

FOR PUBLIC HEARING
PETITION NO. 2006-81

DATE: MARCH 27, 2006
DRAWN BY: CCM
CHECKED BY: CCM
SCALE: 1/4" = 1'-0"
PROJECT #: 1002260
SHEET #:

REVISIONS:
5/2/2006: REVISED PER REZONING REVIEW

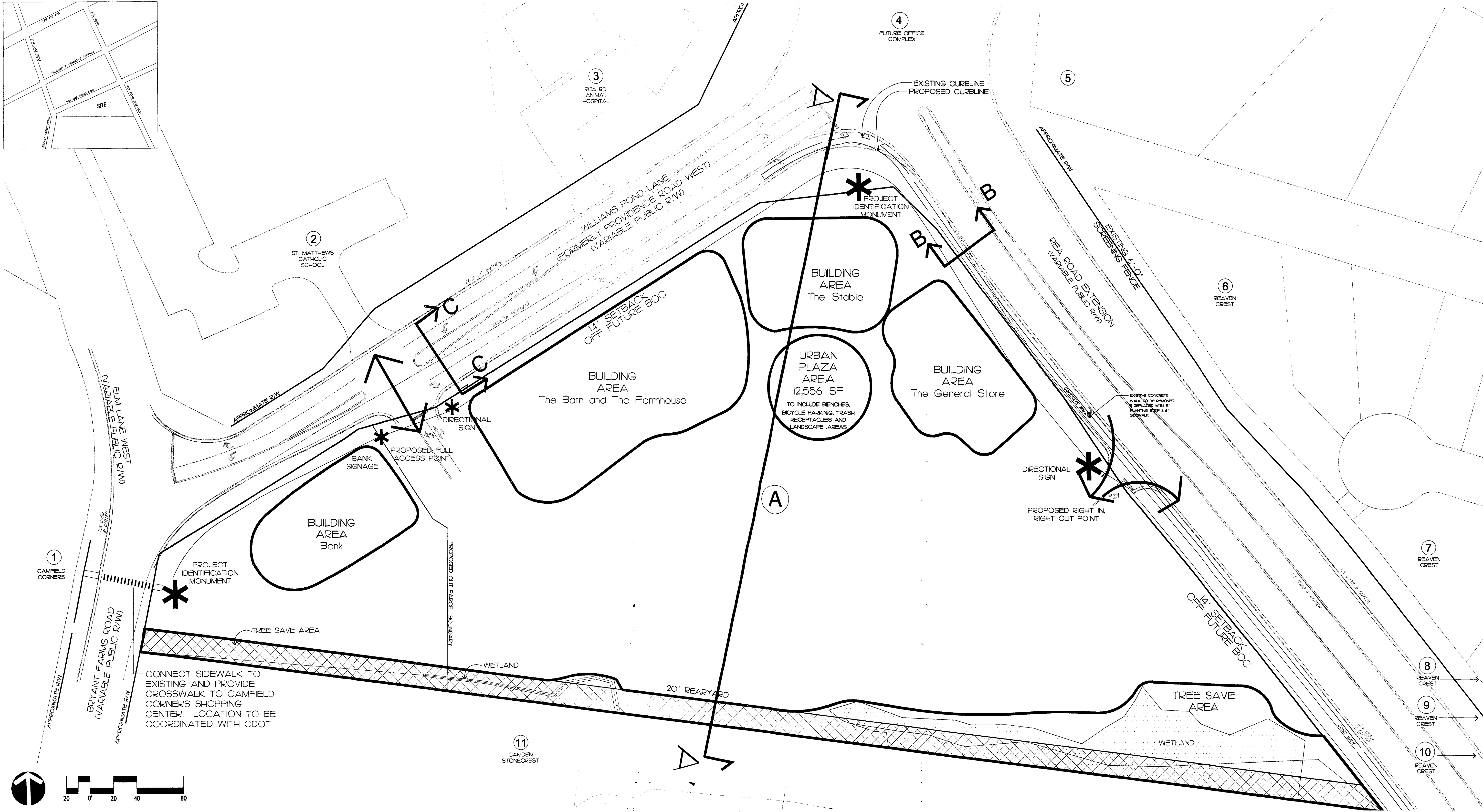
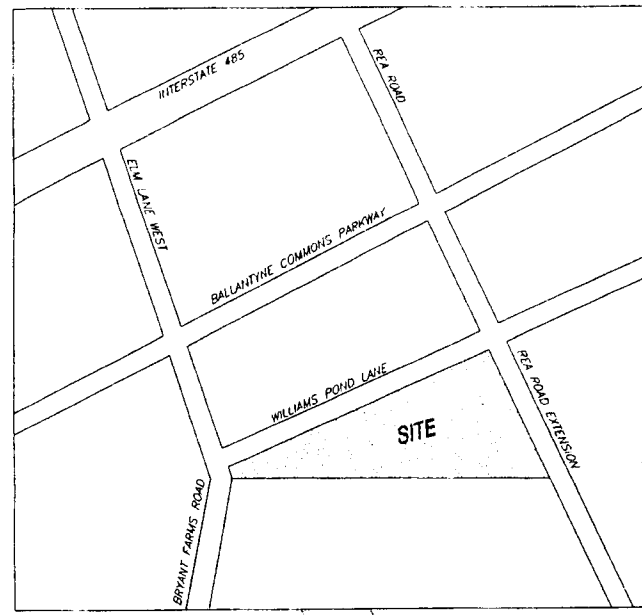
APPROVED BY:
CITY COUNCIL
JUL 17 2006

