

LEGEND FOR PROPOSED IMPROVEMENTS	
	PROPOSED BUILDING
	PROPOSED CURB AND GUTTER
	PROPOSED SITE NOTE
	PROPOSED PARKING SPACES
	PROPOSED HEAVY DUTY ASPHALT PAVEMENT
	PROPOSED HEAVY DUTY CONCRETE PAVEMENT
	PROPOSED STANDARD DUTY CONCRETE PAVEMENT
	PROPOSED STANDARD DUTY ASPHALT PAVEMENT
	PROPOSED STRUCTURE

**ZONING CODE SUMMARY**

PROJECT NAME: RIDGE ROAD TRACT 3  
 OWNER: HALVORSEN DEVELOPMENT CORPORATION  
 PLANS PREPARED BY: KIMLEY-HORN AND ASSOCIATES PHONE# (704)333-5131  
 TAX PARCEL ID: 02931201  
 STREET ADDRESS: PROSPERITY CHURCH ROAD AND RIDGE ROAD, CHARLOTTE, NC  
 EXISTING ZONING: NEIGHBORHOOD SERVICES (NS) DISTRICT

**SITE DEVELOPMENT DATA:**

- **ACREAGE:** ± 1.623 ACRES
- **TAX PARCEL #:** 029-312-01
- **EXISTING ZONING:** UR-2(CD) AND NS
- **PROPOSED ZONING:** NS AND NS(SPA)
- **EXISTING USES:** VACANT
- **PROPOSED USES:** RETAIL, PERSONAL SERVICE, EDEE (RESTAURANTS) AND OTHER USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE NS ZONING DISTRICT (AS MORE SPECIFICALLY DESCRIBED AND RESTRICTED BELOW IN SECTION 2).
- **PROHIBITED USES:** THE FOLLOWING USE IS NOT PERMITTED ON THE SITE: AUTOMOTIVE SERVICE STATIONS WITH OR WITHOUT A CONVENIENCE STORE.
- **MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT:** UP TO 15,000 SQUARE FEET OF GROSS FLOOR AREA.
- **MAXIMUM BUILDING HEIGHT:** AS ALLOWED BY THE ORDINANCE.
- **PARKING:** PARKING WILL BE PROVIDED AS REQUIRED BY THE ORDINANCE.

