

## Development Standards

### General Provisions

All development standards established under the City of Charlotte Zoning Ordinance ("The Ordinance") for B-1(CD) & O-2(CD) shall be followed in connection with development taking place on this Site unless more stringent standards are established by these development standards. The configurations, placements and sizes of the buildings depicted on the Conditional Rezoning Site Plan are schematic in nature and, subject only to the provisions set forth below under Architectural Controls, and may be altered or modified during design development and construction document phases within the maximum building envelope lines established on this Conditional Rezoning Site Plan. Parking layouts may also be modified to accommodate the final building locations.

### Permitted Uses

Parcels A-D may be devoted to the following uses, which are permitted by right in the B-1(CD) & O-2(CD) zoning district including retail, restaurant, office, and open space recreation with the exception of the following disallowed uses:

1. Restaurant with drive through facilities
2. Convenience stores
3. Car washes
4. Automobile service stations
5. Dwellings-detached or multi-family
6. Boarding Houses
7. Funeral Home

Except as otherwise provided above, drive-in window services shall be permitted as accessory uses. Drive-in window services shall be limited to no more than two tenants within the development project.

### Setbacks, Side yards and Rear Yards

1. All buildings constructed within the Site shall satisfy or exceed the setback, rear yard, and side yard requirements established under the Ordinance or the Business B-1(CD) & O-2(CD) District.
2. The buffer along Sandy Porter Road will be a Woodland Buffer. This 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. Notwithstanding the Woodland Buffer restrictions, this buffer will incorporate a 10-foot walking trail 90 feet from the Sandy Porter Road right-of-way.
3. An additional Woodland Buffer along the eastern portion of the parcel 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.
4. 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.
5. Buffers, per ordinance may be reduced up to 25% screening.

### Landscaping Areas

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

### Building Massing

1. The proposed service retail buildings are planned to be one story. The proposed office building closest to Sandy Porter Road will be no greater than three stories.
2. The density and scale of the buildings shall be designed to provide a pedestrian focused streetscape environment.

### Architectural Controls

1. 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.
2. All mechanical equipment, including rooftop equipment shall be screened from view.
3. The building designs for all buildings will have pitched roofs or pitched roof elements and minimum 5 foot perimeter walkways, and will feature precast, EIFS or brick exterior.
4. Restaurant tenants interested in having outdoor seating will be provided an outdoor patio area.

### Lighting

1. All pedestrian-scale lighting will be capped to direct lighting downward and/or away from adjoining residential properties.
2. 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.

### Signs

1. All signs placed on the site shall be erected in accordance with the requirements of the Ordinance.
2. A master signage and graphics system will be implemented throughout the Development.
3. Detached signage will be ground-mounted or monument type signage.
4. All signage will incorporate the design features established with the architecture of the buildings so that these elements are integrated into the Development.

### Access Points

1. The number of vehicular access points to the site shall be limited to those shown on the Conditional Rezoning Site Plan.
2. 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 Charlotte Department of Transportation.
3. Vehicular access to Sandy Porter Road shall be limited to one full movement driveway as generally depicted on the Site Plan.
4. Vehicular access to Arrowwood Road shall be limited to one right-in/right-out driveway as generally depicted on the Site Plan.

### Amendments

Future amendments to the Conditional Rezoning Site Plan and these Development Standards may be applied for by the Owner or Owners of the site in accordance with Section 6.206 of the Ordinance.

### Binding Affect of the Rezoning Application

1. If the Petitioner's Rezoning Petition is approved, the development program established under these Development Standards, the Conditional Rezoning Site Plan 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.
2. 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.

### Parking

1. The parking area depicted on the Conditional Rezoning 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.
2. Bike Racks will be provided at a rate of 1 bike space/20 parking spaces.

### Sidewalks

Sidewalks shall be provided generally in the manner depicted on the Technical Data Sheet and in conformity with Section 12.529 of the Ordinance.

### 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

Storm water runoff from the site will be managed through proven techniques which satisfy the standards imposed by the City Engineering Department.