THE VILLAGE AT ROBINSON FARM
OFFICE AND RETAIL SPACE
PEMBROKE PARTNERS LTD. PARTNERSHIP, CHARLOTTE, NC
ILLUSTRATIVE SITE PLAN

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

RZ-1

VICINITY MAP - NOT TO SCALE



PARCEL INFORMATION

PARCEL A # 229-101-09
PEMBROKE PARTNERS LP
2138 NORTON ROAD
CHARLOTTE, NC 28207-212
EXISTING ZONING: R-3
EXISTING USE: VACANT
PROPOSED ZONING: NS
PROPOSED USE: OFFICE
RETAIL
RESTAURANT
BANK OUT PARCEL

SITE DEVELOPMENT DATA

TOTAL AREA: 6.6966 ACRES
TOTAL OPEN SPACE AREA: 3.16 ACRES
RESTAURANT / RETAIL / OFFICE
PROPOSED SQUARE FOOTAGE:
OUTDOOR DINING AREA SF: 44,000
2,720
NS PARKING SPACES REQUIRED:
AUTO: 74 (241 PROVIDED)
BICYCLE: 8
SHORT TERM: 14
LONG TERM:
TOTAL IMPERVIOUS AREA: 4.15 ACRES
(62% OF SITE)
TOTAL PERVIOUS AREA: 2.53 ACRES
(37% OF SITE)
TOTAL TREE SAVE AREA: .87 ACRES (7,897 SF)
(13% OF SITE)
URBAN PLAZA AREA: 12,556 SF

ADJACENT OWNERS

- | | | | | | |
|---|---|--|--|---|--|
| ① #223-284-31
INLAND SOUTHEAST
CAMFIELD LLC
INLAND REAL ESTATE
ACQUISITIONS INC
2901 BUTTERFIELD RD
OAK BROOK, IL 60523
EXISTING ZONING: B-1(CD)
EXISTING USE: COMMERCIAL | ③ #225-046-05
JAMES ALLAN DOZIER
AND REBECCA DOZIER
8100 WILLIAMS POND LN
CHARLOTTE, NC 28277
EXISTING ZONING: O-1(CD)
EXISTING USE: OFFICE /
VET CLINIC | ⑤ #229-243-15
ANNA M TILLER
11604 OLD SURRY LN
CHARLOTTE, NC 28277
EXISTING ZONING: R-3
EXISTING USE: SINGLE FAMILY | ⑦ #229-102-51
MARGARET H GAMBLE
11423 NEVERMORE WY
CHARLOTTE, NC 28277
EXISTING ZONING: R-5(CD)
EXISTING USE: SINGLE
FAMILY | ⑨ #229-102-46
ROMEISER CHRISTIAN R
ROMEISER ERIN E WIFE
10615 POE CT
CHARLOTTE NC 28277
EXISTING ZONING: R-5(CD)
EXISTING USE: SINGLE
FAMILY | ⑪ #229-101-15
SUMMIT PROPERTIES
PARTNERSHIP LP AND %
CAMDEN PROPERTY
TRUST
PO BOX 85261-4900
SCOTTSDALE, AZ
85262-4900
EXISTING ZONING: R-12MF
(CD)
EXISTING USE: MULTI-FAMILY |
| ② #225-046-02
WEST MAURICIO W
DIOCESAN
ADMINISTRATOR OF THE
ROMAN CATHOLIC D/CHLT
PO BOX 36776
CHARLOTTE, NC 28236
EXISTING ZONING: INST
EXISTING USE: CHURCH | ④ #225-044-96
PO BOX 36776
CHARLOTTE, NC 28236
EXISTING ZONING: NS
EXISTING USE: OFFICE
NOTE: PARCEL HAS
RECENTLY BEEN REZONED
FROM R-3 TO NS | ⑥ #229-102-52
MARY ELIZABETH WILKES
11438 NEVERMORE WY
CHARLOTTE, NC 28277
EXISTING ZONING: R-5(CD)
EXISTING USE: SINGLE FAMILY | ⑧ #229-102-50
DONALD E KNEBUSCH
AND JEAN M KNEBUSCH
11417 NEVERMORE WY
CHARLOTTE, NC 28277
EXISTING ZONING: R-5(CD)
EXISTING USE: SINGLE
FAMILY | ⑩ #229-102-45
ECKER MILTON
10611 POE COURT
CHARLOTTE NC 28277
EXISTING ZONING: R-5(CD)
EXISTING USE: SINGLE
FAMILY | |



