

TAG Ventures, LLC
Development Standards
11/28/1601/20/17
Rezoning Petition No. 2017-000028

Site Development Data:

- Acreage: ± .77 acres
- Tax Parcel #: Portion of 027-561-19
- Existing Zoning: CC
- Proposed Zoning: NS
- 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, and EDEE, and retail uses with an accessory drive-through window.
- Maximum Gross Square feet of Development: Up to 4,500 square feet of gross floor area.
- Maximum Building Height: As allowed by the Ordinance.
- 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 TAG Ventures, LLC (“Petitioner”) to accommodate the development of a commercial building with up to 4,500 square feet of gross floor area of uses allowed in the NS zoning district on approximately .77 acre site located at 5251 Ridge 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:

- i. 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 one (1). 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 4,500 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 use with an accessory drive-through window will be limited to a ~~retail or~~ personal service use (e.g. a dry cleaning establishment). The proposed accessory drive-through window will be designed so that maneuvering and access to the accessory drive-through window will not occur between the proposed building and Ridge 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 uses will not allowed on the Site: automotive service stations with or without a convenience store, and an EDEE and retail uses with an accessory drive-through window.
- d. The setback along Ridge Road, and ~~the internal private street~~ Brice Knoll Lane will be 14 feet as measured from the existing/future back of curb, as generally depicted on the Rezoning Plan. Where parallel on-street parking is provide the 14 foot setback will be measured from the parallel parking space.

3. Access and Transportation:

- a. Vehicular access to the Site will be from ~~the internal private~~ Brice Knoll Lane (an existing public street) in the manner generally depicted on the Rezoning Plan. Vehicular access to the Site from 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. The additional right-of-way will be conveyed prior to the issuance of a certificate of occupancy for the building constructed on the Site.~~

~~b.~~ ~~e.~~ 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.

~~c.~~ ~~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.

~~d.~~ Any required transportation improvements will be approved and constructed before the Site's first certificate of occupancy is issued.

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. The facades of first/ground floor of the building along Ridge Road and Brice Knoll Lane shall incorporate a minimum of 20% masonry materials such as brick or stone.

b. The proposed building will be located along Ridge Road as generally depicted on the Rezoning Plan. The building wall along Ridge Road will be designed to have store fronts with clear glass and doors facing ~~each~~the street. The building ~~facades~~facade fronting on Ridge Road shall include a minimum of ~~60~~23 % transparent glass between ~~22.33~~2.33' and 10' on the first floor, and a minimum of 18% transparent glass between 2.33' and 10' for the building façade facing Brice Knoll Lane. Up to 10% of this requirement may be comprised of display windows. These display windows must maintain a minimum of three (3) feet clear depth between the window and rear wall. Windows within this zone (2' to 10' zone) shall not be screened by film, decals, and other opaque material, glazing finishes or window treatments. The maximum sill height for required transparency shall not exceed four (4) feet above adjacent street sidewalk.

c. The portion of the building facing Ridge Road, will have a building entrances at least every 75 feet that orient and connect to the sidewalk along Ridge Road (if more than one commercial establishment is constructed each establishment shall have an entrance to Ridge Road and each entrance will be an operable pedestrian door). The entrances to the sidewalks along Ridge Road will be open and operable during the business hours of the associated use.

~~d.~~ Building elevations along Ridge Road and Brice Knoll Lane shall not expanses of blank walls greater than 20 feet in all directions and architectural features such as but not limited to banding, medallions, or design features or materials will be provided to avoid sterile, unarticulated blank treatment of such walls.

~~e.~~ Building elevations shall be designed with vertical bays or articulated architectural features which shall include a combination of at least three (3) of the following: a combination of exterior wall offsets (projections and recesses), columns, pilasters, change in materials or colors, awnings, or other architectural elements.

~~f.~~ ~~d.~~ The service side of the buildings may not be oriented to Ridge Road.

5. **Streetscape, Buffers, Yards and Landscaping:**

a. Along the Site's frontage on Ridge Road and the internal private street 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.

~~e. Screening requirements of the Ordinance will be met, including but not limited to screening for roof top equipment with roof parapet walls.~~

c. A low three (3) foot high masonry wall will be provided along Ridge Road to screen the maneuvering area for the accessory drive through lane as generally depicted on the Rezoning Plan.

d. Above-ground backflow preventers will be screened from public view and will be located outside of the required setbacks.

e. 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 (storm water control ordinance).

b. The Site will comply with the Tree Ordinance. A tree survey if required will be provided at the time of the building permit for the Site. The Site ~~is~~was part of a previously approved master ~~planned shopping center, therefore the tree save~~plan that had met tree ordinance requirements ~~for the Site have been previously approved and on-site tree save areas need not be provided.~~

7. Signage:

a. ~~Signage as allowed by the NS zoning district may be provided~~Reserved.

