

DEVELOPMENT DATA TABLE

SITE ACREAGE:	±6.63 AC
TAX PARCEL:	105-012-27
EXISTING ZONING:	NS
PROPOSED ZONING:	BD & NS WITH 5 YEAR VESTING (SEE SITE PLAN FOR PROPOSED LOCATIONS)
SQUARE FOOTAGE OF NON-RESIDENTIAL USES BY TYPE (RETAIL, OFFICE, INDUSTRIAL, ETC.):	
- BUILDING A, ONE LEVEL RETAIL/RESTAURANT, UP TO 5500 SF.	
- BUILDING B, ONE LEVEL OFFICE, RETAIL, RESTAURANT, UP TO 9000 SF.	
- BUILDINGS A AND B MAY BE SEPARATE OR COMBINED AS ONE BUILDING.	
- BUILDING C, 3 LEVELS, CLIMATE CONTROLLED SELF-STORAGE WITH ASSOCIATED OFFICES, UP TO 100,000 SF.	
- BUILDING D, ONE OR TWO LEVELS, OFFICE, RETAIL, RESTAURANT, UP TO 7000 SF AT ONE LEVEL AND 14000 SF AT 2 LEVELS WITH A POTENTIAL DRIVE THROUGH.	
- BUILDING E, ONE OR TWO LEVELS, OFFICE, RETAIL, RESTAURANT, UP TO 2500 SF AT ONE LEVEL AND 5000 SF AT 2 LEVELS.	
- BUILDING F, ONE LEVEL KIOSK, OFFICE, RETAIL, UP TO 500 SF.	
- BUILDING G, ONE LEVEL, RETAIL, RESTAURANT, UP TO 1500 SF WITH POTENTIAL DRIVE THROUGH.	
FLOOR AREA RATIO: NS = 2 & BD = 0.7	
MAX. BUILDING HEIGHT: 40'	
MAX. # OF BUILDINGS: 8 BLDG.	
NUMBER AND/OR RATIO OF PARKING SPACES: APPROXIMATELY 87 PARKING SPACES REQUIRED, APPROXIMATELY 144 PARKING SPACES PROVIDED	
OPEN SPACE: PER ORDINANCE REQUIREMENTS	

1. GENERAL PROVISIONS

- a. THE FOLLOWING DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLANS FILED BY THE PETITIONER, TO ACCOMMODATE THE DEVELOPMENT OF MIX USES OF OFFICE, RETAIL, RESTAURANTS, CLIMATE CONTROLLED SELF-STORAGE, AND ASSOCIATED PARKING ON A PARCEL APPROXIMATELY 6.63 ACRES AT THE INTERSECTION OF W.T. HARRIS BLVD (NC 24) AND ROCKY RIVER ROAD (SR 2828).
- b. SITE DEVELOPMENT WILL BE GOVERNED BY THE REZONING PLAN AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE FOR BD AND NS ZONING CLASSIFICATIONS, IN THE AREAS INDICATED ON THE PLAN.
- 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. ACCORDINGLY, THE PLAN MAY BE ALTERED OR MODIFIED DURING DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES AS PERMITTED BY THESE DEVELOPMENT STANDARDS AND THE ORDINANCE CHANGES OR MODIFICATIONS TO THE PLAN SHALL COMPLY WITH SECTION 6.207 OF THE ORDINANCE.

2. TRANSPORTATION

- a. THE SITE SHALL BE ACCESSED FROM AN EXISTING PRIVATE SHARED DRIVE, HARRIS STATION BLVD THAT CONNECTS ROCKY RIVER ROAD AND E.W.T. HARRIS BLVD, FOR WHICH AN ACCESS EASEMENT WITH THE OVERALL DEVELOPMENT HAS BEEN PREVIOUSLY ESTABLISHED. THIS REZONING PETITION DOES NOT COMMIT TO ANY IMPROVEMENTS ON ANY PERIMETER PUBLIC STREETS.