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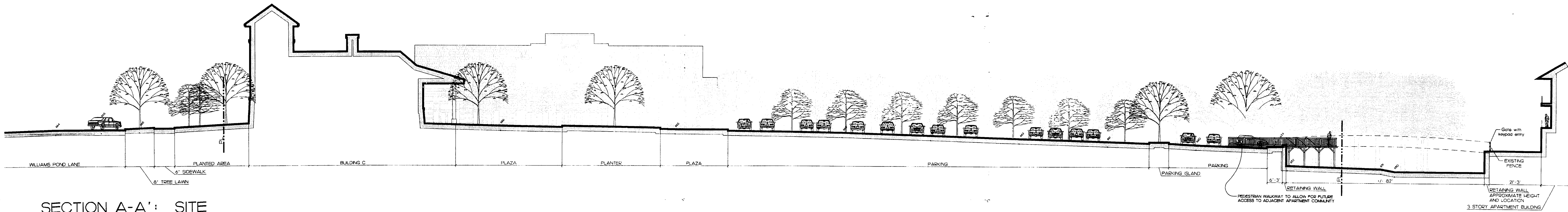
THE VILLAGE AT ROBINSON FARM
OFFICE AND RETAIL SPACE
PEMBROKE PARTNERS LTD. PARTNERSHIP, CHARLOTTE, NC
TECHNICAL DATA SHEET

REVISIONS:
05/23/06: REVISED PER REZONING REVIEW
07/11/06: REVISED PER REZONING REVIEW

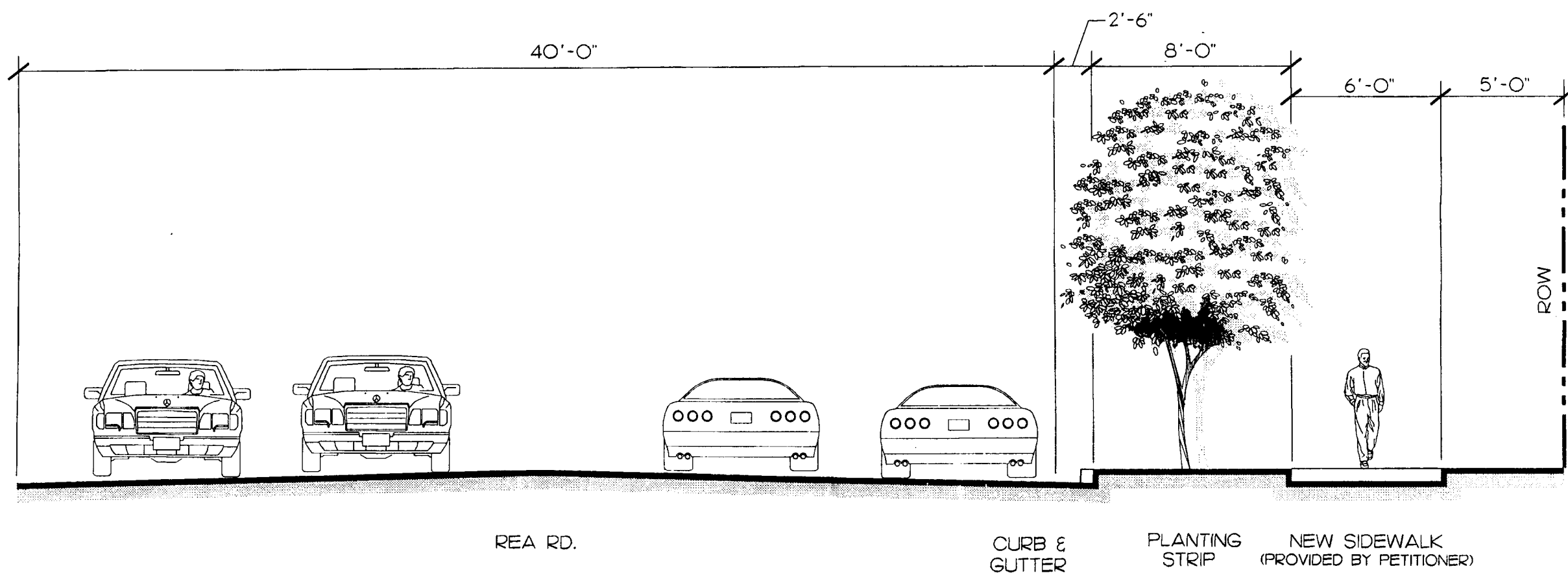
DATE: MAY 11, 2005
DESIGNED BY: CCM
DRAWN BY: MSC
CHECKED BY: CCM
SCALE: 1"=40'-0"
PROJECT #: 1002260
SHEET #:

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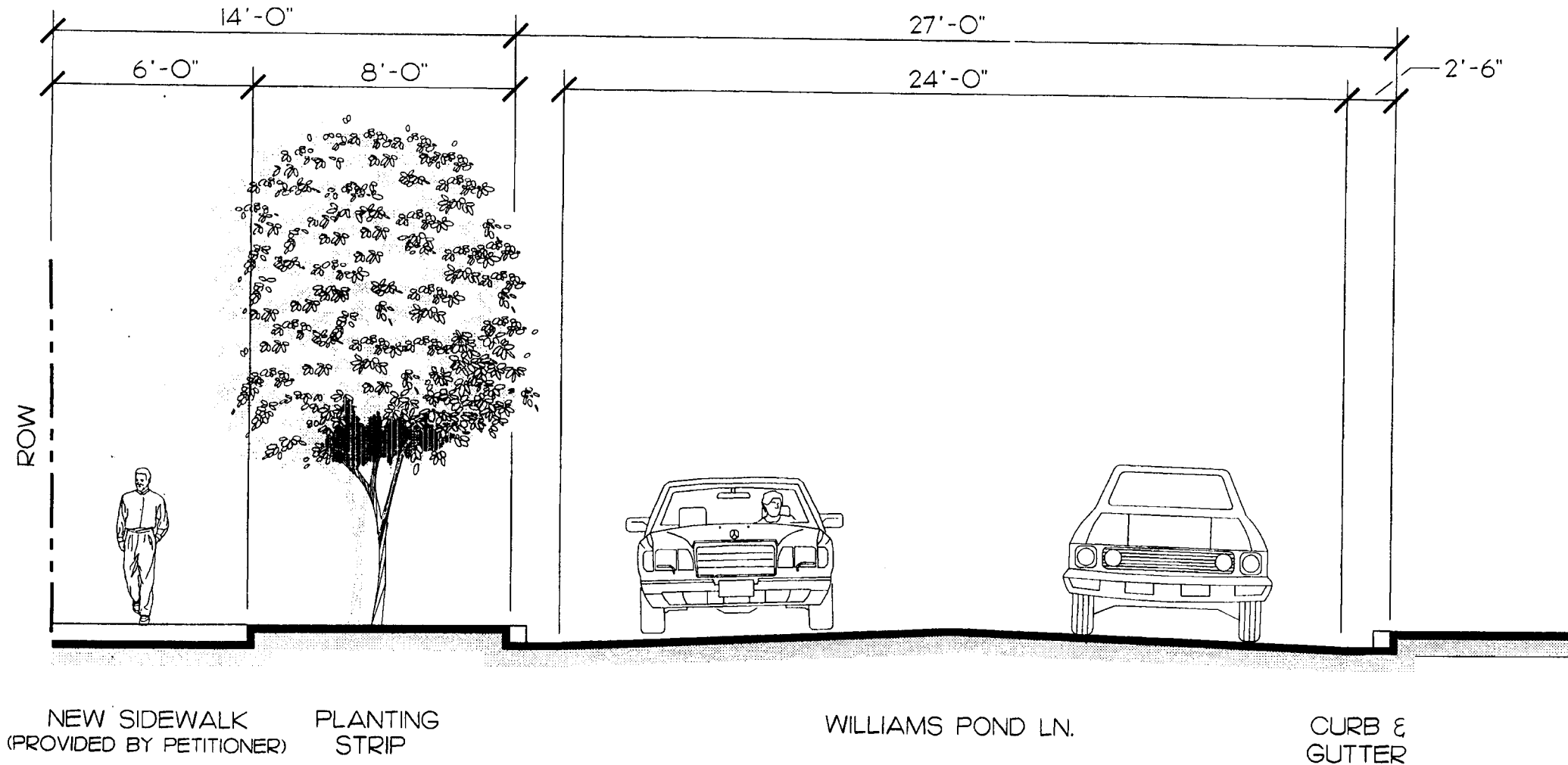
RZ-2