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NO.	DATE	REVISIONS

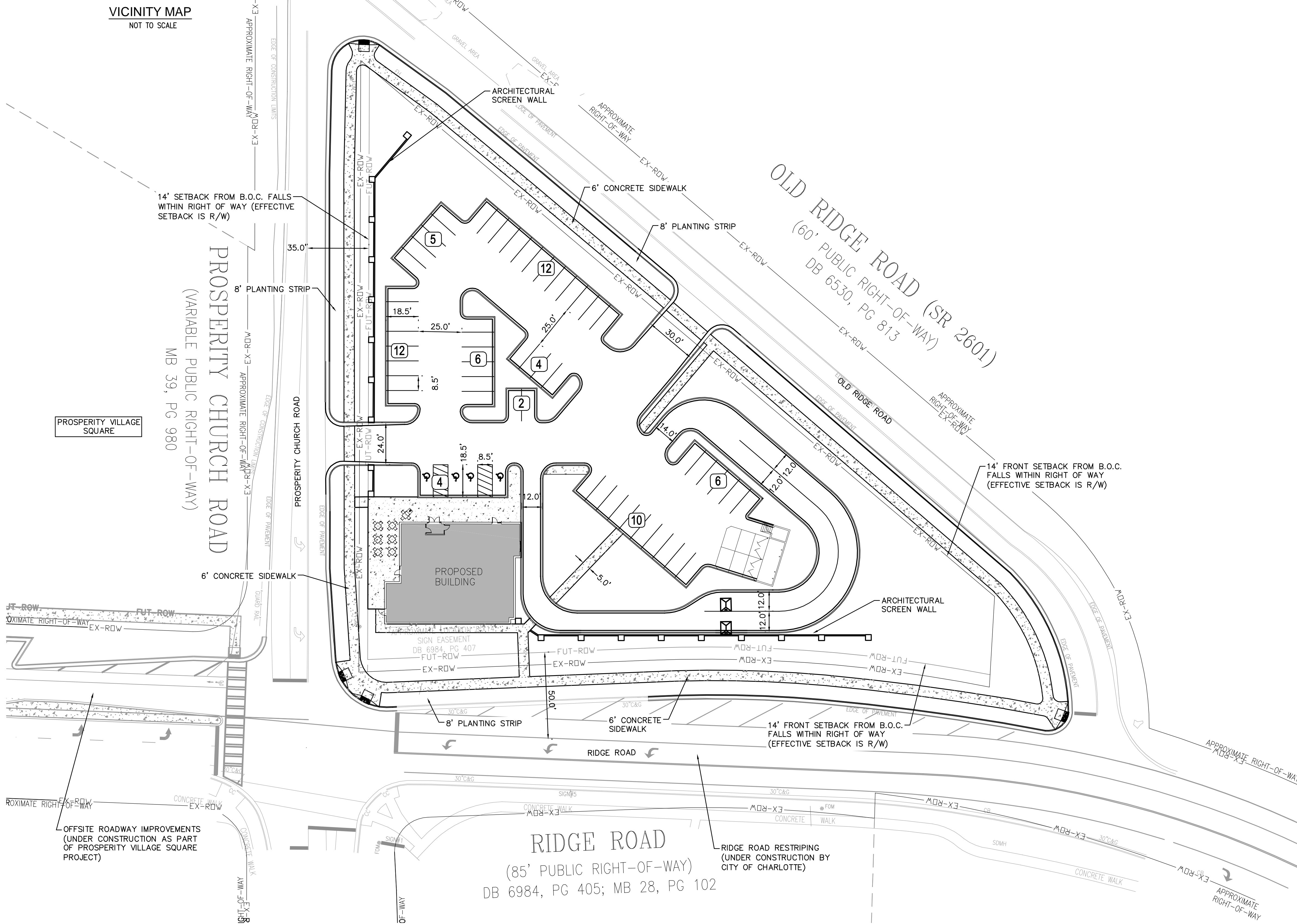
**CLIENT:**  
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**PROJECT:**  
 RIDGE ROAD TRACT 3  
 PROSPERITY CHURCH RD AT RIDGE RD  
 CHARLOTTE  
 MECKLENBURG COUNTY  
 NORTH CAROLINA

**REZONING SITE PLAN**

**DESIGNED BY:** ARR  
**DRAWN BY:** ARR  
**CHECKED BY:** ECH  
**DATE:** 07/25/2016  
**PROJECT#:** 018667015

**RZ-1**



**811**  
 Know what's below.  
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**HALVORSEN DEVELOPMENT CORPORATION  
DEVELOPMENT STANDARDS  
7/25/16  
REZONING PETITION NO. 2016-000**

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- **MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT:** UP TO 15,000 SQUARE FEET OF GROSS FLOOR AREA.
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- **PARKING:** PARKING WILL BE PROVIDED AS REQUIRED BY THE ORDINANCE.

**1. GENERAL PROVISIONS:**

A. **SITE LOCATION.** THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY HALVORSEN DEVELOPMENT CORPORATION ("PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF A COMMERCIAL BUILDING WITH UP TO 15,000 SQUARE FEET OF GROSS FLOOR AREA OF USES ALLOWED IN THE NS ZONING DISTRICT ON APPROXIMATELY 1.623 ACRE SITE LOCATED AT 5920 PROSPERITY CHURCH ROAD (THE "SITE").

B. **ZONING DISTRICTS/ORDINANCE.** DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN AS WELL AS THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE"). UNLESS THE REZONING PLAN ESTABLISHES MORE STRINGENT STANDARDS THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE NS ZONING CLASSIFICATION SHALL GOVERN.

C. **GRAPHICS AND ALTERATIONS.** THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, STRUCTURES AND BUILDINGS, DRIVEWAYS, AND OTHER DEVELOPMENT MATTERS AND SITE ELEMENTS (COLLECTIVELY THE "DEVELOPMENT/SITE ELEMENTS") SET FORTH ON THE REZONING PLAN SHOULD BE REVIEWED IN CONJUNCTION WITH THE PROVISIONS OF THESE DEVELOPMENT STANDARDS. THE LAYOUT, LOCATIONS, SIZES AND FORMULATIONS OF THE DEVELOPMENT/SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS PROPOSED. CHANGES TO THE REZONING PLAN NOT ANTICIPATED BY THE REZONING PLAN WILL BE REVIEWED AND APPROVED AS ALLOWED BY SECTION 6.207 OF THE ORDINANCE.

