

Conditional Development Standards

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 requirements, 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 assigns 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 at its intersection with Belmeade Drive as generally depicted on the site plan.
- Parking areas are generally depicted on the concept plan for the site.

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 fascades, using various materials such as brick and other masonry products, stone, different colors of paint, glass windows, water tables, and/or soldier course.

Streetscape and Landscaping

Streetscape improvements will be installed as the various portions of the site are developed.

Environmental Features

- Reserved
- Parks, Greenways, and Open Space

Fire Protection

- Reserved

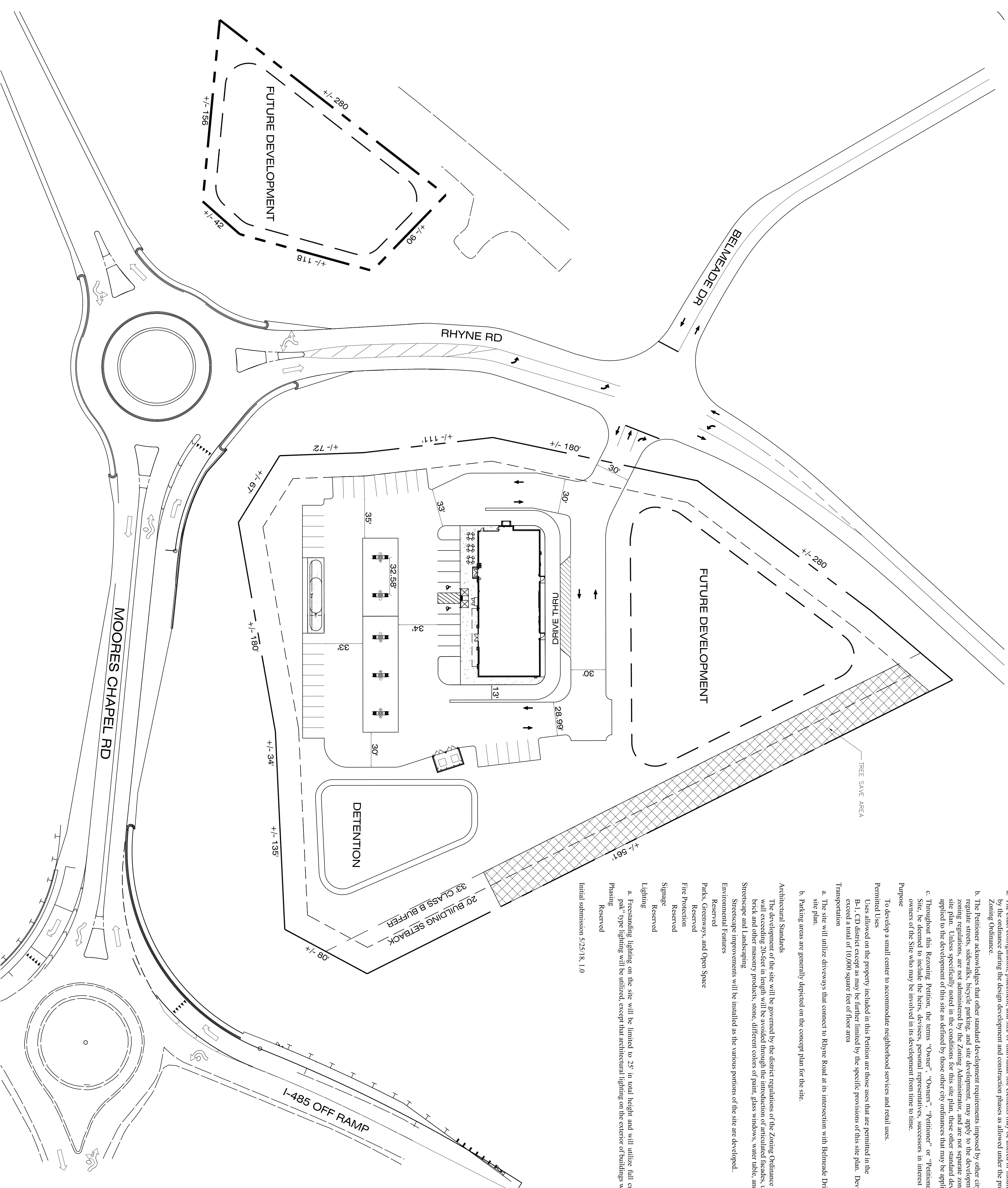
Signage

- Reserved

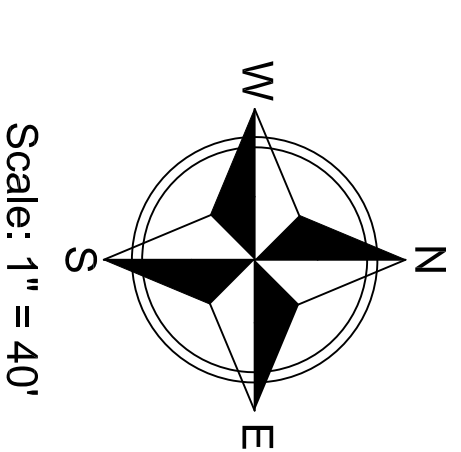
Lighting

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

Initial submission 5.25.18, 1.0



APPROVAL STAMP



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

SITE PLAN #

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

Building Setbacks:

Front: 20 ft

Rear: 33 ft Reduced class B Buffer

Side: 20 ft

Landscape Requirements / Notes:

- Evergreen shrub parking lot screening.
- Perimeter and internal tree requirement.
- Parking lot tree requirement.
- Buffer planting requirement.
- 15% Tree Save Area

Date Prepared: 05/22/2018

Drawn By: RSC

Prepared For:



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