SECTION A-A': SITE
SCALE: 1"=20'-0"



SECTION B-B': REA RD.
NTS



SECTION C-C': WILLIAMS POND LN.
NTS

DEVELOPMENT STANDARDS

DEVELOPMENT STANDARDS
THE VILLAGE AT ROBINSON FARM
WILLIAMS POND LANE AND REA ROAD EXTENSION
Revised 07/10/06

SITE DATA:

Acreage: 6.6966 acres
Existing Zoning: R-3
Proposed Zoning: NS
Maximum Floor Area: 44,000 square feet

DEVELOPMENT STANDARDS

Unless more stringent standards are established by the Technical Data Sheet (Sheet RZ-1), the Schematic Master Plan (Sheet RZ-2), the Building Elevations (Sheet RZ-3A, Sheet RZ-3B, Sheet RZ-3C and Sheet RZ-3D), or by these Development Standards, all development standards established under the City of Charlotte Zoning Ordinance (the "Ordinance") for the NS zoning district classification shall be followed in connection with development taking place on the Site.

A. PERMITTED USES

- Permitted uses shall be those allowed in the NS zoning classification; however, the following uses will not be permitted on the Site:
Convenience stores,
Gasoline sales,
Retail tenants of over 15,500 square feet in size, and
Drive-through window facilities as an accessory to any establishment, with the sole exception of a bank or financial institution.

- The gross floor area of all buildings constructed on the Site may not exceed, in the aggregate, 44,000 square feet.
- At least 14,000 square feet of the authorized gross floor area must be devoted to bank or financial institution uses and/or general office uses.

While areas devoted to outdoor dining and gallery area, courtyards, and porches as well as the elevator tower and outdoor covered walkways are not included in the square footages noted above, any off-street parking associated therewith that may be required by the Ordinance will be provided for these areas.

B. SETBACKS, SIDE YARDS AND REAR YARDS

- All buildings constructed on the Site shall satisfy or exceed the setback, rear yard and side yard requirements established under the Ordinance for the NS zoning district.
- Building setbacks on the Site shall be measured from the proposed curb line of the abutting public streets.
- The Petitioner reserves the right to subdivide the Site and create lots within the interior of the development with no side and/or rear yards as part of a unified development plan.
- No vehicular parking spaces shall be located on the Site along public streets in front of buildings.

C. SCREENING AND STREETSCAPE TREATMENT

- Screening shall conform with the standards and treatments specified in Section 12.303 of the Ordinance.

- Any dumpsters located within the Site that are visible from a public street or from an external adjoining property will be screened from view by a solid enclosure with gates.
- The Site shall comply with the City of Charlotte Tree Ordinance.
- Roof-top mechanical equipment shall be screened from public view.
- All planting strips and landscaped areas shall be irrigated.

D. DESIGN AND PERFORMANCE STANDARDS

- The exterior elevations of each of the buildings to be constructed on the Site will be designed and constructed such that they are substantially similar to the elevations depicted on Sheets RZ-3A, RZ-3B, RZ-3C and RZ-3D.
- No part of any building constructed on the Site other than the chimney of the barn building may exceed 48 feet in height as measured from the average grade at the base of the building and no such building may exceed 2 stories in height.

E. TREE SAVE AREA / OPEN SPACE

- The Petitioner agrees to provide tree save areas totaling 10% of the Site and open space (including tree save areas) totaling 15% of the Site.
- The Tree Save Area depicted on the Technical Data Sheet along the southern portion of the site shall remain undisturbed, subject to the right of the Petitioner to engage in selective clearing of existing vines, undergrowth and small trees which are less than two inches in diameter and to remove dead vegetation. This area will be protected during the construction phase in accordance with a preservation plan prepared by a Landscape Architect.