SINCE THE PROJECT HAS NOT UNDERGONE THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES, IT IS INTENDED THAT THIS REZONING PLAN PROVIDE FOR FLEXIBILITY IN ALLOWING SOME ALTERATIONS OR MODIFICATIONS FROM THE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS. THEREFORE, THERE MAY BE INSTANCES WHERE MINOR MODIFICATIONS WILL BE ALLOWED WITHOUT REQUIRING THE ADMINISTRATIVE AMENDMENT PROCESS PER SECTION 6.207 OF THE ORDINANCE. THESE INSTANCES WOULD INCLUDE CHANGES TO GRAPHICS IF THEY ARE: MINOR AND DON'T MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN. THE PLANNING DIRECTOR WILL DETERMINE IF SUCH MINOR MODIFICATIONS ARE ALLOWED PER THIS AMENDED PROCESS, AND IF IT IS DETERMINED THAT THE ALTERATION DOES NOT MEET THE CRITERIA DESCRIBED ABOVE, THE PETITIONER SHALL THEN FOLLOW THE ADMINISTRATIVE AMENDMENT PROCESS PER SECTION 6.207 OF THE ORDINANCE; IN EACH INSTANCE, HOWEVER, SUBJECT TO THE PETITIONER'S APPEAL RIGHTS SET FORTH IN THE ORDINANCE.

D. **NUMBER OF BUILDINGS PRINCIPAL AND ACCESSORY.** THE TOTAL NUMBER OF PRINCIPAL BUILDINGS TO BE DEVELOPED ON THE SITE SHALL NOT EXCEED TWO (2). ACCESSORY BUILDINGS AND STRUCTURES LOCATED ON THE SITE SHALL NOT BE CONSIDERED IN ANY LIMITATION ON THE NUMBER OF BUILDINGS ON THE SITE. ACCESSORY BUILDINGS AND STRUCTURES WILL BE CONSTRUCTED UTILIZING SIMILAR BUILDING MATERIALS, COLORS, ARCHITECTURAL ELEMENTS AND DESIGNS AS THE PRINCIPAL BUILDING LOCATED ON THE SITE.

**2. PERMITTED USES & DEVELOPMENT AREA LIMITATION:**

A. THE SITE MAY BE DEVELOPED WITH UP TO 15,000 SQUARE FEET OF GROSS FLOOR AREA OF USES ALLOWED IN THE NS ZONING DISTRICT, TOGETHER WITH ACCESSORY USES AS ALLOWED IN THE NS ZONING DISTRICT.

B. ONLY ONE USE WITH ACCESSORY DRIVE-THROUGH WINDOW WILL BE ALLOWED ON THE SITE. THE PROPOSED ACCESSORY DRIVE-THROUGH WINDOW WILL BE DESIGNED SO THAT MANEUVERING AND ACCESS TO ACCESSORY DRIVE-THROUGH WINDOW WILL NOT OCCUR BETWEEN THE PROPOSED BUILDING AND RIDGE ROAD OR PROSPERITY CHURCH ROAD.

*FOR PURPOSES OF THE DEVELOPMENT LIMITATIONS SET FORTH IN THESE DEVELOPMENT STANDARDS (BUT NOT TO BE CONSTRUED AS A LIMITATION ON FAR REQUIREMENTS), THE FOLLOWING ITEMS WILL NOT BE COUNTED AS PART OF THE ALLOWED GROSS FLOOR AREA (FLOOR AREA AS DEFINED BY THE ORDINANCE) FOR THE SITE: SURFACE OR STRUCTURED PARKING FACILITIES, AND ALL LOADING DOCK AREAS (OPEN OR ENCLOSED) AND OUTDOOR SEATING OR SERVICE AREAS.*

C. THE FOLLOWING USE IS NOT ALLOWED ON THE SITE: AUTOMOTIVE SERVICE STATIONS WITH OR WITHOUT A CONVENIENCE STORE.

D. THE SETBACK ALONG EACH OF THE ABUTTING PUBLIC STREETS (RIDGE ROAD, PROSPERITY CHURCH ROAD AND OLD RIDGE ROAD) WILL BE 14 FEET AS MEASURED FROM THE FUTURE BACK OF CURB, AS GENERALLY DEPICTED ON THE REZONING PLAN.