~~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.

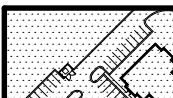



9. Amendments to the Rezoning Plan:

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:

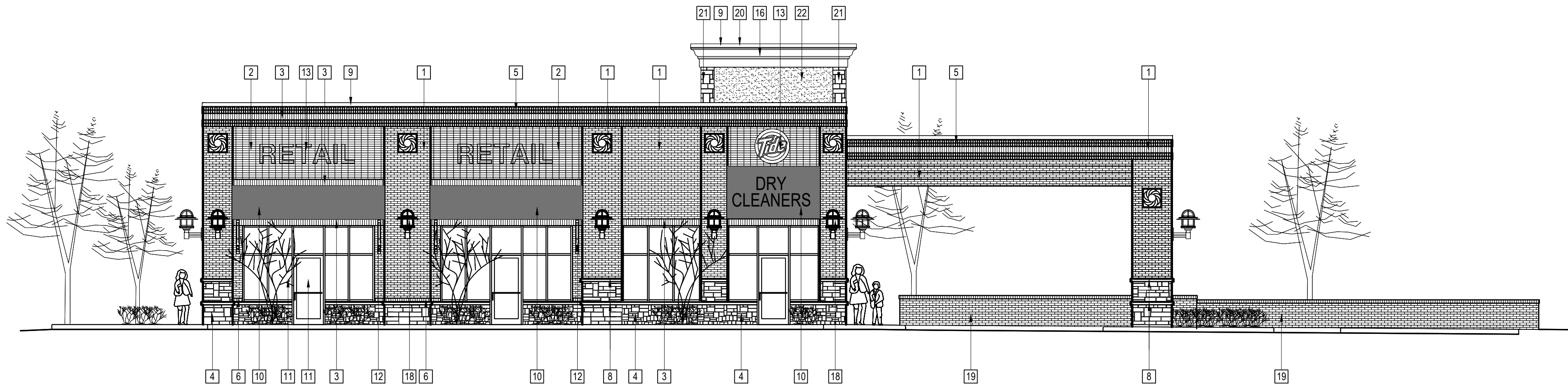
- a. If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns.

Summary report: Litéra® Change-Pro TDC 7.5.0.155 Document comparison done on 1/20/2017 3:06:47 PM	
Style name: MVASet	
Intelligent Table Comparison: Active	
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Modified DMS: dm://CHAR2/1855553/2	
Changes:	
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Delete	26
Move From	0
<u>Move To</u>	0
<u>Table Insert</u>	0
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Table moves from	0
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Total Changes:	62

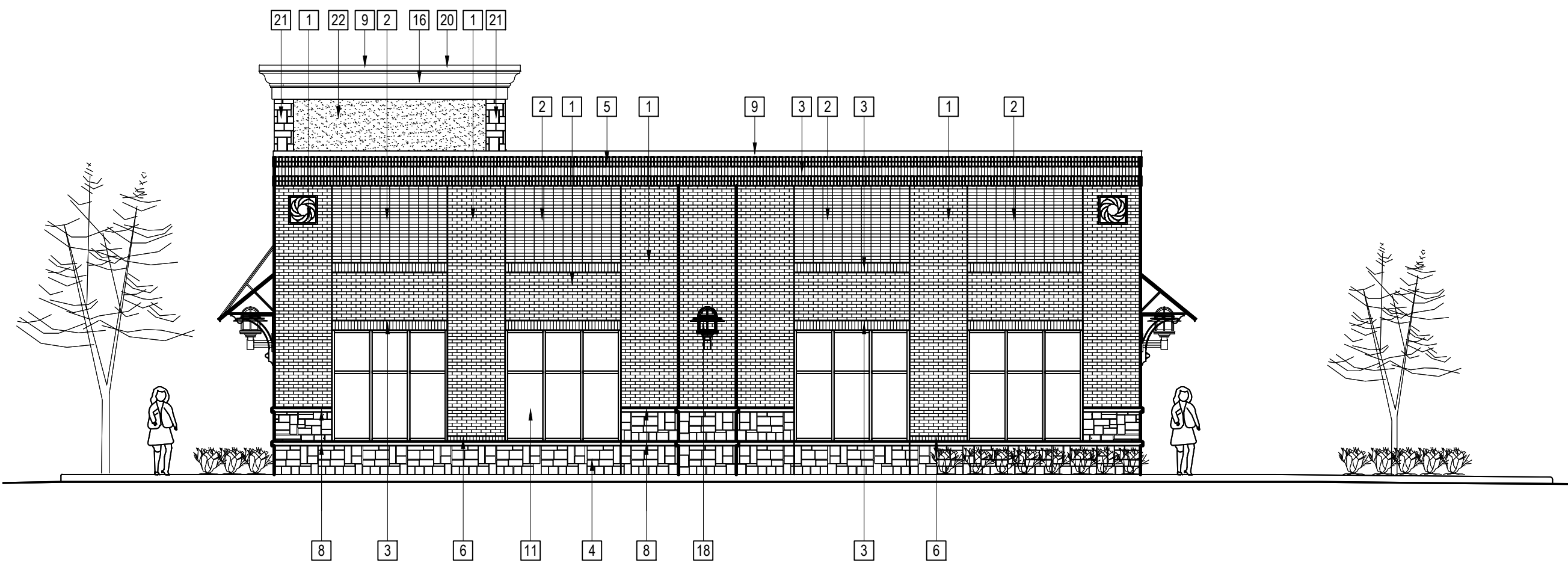
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	RIDGE ROAD CHARLOTTE, NORTH CAROLINA																					
	Title: REZONING PLAN																					
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	Scale:		1"=20'																			
8720 RED OAK BOULEVARD, SUITE 420 CHARLOTTE, N.C. 28217 PHONE (704) 527-3440 FAX (704) 527-8335																						
RZ1.0																						



