

SITE DEVELOPMENT DATA

Total Area:	16.14 ACRES
Total Open Space Area:	3.32 ACRES
Restaurant / Retail / Office	
Proposed Square Footage:	290,000 SF
Maximum for Retail Uses:	45,000 SF
Parcel A:	65,000 SF Total 30,000 SF of B-1 uses 35,000 SF of uses allowed in O-2
Parcel B:	55,000 SF of O-2
Parcel C:	140,000 SF of O-2
Parcel D:	30,000 SF Total 15,000 SF of B-1 15,000 SF of O-2
Parking Required:	1 sp per 75 SF
Restaurant:	1 sp per 250 SF
Retail:	1 sp per 300 SF
Office:	1 sp per 300 SF

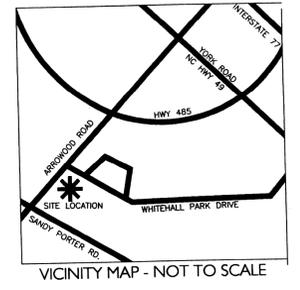
B-1 (CD) DISTRICT REQUIREMENTS		O-2 (CD) DISTRICT REQUIREMENTS	
(1) MINIMUM LOT AREA:	NA	(1) MINIMUM LOT AREA:	NA
(2) MINIMUM SETBACK:	20'	(2) MINIMUM SETBACK:	20'
(3) MINIMUM SIDE YARDS:	5'	(3) MINIMUM SIDE YARDS:	5'
-RESIDENTIAL BUILDINGS (EXCEPT AS PROVIDED BELOW)	10'	-DETACHED DWELLINGS	5'
-PLANNED MULTI-FAMILY DEVL. ADJOINING SINGLE FAMILY DEVELOPED OR ZONED LAND	0'	-OTHER RES. DWELLINGS OR BUILDINGS EXCEPT AS PROVIDED BELOW	5'
-NONRESIDENTIAL	10'	-PLANNED MULTI-FAMILY DEVL. ADJOINING SINGLE FAMILY DEVELOPED OR ZONED LAND	10'
(4) MINIMUM REAR YARD:	20'	-NONRESIDENTIAL	5'
-RESIDENTIAL BUILDINGS (EXCEPT AS PROVIDED BELOW)	40'	(4) MINIMUM REAR YARD:	20'
-PLANNED MULTI-FAMILY DEVL. ADJOINING SINGLE FAMILY DEVELOPED OR ZONED LAND	10'	-DETACHED DWELLINGS	20'
-NONRESIDENTIAL	10'	-OTHER RES. DWELLINGS OR BUILDINGS EXCEPT AS PROVIDED BELOW	20'
(5) MAXIMUM HEIGHT:	40'	-PLANNED MULTI-FAMILY DEVL. ADJOINING SINGLE FAMILY DEVELOPED OR ZONED LAND	40'
*OR AS OTHERWISE ALLOWED BY THE ZONING ORDINANCE		-NONRESIDENTIAL	20'
(6) MAXIMUM FLOOR AREA RATIO:	50	(5) MAXIMUM HEIGHT:	40'
		*OR AS OTHERWISE ALLOWED BY THE ZONING ORDINANCE	
		(6) MAXIMUM FLOOR AREA RATIO:	60

NOTE: THE CHARLOTTE-MECKLENBURG COUNTY PLANNING COMMISSION STAFF WILL REVIEW AND COMMENT ON THE FINAL DESIGN.

