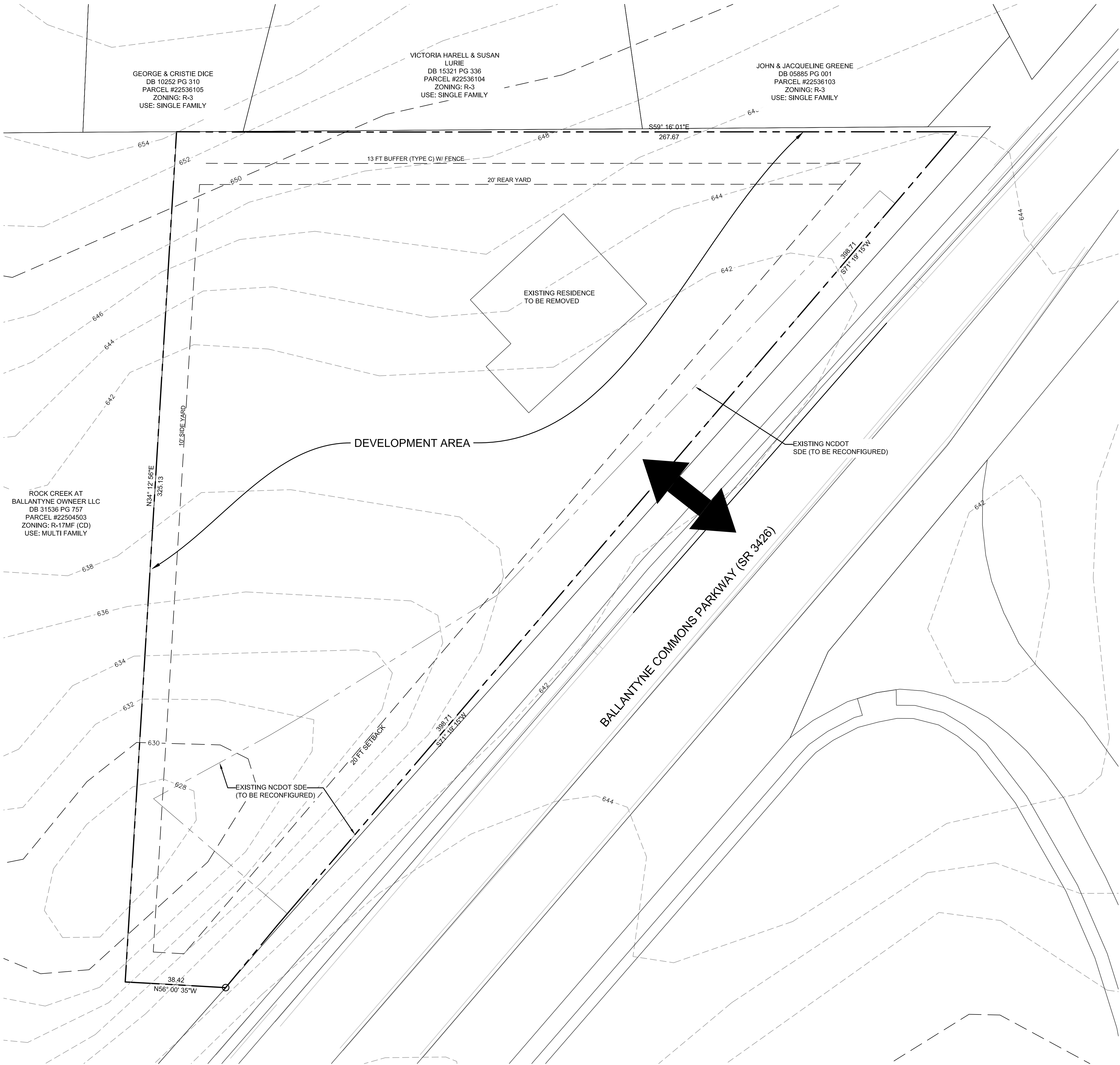
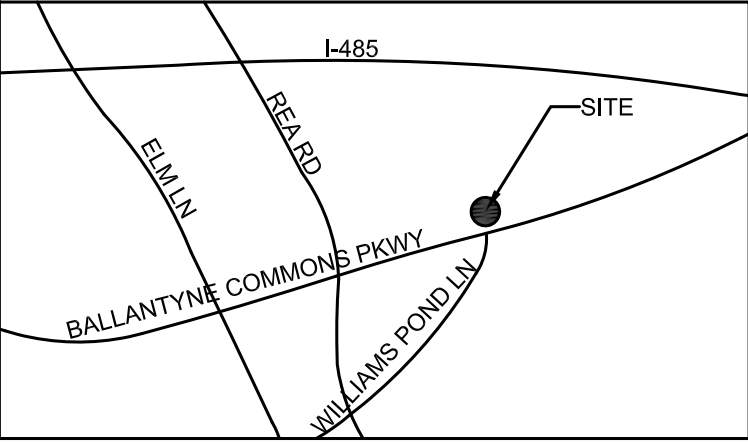


