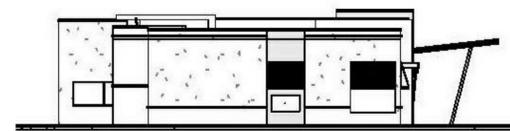


SITE DATA SUMMARY

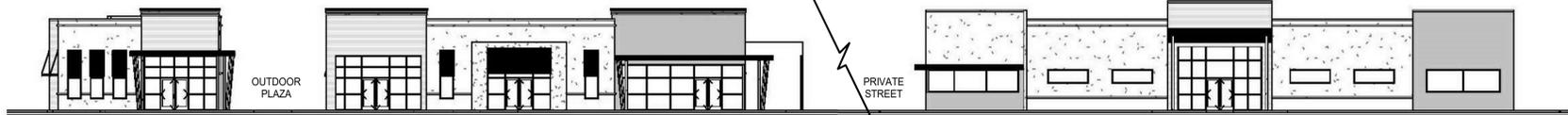
| | |
|-------------------------------------|--|
| PARCELS NO: | PARCEL A = 02905217 PARCEL B = 02937166 |
| PARCEL AREAS: | PARCEL A = 1.00 AC PARCEL B = 1.63 AC |
| TOTAL SITE AREA: | 2.63 ACRES / 114,300 SF |
| EXISTING ZONING: | (NS) NEIGHBORHOOD SERVICES |
| PROPOSED ZONING: | (NS) NEIGHBORHOOD SERVICES |
| MAXIMUM GROSS BUILDING AREA: | 20,000 GSF |
| PARKING REQUIRED: | 1/600 SF = 28.17 = 29 SPACES |
| PARKING PROVIDED: | TOTAL 78 SPACES |
| LOADING SPACES: | 1 @ 10'X50' LOADING SPACE |
| BICYCLE PARKING: | 2 BIKE RACKS |

GENERAL NOTES

1. TOPOGRAPHICAL, PARCEL AND RIGHT-OF WAY INFORMATION PROVIDED BY MECKLENBURG COUNTY GIS DATABASE
2. REFER TO BOUNDARY AND PHYSICAL SURVEY CREATED BY LAWRENCE ASSOCIATES DATED SEPTEMBER 3, 2015 FOR BOUNDARY AND EASEMENT INFORMATION
3. ALL PLAN AND ELEVATION INFORMATION SHOWN IS PRELIMINARY AND SUBJECT TO CHANGE
4. SITE(S) WAS PREVIOUSLY REZONED, PETITION NUMBER 2007-047 AND APPROVED BY CITY COUNCIL JANUARY 22, 2008.



