

**BALLANTYNE PROPERTY
521 & PROVIDENCE ROAD WEST**

CONSERVATION BY DESIGN DEVELOPMENT; CHARLOTTE, NORTH CAROLINA

REZONING PLAN

REVISIONS:
08/15/07 PLAN REVISION PER DISCUSSION WITH
PLANNING DEPARTMENT
10/04/07 UPDATES PER CITY COMMENTS
10/30/07 UPDATES PER CITY COMMENTS
11/07/07 UPDATES PER STAFF COMMENTS

DATE: 07/23/07
DESIGNED BY: DAW
DRAWN BY: DAW
CHECKED BY: RJP
SCALE: 1" = 60'-0"
PROJECT #: 1006245
SHEET #:

TDS-1.0

DEVELOPMENT SUMMARY

REFER TO REZONING PETITION 2002-16

TAX PARCEL ID#: 223-132-11

TOTAL SITE SF (ACREAGE): 303,838.94 SF (6.97 ACRES)

EXISTING ZONING: O-1(CD)

PROPOSED ZONING: O-1(CD) SITE PLAN AMENDMENT

PROPOSED USES: OFFICE

SETBACK REQUIREMENTS:
- PROVIDENCE ROAD WEST 30' SETBACK
- HIGHWAY 521 35' SETBACK

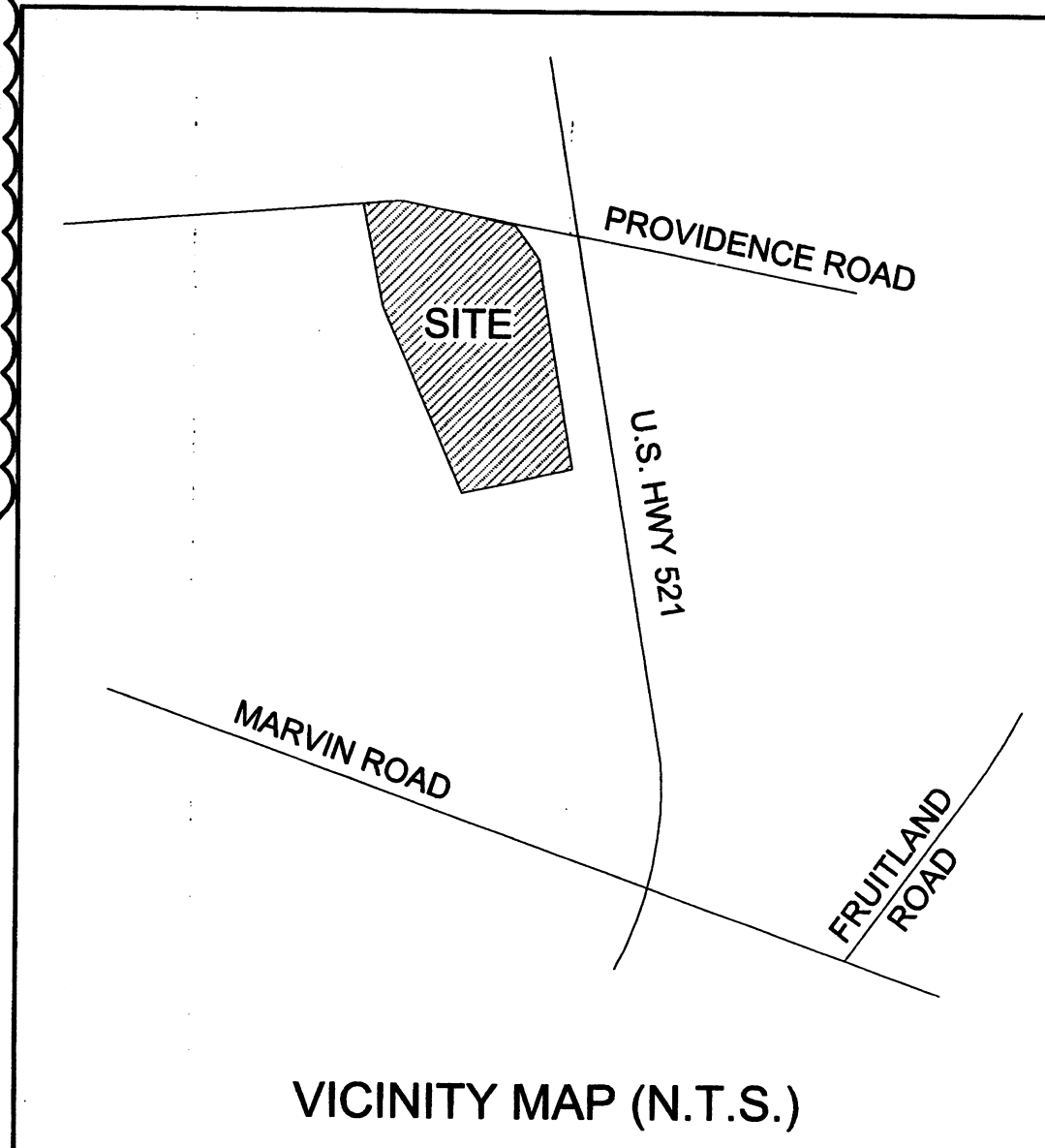
SIDE YARD REQUIREMENTS: 5' SIDE YARD

DEVELOPMENT TOTALS

PROPOSED BUILDING USES & SQUARE FOOTAGE:
- BANK: 4,500 SF
- OFFICE: 36,000 SF
- FITNESS/OFFICE: 32,000 SF

DEVELOPMENT NOTES

1. THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, STANDARDS, POLICIES, AND APPROPRIATE DESIGN MANUALS WILL EXIST. THOSE CRITERIA FOR EXAMPLE, THOSE THAT REQUIRE BUFFERS, REGULATE STREETS, SIDEWALKS, TREES, STORM WATER, AND SITE DEVELOPMENT, ETC., WILL APPLY TO THE DEVELOPMENT SITE. THIS INCLUDES CHAPTERS 6, 9, 12, 17, 18, 19, 20, AND 21 OF THE CITY CODE. CONDITIONS SET FORTH IN THIS PETITION ARE SUPPLEMENTAL REQUIREMENTS IMPOSED ON THE DEVELOPMENT IN ADDITION TO OTHER STANDARDS. WHERE CONDITIONS ON THIS PLAN DIFFER FROM ORDINANCES, STANDARDS, POLICIES, AND APPROACHES IN EXISTENCE AT THE TIME OF FORMAL ENGINEERING PLAN REVIEW SUBMISSION, THE STRICTER CONDITION OR EXISTING REQUIREMENTS SHALL APPLY.
