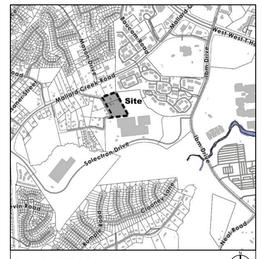

VICINITY MAP N.T.S.

SURVEY DISCLAIMER

BACKGROUND INFORMATION PROVIDED BY MECKLENBURG COUNTY GIS AND PLANIMETRICS.

LEGEND

SYMBOL

- PROPOSED DEVELOPMENT AREA
- EXISTING PROPERTY LINE / REZONING BOUNDARY
- PROPOSED LANDSCAPE BUFFER
- APPROXIMATE VEHICULAR CONNECTIONS

SITE DATA:

SITE ACREAGE: +/- 6.275 AC

TAX PARCELS: 04733107
04733106

PROPOSED ZONING: RE-1 (CD)

EXISTING ZONING: INST (CD)

EXISTING USES: SINGLE FAMILY

2 TREE SAVE AREA:
15% X 6.275 AC = **0.941 AC REQUIRED MINIMUM**

REFER TO DEVELOPMENT STANDARD NOTES ON THIS SHEET FOR FURTHER INFORMATION.

DEVELOPMENT STANDARDS:

June 1, 2018 2

1. GENERAL PROVISIONS

A. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Westcore Properties AC, LLC (hereinafter referred to as the "Petitioner") for an approximately 6.275 acre site located at 2609 Penninger Circle and 2533 Penninger Circle, which site is more particularly depicted on the Rezoning Plan (hereinafter referred to as the "Site"). The Site is comprised of Tax Parcel Nos. 047-331-06 and 047-331-07.

B. Development of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance").

2

C. Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the RE-1 zoning district shall govern the development and use of the Site.

D. The Site and those parcels of land designated as Tax Parcel Nos. 047-112-03 and 047-112-04 are or will be owned and/or controlled by Petitioner and any successors in interest. These three parcels of land will be planned and developed as a whole, as a single development project or a definitely programmed series of development operations or phases, and all of the improvements and uses on the Site will be related to the character and purpose of the uses and improvements located on Tax Parcel Nos. 047-112-03 and 047-112-04. Accordingly, the Site and Tax Parcel Nos. 047-112-03 and 047-112-04 shall be considered to be a "planned development" under the Ordinance. The Site and Tax Parcel Nos. 047-112-03 and 047-112-04 may be combined into a single parcel at the option of Petitioner.

E. Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner or owners of the Site in accordance with the provisions of Chapter 6 of the Ordinance. Alterations to the Rezoning Plan are subject to Section 6.207 of the Ordinance.

2. PERMITTED USES/DEVELOPMENT LIMITATIONS

A. The Site may be devoted only to a surface parking lot that will be utilized as accessory off-street parking for the improvements and uses located on Tax Parcel Nos. 047-112-03 and 047-112-04.

B. Pedestrian and vehicular connections shall be provided from the surface parking lot located on the Site to the surface parking lot located immediately to the east of the Site on Tax Parcel No. 047-112-03.

3. TRANSPORTATION

A. Vehicular access shall be as generally depicted on the Rezoning Plan. The placement and configuration of the access points are subject to any minor modifications required by the Charlotte Department of Transportation ("CDOT") and/or the North Carolina Department of Transportation ("NCDOT").

B. The alignments of the internal vehicular circulation areas and driveways may be modified by Petitioner to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval by CDOT and/or NCDOT in accordance with applicable published standards.

2

C. Two vehicular access points to and from the Site from and to Penninger Circle in the general locations depicted on the Rezoning Plan shall be allowed to be constructed and opened at such time that three of the following five parcels of land located on the west side of Penninger Circle are redeveloped for multi-family and/or non-residential uses: Tax Parcel No. 047-052-15, Tax Parcel No. 047-052-19, Tax Parcel No. 047-052-14, Tax Parcel No. 047-052-03 and Tax Parcel No. 047-052-10. For purposes of this paragraph 3.C, "redeveloped" shall mean construction activities for the multi-family and/or non-residential uses have commenced on the relevant parcel(s).