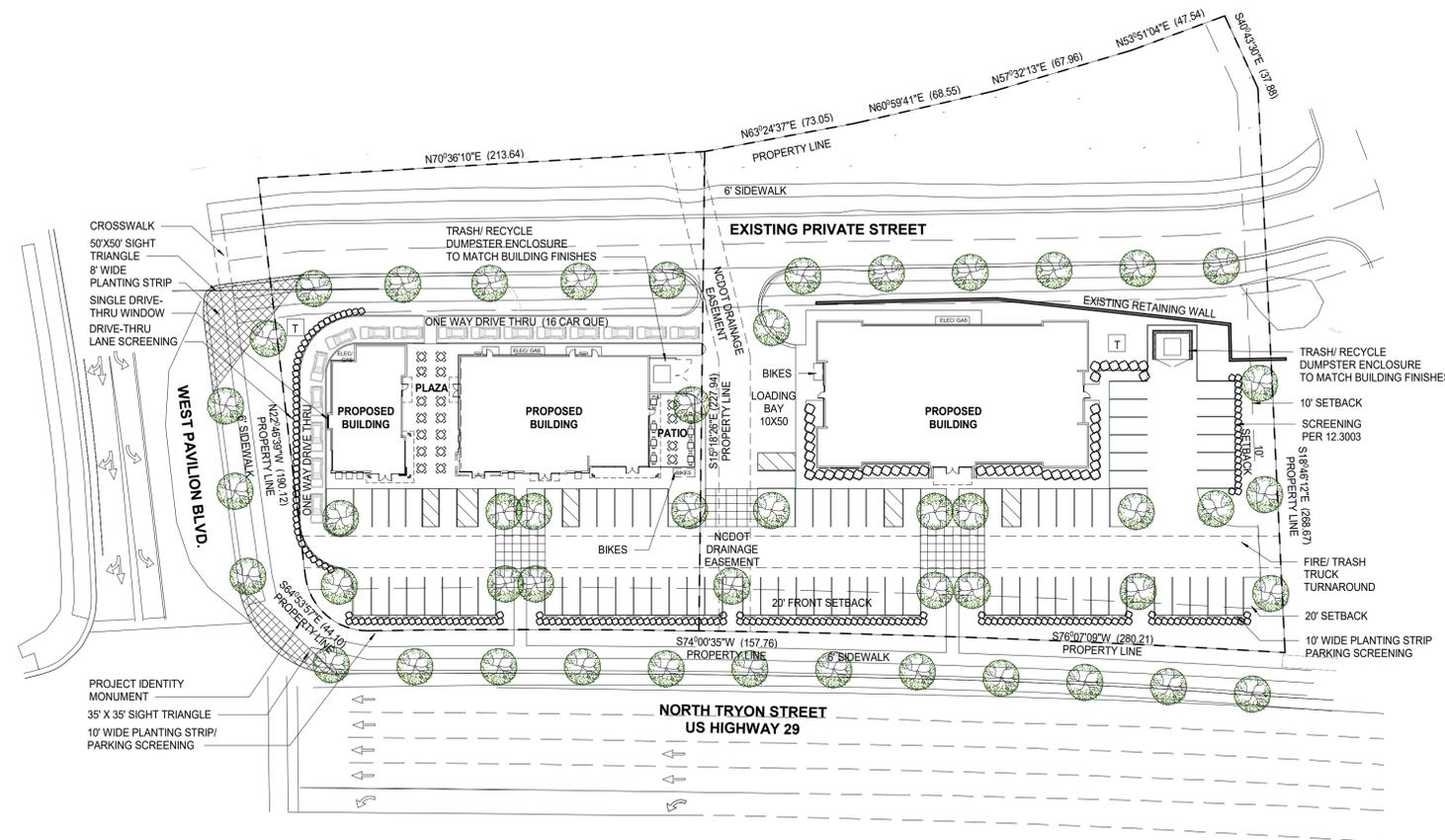
W. PAVILION ELEVATION
DELINITION OF PROPOSED MATERIALS SUBJECT TO CHANGE



N. TRYON ELEVATIONS
DELINITION OF PROPOSED MATERIALS SUBJECT TO CHANGE

2 SCHEMATIC ELEVATIONS

SCALE: 1" = 20'-0"



1 SCHEMATIC MASTER PLAN

SCALE: 1" = 40'-0"

DEVELOPMENT STANDARDS

- DEVELOPMENT DATA TABLE:**

SITE DATA:

ACREAGE: 2.63 ACRES/ 114,300 SF

EXISTING ZONING: (NS) NEIGHBORHOOD SERVICES

PROPOSED ZONING: (NS) NEIGHBORHOOD SERVICES
- GENERAL PROVISIONS:**

a) Unless more stringent standards are established herein, all development standards established under the City of Charlotte Zoning Ordinance (the "Ordinance") for the NS zoning district classification shall be followed in connection with development taking place on the Site.

b) Alterations to this conditional plan are Subject to Section 6.207 of the Ordinance.
- OPTIONAL PROVISIONS:**

Not applicable.
- PERMITTED USES:**

a) Permitted uses shall be those allowed in the NS zoning classification; however, the following uses will not be permitted on the site: Convenience stores, Gasoline sales, and Drive-through window facilities as an accessory to any more than one (1) establishment.

b) The gross floor area of all buildings constructed on the Site may not exceed, in the aggregate, twenty thousand (20,000) square feet.
- TRANSPORTATION:**

a) There shall be no additional right of way reservation or dedication required for the Site. Sufficient right of way exists along US Highway 29 (North Tryon Street), West Pavilion Boulevard and Masterton Road.

b) There shall be no direct access to the site from US Highway 29 (North Tryon Street) or West Pavilion Boulevard. Instead, access points shall be located on Masterton Road generally as depicted on the Site Plan.

