

DEVELOPMENT STANDARDS

GENERAL PROVISIONS

Unless more stringent standards are established by the Rezoning Site Plan or these Development Standards, all development standards established under the City of Charlotte Zoning Ordinance (the "Ordinance") for the B-1 zoning district classification and the Pedestrian Overlay District classification ("PED") shall be followed in connection with development taking place on the Site. As provided in the Ordinance, the standards and requirements of the PED shall take precedence over the standards and requirements of the B-1 zoning district subject, however, to the "Optional" provision set forth below.

The development depicted on the Rezoning Site Plan is intended to reflect the arrangement of proposed uses on the Site, but the final configuration, placement and size of the individual site elements may be altered or modified within the limits prescribed by the Ordinance and the standards established by the Rezoning Site Plan and these Development Standards during design development and construction phases. Parking layouts may be modified to accommodate the final building location.

PERMITTED USES/MAXIMUM GROSS FLOOR AREA

- The Site may be devoted to retail uses along with any accessory uses that are clearly incidental and related thereto with the exception of the following disallowed uses:
 - An automobile parts store (such as an Auto Zone)
 - A convenience/gasoline sales store (such as a Handy Pantry or 7-Eleven), or a Tire sales and service center (such as Tire Kingdom)

- The total maximum gross floor area of the building to be constructed on the Site shall be 9,200 square feet.

PED-Optional Provision

The Petitioner proposes to utilize the PED-0 provision of the Ordinance in order to accommodate a modification to the PED standard stipulating that no more than 35 % of the lot width may be devoted to parking along public streets.

SETBACKS, SIDE YARDS AND REAR YARDS

- As depicted on the Rezoning Site Plan, development of the Site shall comply with the setback, side yard and rear yard requirements established under the Ordinance for the PED.
- No buildings, parking spaces or maneuvering areas may be located within the required setback.

SCREENING/TREE ORDINANCE/LANDSCAPING

- Screening shall conform with the standards and treatments specified in Section 10.803(8) of the Ordinance.
- Pursuant to Section 10.803(8)(b) of the Ordinance, dumpsters or trash handling areas will be screened from adjacent property and from public view.
- Development of the Site shall comply with the City of Charlotte Tree Ordinance.
- Development of the Site shall meet the landscaping requirements of the Ordinance.
- If feasible, the detention pond will not disturb the oak tree located on the West Fifth Street side of the property and the tree will be preserved. The determination of the feasibility will be made during the permitting phase.
- As generally depicted on the Rezoning Site Plan, the parking lot will be screened in accordance with section 12.303 of the Ordinance.

PARKING

Off-street vehicular and bicycle parking will meet the minimum requirements set out in the Ordinance and the parking requirements set out on the Rezoning Site Plan.

LIGHTING

No wall pack style light fixtures will be permitted on the Site, and any wall mounted light fixtures installed on the Site shall be capped and fully shielded so that illumination does not extend past any property line of the Site.

Down lighting will be installed on the exterior of the building.

SIGNS

All signs placed on the Site will be erected in accordance with the Ordinance. No temporary signs will be placed on the windows of the building.

ACCESS POINTS (DRIVEWAYS)

- The number of vehicular access points to the Site shall be limited to the number depicted on the Rezoning Site Plan.
- The placement and configuration of each access point are 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 Department of Transportation and/or the North Carolina Department of Transportation.

FIRE PROTECTION

Adequate fire protection in the form of fire hydrants will be provided to the Mecklenburg County Fire Marshal's specifications. Plans for the building to be constructed on the Site will be submitted to the Fire Marshal's office for approval before the construction of the building commences.

SIDEWALKS

Sidewalks will be installed generally as provided on the Rezoning Site Plan. Existing sidewalks will be removed and converted into planting strips.

SOLID WASTE MANAGEMENT PLAN

The developer will submit a solid waste management plan to the Mecklenburg County Land Use and Environmental Services Agency.

CART RETENTION

- The parking lot will include one or more location(s) for shopping cart return.
- A shopping cart retention system will be installed so that carts will lock up outside of the parking lot.

HOURS OF OPERATION

The use on the Site will be open for business to the general public between the hours of 9 am to 8 pm Monday through Saturday and between 10 am and 7 pm on Sunday. Employee arrival and departure may occur outside of these hours however.

