

DEVELOPMENT DATA TABLE

Table with 2 columns: Category and Value. Includes SITE ACREAGE (±6.63 AC), TAX PARCEL (105-012-27), EXISTING ZONING (NS), PROPOSED ZONING (BD(CD) & NS (SPA) WITH 5 YEAR VESTING), SQUARE FOOTAGE OF NON-RESIDENTIAL USES BY TYPE, MAX. BUILDING HEIGHT (40'), MAX. # OF BUILDINGS (6 BUILDINGS), PARKING SPACES PROVIDED (134 SPACES MINIMUM).

1. GENERAL PROVISIONS

- a. THE FOLLOWING DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLANS FILED BY THE PETITIONER...
b. SITE DEVELOPMENT WILL BE GOVERNED BY THE REZONING PLAN AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE...
c. THE DEVELOPMENT DEPICTED ON THE REZONING PLAN IS SCHEMATIC IN NATURE AND INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF USES AND IMPROVEMENTS TO THE SITE...
d. DEDICATION AND FEE SIMPLE CONVEYANCE OF ALL PROPOSED RIGHTS OF WAY TO THE CITY SHALL BE PROVIDED PRIOR TO THE ISSUANCE OF THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY...
e. ALL TRANSPORTATION IMPROVEMENTS WILL BE CONSTRUCTED AND APPROVED PRIOR TO THE ISSUANCE OF THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY OR PHASED PER THE SITES DEVELOPMENT PLAN...
f. THE PETITIONER SHALL RESTRIPE THE EASTBOUND LEG OF ROCKY RIVER ROAD TO ACTIVATE THE DUAL LEFT TURN LANES...
g. THE PETITIONER SHALL RESTRIPE THE WESTBOUND LEG OF ROCKY RIVER ROAD TO ACTIVATE THE DUAL RIGHT TURN LANES...
h. THE PETITIONER SHALL RESTRIPE THE SOUTHBOUND LEG OF ROCKY RIVER ROAD TO ACTIVATE THE DUAL RIGHT TURN LANES...
i. THE PETITIONER SHALL RESTRIPE THE NORTHBOUND LEG OF ROCKY RIVER ROAD TO ACTIVATE THE DUAL LEFT TURN LANES...
j. THE PETITIONER SHALL RESTRIPE THE WESTBOUND LEG OF ROCKY RIVER ROAD TO ACTIVATE THE DUAL LEFT TURN LANES...
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2. TRANSPORTATION

- a. THE SITE SHALL BE ACCESSED FROM AN EXISTING PRIVATE SHARED DRIVE, HARRIS STATION BLVD THAT CONNECTS ROCKY RIVER ROAD AND W.T. HARRIS BLVD...
b. DEDICATION AND FEE SIMPLE CONVEYANCE OF ALL PROPOSED RIGHTS OF WAY TO THE CITY SHALL BE PROVIDED PRIOR TO THE ISSUANCE OF THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY...
c. ALL TRANSPORTATION IMPROVEMENTS WILL BE CONSTRUCTED AND APPROVED PRIOR TO THE ISSUANCE OF THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY OR PHASED PER THE SITES DEVELOPMENT PLAN...
d. THE PETITIONER SHALL RESTRIPE THE EASTBOUND LEG OF ROCKY RIVER ROAD TO ACTIVATE THE DUAL LEFT TURN LANES...
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3. ARCHITECTURAL STANDARDS

