

REZONING PETITION: 2016 - 088

ANointed FUTURE DAYCARE
5508 HICKORY GROVE RD
CHARLOTTE, NC 28215

SITE DEVELOPMENT DATA:

ACREAGE: 1.79 ACRES

TAX PARCEL ID: 10315109

EXISTING ZONING: R-3

PROPOSED ZONING: INST (CD)

EXISTING USES: UNDEVELOPED LOT

PROPOSED USES: CHILD CARE CENTER

BUILDING AREA: 5600 SF

OPEN SPACE: N/A

PARKING REQUIREMENTS:

1 SPACE PER EMPLOYEE
 1 SPACE PER 10 CHILDREN
 TOTAL OF 24 SPACES

1. GENERAL PROVISIONS

- a. These Development Standards form a part of the Rezoning Plan associated with this INST (CD) petition to redevelop on an approximately 1.79 acres site located on Hickory Grove Road as more particularly shown on the rezoning plan (the "Site"). Development of the Site will be governed by the attached plans and these Development Standards (together with the plans referred to as the "Rezoning Plan: as well as the applicable provisions of the City of Charlotte Zoning Ordinance)"the Ordinance). Unless the Rezoning Plan (including these Development standards establish more stringent standards, the regulations established under the Ordinance for the INST Zoning Classification shall govern development on the site.
- b. Except as otherwise expressly specified on the Rezoning Plan, site elements may be subject to alterations or modifications, during the design / development / construction phases, as long as the proposed improvements are in compliance with the accompanying Development Standards and Section 6.207 of the Ordinance.
- c. To the extent of any conflict between the matters contained in other areas of the Rezoning Plan and the matters set forth in the Development Standards, the more restrictive shall govern.

2. PERMITTED USES:

- a. The Petitioner's intent for the site is to develop a vacant lot for a new child care facility. The daycare will accommodate 79 students in a 5600 SF (MAX) building.

3. TRANSPORTATION

- a. Two new two way traffic driveways.
- b. Covered bike parking and bike racks will be provided according to City of Charlotte requirements.

4. ARCHITECTURAL STANDARDS:

- a. Building Architectural Features: Metal Roof to Match facility at 5842 Hickory Grove Rd. Exterior envelope: James Hardie or TYP. (Non-Vinyl) Lap Siding. Store Front Windows and Entrance Doors. Metal Exist Six Panel Doors to Play Area.
- b. The building will not exceed the required 40ft. height.
- c. Front of the building will be detailed with an entrance that will read as a primary entrance Building will be residential in character with a pitched roof (no less than 5:12), will not exceed two stories, windows will be of residential character, and there will be visible trim around windows, doors and cornices.

5. STREETScape AND LANDSCAPING:

- a. To the extent possible, the Petitioner seeks to protect and preserve as many existing large mature trees on site.- TREE SAVE COMMITMENTS - ATTEMPT TO KEEP 25% OF ALL TREE CANOPY IN SIDE YARD AND REAR YARD
- b. New Planting Strip as Required: 8' Wide Planting Strip with 6' Wide Sidewalk. Sidewalk to building from street.

6. ENVIRONMENTAL FEATURES

- a. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.
- b. The Site will comply with Chapter 21 - The Tree Ordinance.

7. PARKS, GREENWAYS AND OPEN SPACE:

- a. The Petitioner shall dedicate 50' Post Construction Buffer to Campbell Creek Greenway. 50' BUFFER WILL BE DEDICATED TO MECKLENBURG COUNTY. Dedication will take place prior to CO of building.

8. FIRE PROTECTION:

- a. The Petitioner shall adhere to the requirements of the Charlotte Fire Department for this Development area. Drive widths shall comply with Fire Requirements. Hydrant - if required will be added.

9. SIGNAGE:

- a. All project signs, banners, flags and pennants for identification or decoration must conform to the Ordinance.

10. LIGHTING:

- a. All new lighting shall conform to the Ordinance.

11. PHASING

- a. Development to be constructed in one phase.

NOTE TO REVIEWER:
REVISIONS TO CONDITIONAL NOTES
USE REVISION MARKER TO IDENTIFY
CORRECTIONS

REVISION DATE: JUNE 20, 2016

REVISION 7/21/16
ADDED NOTE TO THE FOLLOWING:
ARCHITECTURAL STANDARDS

STREET AND LANDSCAPE 5a

PARKS AND GREENWAYS 7a

Issue Notes		Date		No.	
03/28/16	Revision	00/00/00	00/00/00	00/00/00	00/00/00
Dmitry Shklovsky	MAH	HCNC Inc	DS	MAH	Mario A. Hodge, LEED AP
Designed By	Checked By	Reviewed By	Subscribed By	Project Manager	
HCNC Inc	MAH	HCNC Inc	DS	MAH	
Project Title	Design Title	Design Firm	Design Title	Design Firm	
Tax PID: 10315109 Anointed Future Daycare 5508 Hickory Grove Rd Charlotte, NC 28215	General Provisions	HCNC Inc	Dmitry Shklovsky P.E. 4. Dartmoor Drive Manelapan, NJ 07726		
Scale	N/A				
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