URBAN OPEN SPACE FEATURE

As generally depicted on the Rezoning Site Plan, the area in front of the building's main entrance will be an urban open space feature including a pedestrian promenade of roughly 20 feet in width which will connect to the public sidewalk along West Trade Street. This open space feature will include two rows of street trees on either side of the sidewalk. The pedestrian promenade will extend along the entire length of the building to the public sidewalk along West Fifth Street.

WATER QUALITY AND DETENTION

In the event that storm water detention is required on the Site, such detention will be installed underground. The water quality area will be screened in accordance with the requirements of Section 12.303 of the Ordinance.

HVAC

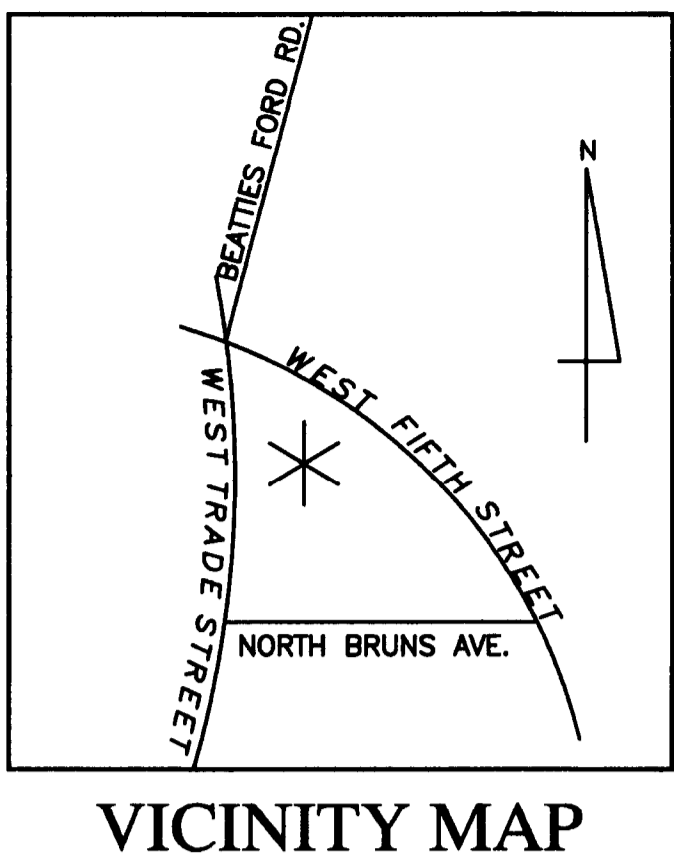
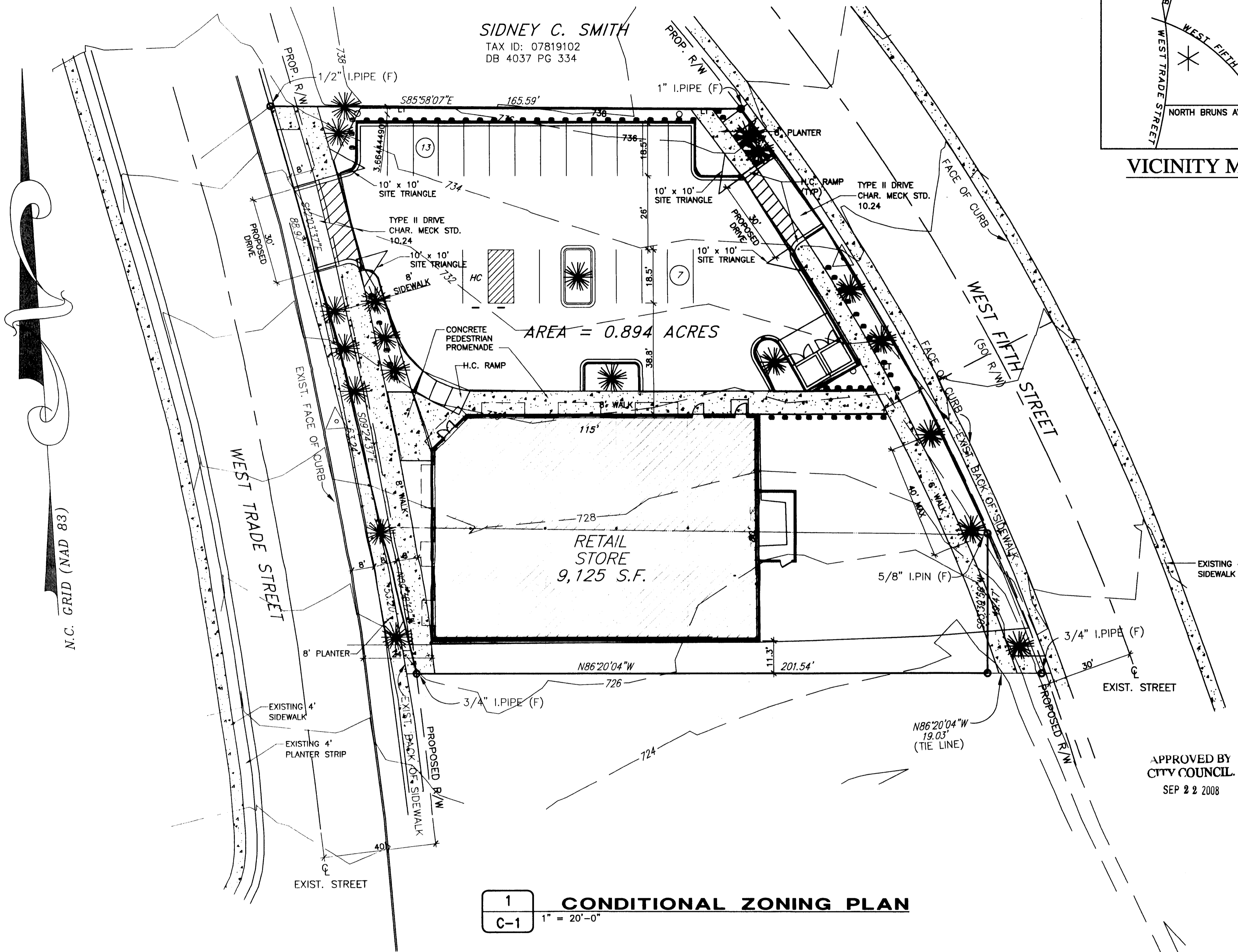
The HVAC unit(s) will be screened and any ductwork associated with the unit(s) will be placed within the building rather than on an exterior building wall. No ductwork, wires or pipes will be exposed.