- ADJACENT OWNERS**
- #201-021-07 SARAH S. BAKER, 3516 SANDY PORTER RD. CHARLOTTE, NC 28273. EXISTING ZONING: R-3. EXISTING USE: SINGLE-FAMILY
 - #201-021-06 DAVID T. DREW & KELLY T. VANDERPE, 3532 SANDY PORTER RD. CHARLOTTE, NC 28273. EXISTING ZONING: R-3. EXISTING USE: SINGLE-FAMILY
 - #201-021-05 LILLIAN GREEN & WILL FRED GREEN, 3624 SANDY PORTER RD. CHARLOTTE, NC 28273. EXISTING ZONING: R-3. EXISTING USE: SINGLE-FAMILY
 - #201-021-04 WILLIAM GORDON JR. GORDON & ALLICE GORDON, 9928 HATFIELD RD. CHARLOTTE, NC 28210. EXISTING ZONING: R-3. EXISTING USE: SINGLE-FAMILY
 - #201-021-01 THOMAS JOSEPH BRENNAN, 3627 SANDY PORTER RD. CHARLOTTE, NC 28273. EXISTING ZONING: R-3. EXISTING USE: SINGLE-FAMILY
 - #201-473-02 JAMES STEWART GREER & ELIZABETH G. GREER, PO BOX 38701 CHARLOTTE, NC 28278. EXISTING ZONING: R-3. EXISTING USE: SINGLE-FAMILY
 - #201-473-03 WILLIAM S. III GORDON & PATRICIA D. GORDON, 3819 SANDY PORTER RD. CHARLOTTE, NC 28273. EXISTING ZONING: R-3. EXISTING USE: SINGLE-FAMILY
 - #201-471-01 DORTHY CAROL GALLANT, PO BOX 734 HARPER'S FERRY, WV 25425. EXISTING ZONING: R-3. EXISTING USE: SINGLE-FAMILY
 - #201-041-01 DORTHY CAROL GALLANT, PO BOX 734 HARPER'S FERRY, WV 25425. EXISTING ZONING: R-3. EXISTING USE: SINGLE-FAMILY
 - #201-041-01 DORTHY CAROL GALLANT, PO BOX 734 HARPER'S FERRY, WV 25425. EXISTING ZONING: R-3. EXISTING USE: SINGLE-FAMILY
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PARCEL INFORMATION

PARCEL A #201-043-01 EXISTING ZONING: R-3 EXISTING USE: VACANT PROPOSED ZONING: B-1 (CD) PARCEL TO BE COMBINED WITH PARCEL D	PARCEL C #201-043-02 EXISTING ZONING: B-1 (CD) EXISTING USE: VACANT PROPOSED ZONING: O-2 (CD)
PARCEL B #201-043-01 EXISTING ZONING: R-3 EXISTING USE: VACANT PROPOSED ZONING: O-2 (CD) PARCEL TO BE COMBINED WITH PARCEL C AND ADJACENT PARCEL #5	PARCEL D #201-043-05 EXISTING ZONING: B-1 (CD) EXISTING USE: COMMERCIAL PROPOSED ZONING: B-1 (CD)



FOR PUBLIC HEARING
PETITION NO. 2006-005

Development Standards

General Provisions

Unless more stringent standards are established by the Technical Data Sheet or these Development Standards, all standards established under the City of Charlotte Zoning Ordinance (the "Ordinance") for the B-1 zoning district classification shall be followed in connection with development taking place on those portions of the Site designated as Parcel A and Parcel D, and all development standards established under the Ordinance for the O-2 zoning district classification shall be followed in connection with development taking place on those portions of the Site designated as Parcel B and Parcel C.

The configurations, placements and sizes of the buildings outlined on the Illustrative Site Plan are schematic in nature and subject only to the provisions set forth below under Architectural Controls, may be altered or modified during design development and construction document phases within the building envelope lines established on the Technical Data Sheet. Parking layouts may also be modified to accommodate final building locations.

Permitted Uses

- Subject to the exceptions noted below in paragraph 3, Parcel A and Parcel D may be devoted to any use permitted by right or under prescribed conditions in the B-1 zoning district together with any incidental or accessory uses associated therewith which are permitted in the B-1 zoning district.
- Subject to the exceptions noted below in paragraph 3, Parcel B and Parcel C may be devoted to any use permitted by right or under prescribed conditions in the O-2 zoning district together with any incidental or accessory uses associated therewith which are permitted in the O-2 zoning district.
- Notwithstanding anything contained herein to the contrary, the following uses shall not be permitted on the Site:
 - Restaurants with drive-thru windows;
 - Convenience stores;
 - Car washes;
 - Automobile service stations;
 - Dwellings, detached or multi-family;
 - Boarding houses; and
 - Funeral homes.
- Except as provided above, drive-thru window services shall be permitted as an accessory use on the Site, provided, however, that a maximum of two tenants or users may utilize drive-thru window services.