1 NORTH ELEVATION, RIDGE RD. 1/8"=1'-0"



2 SOUTH ELEVATION PARKING LOT SIDE 1/8"=1'-0"



3 WEST ELEVATION, BRICE KNOLL LANE 1/8"=1'-0"



4 EAST ELEVATION, DRIVE UP CANOPY SIDE 1/8"=1'-0"

EXTERIOR MATERIAL SCHEDULE	
1	MODULAR BRICK VENEER COLOR A WITH STANDARD MORTAR, RUNNING BOND
2	MODULAR BRICK VENEER COLOR B WITH STANDARD MORTAR, STACK BOND
3	MODULAR BRICK VENEER COLOR A WITH STANDARD MORTAR, SOLDIER
4	MANUFACTURED STONE
5	MODULAR BRICK VENEER COLOR A WITH STANDARD MORTAR, DENTI
6	MODULAR BRICK VENEER COLOR A WITH STANDARD MORTAR, ROWLOCK SEE WALL SECTIONS
7	1/2" BRICK EXPANSION JOINT WITH BACKER ROD AND SEALANT TO MATCH THE BRICK COLOR
8	PRECAST WATER TABLE
9	PREFINISHED SNAP-LOCK COPING SYSTEM
10	CANVAS AWNINGS
11	ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED LOW E GLAZING
12	PREFINISHED DECORATIVE BRACKET - FYPON BKT38X42
13	SIGN BY OWNER, SEPARATE SIGN PERMIT IS REQUIRED
14	ROOF TOP UNIT. SEE ROOF PLAN AND MECHANICAL DRAWINGS
15	ROOF LINE BEHIND THE PARAPET
16	EIFS CORNICE
17	PRECAST MEDALION
18	LIGHT FIXTURE
19	3'-0" HIGH BRICK SCREEN WALL TO SCREEN THE PARKING AND VALET MANEUVERING SPACE. SEE SITE PLAN
20	A FEATURE BEYOND
21	RETURN THE MANUFACTURED STONE
22	EXTERIOR INSULATION FINISH SYSTEM. COLOR TO MATCH THE STONE COLOR

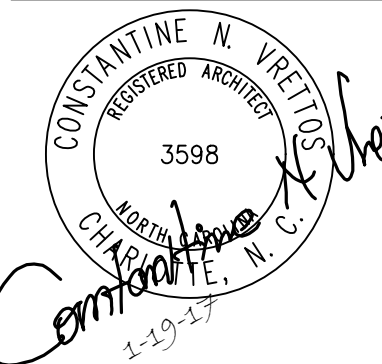
5 EXTERIOR MATERIAL SCHEDULE

ISSUED FOR
REZONING

ISSUED FOR
CONSTRUCTION

1 ON 1

ONE on ONE
DESIGN, Ltd.
"a division of one"
2719 LILLY MILL RD.
CHARLOTTE, NC 28210
phone: 704 643-8697
fax: 704 643-8621
email:
citvrettos@carolina.rr.com



TAG
VENTURES, LLC
421 PENMAN ST.
SUITE 110
CHARLOTTE, NC 28203

REZONING PETITION
PORTION OF
TAX PARCEL 027-561-19
RIDGE RD. CONNECTOR
CHARLOTTE, NC

ELEVATIONS

Drawn By
CNV

Issue Date: 11-28-16
Drawing File Name
0716_RZ2-1_Elevations.dwg

Revisions
No. 1 Date: 1-19-17
No. Date:
No. Date:
No. Date:
No. Date:

Project Number
2816

Building

Sheet Of

RZ2-1