- a. THE HEIGHT FOR ALL BUILDINGS SHALL NOT EXCEED 40'.
b. THE BUILDING MATERIALS/FINISHES WILL BE A COMBINATION OF PORTIONS OF SOME OR ALL OF THE FOLLOWING: BRICK, CONCRETE, DECORATIVE CONCRETE MASONRY UNITS, EIFS, EIFS BRICK, ARCHITECTURAL METAL, METAL PANELS, STOREFRONT CLEAR GLASS, SPANDREL GLASS, ARCHITECTURAL METAL AND VINYL RAILINGS AND ACCESSORIES...
c. ALL STORAGE SHALL BE LOCATED WITHIN THE BUILDING, AND OUTSIDE STORAGE OF ANY TYPE, INCLUDING THE OUTSIDE STORAGE OF MOVING VANS, TRAILERS, VEHICLES AND BOATS, SHALL NOT BE PERMITTED.
d. THE FACADE OF EACH FLOOR OF THE BUILDING ABOVE THE GROUND FLOOR THAT FRONTS A PUBLIC STREET (BUT NOT AN ALLEY) MUST HAVE WINDOWS OR GLASS THAT COVER AT LEAST TWENTYFIVE (25) PERCENT OF THE LENGTH OF SUCH STREET FACING FACADE...
e. WHERE EXPANSIONS OF SOLID WALL ARE NECESSARY ON THE FACADE OF ANY FLOOR OF THE BUILDING LOCATED ABOVE THE GROUND FLOOR (INCLUDING FACADES THAT DOES NOT FRONT A PUBLIC STREET)...
f. IF THE BUILDING IS LOCATED ON A LOT THAT ABUTS A PUBLIC OR PRIVATE STREET, AT LEAST ONE ENTRANCE SHALL BE PROVIDED ON EACH BUILDING FACADE FRONTING A STREET...
g. IN ORDER TO PROMOTE VISUAL COMPATIBILITY WITH COMMERCIAL AND MULTI-FAMILY DEVELOPMENT THE PETITIONER SHALL WORK WITH MECKLENBURG COUNTY AND CITY OF CHARLOTTE AGENCIES DURING THE DESIGN PERMITTING PHASE TO DETERMINE THE CONSTRUCTABILITY OF THIS PORTION OF THE SIDEWALK SHOWN WITHIN THE SWM BUFFER...
h. THE PETITIONER SHALL WORK WITH MECKLENBURG COUNTY AND CITY OF CHARLOTTE AGENCIES DURING THE DESIGN PERMITTING PHASE TO DETERMINE THE CONSTRUCTABILITY OF THIS PORTION OF THE SIDEWALK SHOWN WITHIN THE SWM BUFFER...
i. THE PETITIONER SHALL WORK WITH MECKLENBURG COUNTY AND CITY OF CHARLOTTE AGENCIES DURING THE DESIGN PERMITTING PHASE TO DETERMINE THE CONSTRUCTABILITY OF THIS PORTION OF THE SIDEWALK SHOWN WITHIN THE SWM BUFFER...
j. THE PETITIONER SHALL WORK WITH MECKLENBURG COUNTY AND CITY OF CHARLOTTE AGENCIES DURING THE DESIGN PERMITTING PHASE TO DETERMINE THE CONSTRUCTABILITY OF THIS PORTION OF THE SIDEWALK SHOWN WITHIN THE SWM BUFFER...
k. THE PETITIONER SHALL WORK WITH MECKLENBURG COUNTY AND CITY OF CHARLOTTE AGENCIES DURING THE DESIGN PERMITTING PHASE TO DETERMINE THE CONSTRUCTABILITY OF THIS PORTION OF THE SIDEWALK SHOWN WITHIN THE SWM BUFFER...
l. THE PETITIONER SHALL WORK WITH MECKLENBURG COUNTY AND CITY OF CHARLOTTE AGENCIES DURING THE DESIGN PERMITTING PHASE TO DETERMINE THE CONSTRUCTABILITY OF THIS PORTION OF THE SIDEWALK SHOWN WITHIN THE SWM BUFFER...
m. THE PETITIONER SHALL WORK WITH MECKLENBURG COUNTY AND CITY OF CHARLOTTE AGENCIES DURING THE DESIGN PERMITTING PHASE TO DETERMINE THE CONSTRUCTABILITY OF THIS PORTION OF THE SIDEWALK SHOWN WITHIN THE SWM BUFFER...
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y. THE PETITIONER SHALL WORK WITH MECKLENBURG COUNTY AND CITY OF CHARLOTTE AGENCIES DURING THE DESIGN PERMITTING PHASE TO DETERMINE THE CONSTRUCTABILITY OF THIS PORTION OF THE SIDEWALK SHOWN WITHIN THE SWM BUFFER...
z. THE PETITIONER SHALL WORK WITH MECKLENBURG COUNTY AND CITY OF CHARLOTTE AGENCIES DURING THE DESIGN PERMITTING PHASE TO DETERMINE THE CONSTRUCTABILITY OF THIS PORTION OF THE SIDEWALK SHOWN WITHIN THE SWM BUFFER...