c) The placement and configuration of each access point is subject to any minor modifications required to accommodate final site and architectural construction plans and designs and to any adjustments required for approval by the City of Charlotte and/or the NC Department of Transportation. Bicycle parking spaces (bike racks) shall be provided within the areas generally depicted on Sheet RZ-02 in accordance with the Ordinance.
- ARCHITECTURAL STANDARDS:**

a) The exterior elevations of each of the buildings to be constructed on the Site shall be designed and constructed such that they are substantially similar to the elevations depicted on the Site Plan.

b) To the extent practical, buildings shall be placed in a manner that presents a front or side facade to all public streets.

c) Facades fronting public streets shall include a combination of windows and operable doors for a minimum of eighty (80) percent of each frontage elevation, transparent glass between 2' and 10' on the first floor. Up to ten (10) percent of this requirement may be comprised of display windows. These display windows must maintain a minimum of 3'-0" clear depth between window and rear wall. 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.

d) The facades of first/ground floor of the buildings along public streets shall incorporate a minimum of twenty (20) percent masonry materials such as brick or stone.

e) Pedestrian connections should be provided between street facing doors and corner entrance features to sidewalks on adjacent public streets.

f) Operable door spacing shall not exceed seventy-five (75) feet.

g) Building elevations shall not have expanses of blank walls greater than twenty (20) feet in length 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.

h) Building elevations shall be designed with vertical bays or articulated architectural features that 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.

i) Buildings should be a minimum height of twenty-two (22) feet.
- STREETSCAPE AND LANDSCAPING:**

a) Building setbacks shall be ten (10) feet measured from the RW line of West Pavilion Boulevard and twenty (20) feet from the RW line of US Highway 29 (North Tryon Street).

b) Building setback shall be twenty (20) feet from the curb line of Masterton Road.

c) Screening shall conform with the standards and treatments specified in the Ordinance.

d) Any dumpsters located upon the Site that are visible from a public street or from an external adjoining property shall be screened from view by a solid enclosure with gates.

e) The Site shall comply with the City of Charlotte Tree Ordinance.

f) Roof-top mechanical equipment shall be screened from public view to the greatest extent practical given the topography of the Site relative to adjoining streets and driveways.

g) A sidewalk shall be provided along the US Highway 29 (North Tryon Street), which shall be at least six (6) feet in width and have a planting strip between the sidewalk and the street curb or edge of pavement which is at least eight (8) feet in width. The existing sidewalk and planting strip along West Pavilion Boulevard shall remain in its current state.

h) A six (6) foot sidewalk and six (6) foot planting strip along the north side of Masterton Road currently exists and shall remain in its current state. No sidewalk shall be required along the south side of Masterton Road.

i) Planting strips and sidewalks may be located within the setback and/or the rights-of-way subject to any necessary government approval.
- ENVIRONMENTAL FEATURES:**

Site shall comply with the City of Charlotte Tree Ordinance.
- PARKS, GREENWAYS AND OPEN SPACE:**

Not applicable.
- FIRE PROTECTION:**

In accordance with the Ordinance.
- SIGNAGE:**

a) Building signs shall conform to the provisions of the Ordinance.

b) No more than one (1) detached monumental project identification sign shall be permitted. This sign may not exceed seven (7) feet in height and the actual sign area may not exceed sixty-four (64) square feet on either side.

c) Directional signs shall be allowed, but shall not exceed thirty (30) inches in height if located in a sight triangle.
- LIGHTING:**

a) All freestanding lighting fixtures shall be uniform in design, boxed and fully shielded and not exceed 20 feet in height, including any structural base.

b) Parking lot light poles shall not be placed in the tree islands, but decorative, pedestrian-oriented lighting may be in tree islands.

c) Wall "Pack" lighting shall not be permitted.
- PHASING:**

Buildings on the Site may be built in sequences, but the sidewalk and required street trees along US Highway 29 (North Tryon Street) shall be installed with the initial building on the Site.
- OTHER:**

Not applicable.

W. PAVILION MIXED USE

FOR

RALEY MILLER
PROPERTIES

US29 & WEST PAVILION BOULEVARD
CHARLOTTE, NORTH CAROLINA

| Revisions | | |
|-----------|--------|-------------|
| # | Date | Description |
| 1 | Date 1 | Revision 1 |

REZONING PETITION NO. 2018-000

AMENDMENT TO PETITION NO. 2007-047

Project Number: 17001
Issued for: REZONING
Issue Date: 04/13/18

DRAWING TITLE
SCHEMATIC PLAN

SHEET NUMBER
RZ-02