### SITE DEVELOPMENT DATA

|                              |             |
|------------------------------|-------------|
| Total Area:                  | 18.14 ACRES |
| Total Open Space Area:       | 8.32 ACRES  |
| Restaurant / Retail / Office |             |
| Proposed Square Footage:     | 275,000     |
| Parking Required             |             |

### B-1 (CD) DISTRICT REQUIREMENTS

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

### O-2 (CD) DISTRICT REQUIREMENTS

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

### PARCEL INFORMATION

**PARCEL A #20I-043-01**  
EXISTING ZONING: R-3  
EXISTING USE: VACANT  
PROPOSED ZONING: B-1 (CD)  
PARCEL TO BE COMBINED WITH PARCEL D

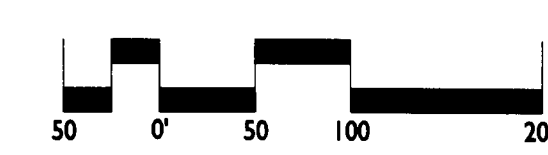
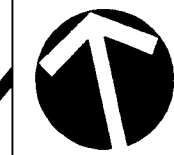
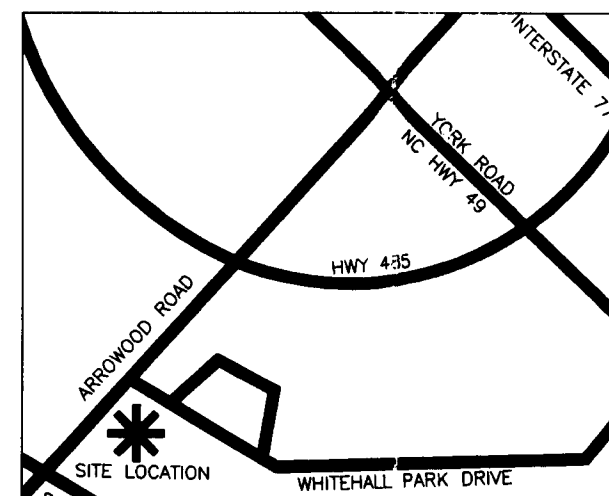
**PARCEL B #20I-043-01**  
EXISTING ZONING: R-3  
EXISTING USE: VACANT  
PROPOSED ZONING: O-2 (CD)  
PARCEL TO BE COMBINED WITH PARCEL C AND ADJACENT PARCEL #15

**PARCEL C #20I-043-02**  
EXISTING ZONING: B-1 (CD)  
EXISTING USE: VACANT  
PROPOSED ZONING: B-1 (CD)

**PARCEL D #20I-043-05**  
EXISTING ZONING: B-1 (CD)  
EXISTING USE: COMMERCIAL  
PROPOSED ZONING: B-1 (CD)

### ADJACENT OWNERS

1. **#20I-02I-07**  
SARAH S. BAKER  
3516 SANDY PORTER RD.  
CHARLOTTE, NC 28273  
EXISTING ZONING: R-3  
EXISTING USE: SINGLE-FAMILY
2. **#20I-02I-06**  
DAVID T. DREW & KELLY T. VANDERPIE  
3532 SANDY PORTER RD.  
CHARLOTTE, NC 28273  
EXISTING ZONING: R-3  
EXISTING USE: SINGLE-FAMILY
3. **#20I-02I-05**  
LILLIAN GREEN & WILL FRED GREEN  
3624 SANDY PORTER RD.  
CHARLOTTE, NC 28273  
EXISTING ZONING: R-3  
EXISTING USE: SINGLE-FAMILY
4. **#20I-02I-04**  
WILLIAM STAFFORD JR. GORDON & ALLICE GORDON  
9928 HATFIELD RD.  
CHARLOTTE, NC 28210  
EXISTING ZONING: R-3  
EXISTING USE: SINGLE-FAMILY
5. **#20I-473-01**  
THOMAS JOSEPH BRENNAN  
3627 SANDY PORTER RD.  
CHARLOTTE, NC 28273  
EXISTING ZONING: R-3  
EXISTING USE: SINGLE-FAMILY
6. **#20I-473-02**  
JAMES STEWART GREER & ELIZABETH G. GREER  
PO BOX 38701  
CHARLOTTE, NC 28278  
EXISTING ZONING: R-3  
EXISTING USE: SINGLE-FAMILY
7. **#20I-473-03**  
WILLIAM S. III GORDON & PATRICIA D. GORDON  
3819 SANDY PORTER RD.  
CHARLOTTE, NC 28273  
EXISTING ZONING: R-3  
EXISTING USE: SINGLE-FAMILY
8. **#20I-47I-01**  
DORTHY CAROL GALLANT  
PO BOX 734  
HARPER'S FERRY, WV 25425  
EXISTING ZONING: R-3  
EXISTING USE: SINGLE-FAMILY
9. **#20I-04I-01**  
DORTHY CAROL GALLANT  
PO BOX 734  
HARPER'S FERRY, WV 25425  
EXISTING ZONING: R-3  
EXISTING USE: VACANT
10. **#20I-04I-10**  
WHITEHALL DEV. LP  
125 SCALEY PARK RD. #3A  
CHARLOTTE, NC 28209-2608  
EXISTING ZONING: B-1(CD)  
EXISTING USE: VACANT
11. **#20I-043-03**  
LLC WHITEHALL CORPORATE CENTER #1 & AAC REAL ESTATE SERVICES INC.  
3800 ARCO CORPORATE DR. SUIT 200  
CHARLOTTE, NC 28273  
EXISTING ZONING: O-2 (CD)  
EXISTING USE: OFFICE
12. **#20I-02I-11**  
MOODY LAKE OFFICE PARK DEV. LP & AAC REAL ESTATE SERVICES INC.  
3800 ARCO CORPORATE DR. SUIT 200  
CHARLOTTE, NC 28273  
EXISTING ZONING: O-2 (CD)  
EXISTING USE: VACANT
13. **#20I-02I-12**  
CATAWBA LANDS CONSERVANCY  
1617 EAST BLVD #200  
CHARLOTTE, NC 28273  
EXISTING ZONING: I-1 (CD)  
EXISTING USE: VACANT
14. **#20I-02I-08**  
JAMES F. GADDY & STEPHANIE GADDY  
3500 SANDY PORTER RD.  
CHARLOTTE, NC 28210  
EXISTING ZONING: R-3  
EXISTING USE: SINGLE-FAMILY
15. **#20I-043-04**  
MOODY LAKE OFFICE PARK DEV. LP AND AAC REAL ESTATE SERVICES INC.  
3800 ARCO CORPORATE DR. SUIT 200  
CHARLOTTE, NC 28273  
EXISTING ZONING: O-2 (CD)  
EXISTING USE: VACANT