P:\2017 Jobs\17011 - Ballantyne Commons MOB\CAD\Sketch Planning\BASE.dwg



DEVELOPMENT DATA:

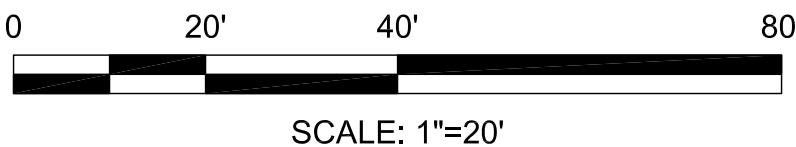
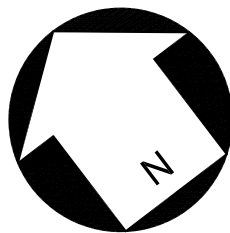
TAX PARCEL ID:	22504508
SITE AREA:	± 1.25 AC
EXISTING ZONING:	O-1 (CD) - PETITION #2013-014
PROPOSED ZONING:	NS (NEIGHBORHOOD SERVICES)
EXISTING USE:	SINGLE FAMILY
PROPOSED USE:	MEDICAL OR GENERAL OFFICE
PROPOSED BUILDING:	6,300 SF / FLOOR TOTAL:12,600
FLOOR AREA RATIO:	2
MAX. BUILDING HEIGHT:	40'
PARKING REQUIRED:	1/200 SF
PARKING PROVIDED:	12,600 / 200= 60 SPACES + 3HC 63 TOTAL
FRONT SETBACK:	20' FROM BOC
MIN. SIDE YARD:	10'
REAR YARD:	20'
TREE SAVE REQUIRED:	NONE
TREE SAVE PROVIDED:	± 13,147 SF