6. 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. WINDOWS WILL BE A COMBINATION OF CLEAR VISION GLASS, SPANDREL GLASS, SCREENED FRAMED OPENINGS. BUILDING ENTRANCES WILL HAVE ARCHITECTURAL METAL OR FABRIC CANOPIES AND AWNINGS.

7. STREETScape AND LANDSCAPING

- a. ALONG W.T. HARRIS BOULEVARD, THE DEVELOPER SHALL PRESERVE TO THE EXTENT POSSIBLE EXISTING TREES WITHIN THE EXISTING SETBACK. THESE TREES MAY BE THINNED/PRUNED TO IMPROVE THE HEALTH OF THE TREES AND PROVIDE A CLEAN EDGE TO THE STREETScape. THE DEVELOPER MAY ALSO INSTALL ADDITIONAL TREES, LANDSCAPE MATERIALS, AND OTHER IMPROVEMENTS IN THIS AREA TO PROVIDE A CLEAN, ATTRACTIVE STREETScape ALONG THE PROJECT FRONTAGE SIMILAR TO THE UNIVERSITY COMMONS DEVELOPMENT ACROSS ROCKY RIVER RD.
- b. ALONG ROCKY RIVER ROAD, EXISTING CURB, PLANTING STRIP AND SIDE WALK TO REMAIN.
- c. ADJACENT TO THE EXISTING SINGLE FAMILY HOMES ALONG THE NORTH-WESTERN BOUNDARY OF THE PROJECT, ALTHOUGH NOT REQUIRED, THE PETITIONER WILL PROVIDE A HEAVILY PLANTED SCREENING WITH A MIX OF TREE VARIETIES INCLUDING EVERGREEN TREES, AND ADDITIONAL LANDSCAPE MATERIALS.
- d. ALL OFF STREET PARKING AREAS SHALL BE SCREENED PER ORDINANCE REQUIREMENTS.

8. ENVIRONMENTAL FEATURES

- a. THE PETITIONER WILL COMPLY WITH THE CHARLOTTE TREE SAVE ORDINANCE.
- b. THE PETITIONER WILL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED POST CONSTRUCTION CONTROLS ORDINANCE.

9. PARKS, GREENWAYS, AND OPEN SPACE

- a. THE SITE WILL MEET THE PRIVATE AND PUBLIC OPEN SPACE REQUIREMENTS.
- b. THERE EXISTS AT THE WESTERN EDGE OF THE SITE A PARTIALLY COMPLETED TRAIL LEADING TO BACK CREEK GREENWAY. FUTURE EXTENSIONS/IMPROVEMENTS TO THIS TRAIL NETWORK SHALL BE BY MECKLENBURG COUNTY/OTHERS.
- c. THERE EXISTS AT THE NORTH-WESTERN EDGE OF THE PROJECT A SIDEWALK CONNECTION FROM THE EXISTING SINGLE FAMILY HOMES TO THE SITE. THE PETITIONER SHALL CONNECT TO THIS EXISTING SIDEWALK WITH A PROPOSED SIDEWALK NETWORK THROUGH THE SITE TO PROMOTE CONNECTIVITY OF THE COMMUNITY.

10. FIRE PROTECTION

- a. THE SITE SHALL COMPLY WITH ALL FIRE ACCESS REQUIREMENTS.

11. SIGNAGE

- a. THE SITE SHALL COMPLY WITH THE SIGNAGE ORDINANCE.

12. LIGHTING

- a. ALL FREESTANDING LIGHTING FIXTURES INSTALLED ON THE SITE, EXCLUDING STREET LIGHTS, LOWER DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS AND SIDEWALKS, AND LANDSCAPE LIGHTING, SHALL BE FULLY CAPPED AND SHIELDED AND THE ILLUMINATION DOWNWARDLY DIRECTED SO THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY PROPERTY LINE OF THE SITE.