FOR PUBLIC HEARING  
PETITION NO. 2005-XX

### REVISIONS:

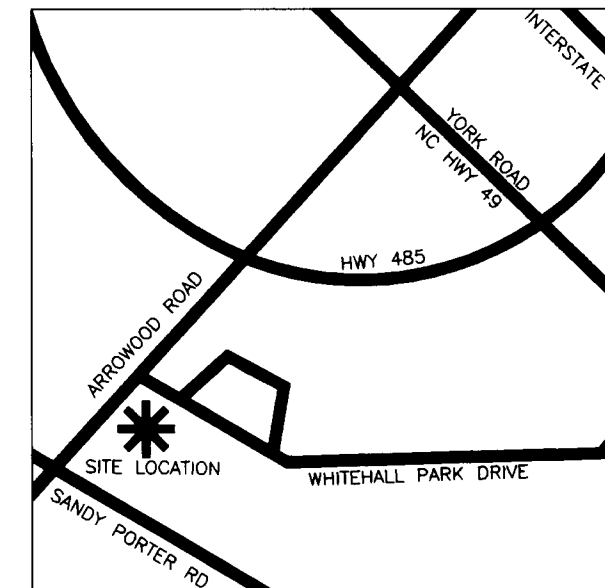
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CHECKED BY: CCM  
Q.C. BY:  
SCALE: 1"=200'-0"  
PROJECT #: 1005138  
SHEET #:

CENTER GREEN AT WHITEHALL  
RETAIL OFFICE SITE  
AAC REAL ESTATE SERVICES, INC.

