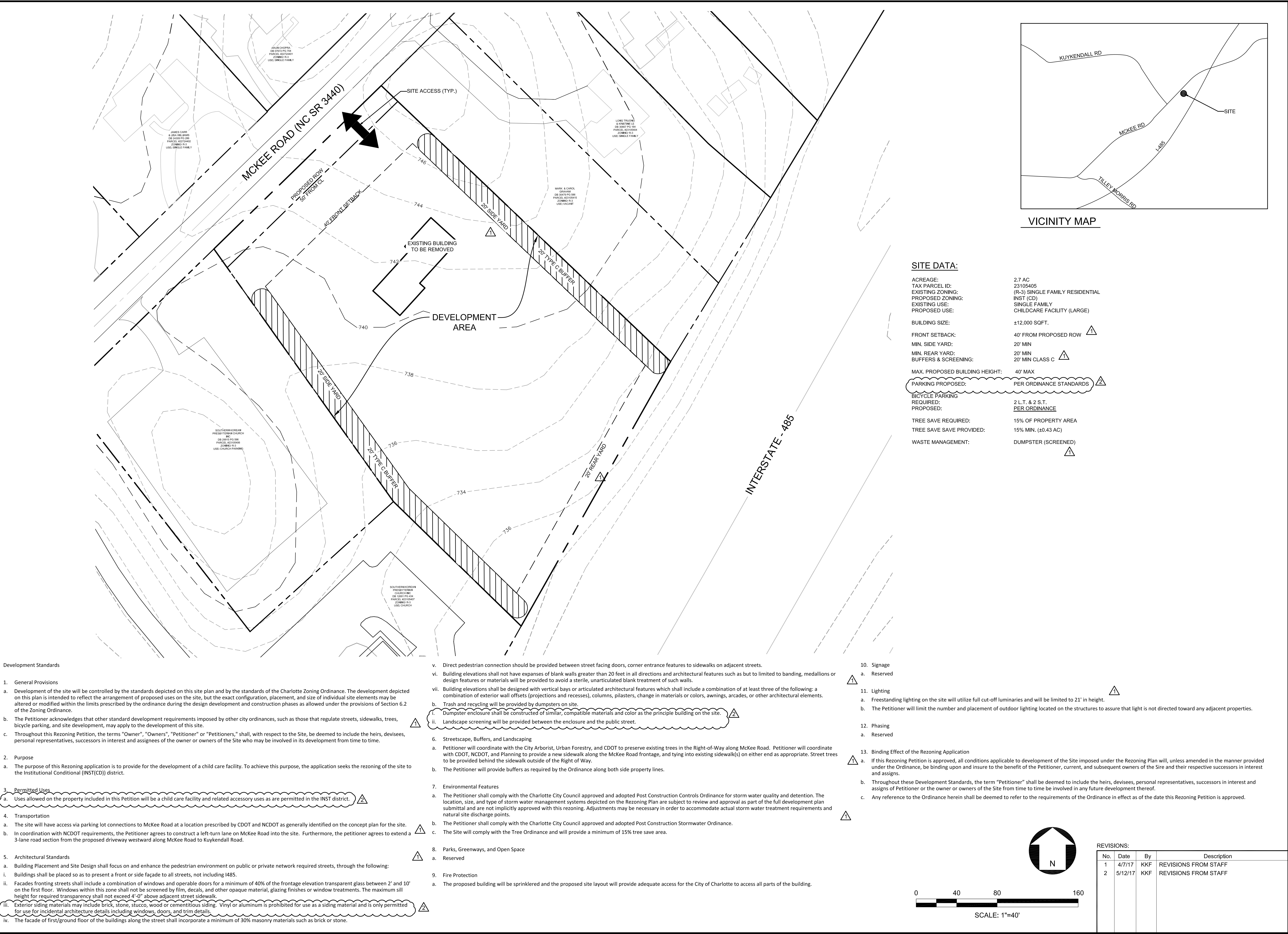


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Development Standards

1. General Provisions

- a. 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.
- b. 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.
- c. 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.