- ALLOWED IN COMMERCIAL ZONES, THE BUILDING SHALL INCORPORATE CONTEXTUAL ARCHITECTURAL AND DESIGN FEATURES COMMON TO COMMERCIAL AND MULTI-FAMILY DEVELOPMENT IN THE SURROUNDING AREA...
h. SIGNS MAY NOT BE INSTALLED OR MAINTAINED ABOVE THE THIRD FLOOR OF A BUILDING CONTAINING A SELF-STORAGE FACILITY.
i. THE ARCHITECTURAL CHARACTER FOR ALL THE BUILDINGS IN THIS DEVELOPMENT WILL BE HARMONIOUS IN ORDER TO CREATE A COHESIVE LOOK TO THE DEVELOPMENT.
j. RETAIL AND EATING/DRINKING ENTERTAINMENT ESTABLISHMENT (EDEE), BUILDINGS TO HAVE 50% BRICK FINISH, WITH THE SELF-STORAGE BUILDING TO HAVE ALL GROUND LEVEL, APPROXIMATELY 33% BRICK FINISH, AS SHOWN ON RENDERINGS.
k. ALL DUMPSTERS AND HVAC EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW AND/OR KEPT BEHIND AN ENCLOSURE MADE OF MATERIALS CONSISTENT WITH THE OVERALL DEVELOPMENT.

4. STREETScape AND LANDSCAPING

- a. ALONG W T HARRIS BLVD, THE DEVELOPER SHALL PRESERVE TO THE EXTENT POSSIBLE EXISTING TREES WITHIN THE EXISTING SETBACK...
b. ALONG ROCKY RIVER ROAD, EXISTING CURB, PLANTING STRIP AND SIDE WALK TO REMAIN.
c. THE PETITIONER SHALL PROVIDE A MINIMUM 10' WIDE PLANTING STRIP BETWEEN THE PROPOSED DEVELOPMENT AND THE EXISTING HOMES...
d. THE PETITIONER SHALL PROVIDE SUPPLEMENTAL LANDSCAPING, AS GENERALLY INDICATED ON THE PLAN, ADJACENT TO PROPOSED BMP SYSTEM...
e. THE PETITIONER SHALL PROVIDE SUPPLEMENTAL LANDSCAPING, AS GENERALLY INDICATED ON THE PLAN, ADJACENT TO PROPOSED BMP SYSTEM...
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5. ENVIRONMENTAL FEATURES

- a. THE PETITIONER WILL COMPLY WITH THE CHARLOTTE TREE ORDINANCE.
b. THE PETITIONER WILL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED POST CONSTRUCTION CONTROLS ORDINANCE.
c. THE LOCATION, SIZE, AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL.

