

**General Provisions.**

- 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 6.207 of the Zoning Ordinance.
- The Petitioner acknowledges that other standard development requirements imposed by other city ordinances, such as those that regulate streets, sidewalks, 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 that may be applicable to the site.
- 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**  
To develop a small center to accommodate neighborhood services and retail uses.

**Permitted Uses**  
Uses allowed on the property included in this Petition are those uses that are permitted in the B-1, CD district except as may be further limited by the specific provisions of this site plan. Development on the site will not exceed a total of 10,000 square feet of floor area.

**Transportation**

- The site will utilize driveways that connect to Rhyne Road on the northern edge of the site and to Rhyne Road via a right in only driveway as generally depicted on the site plan subject to approval by NCDOT or CDOT, whichever has jurisdiction.
- Parking areas are generally depicted on the concept plan for the site.
- Sidewalk will be constructed on the site from the building main entrances to the Rhyne Road right of way, to be connected to public sidewalks on Rhyne Road if constructed by NCDOT.

**Architectural Standards**  
The development of the site will be governed by the district regulations of the Zoning Ordinance for the B-1. Large expanses of wall exceeding 20-feet in length will be avoided through the introduction of articulated facades, using various materials such as brick and other masonry products, stone, different colors of paint, glass windows, water table, and/or soldier course.

**Streetscape and Landscaping**  
Reserved.

**Environmental Features**  
Reserved.

**Parks, Greenways, and Open Space**  
Reserved.

**Fire Protection**  
Reserved.

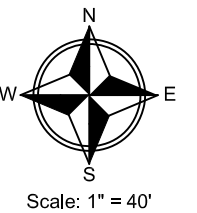
**Signage**  
Reserved.

**Lighting**

- Freestanding lighting on the site will be limited to 25' in total height and will utilize full cut-off luminaires and no "wall pak" type lighting will be utilized, except that architectural lighting on the exterior of buildings will be permitted.

**Phasing**  
Reserved.

Initial submission 5/25/18, 1.0  
Revised per staff comments: 4-16-19, 1.1



APPROVAL STAMP

**CHARLOTTE, NC:**  
MOORES CHAPEL & RHYNE RD  
CHARLOTTE, NC 28214

**SITE PLAN #2018-073**

Site Data Summary

**Existing Zoning:** R3  
(Residential)

**Proposed Zoning:** B-1(CD)  
(Business)

**Parcel ID:** 05549115  
05549128  
05549114  
05549113

**Area Summary:**  
Total Area - 3.99 ACRES

**Floor Area Summary:**  
-Building with 6,600 SqFt of floor area shown  
-Total floor area not to exceed 10,000 SqFt for entire site

**Building Setbacks:**  
Front: 20 ft  
Rear: 20 ft

**Parking Summary :**  
As prescribed by the Ordinance

Date Prepared: 04/25/2019	Drawn By: SMK

Prepared For:



**CORPORATE OFFICE:**  
106 FOSTER AVE  
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