AMENDMENTS TO REZONING PLAN

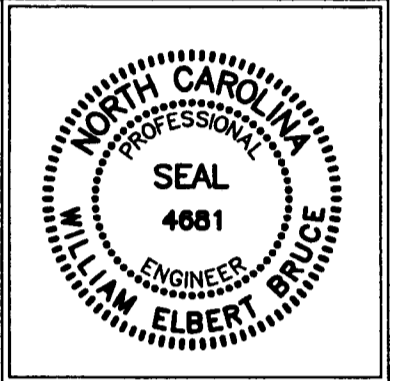
Future amendments to the Rezoning Site Plan and these Development Standards may be applied for by the then Owner or Owners of the Site in accordance with the provisions of Chapter 6 of the Ordinance.

BINDING EFFECT OF THE REZONING APPLICATION

If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under these Development Standards and the Rezoning Site Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns.



WILLIAM E. BRUCE
Construction Consultant
8501-A TOWER POINT DRIVE
Charlotte, NC 28227
Phone (704) 846-2327, Fax (704) 846-4866



REVISIONS

NO.	DATE

APPROVED BY CITY COUNCIL
SEP 22 2008

BUILDING PLANS FOR STORE #038 FDS Project #041107

FAMILY DOLLAR

1720 WEST TRADE STREET
CHARLOTTE, NORTH CAROLINA

PARKING SUMMARY

9,125 S.F.	= 15 REQ'D SPACES
600 SF/SPACE	
20 SPACES PROVIDED INCLUDING 1 VAN HC SPACE	

- GENERAL SITE NOTES**
- DUMPSTER ENCLOSURE IS MASONRY.