Setbacks, Side Yards and Rear Yards

- All buildings constructed within the Site shall satisfy or exceed the setback, rear yard, and side yard requirements established in the Ordinance for the B-1 & O-2 Districts.
- The buffer along Sandy Porter Road will be a Undisturbed Woodland Buffer. This Undisturbed Woodland Buffer shall be 100 feet in width from the existing right-of-way. It will provide protection for existing trees and vegetation, significant screening of the views of the Whitehall buildings from the residences along Sandy Porter Road, and a natural connection to the Whitehall Preservation. The petitioner will add additional plantings as needed to fulfill class B buffer planting requirements. Notwithstanding the Woodland Buffer restrictions, this buffer will incorporate a 10-foot walking trail 90 feet from the Sandy Porter Road right-of-way, and vehicular access point from Sandy Porter Road as depicted on the technical data sheet. All buffers on the site will not be reduced in size.
- An additional Class B Buffer along the western portion of parcel 15 will be maintained at a width equal to the current buffer that connects to the Whitehall Preservation (not less than 62 feet) to provide a uniform buffer from the property to the Preservation.
- The development will include park and open space that is integrated in to the development that can be used by the area residents as well as the tenants within the development and Whitehall Corporate Center.

Landscaping Areas

- All landscaping will meet or exceed the requirements of the ordinance.
- Landscaping will incorporate a variety of materials and include specimen trees that will provide a unique environment within the development.
- In appropriate areas near the woodland buffers, native vegetation that provides wildlife food and habitat may be installed.
- The internal drive from Sandy Porter Road to Whitehall Park Drive will be heavily landscaped with a full median.
- The streetscape for the main drive connecting Sandy Porter Rd. and Whitehall Park Dr. through the site will have a pedestrian focus with diagonal on-street parking to moderate traffic speed, marked cross walks, and benches.

Building Massing

- The maximum height of any building constructed on Parcel A shall be one story (excluding roof elements and mechanical equipment).
- The office building proposed to be located on Parcel B may be a maximum of three stories in height (excluding roof elements and mechanical equipment).
- In the event that a service retail building is developed on Parcel B in lieu of the proposed office building as depicted on the Illustrative Site Plan-Alternate Plan, the service retail building may be a maximum of one story in height (excluding roof elements and mechanical equipment).
- The maximum height of any building constructed on Parcel C shall be governed by the provisions of the Ordinance.
- The maximum height of any building constructed on Parcel D shall be one story (excluding roof elements and mechanical equipment).

Architectural Controls

- The dumpster areas will be screened in accordance with the requirements of the Ordinance. The dumpster areas will be enclosed on all four sides by a precast, EIFS or brick (or combination) wall with one side being a hinged gate. If one or more sides of the dumpster area adjoin a building wall, the wall may be substituted for the fence along such side.
- All mechanical equipment, including rooftop equipment shall be screened from view at grade.
- The building designs for all buildings on Parcels A and B will have pitched roofs or pitched roof elements and minimum 5 foot perimeter walkways, and will feature precast, EIFS or brick exterior.
- Restaurant tenants interested in having outdoor seating will be provided an outdoor patio area.

Lighting

- All pedestrian-scale lighting will be capped and shielded to direct lighting downward and/or away from adjoining residential properties.
- The maximum height of any freestanding light fixture erected on the Site (other than street lights on public rights-of-way) including its base, shall not exceed 25 feet. Lighting levels in the parking fields will be designed to minimum industry or City of Charlotte standards. All lighting will be designed to minimize the horizontal spill on adjoining properties.
- Wall pak lighting shall be prohibited.

Signs

- All signs placed on the site shall be erected in accordance with the requirements of the Ordinance.
- Detached signage will be ground-mounted or monument type signage.
- All detached signs will incorporate the design features established with the architecture of the buildings so that these elements are integrated into the Development.
- All new detached signs will be limited to 7-feet in height and 50 square feet as per the ordinance.
- Detached out parcel signs will be limited to 4 feet in height and 25-square feet, as per the ordinance.
- All detached signs should have external lighting.

