

P:\2016 Jobs\16057 - Primrose School\McKee\CAD\SketCh Planning\16057 Base.dwg

### 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.
- Purpose
  - The purpose of this Rezoning application is to provide for the development of a child care facility serving approximately 120 children. To achieve this purpose, the application seeks the rezoning of the site to the Institutional Conditional (INST(CD)) district.
- Permitted Uses
  - 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.
- Transportation
  - 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.
- 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. 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 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.

- The Petitioner will provide buffers as required by the Ordinance along both side property lines.
- Environmental Features
    - The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance for storm water quality and detention.
    - The Site will comply with the Tree Ordinance and will provide a minimum of 15% tree save area.
    - All utilities within the Site will be placed underground.
  - Parks, Greenways, and Open Space
    - Reserved
  - Fire Protection
    - 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.
  - 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.

### SITE DATA:

ACREAGE: 2.7 AC  
TAX PARCEL ID: 23105405  
EXISTING ZONING: (R-5) 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 ROW  
MIN. SIDE YARD: 20' MIN  
MIN. REAR YARD: 10' MIN  
BUFFERS & SCREENING: 20' MIN

MAX. PROPOSED BUILDING HEIGHT: 40' MAX

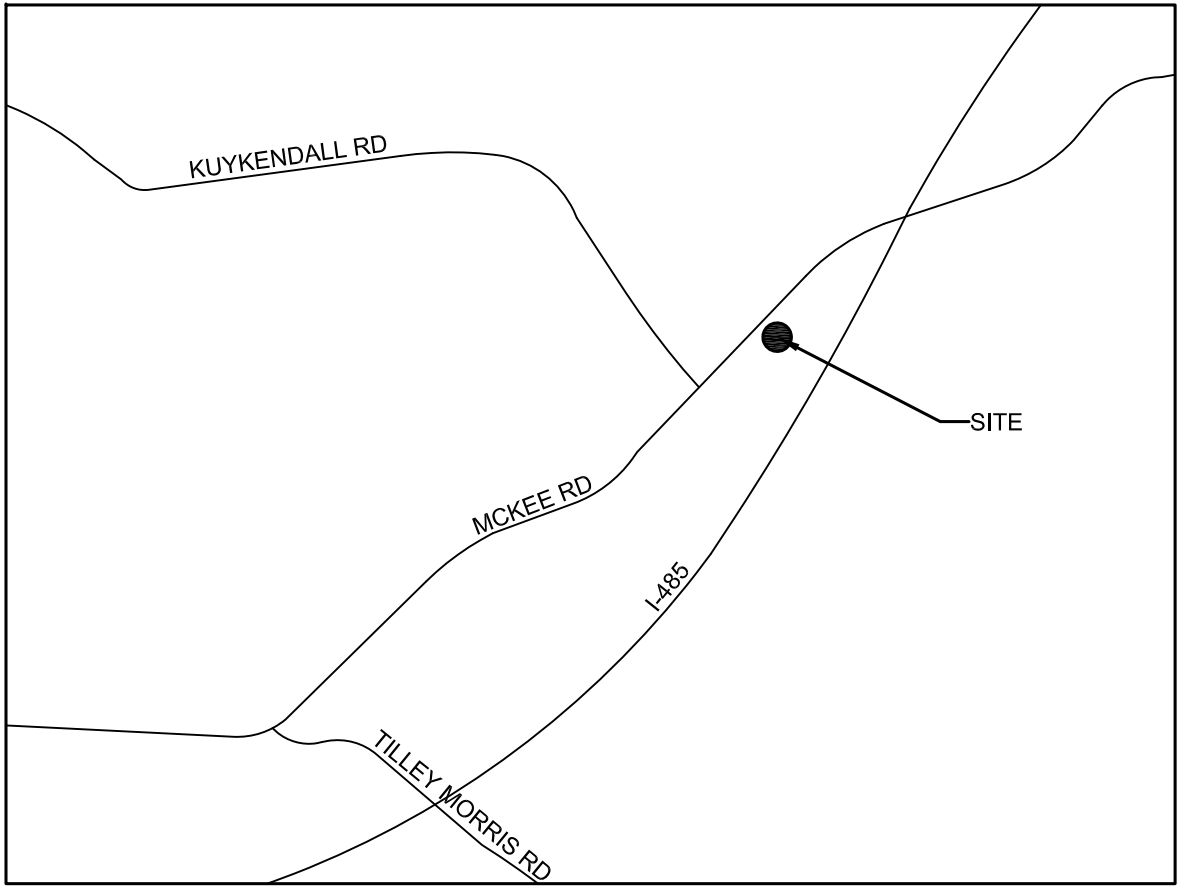
PARKING REQUIRED:  
DAYCARE: (1 SPACE PER 1 EMPLOYEE & 1 SPACE PER 10 CHILDREN)  
(25 STAFF/ 120 CHILDREN) 25 + 12 = 37 SPACES  
PROPOSED: 44 SPACES + 1 HC SPACE

BICYCLE PARKING  
REQUIRED: 2 L.T. & 2 S.T.  
PROPOSED: PER ORDINANCE

TREE SAVE REQUIRED: 15% OF PROPERTY AREA  
TREE SAVE SAVE PROVIDED: 15% MIN.