 - ALL UTILITIES TO HAVE MASONRY SCREENS.
 - ALL BUILDING WALLS TO BE MASONRY.
 - ROOF TO BE SINGLE SLOPE TOWARD SOUTH PROPERTY LINE AND ROOF DRAINS PIPED TO DETENTION SYSTEM.
 - EXISTING SIDEWALKS WILL BE REMOVED AND CONVERTED INTO PLANTING STRIPS.
 - THERE IS A LARGE OAK TREE ON THE WEST FIFTH STREET SIDE OF PROPERTY. IF FEASIBLE, THE DETENTIN POND WILL NOT DISTURB THE TREE AND THE TREE WILL BE PRESERVED. THE DETERMINATION OF THE FEASIBILITY WILL BE MADE DURING THE PERMITTING PHASE WHEN DETAILED ENGINEERING INFORMATION IS AVAILABLE.
 - PER CDOT, SIDEWALKS ALONG WEST TRADE AND WEST FIFTH STREETS WILL BE PLACED IN A SIDEWALK EASEMENT.

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	686.20'	172.35'	171.90'	S26°35'26"E



W.E.B.

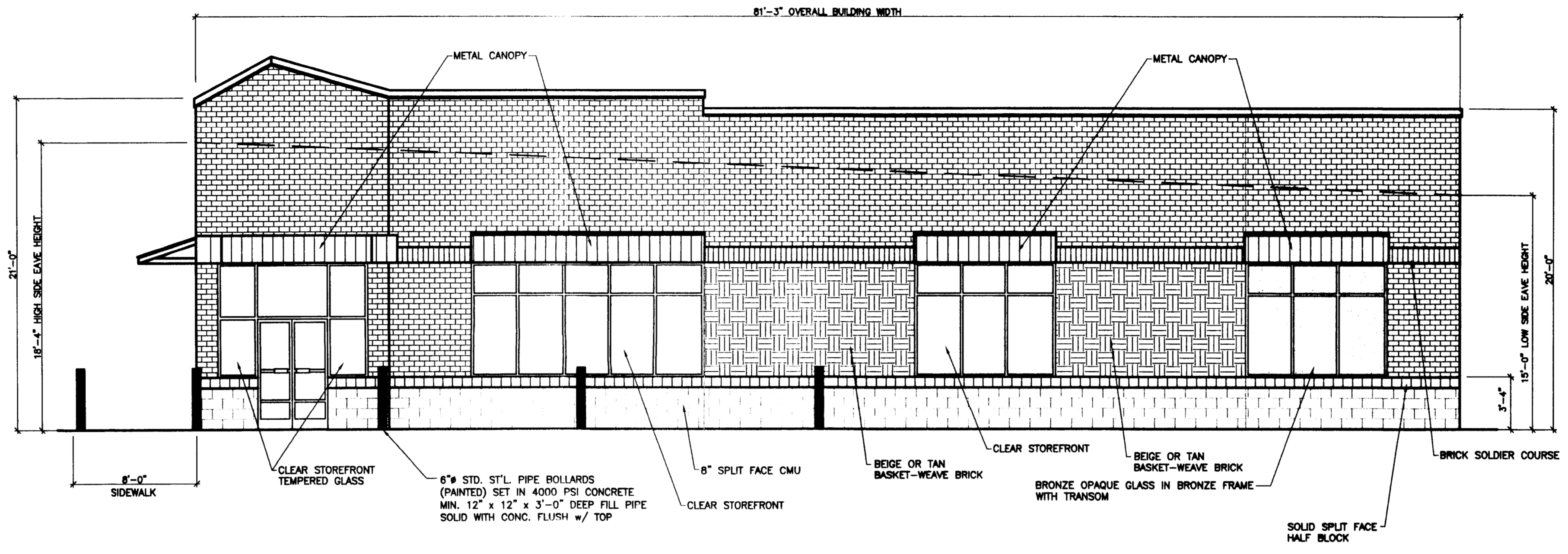
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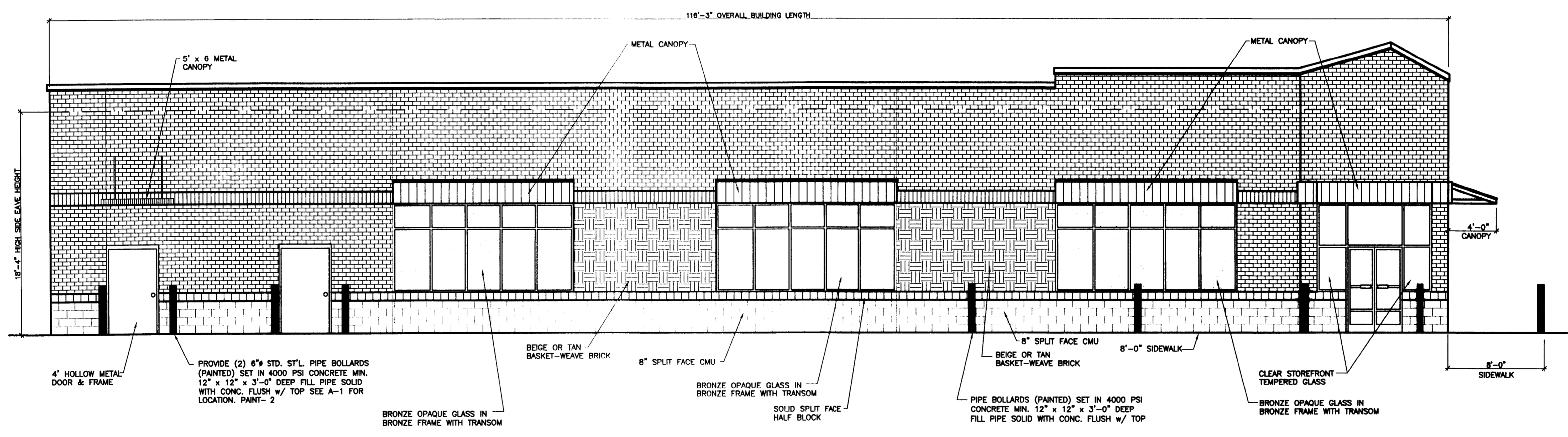
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Sheet Title: **CONDITIONAL ZONING PLAN**