Amendments

Future amendments to the Technical Data Sheet, the Illustrative Site Plan and these Development Standards may be applied for by the Owner or Owners of the site in accordance with Section 6.2.06 of the Ordinance.

Access Points

- The number of vehicular access points to the site shall be limited to those shown on the Technical Data Sheet.
- The placement and configuration of each access point, 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 Charlotte Department of Transportation and/or the North Carolina Department of Transportation.
- Vehicular access to Sandy Porter Road shall be limited to one right-in/right-out driveway as generally depicted on the Technical Data Sheet. ①
- Vehicular access to Arrowwood Road shall be limited to one right-in/right-out driveway as generally depicted on the Technical Data Sheet. ②
- A minimum of 150 feet of internal hedges (measured from the right-of-way) will be provided at the entrances to the site from Arrowwood Road and Sandy Porter Road.
- All proposed trees, berms, walls, fences, and /or identification signs must not interfere with sight distance at the entrance(s).

Parking

- The parking area depicted on Technical Data Sheet and Illustrative Site Plan may vary in size and location, but in all events, off street parking will meet the minimum standards set forth in the Ordinance.
- Bike Racks will be provided to meet the standards set forth in the Ordinance.

Binding Affect of the Rezoning Application

- If the Petitioner's Rezoning Petition is approved, the development program established under the Technical Data Sheet and other supportive documents shall, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and the current and subsequent Owners of the site and their respective heirs, devisees, personal representatives, successors in interests and assigns.
- Throughout these Development Standards, the term "Petitioner" or "Owner", shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner and Owner.

Sidewalks

- Sidewalks shall be provided generally in the manner depicted on the Illustrative Site Plan and in conformity with Section 12.5.29 of the Ordinance.
- Petitioner shall install a 6 foot wide sidewalk with an 8 foot wide planting strip parallel to the site's frontage on Arrowwood and Sandy Porter Roads.
- All internal sidewalks at the front of parking spaces should be at least 7 feet wide to accommodate vehicle bumper overhang. Where the walk is not 7 feet wide the walk will be at least 5 feet wide with a 2-foot planting strip to provide unobstructed pedestrian access.

Fire Protection

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

Storm Water Management

- Petitioner will tie-in to the existing storm water system(s). Petitioner will have the receiving drainage system(s) analyzed to ensure that it will not be taken out of standard due to the proposed development. If it is found that the proposed development will cause the storm drainage system(s) to be taken out of standard, Petitioner shall provide alternate methods to prevent this from occurring. If the receiving drainage system(s) is already out of standard, Petitioner's proposed development will be designed so as to not place the downstream system(s) further out of standard.
- As provided on approved and recorded documents, portions of the Site currently drain to Moody Lake and the storm water runoff generated from these portions of the Site are treated by Moody Lake. These portions of the Site are hereinafter referred to in this paragraph 2 and paragraph 3 below as the "Moody Lake Drainage Areas". For those portions of the Site that are located outside of the Moody Lake Drainage Areas only, Petitioner shall control and treat the entire runoff volume for the post development 1 year, 24 hour storm. Runoff draw down time shall be a minimum of 24 hours, but not more than 120 hours. Peak storm water release rates should match pre-development rates for the 2 year and 10 year 6 hour storm events.
- The use of structural storm water treatment systems (wet ponds, extended detention wetlands, bio-retention, etc.) will be incorporated into those portions of the Site that are located outside of the Moody Lake Drainage Areas only. The system shall be designed to have an 85% average annual removal for Total Suspended Solids according to specifications in the most recent version of the N.C. Department of Environment and Natural Resources Best Management Practices Manual (Design Standards shall be met according to the City of Charlotte BMP Manual, if available prior to submission).