2. Purpose

- a. The purpose of this Rezoning application is to provide for the development of a child care facility. To achieve this purpose, the application seeks the rezoning of the site to the Institutional Conditional (INST(CD)) district.

3. Permitted Uses

- a. Uses allowed on the property included in this Petition will be a child care facility and related accessory uses as are permitted in the INST district.

4. Transportation

- a. The site will have access via parking lot connections to McKee Road at a location prescribed by CDOT and NCDOT as generally identified on the concept plan for the site.
- b. In coordination with NCDOT requirements, the Petitioner agrees to construct a left-turn lane on McKee Road into the site. Furthermore, the petitioner agrees to extend a 3-lane road section from the proposed driveway westward along McKee Road to Kuykendall Road.

5. Architectural Standards

- a. Building Placement and Site Design shall focus on and enhance the pedestrian environment on public or private network required streets, through the following:
- i. Buildings shall be placed so as to present a front or side façade to all streets, not including 1485.
- ii. Facades fronting streets shall include a combination of windows and operable doors for a minimum of 40% of the frontage elevation transparent glass between 2' and 10' on the first floor. Windows within this 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 4'-0" above adjacent street sidewalk.
- iii. Exterior siding materials may include brick, stone, stucco, wood or cementitious siding. Vinyl or aluminum is prohibited for use as a siding material and is only permitted for use for incidental architecture details including windows, doors, and trim details.
- iv. The facade of first/ground floor of the buildings along the street shall incorporate a minimum of 30% masonry materials such as brick or stone.

- v. Direct pedestrian connection should be provided between street facing doors, corner entrance features to sidewalks on adjacent streets.
- vi. Building elevations shall not have 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 a sterile, unarticulated blank treatment of such walls.
- vii. Building elevations shall be designed with vertical bays or articulated architectural features which shall include a combination of at least three of the following: a combination of exterior wall offsets (projections and recesses), columns, pilasters, change in materials or colors, awnings, arcades, or other architectural elements.
- b. Trash and recycling will be provided by dumpsters on site.
- i. Dumpster enclosure shall be constructed of similar, compatible materials and color as the principle building on the site.
- ii. Landscape screening will be provided between the enclosure and the public street.
6. Streetscape, Buffers, and Landscaping
- a. Petitioner will coordinate with the City Arborist, Urban Forestry, and CDOT to preserve existing trees in the Right-of-Way along McKee Road. Petitioner will coordinate with CDOT, NCDOT, and Planning to provide a new sidewalk along the McKee Road frontage, and tying into existing sidewalk(s) on either end as appropriate. Street trees to be provided behind the sidewalk outside of the Right of Way.
- b. The Petitioner will provide buffers as required by the Ordinance along both side property lines.

7. Environmental Features

- a. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance for storm water quality and detention. 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 and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.
- b. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance.
- c. The Site will comply with the Tree Ordinance and will provide a minimum of 15% tree save area.

8. Parks, Greenways, and Open Space

- a. Reserved

9. Fire Protection

- a. The proposed building will be sprinklered and the proposed site layout will provide adequate access for the City of Charlotte to access all parts of the building.

SITE DATA:

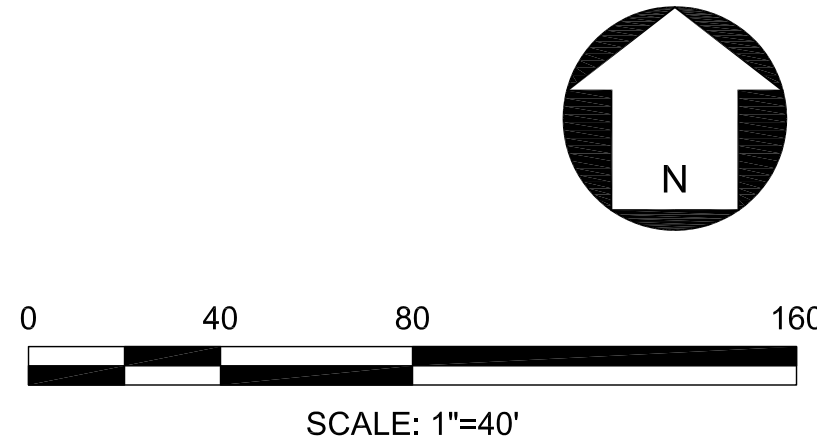
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TAX PARCEL ID: 23105405
EXISTING ZONING: (R-3) SINGLE FAMILY RESIDENTIAL
PROPOSED ZONING: INST (CD)
EXISTING USE: SINGLE FAMILY
PROPOSED USE: CHILDCARE FACILITY (LARGE)
- BUILDING SIZE: ±12,000 SQFT.
- FRONT SETBACK: 40' FROM PROPOSED ROW
MIN. SIDE YARD: 20' MIN
MIN. REAR YARD: 20' MIN
BUFFERS & SCREENING: 20' MIN CLASS C
- MAX. PROPOSED BUILDING HEIGHT: 40' MAX
- PARKING PROPOSED: PER ORDINANCE STANDARDS
BICYCLE PARKING REQUIRED: 2 L.T. & 2 S.T.
PROPOSED: PER ORDINANCE
- TREE SAVE REQUIRED: 15% OF PROPERTY AREA
TREE SAVE PROVIDED: 15% MIN. (±0.43 AC)
- WASTE MANAGEMENT: DUMPSTER (SCREENED)

10. Signage
a. Reserved

11. Lighting
a. Freestanding lighting on the site will utilize full cut-off luminaries and will be limited to 21' in height.
b. 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.

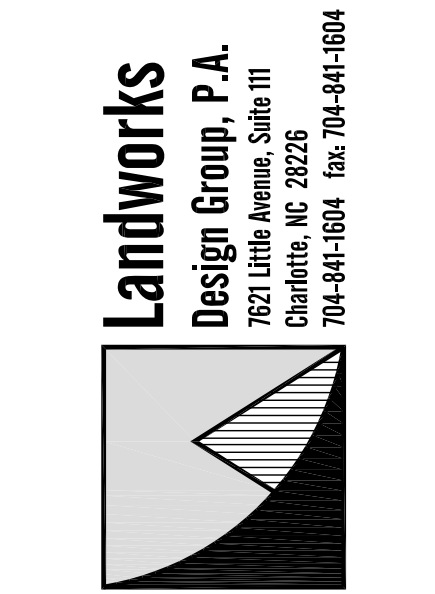
12. Phasing
a. Reserved

13. Binding Effect of the Rezoning Application
a. 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.
b. 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.
c. 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
1	4/7/17	KKF	REVISIONS FROM STAFF
2	5/12/17	KKF	REVISIONS FROM STAFF