D. Prior to the issuance of a certificate of occupancy for the surface parking lot to be constructed on the Site, Petitioner shall dedicate and convey to the City of Charlotte (subject to a reservation for any necessary utility easements) those portions of the Site located immediately adjacent to Penninger Circle that are necessary to extend the existing right of way for Penninger Circle to that point that is located 2 feet behind the minimum 6 foot wide sidewalk to be installed along the Site's frontage on Penninger Circle, to the extent that such right of way does not already exist. Notwithstanding the foregoing, the minimum 6 foot wide sidewalk to be installed along the Site's frontage on Penninger Circle (or portions thereof) may be located in a sidewalk utility easement.

2

E. Petitioner shall install curb and gutter along the Site's frontage on Penninger Circle as generally depicted on the Rezoning Plan.

F. The improvements set out in this Section 3 of the Development Standards shall be approved and constructed prior to the issuance of a certificate of occupancy for the surface parking lot to be constructed on the Site.

4. STREETSCAPE/LANDSCAPING/BUFFERS

A. Buffers shall be established on the Site as required by the Ordinance and as depicted on the Rezoning Plan, and such buffers shall conform to the standards of Section 12.302 of the Ordinance. The width of any required buffer may be reduced by 25% if a wall, fence or berm is provided that meets the requirements of Section 12.302(8) of the Ordinance.

B. In the event that an adjacent parcel of land is either rezoned to a zoning district or devoted to a use that eliminates or reduces the buffer requirements on the Site, Petitioner may reduce or eliminate, as the case may be, the relevant buffer areas accordingly.

2

C. Notwithstanding the terms of paragraphs 4.A and 4.B above, the width of the 75 foot wide Class B buffer to be established along the Site's frontage on Penninger Circle may not be reduced, and it may not be eliminated. However, in accordance with the terms of paragraph 3.C above, two vehicular access points to and from the Site from and to Penninger Circle may be located within this 75 foot wide Class B buffer.

2

D. Petitioner shall install a minimum 8 foot wide planting strip and a minimum 6 foot wide sidewalk along the Site's frontage on Penninger Circle as generally depicted on the Rezoning Plan.

E. Subject to the approval of CDOT and any other governmental agencies and the availability of existing right of way along Penninger Circle to accommodate such improvements, Petitioner shall construct and install a minimum 8 foot wide planting strip and a minimum 6 foot wide sidewalk along the eastern side of Penninger Circle from the northern boundary line of the Site to the existing sidewalk located on the southern side of Mallard Creek Road at the intersection of Mallard Creek Road and Penninger Circle. In the event that Petitioner cannot obtain all approvals and permits required to construct these improvements or there is not existing right of way to accommodate these improvements, then Petitioner shall have no obligation to construct these improvements.

5. ENVIRONMENTAL FEATURES

A. Development of the Site shall comply with the City of Charlotte Tree Ordinance.

B. Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance.

6. LIGHTING

A. The maximum height of a light source (light bulb) detached from a building shall be 20 feet.

B. All outdoor lighting shall be screened in such a way that the light source cannot be seen from any abutting residentially zoned or used property.

7. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

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, be binding upon and inure to the benefit of 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 Petitioner or the owner or owners of the Site from time to time who may 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.

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landscape architecture | planning | civil engineering

REVISIONS

NO.	DATE	DESCRIPTION
1	03/12/18	CITY PLANNING COMMENTS
2	06/01/18	CITY PLANNING COMMENTS

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stamp / seal:

BLOC DESIGN, PLLC
LANDSCAPE ARCHITECTURE
P-1007
C-390
NORTH CAROLINA

ISSUED FOR CONSTRUCTION

MANAGING PARTNER (PE): _____ DATE: _____
MANAGING PARTNER (LA): _____ DATE: _____
CIVIL ENGINEER/DESIGNER: _____ DATE: _____
LANDS. ARCHITECT/DESIGNER: _____ DATE: _____

Solectron Drive Parking

2533 & 2609 Penninger Cr.
Charlotte, NC

Rezoning Petition #:
2018-013

PLAN NORTH N

TRUE NORTH N

SCALE: 1"= 80'

0 40' 80' 160'

DATE: 01/22/18	MPIC: WLL
DRAWN BY: ASP / ESB	CHECKED BY: CCB
PROJECT NUMBER: 00499.00	
SCALE: 1" = 80'	

TITLE:
DEVELOPMENT PLAN &
DEVELOPMENT STANDARD NOTES

SHEET NO.:
RZ-1.0