- 6. PARKS, GREENWAYS, AND OPEN SPACE
a. THERE EXISTS AT THE WESTERN EDGE OF THE SITE A PARTIALLY COMPLETED TRAIL LEADING TO BACK CREEK GREENWAY...
b. THERE EXISTS AT THE NORTH-WESTERN EDGE OF THE PROJECT A SIDEWALK CONNECTION FROM THE EXISTING SINGLE FAMILY HOMES TO THE SITE...
c. THE PETITIONER SHALL INSTALL AN ADA ACCESSIBLE CROSSING OF THE MULTI-USE PATH (MUP) ACROSS HARRIS STATION BOULEVARD...
d. THE PETITIONER SHALL INSTALL NEW SIDEWALK AS GENERALLY INDICATED ON THE PLAN AND CONNECT EXISTING SIDEWALKS ALREADY IN PLACE...
e. THE PETITIONER SHALL PROVIDE SUFFICIENT LIGHTING FOR PUBLIC SAFETY WITHIN THE PROJECT LIMITS...
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- 7. LIGHTING
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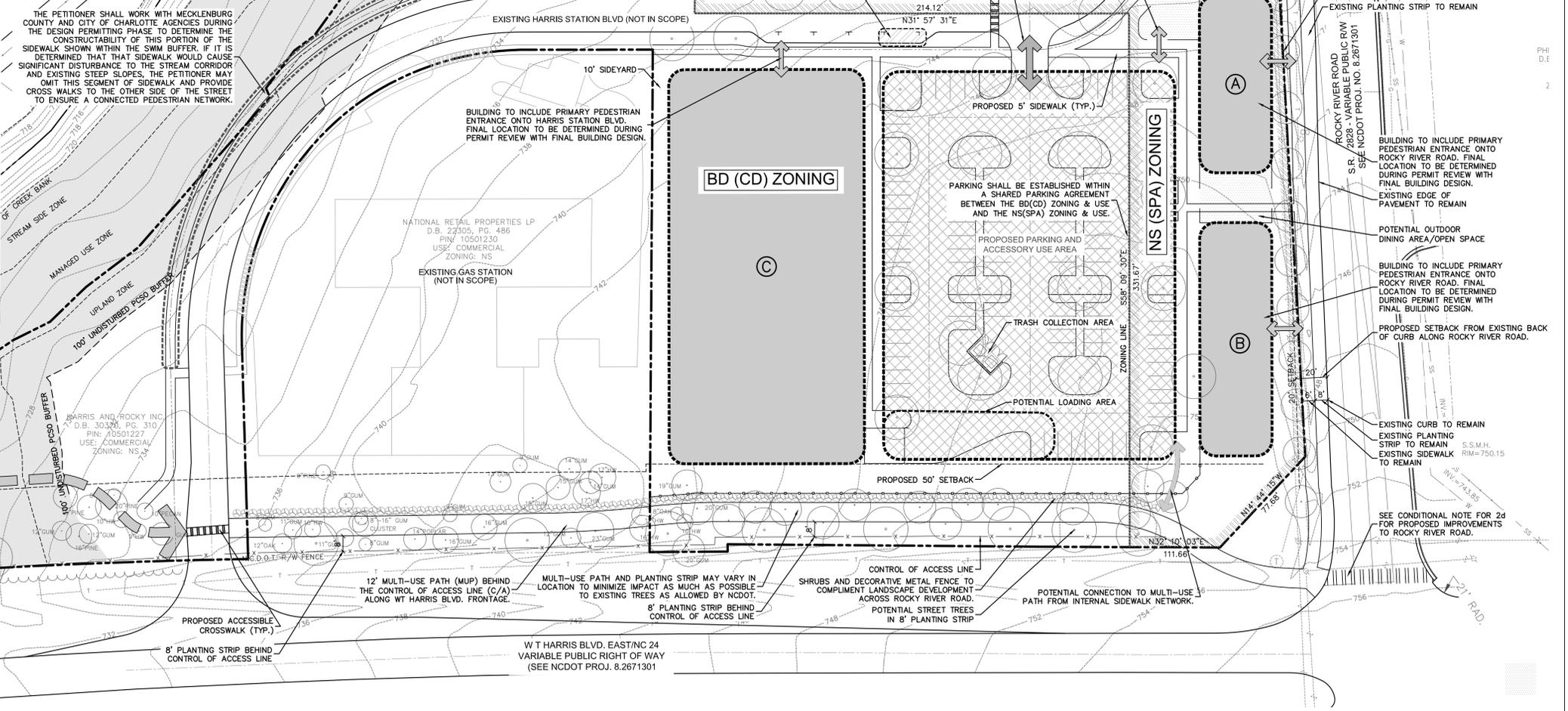
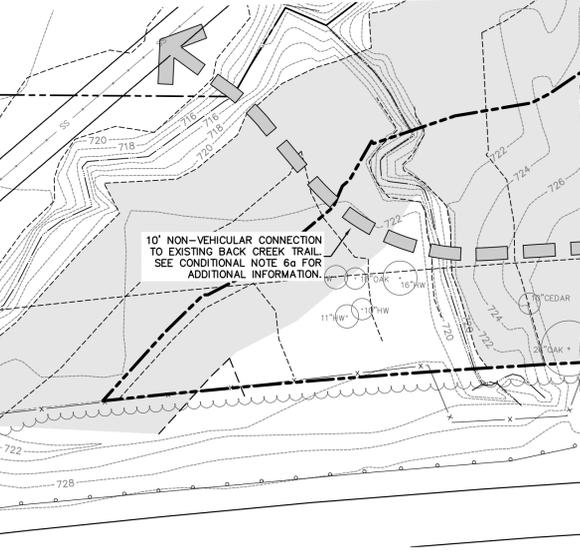
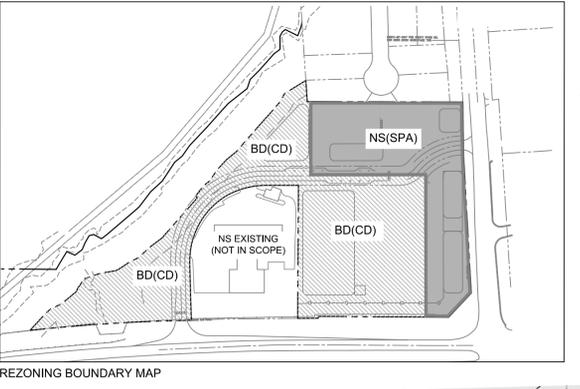
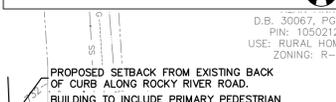
8. AMENDMENTS TO THE REZONING PLAN