DATE: 02/16/06
DESIGNED BY:
DRAWN BY: MSC
CHECKED BY: CCM
SCALE: 1"=200'-0"
PROJECT #: 005138
SHEET #:

REVISIONS:
12/2005, As per City Comments
07/2006, Final plan per review comments

FOR PUBLIC HEARING
PETITION NO. 2006-005

CENTRE GREEN AT WHITEHALL
RETAIL OFFICE SITE
AAC REAL ESTATE SERVICES, INC.
DEVELOPMENT NOTES AND GUIDELINES

LandDesign
223 N Graham Street Charlotte, NC 28202
V: 704.333.0325 F: 704.332.3246
www.LandDesign.com

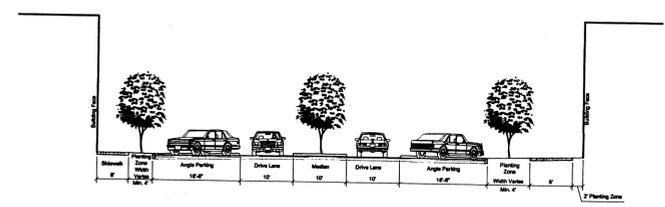


Please refer to Note # 5 under Landscaping Areas on sheet L2

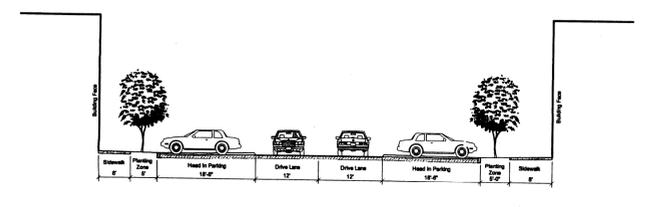
Please refer to Note # 5 under Landscaping Areas on Sheet L2

Walking Trail

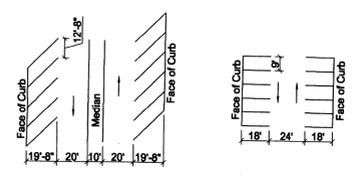
Zoning Boundary Line
 Area Not Included in Re-Zoning



SECTION A-A SCALE: 1/16"=1'-0"

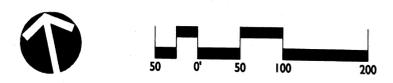


SECTION B-B SCALE: 1/16"=1'-0"