**3. ACCESS AND TRANSPORTATION:**

A. VEHICULAR ACCESS TO THE SITE WILL BE FROM PROSPERITY CHURCH ROAD AND OLD RIDGE ROAD IN THE MANNER GENERALLY DEPICTED ON THE REZONING PLAN. VEHICULAR ACCESS TO RIDGE ROAD WILL NOT BE ALLOWED.

B. THE PETITIONER WILL CONVEY TO THE CITY OF CHARLOTTE 50 FEET OF RIGHT-OF-WAY FROM THE EXISTING CENTER LINE OF RIDGE ROAD, AND WILL CONVEY 35 FEET FROM THE EXISTING CENTER LINE OF PROSPERITY CHURCH ROAD. THE ADDITIONAL RIGHT-OF-WAY ALONG EACH OF THESE PUBLIC STREETS WILL BE CONVEYED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE BUILDING CONSTRUCTED ON THE SITE.

C. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE DEVELOPMENT AND CONSTRUCTION PLANS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY CDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.

D. THE ALIGNMENT OF THE INTERNAL VEHICULAR CIRCULATION AND DRIVEWAYS MAY BE MODIFIED BY THE PETITIONER TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, PARKING LAYOUTS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY CDOT IN ACCORDANCE WITH PUBLISHED STANDARDS.

**4. ARCHITECTURAL STANDARDS:**

A. THE BUILDING MATERIALS USED ON THE PRINCIPAL BUILDINGS CONSTRUCTED ON SITE WILL BE A COMBINATION OF PORTIONS OF THE FOLLOWING: BRICK, STONE, PRECAST STONE, PRECAST CONCRETE, SYNTHETIC STONE, CEMENTITIOUS SIDING (SUCH AS HARDI-PLANK), STUCCO, EIFS, DECORATIVE BLOCK, ARCHITECTURAL METAL PANELS AND/OR WOOD. VINYL AS A BUILDING MATERIAL MAY ONLY BE USED ON WINDOWS, SOFFITS, AND ON HANDRAILS/RAILINGS.

B. THE PROPOSED BUILDING WILL BE LOCATED AT THE CORNER OF PROSPERITY CHURCH ROAD AND RIDGE ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN. THE BUILDING WALLS ALONG RIDGE ROAD AND PROSPERITY CHURCH ROAD WILL BE DESIGNED TO HAVE STORE FRONTS WITH CLEAR GLASS FACING EACH STREET. THE BUILDING FACADES FRONTING ON THESE PUBLIC STREETS SHALL INCLUDE A MINIMUM OF 60% TRANSPARENT GLASS BETWEEN 2' AND 10' ON THE FIRST FLOOR.

C. THE GROUND FLOOR OF THE BUILDING FACING PROSPERITY CHURCH ROAD, WILL HAVE BUILDING ENTRANCE THAT ORIENTS AND CONNECTS TO THE SIDEWALK SYSTEM ALONG PROSPERITY CHURCH ROAD (IF MORE THAN ONE COMMERCIAL ESTABLISHMENT IS CONSTRUCTED EACH ESTABLISHMENT SHALL HAVE AN ENTRANCE TO THE ABUTTING PUBLIC STREET AND EACH ENTRANCE WILL BE AN OPERABLE PEDESTRIAN DOOR) AND RIDGE ROAD. THE ENTRANCES TO THE SIDEWALKS ALONG THE ABUTTING STREETS WILL BE OPEN AND OPERABLE DURING THE BUSINESS HOURS OF THE ASSOCIATED USE.

D. THE SERVICE SIDE OF THE BUILDINGS MAY NOT BE ORIENTED TO RIDGE ROAD OR PROSPERITY CHURCH ROAD.

E. THE PETITIONER WILL PROVIDE AN IMPROVED OPEN SPACE AREA ALONG THE SITE'S FRONTAGE ON PROSPERITY CHURCH ROAD. THIS AREA WILL BE IMPROVED WITH SITTING AREAS, LANDSCAPING AND OTHER AMENITIES TO CREATE AN OPEN SPACE AMENITY AREA ALONG PROSPERITY CHURCH ROAD. THE PETITIONER MAY ALSO PROVIDE AN ADDITIONAL SIMILARLY IMPROVED OPEN SPACE AMENITY AREA ALONG RIDGE ROAD. THESE OPEN SPACE AREAS WILL BE LOCATED OUTSIDE OF THE SETBACK AND THE FUTURE RIGHT-OF-WAY FOR EACH OF THE ABUTTING PUBLIC STREETS.