VICINITY MAP

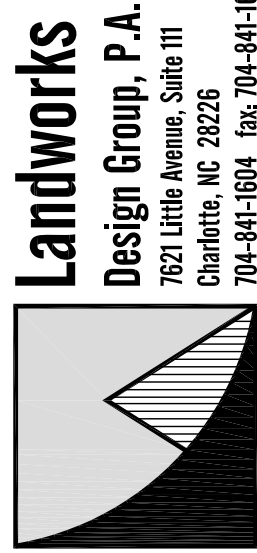
Development Standards

- General Provisions
 - Development of the site will be controlled by the standards depicted on this site plan and by the standards of the Charlotte Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of proposed uses on the site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the ordinance during the design development and construction phases as allowed under the provisions of Section 6.2 of the Zoning Ordinance.
 - The Petitioner acknowledges that other standard development requirements imposed by other city ordinances, such as those that regulate streets, sidewalks, trees, bicycle parking, and site development, may apply to the development of this site. These are not zoning regulations, are not administered by the Zoning Administrator, and are not separate zoning conditions imposed by this site plan. Unless specifically noted in the conditions for this site plan, these other standard development requirements will be applied to the development of this site as defined by those other city ordinances.
 - Throughout this Rezoning Petition, the terms "Owner", "Owners", "Petitioner" or "Petitioners," shall, with respect to the Site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assignees of the owner or owners of the Site who may be involved in its development from time to time.
 - The total number of principal buildings to be developed on the Site shall not exceed 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 structures and buildings include structures and buildings such as but not limited to: a mail kiosk, dumpster enclosures, gazebos, trellises, storage buildings, and other structures associated with the on-site open space.
- Purpose
 - The purpose of this Rezoning application is to provide for the development of a medical office building and accessory site improvements. To achieve this purpose, the application seeks the rezoning of the site to the Neighborhood Services (NS) District.
- Permitted Uses
 - Uses allowed on the property included in this Petition will be a medical office building and related accessory uses as are permitted in the NS district.
- Transportation
 - The site will have access via parking lot connections to Ballantyne Commons Parkway at the location prescribed by CDOT and NCDOT as generally identified on the concept plan for the site.
- Architectural Standards
 - The buildings finishes will include brick, stone and/or other masonry products and cementitious siding or other similar durable siding materials. Plastic or metal material may be used for incidental architecture details including windows, doors, and trim details. Any stucco used on the building will be hard coat stucco. No vinyl will be used as siding material. No expanses of blank wall exceeding 20 feet in length will be permitted along street frontages. Trash and recycling will be provided by dumpsters on site.
- Streetscape, Buffers, and Landscaping
 - Petitioner will coordinate with the City Arborist, Urban Forestry, and CDOT to preserve existing trees in the Right-of-Way along Ballantyne Commons Parkway. Petitioner will coordinate with CDOT, NCDOT, and Planning to provide a new sidewalk along the road frontage as appropriate, and tying into existing sidewalk(s) on either end as appropriate.
 - Petitioner will provide a 13' wide Type C buffer with fence along the adjacent Single Family Residentially-zoned property.
- Environmental Features
 - The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance for storm water quality and detention.
 - All utilities within the Site will be placed underground.
- Parks, Greenways, and Open Space
 - Reserved
- Fire Protection
 - Reserved
- Signage
 - Reserved
- Lighting
 - Freestanding lighting on the site will utilize full cut-off luminaries and will be limited to 20' in height.
 - The Petitioner will limit the number and placement of outdoor lighting located on the structures to assure that light is not directed toward any adjacent properties.
- Phasing
 - Reserved
- Binding Effect of the Rezoning Application
 - If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and insure to the benefit of the Petitioner, current, and subsequent owners of the Site and their respective successors in interest and assigns.
 - Throughout these Development Standards, the term "Petitioner" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Petitioner or the owner or owners of the Site from time to time be involved in any future development thereof.
 - Any reference to the Ordinance herein shall be deemed to refer to the requirements of the Ordinance in effect as of the date this Rezoning Petition is approved.



REVISIONS:

No.	Date	By	Description



**BALLANTYNE MEDICAL
OFFICE BUILDING**
7612 BALLANTYNE COMMONS PKWY
CHARLOTTE NC 28277

TECHNICAL
DATA SHEET

REZONING PETITION:
#2017-XX



Matthew D. Langston

CORPORATE CERTIFICATIONS
NC PE: C-2530 NC LA: C-253
SC ENG: NO. 3599 SC LA: NO. 211

Project Manager: MEA

Drawn By: MEA

Checked By: MDL

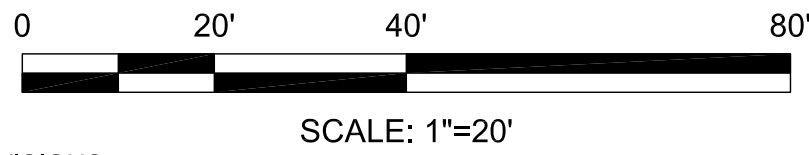
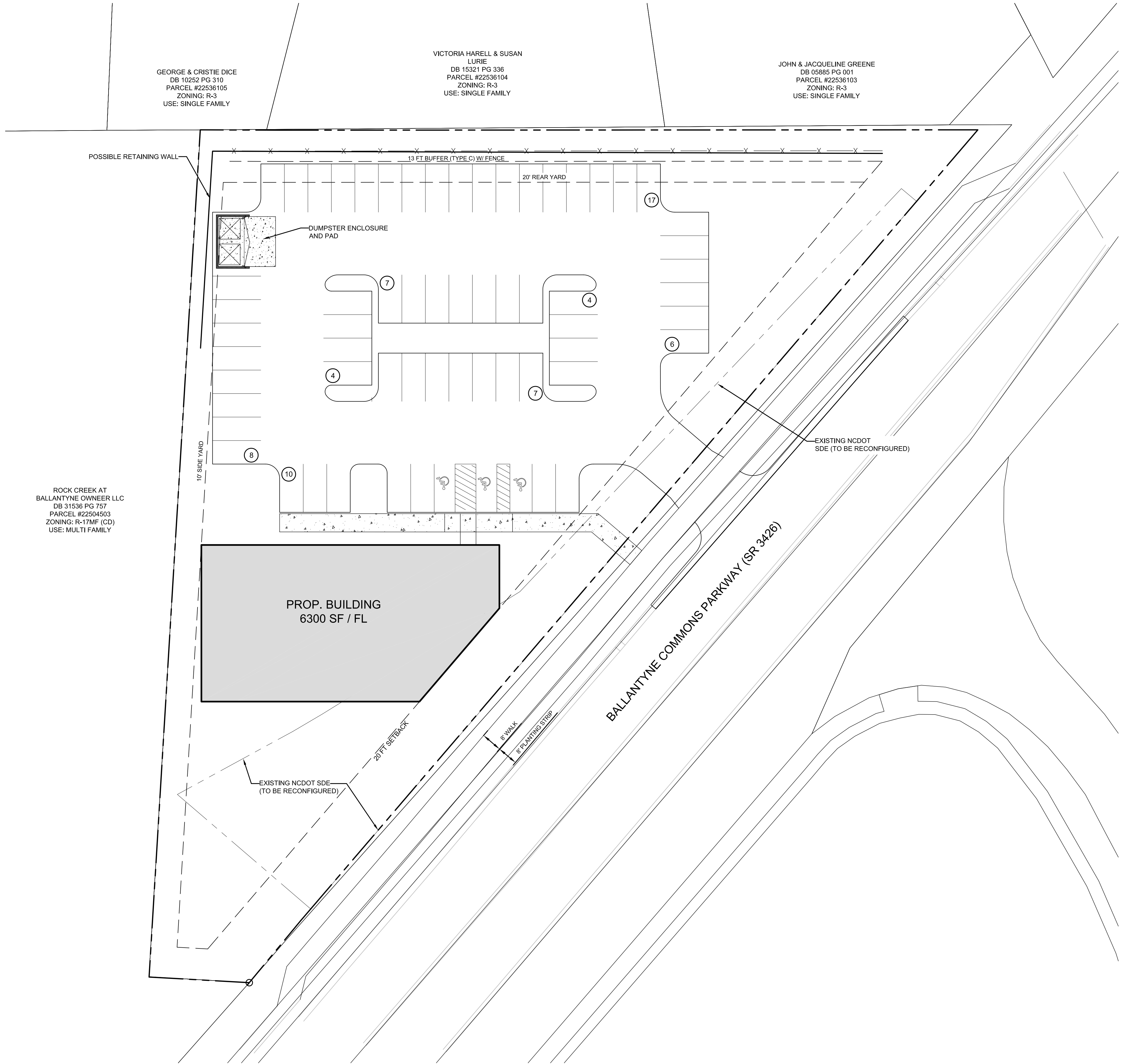
Date: 02/24/17

Project Number: 17011

Sheet Number:

RZ-1

P:\2017 Jobs\17011 - Ballantyne Commons MOB\CAD\Sketch Planning\BASE.dwg



REVISIONS:			
No.	Date	By	Description

Landworks
Design Group, P.A.
7821 Little Avenue, Suite 111
Charlotte, NC 28226
704-541-1804 fax 704-541-1804

**BALLANTYNE MEDICAL
OFFICE BUILDING**
7612 BALLANTYNE COMMONS PKWY
CHARLOTTE NC 28277

**CONCEPTUAL
SITE PLAN**
REZONING PETITION:
#2017-XX

Matthew D. Langston
2-24-17

CORPORATE CERTIFICATIONS
NC PE: C-2930 NC LA: C-253
SC ENG: NO. 3599 SC LA: NO. 211

Project Manager: MEA
Drawn By: MEA
Checked By: MDL
Date: 02/24/17
Project Number: 17011
Sheet Number:

RZ-2

SHEET # 2 OF 2