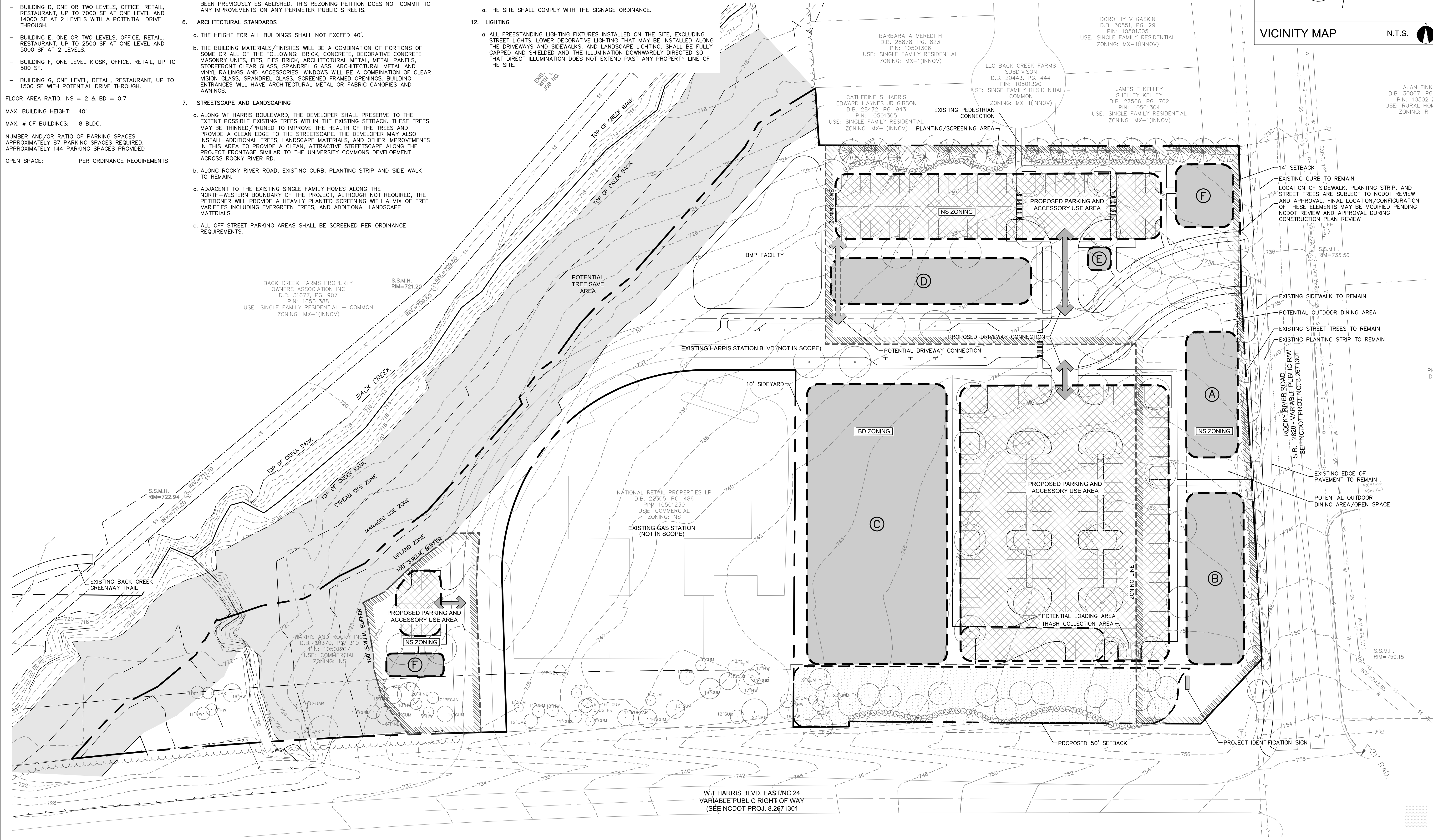
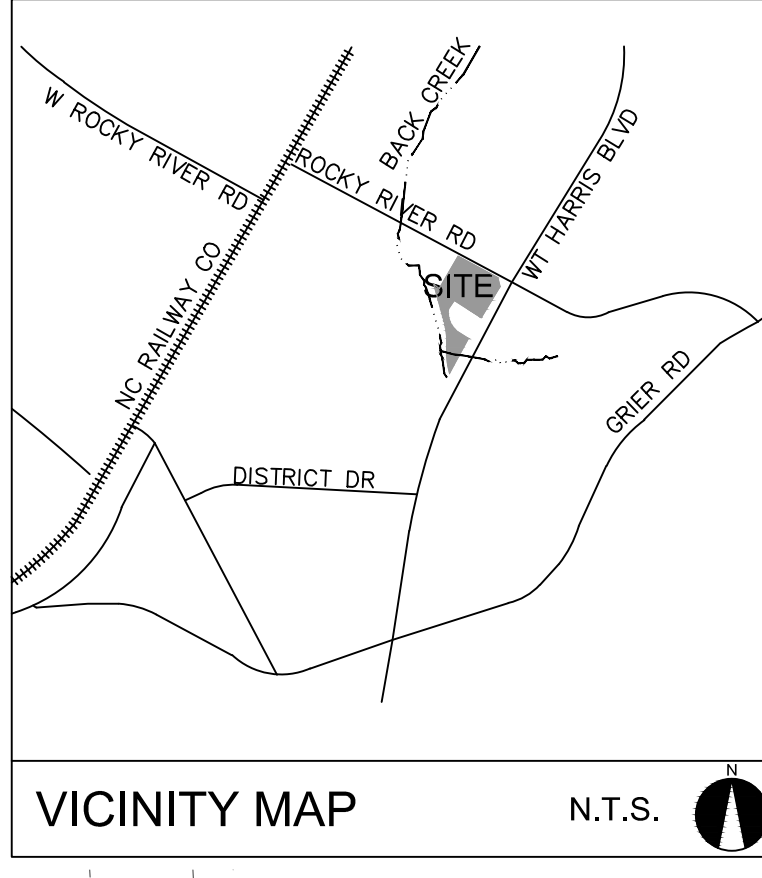
b. THE MAXIMUM HEIGHT OF ANY PEDESTRIAN SCALE FREESTANDING LIGHTING FIXTURE INSTALLED ON THE SITE, INCLUDING ITS BASE, SHALL NOT EXCEED 22 FEET.