**5. STREETScape, BUFFERS, YARDS AND LANDSCAPING:**

A. ALONG THE SITE'S FRONTAGE ON EACH OF THE ABUTTING PUBLIC STREETS (RIDGE ROAD, PROSPERITY CHURCH ROAD AND OLD RIDGE ROAD) THE PETITIONER WILL PROVIDE AN EIGHT (8) FOOT PLANTING STRIP AND A SIX (6) FOOT SIDEWALK AS GENERALLY DEPICTED ON THE REZONING PLAN.

B. THE PETITIONER WILL PROVIDE A SIDEWALK NETWORK THAT LINKS THE PROPOSED BUILDING ON THE SITE TO THE SIDEWALK ALONG EACH OF THE ABUTTING PUBLIC STREETS IN THE MANNER GENERALLY DEPICTED ON THE REZONING PLAN. THE MINIMUM WIDTH FOR THIS INTERNAL SIDEWALK WILL BE FIVE (5) FEET.

C. THE PETITIONER WILL PROVIDE A LOW (2.0 TO 2.5 FEET HIGH) DECORATIVE MASONRY WALL ALONG PROSPERITY CHURCH ROAD AND RIDGE ROAD TO SCREEN PARKING AREAS AND MANEUVERING FOR PARKING AREAS AS GENERALLY DEPICTED ON THE REZONING PLAN.

D. SCREENING REQUIREMENTS OF THE ORDINANCE WILL BE MET, INCLUDING BUT NOT LIMITED TO SCREENING FOR ROOF TOP EQUIPMENT WITH ROOF PARAPET WALLS.

E. ABOVE-GROUND BACKFLOW PREVENTERS WILL BE SCREENED FROM PUBLIC VIEW AND WILL BE LOCATED OUTSIDE OF THE REQUIRED SETBACKS.

F. DUMPSTER AREAS AND RECYCLING AREAS WILL BE ENCLOSED BY A SOLID WALL OR FENCE WITH ONE SIDE BEING A DECORATIVE GATE. THE WALL OR FENCE USED TO ENCLOSE THE DUMPSTER WILL BE ARCHITECTURALLY COMPATIBLE WITH THE BUILDING MATERIALS AND COLORS USED ON THE PRINCIPAL BUILDING.

**6. ENVIRONMENTAL FEATURES:**

A. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION ORDINANCE.

B. THE SITE WILL COMPLY WITH THE TREE ORDINANCE (STORM WATER CONTROL ORDINANCE).

**7. SIGNAGE:**

A. SIGNAGE AS ALLOWED BY THE NS ZONING DISTRICT MAY BE PROVIDED.

B. WALL SIGNS AS ALLOWED BY THE ORDINANCE MAY BE PROVIDED.

**8. LIGHTING:**

A. ALL NEW DETACHED AND ATTACHED LIGHTING SHALL BE FULL CUT-OFF TYPE LIGHTING FIXTURES EXCLUDING LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS, SIDEWALKS, AND PARKING AREAS.

B. DETACHED LIGHTING ON THE SITE WILL BE LIMITED TO 26 FEET IN HEIGHT.

**9. AMENDMENTS TO THE REZONING PLAN:**

A. FUTURE AMENDMENTS TO THE REZONING PLAN (WHICH INCLUDES THESE DEVELOPMENT STANDARDS) MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE.

**10. BINDING EFFECT OF THE REZONING APPLICATION:**

A. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.

July 26, 2016 - 6:59am By: Aucthobhoda

K:\CHL\_P\1\01667 Halvorsen Development\015 - Ridge Road Tract 3\02 - DWG\Rezoning\RZ-2 ZONE PLAN.dwg

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NO.	DATE	REVISIONS

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PROJECT: RIDGE ROAD TRACT 3  
PROSPERITY CHURCH RD AT RIDGE RD  
CHARLOTTE  
MECKLENBURG COUNTY  
NORTH CAROLINA

TITLE: STANDARDS

DESIGNED BY: ARR  
DRAWN BY: ARR  
CHECKED BY: ECH  
DATE: 07/25/2016  
PROJECT#: 018667015

Know what's below.  
Call before you dig.  
**RZ-2**