F. LIGHTING

- All freestanding lighting fixtures will be uniform in design.
- All freestanding lighting fixtures shall be boxed and fully shielded and not exceed 20 feet in height, including its base.
- Wall pack lighting will not be allowed, however wall sconces may be utilized in such areas where they do not exceed 8 feet off the ground or concrete floor.
- Pedestrian lighting will be provided along all pedestrian walkways installed on the Site with maximum pole heights of 10 feet such that a safe level of lighting is achieved.
- Parking lot light poles shall not be placed in the tree islands.

G. SIGNS

- Signage shall conform to the provisions of the Ordinance.
- No more than two detached monumental project identification signs shall be permitted and they shall be located within the areas generally depicted on the Technical Data Sheet. These signs may not exceed 7 feet in height and the actual signage area may not exceed 50 square feet on either side.
- No freestanding identification signs will be allowed for any establishment locating on the Site other than a bank or financial institution, which will be allowed one such sign.
- While directional signs shall be allowed as permitted in the ordinance they may not exceed 30" in height in the sight triangles.

H. PARKING

- Off street parking spaces will, at a minimum, satisfy the requirements of the Ordinance.

- Bicycle parking spaces (bike racks) shall be provided within the areas generally depicted on the Sheet RZ-1 in accordance with the Ordinance.

I. SIDEWALKS, PLANTING STRIPS AND PEDESTRIAN CONNECTIONS

- A sidewalk shall be provided along the Site side of each of Williams Pond Lane and Rea Road Extension which will be at least 6 feet in width and have a planting strip between the sidewalk and the street curb which is at least 8 feet in width, all as generally depicted on Sheet RZ-1.

- Planting strips and sidewalks may be located within the setback and/or the rights-of-way subject to any necessary government approval.
- A sidewalk connection and associated H-C ramps and crosswalks shall be provided to allow pedestrian access between Camfield Corners and the Subject Site, with the exact location to be coordinated with CDOT during the Land Development Permitting Phase of the Project.
- The Petitioner will grant to residents of the Camden Stonecrest Apartment Project and their guests and invitees a perpetual pedestrian cross-access easement allowing them to gain access to and from the site and its walkway system within the area generally depicted on the Technical Data Sheet. The Petitioner reserves the right to control such access via an electronic gate or other restrictive device. This access location will align with sidewalks within the site directing pedestrians to the Urban Plaza Area as depicted on Sheets RZ-1 and RZ-2.
- If it is able to obtain the necessary right of way or an easement to accommodate this improvement without charge, the Petitioner will install at its expense a sidewalk at least 4 feet in width along the southern margin of Williams Pond Lane from its intersection with Rea Road to Provincetowne Drive.

J. RIGHT-OF-WAY DEDICATION

The Petitioner agrees to dedicate and convey (by quitclaim deed and subject to a reservation for any necessary utility easements) that portion of the Site that may be required to provide right of way as follows if such right-of-way does not exist already prior to the issuance of any building permits for the Site:

Rea Road Extension

65 feet from centerline

Williams Pond Road

35 feet from centerline

K. ACCESS POINTS (DRIVEWAYS) / ROAD IMPROVEMENTS

- The number of vehicular access points to the Site shall be limited to the number depicted on this Technical Data Sheet.
- 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 and/or the North Carolina Department of Transportation.
- Prior to the issuance of any certificates of occupancy for any buildings on the Site, the Petitioner shall provide the following road improvements:

Williams Pond Lane

Access "A":

Construct a westbound left turn lane on Williams Pond Lane at Access "A" with 150 feet of storage and a 20:1 bay taper.

Intersection between Williams Pond Lane and Rea Road

Construct an eastbound right turn lane on Williams Pond Lane at Rea Road with full 150 feet of storage and a 20:1 bay taper.

Currently, there are dual eastbound left turn lanes on Williams Pond Lane at its intersection with Rea Road Extension with 510 feet of storage. Because only 300 feet of storage is required to accommodate the 2011 projected volumes, if Petitioner is able to obtain permission from CDOT to do so, these dual left turn lanes will be shortened to provide 350 feet of total storage and the existing pavement remarked to provide for this left turn lane on Williams Pond Lane at Access "A".

Rea Road Extension

Access "B":

Construct a southbound right turn lane on Rea Road at Access "B" with 100 feet of storage and 150 feet of taper.

This access will be limited to right-in/right-out only movements.

Intersection between Ballantyne Commons Parkway and Elm Lane

Construct an eastbound right turn lane on Ballantyne Commons Parkway at its intersection with Elm Lane with 200 feet of storage and a 20:1 bay taper.