WASTE MANAGEMENT: DUMPSTER (SCREENED)

### VICINITY MAP



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

### TECHNICAL DATA SHEET

REZONING PETITION:  
2017-XX



CORPORATE CERTIFICATIONS  
NC PE: C-2930 NC LA: C-263  
SC ENG: NO. 3599 SC LA: NO. 211

Project Manager: MDL

Drawn By: KKF

Checked By: MDL

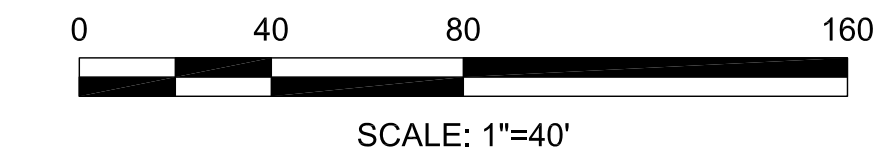
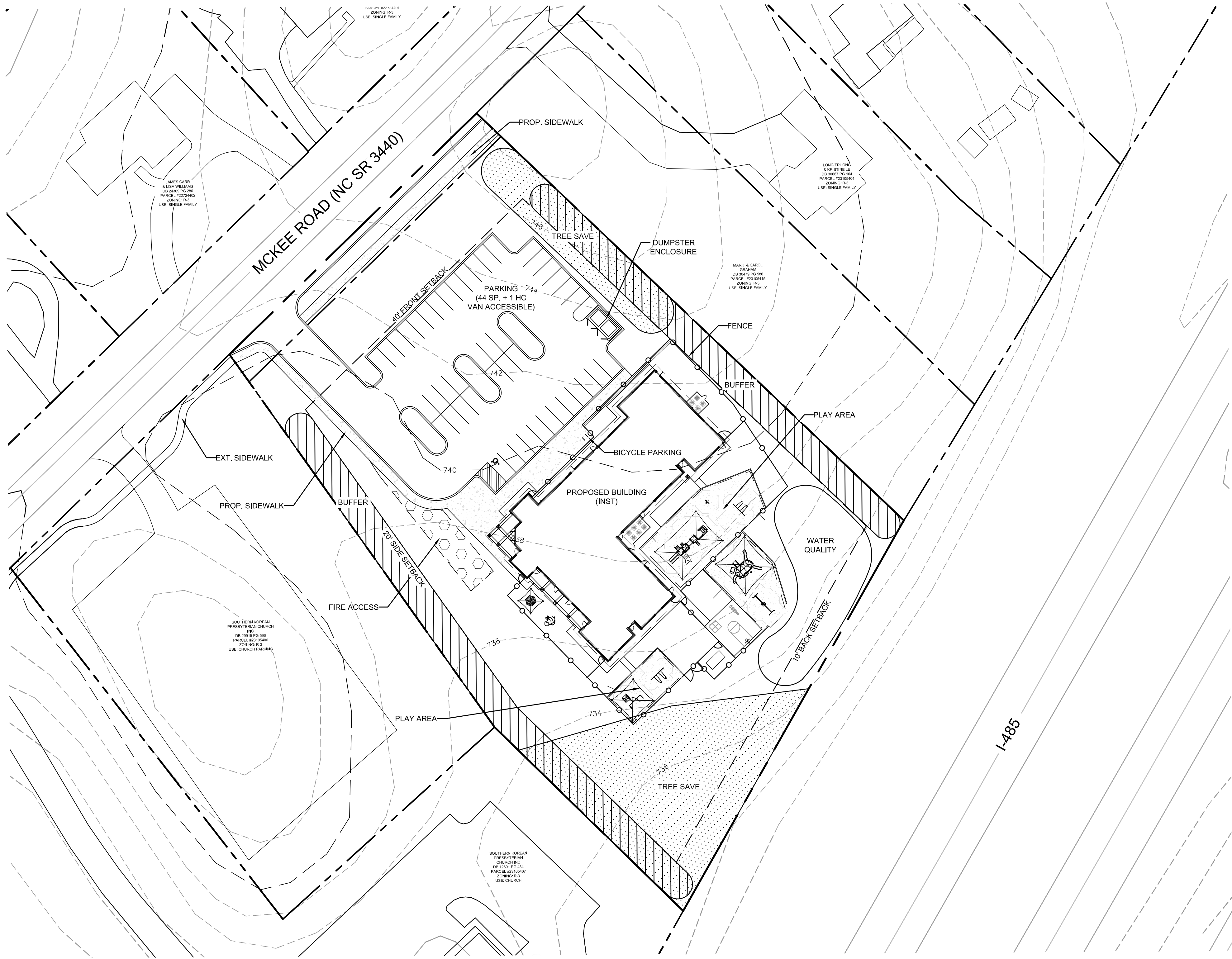
Date: 02/24/2017

Project Number: 16057

Sheet Number:

RZ-1

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REVISIONS:			
No.	Date	By	Description

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

REZONING  
SITE PLAN

REZONING PETITION:  
2017-XX



CORPORATE CERTIFICATIONS  
NC PE: C-2530 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:

RZ-2

SHEET # 2 OF 2