- a. CURRENT APPLICATION OR SUCCESSORS WITH THE CONSENT OF THE OWNER OF THE APPLICABLE DEVELOPMENT AREA PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT MAY APPLY FOR FUTURE AMENDMENTS IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE.

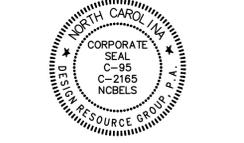
9. BINDING EFFECT OF THE REZONING APPLICATION

- a. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE USE AND DEVELOPMENT OF THE SITE IMPOSED UNDER THESE DEVELOPMENT STANDARDS AND THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.
b. THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERM 'PETITIONER' 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 FROM THE TIME TO THE TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.

VICINITY MAP



LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
TRANSPORTATION PLANNING
2459 Wilkinson Blvd, Ste 200 Charlotte, NC 28208
704.343.0808
www.drggrp.com



REZONING PETITION
FOR PUBLIC HEARING:
2016-140

REZONING PLANS

HARRIS STATION
CHARLOTTE, NC
HAWTHORNE HOLDING GROUP
PO BOX 958
DAVIDSON, NC 28036

SCHEMATIC
SITE PLAN

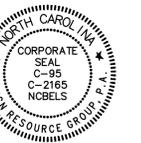
SCALE: 1" = 40'

PROJECT #: 647-001
DRAWN BY: SK
CHECKED BY: TH

NOVEMBER 21, 2016

REVISIONS:
1. 11.21.16 STAFF COMMENTS
2. 12.20.16 COMMUNITY COMMENTS
3. 11.09.17 STAFF COMMENTS

RZ1.00



REZONING PETITION
 FOR PUBLIC HEARING:
 2016-140

REZONING PLANS



ILLUSTRATIVE RENDERING 1 - OVERALL COMMUNITY VIEW



ILLUSTRATIVE RENDERING 2 - BUILDING "B", ROCKY RIVER ROAD FRONTAGE



ILLUSTRATIVE RENDERING 3 - BUILDING "A", ROCKY RIVER ROAD FRONTAGE

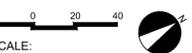


ILLUSTRATIVE RENDERING 4 - BUILDING "C", SHARED PARKING FRONTAGE VIEW

HARRIS STATION
 CHARLOTTE, NC

HAWTHORNE HOLDING GROUP
 PO BOX 958
 DAVIDSON, NC 28036

BUILDING
 ELEVATIONS



PROJECT #: 647-001
 DRAWN BY: SK
 CHECKED BY: TH

NOVEMBER 21, 2016

REVISIONS:
 1 11.21.16 1ST STAFF COMMENTS
 2 01.09.17 STAFF COMMENTS



ILLUSTRATIVE RENDERING 5 - BUILDING "C", W T HARRIS BLVD FRONTAGE VIEW



REZONING PETITION
FOR PUBLIC HEARING:
2016-140

REZONING PLANS

HARRIS STATION
CHARLOTTE, NC

HAWTHORNE HOLDING GROUP
PO BOX 958
DAVIDSON, NC 28036

BUILDING
ELEVATIONS

20 0 20 40
SCALE:

PROJECT #: 647-001
DRAWN BY: SK
CHECKED BY: TH

NOVEMBER 21, 2016

REVISIONS:
1 11.21.16 1ST SUBMITTAL COMMENTS
2 01.09.17 STAFF COMMENTS