PRIMROSE SCHOOL
CHARLOTTE, NC
QUEEN CITY ENTERPRISES, LLC
3511 McKee Road
CHARLOTTE, NC 28270

TECHNICAL
DATA SHEET
REZONING PETITION:
2017-60

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

Project Manager: MDL

Drawn By: KKF

Checked By: MDL

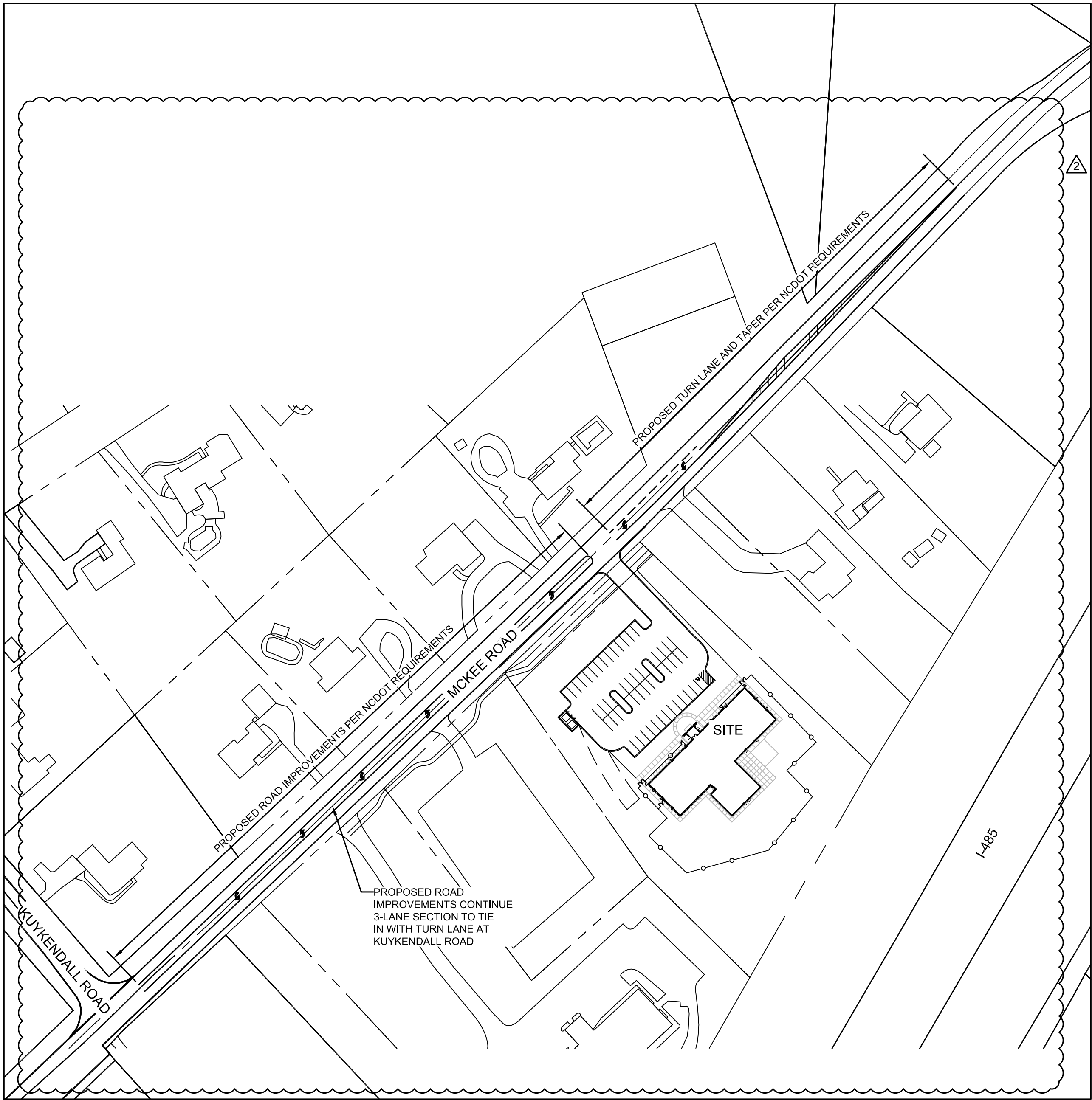
Date: 02/24/2017

Project Number: 16057

Sheet Number:

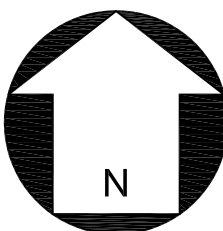
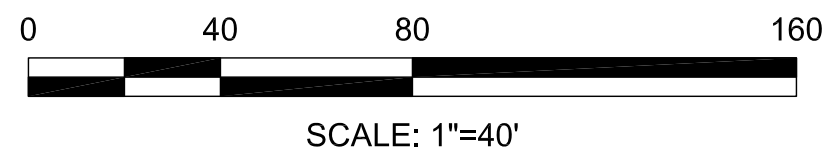
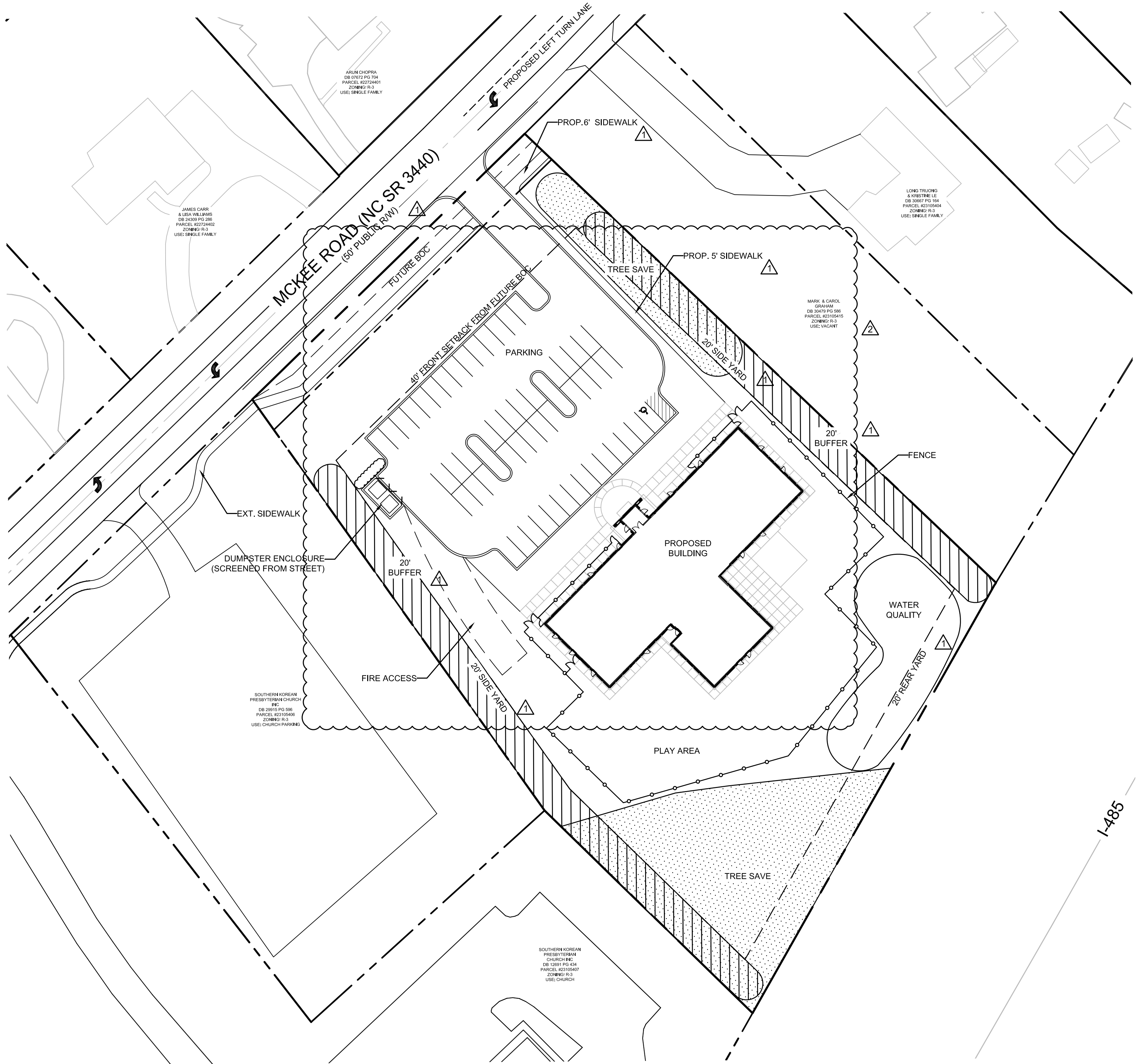
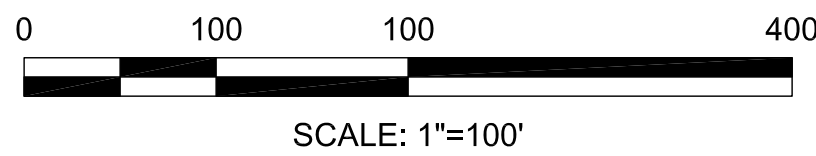
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1
RZ-2

MCKEE ROAD IMPROVEMENTS
(SUBJECT TO NCDOT APPROVAL)



REVISIONS:				
No.	Date	By	Description	
1	4/7/17	KKF	REVISIONS DUE TO STAFF COMMENTS	
2	5/12/17	KKF	REVISIONS PER STAFF COMMENTS & TO UPDATE BUILDING FOOTPRINT	