C-1

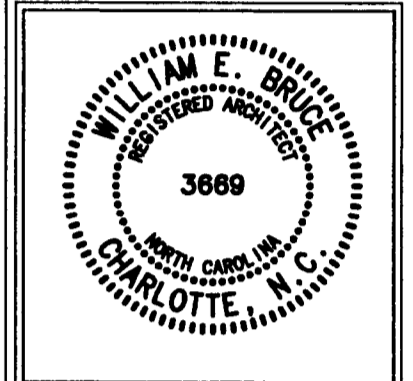


1 WEST TRADE STREET ELEVATION
 A-2 3/16" = 1'-0"



2 PARKING LOT ELEVATION
 A-2 3/16" = 1'-0"

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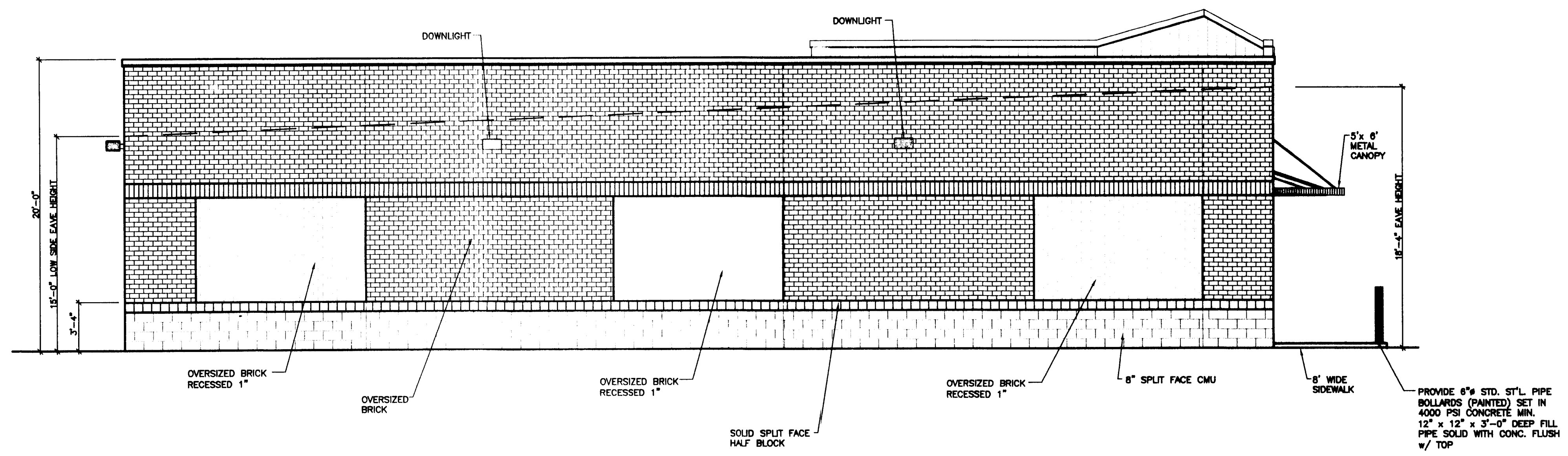


