

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 building 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 B-1 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 8750 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 Beatty's Ford Rd. and to Cindy Lane 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 B-1 district. 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 site is developed. Required buffers on the site may be eliminated or reduced if the adjoining parcels are rezoned such that buffers are no longer required. The removal of such buffers will be approved administratively.

Environmental Features

Reserved

Parks, Greenways, and Open Space

Reserved

Fire Protection

Reserved

Signage

Reserved

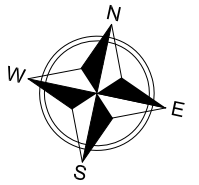
Lighting

- 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 3-15-16, 1.0



CHARLOTTE, NC:

BEATTIES FORD ROAD &
CINDY LANE

SITE PLAN #

Site Data Summary

Parcel ID: a portion of 041-082-05
&041-082-18

Proposed Site Area:
57,133 sf (1.31 ACRES)

Existing Zoning: R-4, B-1

Proposed Zoning: B-1 (CD)

Proposed Uses:

- Those uses that are permitted in the B-1 district except as may be further limited by the specific provisions of this site plan.

Parking Summary:

- In accordance with ordinance provisions

Building Setbacks:

- In accordance with ordinance provisions

Site Signage:

- In accordance with ordinance provisions

Landscape Requirements / Notes:

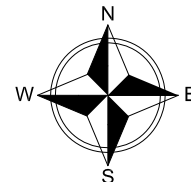
- In accordance with ordinance provisions

Date Prepared: 03/17/2016	Drawn By: MM

Prepared For:



CORPORATE OFFICE:
106 FOSTER AVE
CHARLOTTE, NC 28203
PITTSBURGH OFFICE:
5500 BROOKTREE RD; SUITE 303
WEXFORD, PA 15090



CHARLOTTE, NC:

BEATTIES FORD ROAD &
CINDY LANE

REZONING EXHIBIT

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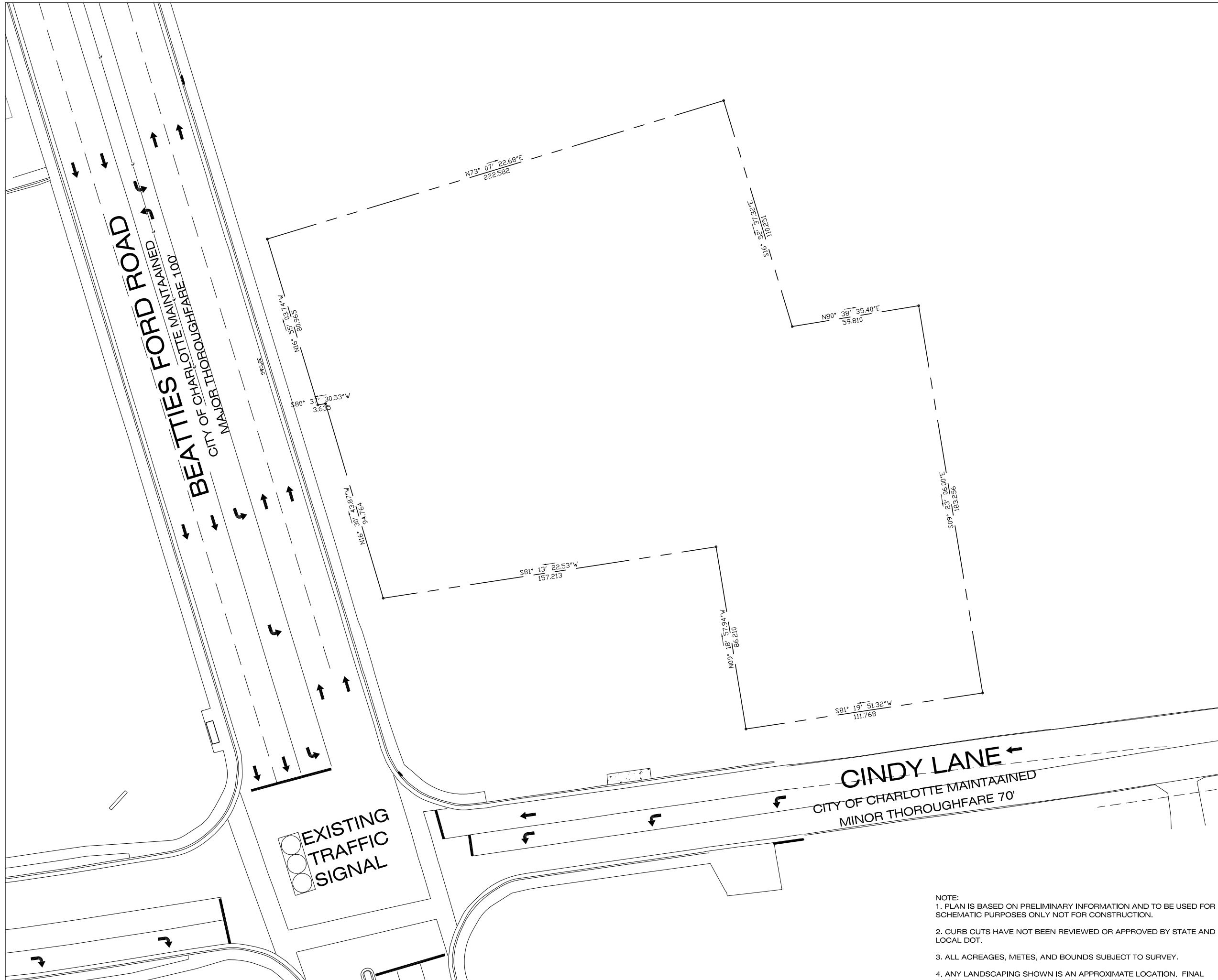
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106 FOSTER AVE
CHARLOTTE, NC 28203
PITTSBURGH OFFICE:
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WEXFORD, PA 15090



NOTE:
 1. PLAN IS BASED ON PRELIMINARY INFORMATION AND TO BE USED FOR SCHEMATIC PURPOSES ONLY NOT FOR CONSTRUCTION.
 2. CURB CUTS HAVE NOT BEEN REVIEWED OR APPROVED BY STATE AND LOCAL DOT.
 3. ALL ACREAGES, METES, AND BOUNDS SUBJECT TO SURVEY.
 4. ANY LANDSCAPING SHOWN IS AN APPROXIMATE LOCATION. FINAL DESIGN WILL BE DONE BY A LICENSED PROFESSIONAL.