
- ADJOINING PROPERTY LINE
- PROP. LOT LINE
- ROADWAY R/W
- EXIST PAVEMENT/CURB
- EXIST. TOPOGRAPHY
- PROP CURB & GUTTER
- EXIST SIDEWALK
- PROP SIDEWALK
- PROP SIDEWALK
- PROP TREESAVE



Technical Data Sheet for Rezoning Petition 2016-  
**Ministerio Internacional Nueva Vida**

City of Charlotte, Mecklenburg County, North Carolina  
ARKS, Inc., 333 E. Six Forks Rd., Ste 200, Raleigh, NC 27609

Sheet No.

1

of 1

Revisions:

Scale:	1"=100'
Date:	3/23/16
Drawn By:	MIK
Designed By:	MIK
Job No.:	0216