REVISIONS	
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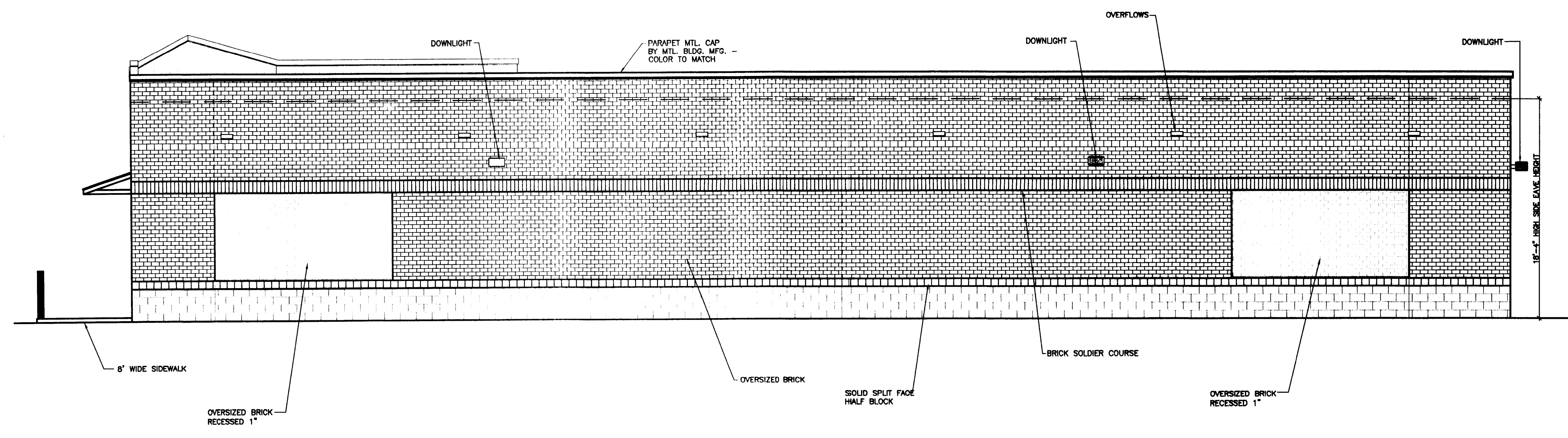
A NEW BUILDING FOR:
RETAIL
 1720 WEST TRADE STREET
 CHARLOTTE, NORTH CAROLINA

© COPYRIGHT
WCB
 Project No: 07053
 Scale: 3/16"=1'-0"
 Date Drawn: 10/06/08
 Sheet Title
EXTERIOR ELEVATIONS

A-2

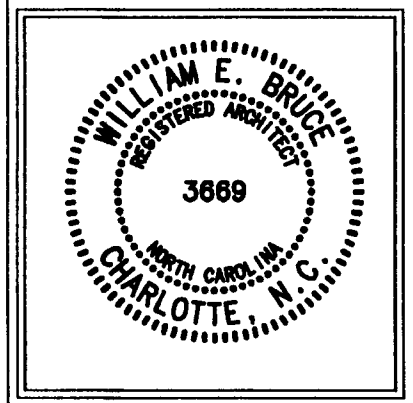


2
A-3 3/16" = 1'-0" **WEST FIFTH STREET ELEVATION**



2
A-3 3/16" = 1'-0" **ADJOINING PROPERTY ELEVATION**

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A NEW BUILDING FOR:
RETAIL
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 CHARLOTTE, NORTH CAROLINA

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WEB
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 Sheet Title
EXTERIOR ELEVATIONS

A-3