- If off site right of way is required to accommodate any identified developer improvements described above, the developer will make a good faith effort (which shall include the use of an independent appraiser to assess property values) to secure the necessary off site right of way prior to issuance of certificates of occupancy; the developer will cause any such improvements to be completed.

If right of way not owned by the developer is required to complete any such improvements and the developer fails in its good faith attempt to acquire the right of way, the developer may request the City to condemn the property and agrees to pay for all costs and expenses associated therewith.

L. FIRE PROTECTION

Adequate fire protection in the form of fire hydrants will be provided to the Fire Marshal's specifications.

M. STORM WATER MANAGEMENT

- Storm water runoff from the Site will be managed via best management practices through proven techniques which satisfy the standards, if any, imposed by the City of Charlotte Engineering Department at the time this Rezoning Petition is allowed.
- Although the Petitioner intends to utilize underground detention, in the case that surface level storm water detention is used, it will not be located in the required setbacks.
- The Petitioner shall tie in to the existing storm water systems. The Petitioner shall have the receiving drainage system(s) analyzed to ensure that they will not be taken out of standard due to the proposed development on this site. If it is found that development will cause the storm drainage system(s) to be taken out of standard, the Petitioner shall provide alternate methods to prevent this from occurring.
- The Petitioner will construct water quality best management practices (BMP's) to achieve 85% Total Suspended Solid (TSS) removal for the entire post-development runoff volume for the runoff generated from the first 1-inch of rainfall. BMP's must be designed and constructed in accordance with the NC Department of Environment and Natural Resources (NCDENR) Best Management Practices Manual, April 1999, Section 4.0. The entire volume of storm water will be controlled for the 1 year 24 hour storm. Runoff volume drawdown time shall be a minimum of 24 hours, but not more than 120 hours. The peak will be controlled to match the predevelopment runoff rates for the 10 year, 6 hour storm and a downstream flood analysis is not performed, the peak shall be controlled for the 10 year and 15 year, 6 hour storms.

N. AMENDMENTS TO REZONING PLAN

Future amendments to this Technical Data Sheet 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.

O. BINDING EFFECT OF THE REZONING APPLICATION

If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under these Development Standards and this Technical Data Sheet will, unless amended in the manner provided under the Ordinance, be binding upon and insure to the benefit of Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns. Throughout these Development Standards, the terms Petitioner and Owner(s) shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owner or owners of the Site from time to time who may be involved in any future development thereof.

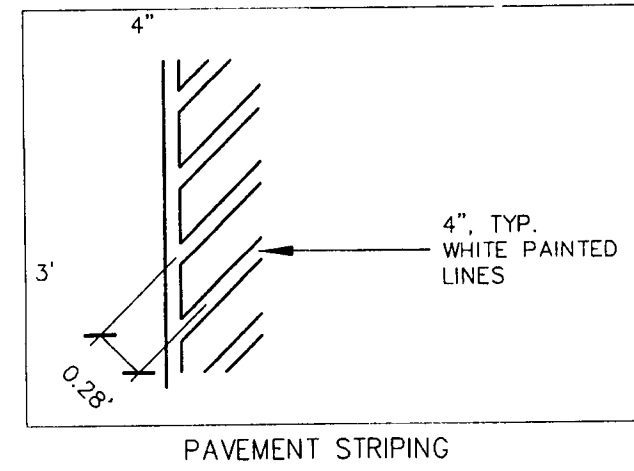
REVISIONS:
DATE: MARCH 17, 2006
DESIGNED BY: CCM
DRAWN BY: MSC
CHECKED BY: CCM
SCALE: AS SHOWN
PROJECT #: 100260
SHEET #:
PEMBROKE PARTNERS LTD. PARTNERSHIP, CHARLOTTE, NC