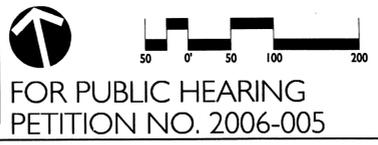
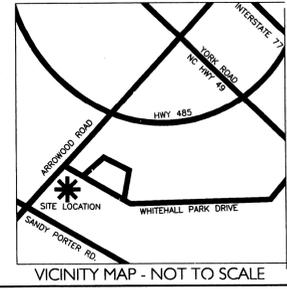
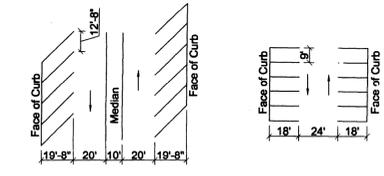
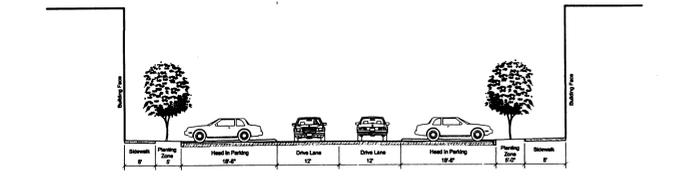
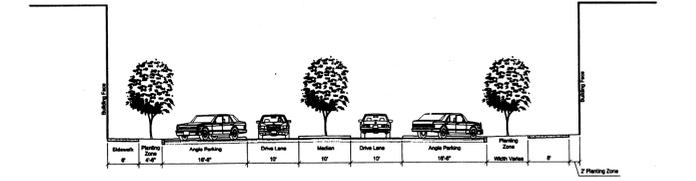
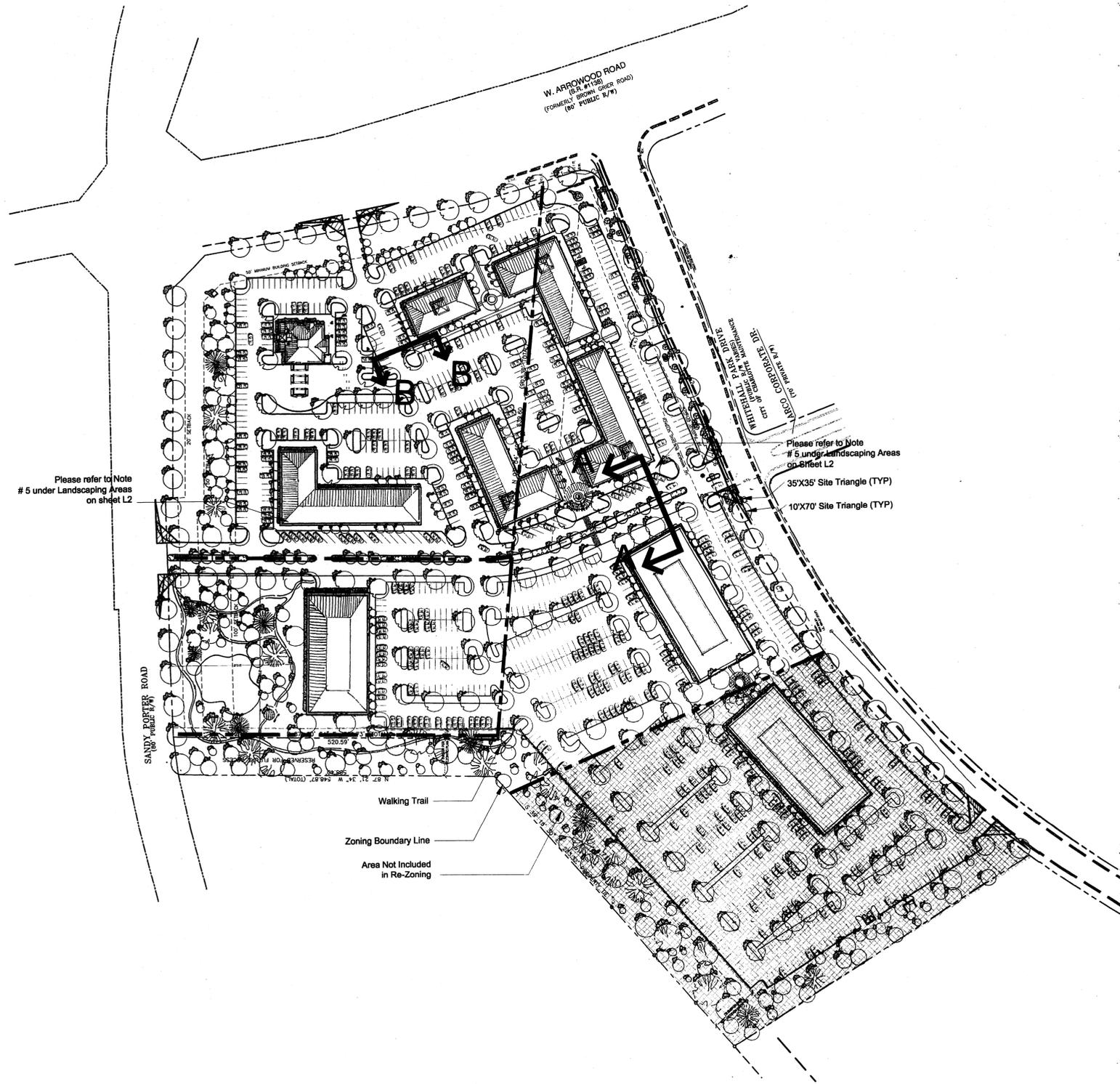
TYPICAL PARKING STANDARDS SCALE: NTS

* BICYCLE RACKS SHALL BE PROVIDED AT EACH BUILDING ENTRANCE AND SHALL MEET OR EXCEED THE CITY OF CHARLOTTE ZONING ORDINANCE TABLE 12.202



FOR PUBLIC HEARING
 PETITION NO. 2006-005

REVISIONS:
 L2 005 As per City Comments
 6/28/06 For Zoning Committee Work Session
 07/20/06 Final plan per review comments



REVISIONS:
1/17/05 - City Comments
4/28/06 - For Zoning Committee Work Session
07/20/06 - Final plan per review comments