Technical Data Sheet

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





FOR PUBLIC HEARING  
PETITION NO. 2005-XX

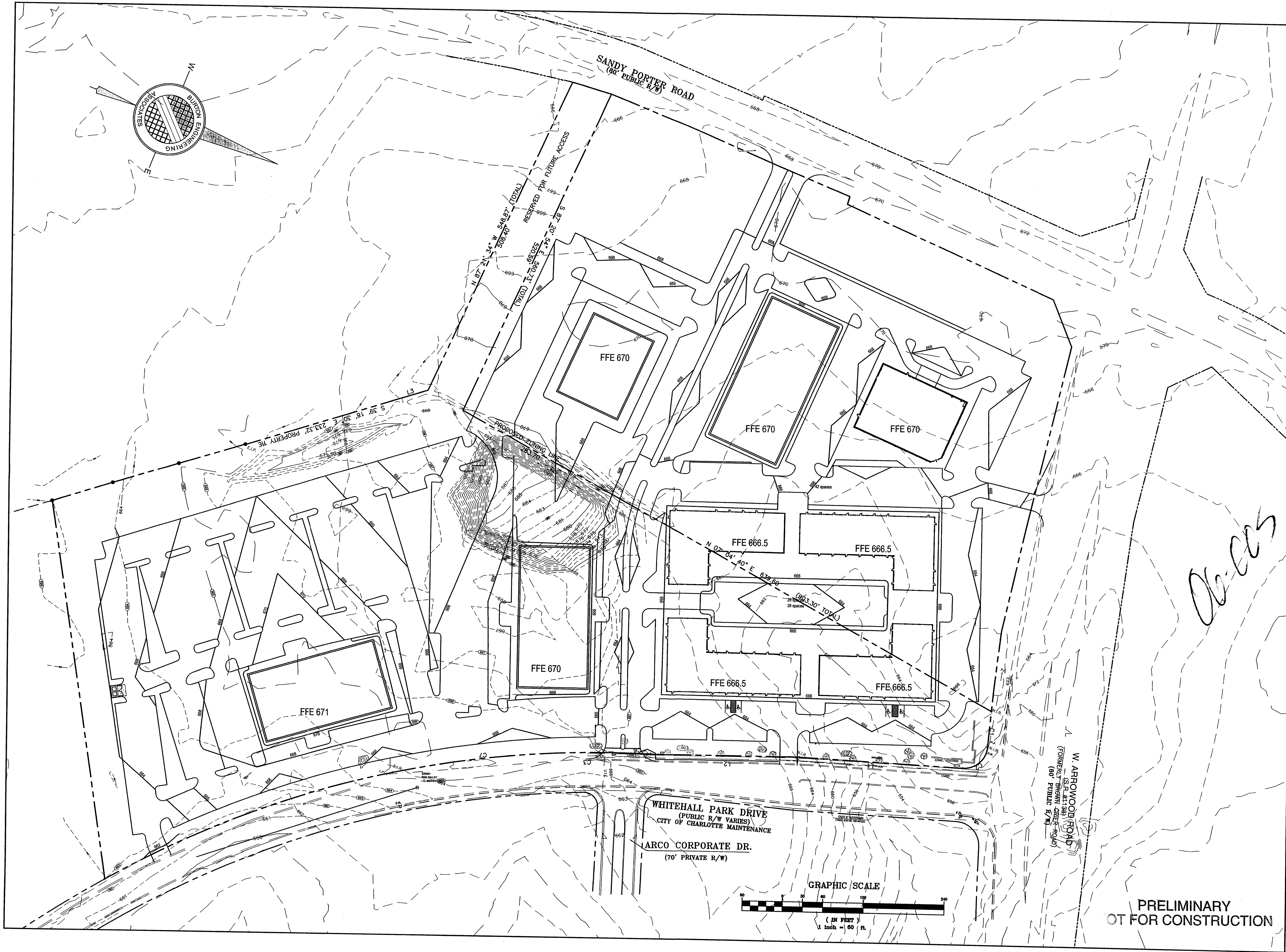
REVISIONS:


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DATE: 10/005  
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PROJECT #: 1005138  
SHEET #:

L2

CENTER GREEN AT WHITEHALL  
RETAIL OFFICE SITE  
AAC REAL ESTATE SERVICES, INC.  
ILLUSTRATIVE SITE PLAN

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|---|----------|
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| <p><b>AMERICAN ASSET CORPORATION</b><br/>300 ARCO CORP. DR. SUITE 200<br/>CHARLOTTE, NC</p>   |          |
|    |          |
| <p><b>BURTON ENGINEERING ASSOCIATES</b><br/>CIVIL ENGINEERS<br/>LAND PLANNERS<br/>5950 Fairview Rd. • Suite 100 • Charlotte, NC 28210<br/>(704) 553-8881 • Fax (704) 553-8860<br/>314-A South Pine Street • Spartanburg, SC 29302<br/>(864) 577-9099 • Fax (864) 577-9499</p> |          |
| <p><b>CENTRE GREENE SQUARE at WHITEHALL</b></p>   |          |
| <p><b>OVERALL SKETCH PLAN</b></p>   |          |
| Project   | CTB      |
| Engineer  | SM       |
| Drawn By  | 09/06/05 |
| Date  |          |
| Revisions   |          |
| Project Number 246-069  |          |
| Sheet   | of       |
| 26  | 26       |