14. 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.

15. BINDING EFFECT OF THE REZONING APPLICATION

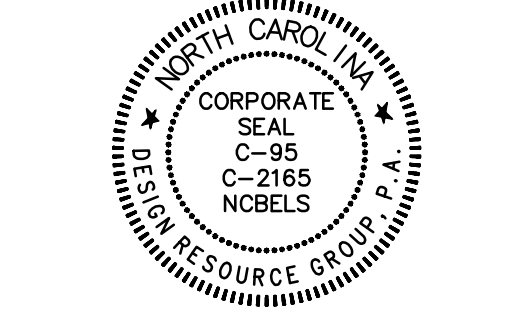
- a. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE USE AND DEVELOPMENT OF THE SITE IMPOSED UNDER THESE DEVELOPMENT STANDARDS AND THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER 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 TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.



drG
DESIGN
RESOURCE
GROUP

LANDSCAPE ARCHITECTURE
 CIVIL ENGINEERING
 TRANSPORTATION PLANNING

2459 Wilkinson Blvd, Ste 200 Charlotte, NC 28208
 704.343.0608
 www.drgrp.com



REZONING PETITION
 FOR PUBLIC HEARING:
 2016-XXX

REZONING PLANS

HARRIS STATION
 CHARLOTTE, NC

HAWTHORN HOLDING GROUP
 PO BOX 958
 DAVIDSON, NC 28036

SCHEMATIC
 SITE PLAN

SCALE: 1" = 40'

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

SEPTEMBER 19, 2016

REVISIONS:

RZ1.00