THE VILLAGE AT ROBINSON FARM
OFFICE AND RETAIL SPACE
SECTIONS & NOTES

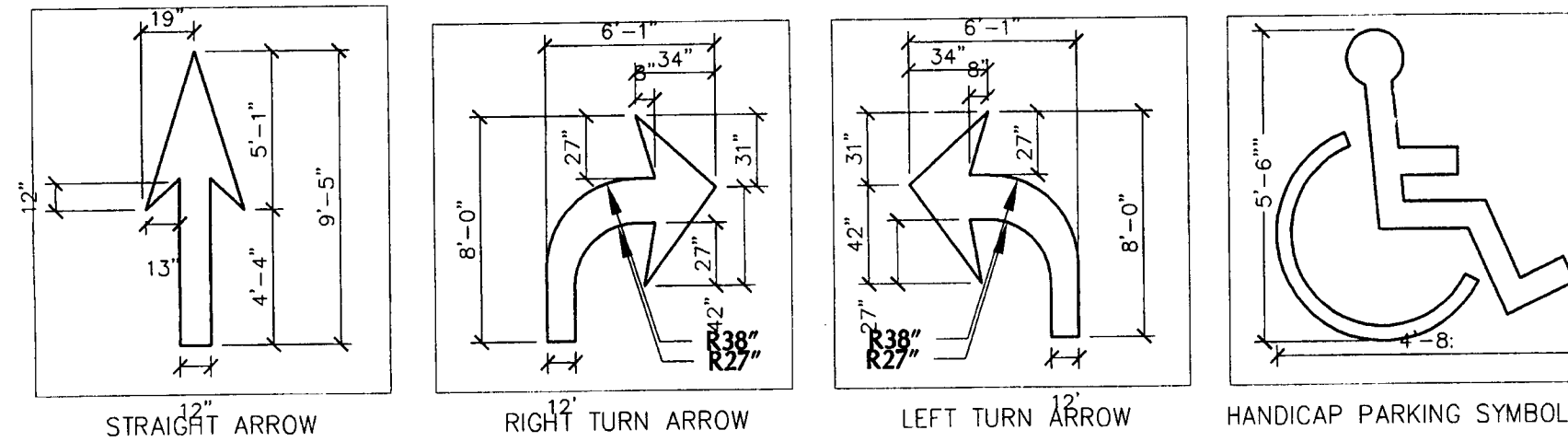
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RZ-3



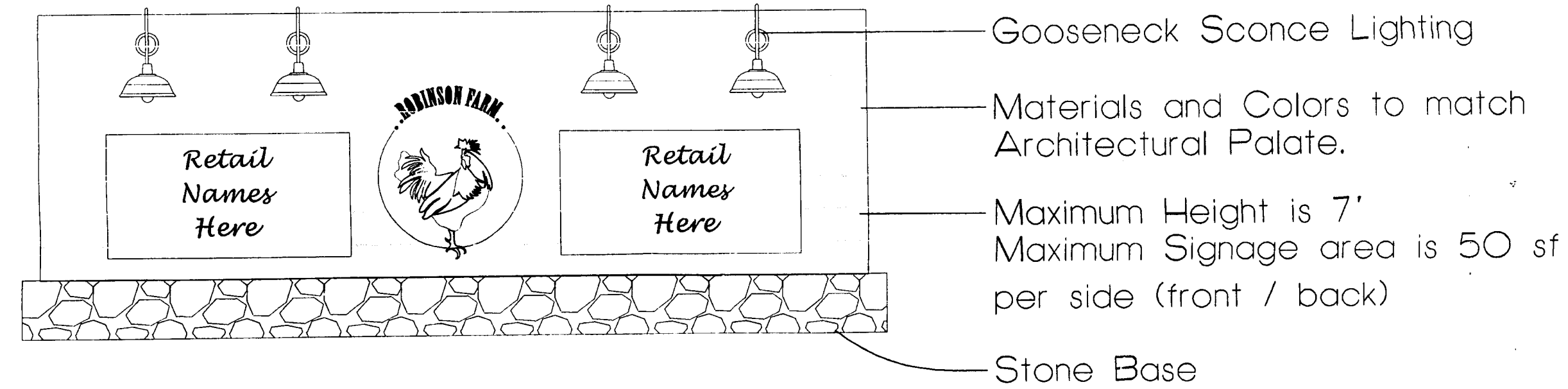
- NOTES:
1. ALL SYMBOLS AND STRIPING TO BE PAINTED WITH WHITE PAINT, UNLESS OTHERWISE SPECIFIED.
 2. PAINT HANDICAP PARKING SYMBOL ONTO PAVEMENT WITH 2 COATS OF WHITE PAINT.
 3. SEE SITE PLAN FOR LOCATION OF SYMBOLS AND STRIPING



1 PAVEMENT MARKINGS

RZ-4 SECTION

NOT TO SCALE



2 PROJECT IDENTIFICATION SIGNAGE

RZ-4 ELEVATION

1/32" = 1'

NOTE: PROJECT SIGNAGE EXAMPLES ARE PRELIMINARY IN NATURE AND SUBJECT TO CHANGE.
ALL SIGNAGE WILL MEET OR EXCEED THE CITY OF CHARLOTTE ZONING ORDINANCE REQUIREMENTS.



3 PROJECT DIRECTIONAL SIGNAGE

RZ-4 ELEVATION

1/16" = 1'