2. DUMPSTER AREAS SHALL BE ENCLOSED ON ALL FOUR SIDES BY A SOLID FENCE OR WALL WITH ONE SIDE BEING A HINGED GATE.
3. THE MAXIMUM HEIGHT OF ANY FREESTANDING LIGHT FIXTURE SHALL NOT EXCEED 25 FEET INCLUDING ITS BASE. ALL DIRECT LIGHTING WITHIN THE SITE SHALL BE DESIGNED AND SHIELDED SUCH THAT DIRECT ILLUMINATION DOES NOT EXCEED PAST ANY PROPERTY LINE AND SHALL BE CONSISTENT WITH THE ZONING ORDINANCE REQUIREMENTS. FURTHERMORE, NO "WALL PAK" LIGHTING SHALL BE PERMITTED.
4. VEHICULAR ACCESS POINTS SHALL BE LIMITED TO THOSE SHOWN ON THE SITE PLAN. THE EXACT LOCATION MAY VARY FROM THAT DEPICTED, BUT SHALL COMPLY WITH ALL APPLICABLE DESIGN REQUIREMENTS OF THE CHARLOTTE DEPARTMENT OF TRANSPORTATION AND/OR NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
5. THE BANK AND 3-STORY OFFICE BUILDING ON THE SITE SHALL BE CONSTRUCTED OF BRICK, STUCCO, AND/OR A COMBINATION OF THOSE OR OTHER MASONRY FINISHES. WHERE THESE BUILDINGS ABUT A PUBLIC RIGHT-OF-WAY THE PETITIONER/DEVELOPER AGREES TO PROVIDE VISUAL INTEREST IN THE FORM OF NO BLANK WALLS GREATER THAN 20 FEET TO INCLUDE BUILDING FENESTRATION WITH A MINIMUM OF 50% CLEAR GLASS.
6. FOR THE FITNESS CENTER BUILDING ARTICULATION, REFER TO SHEET TDS-1.1 OF THIS SET.
7. THE SITE PLAN IS SCHEMATIC IN NATURE AND REPRESENTS A FIRM CONCEPT OF DEVELOPMENT WITH REGARD TO THE ARRANGEMENT OF BUILDINGS, PARKING, AND CIRCULATION PATTERNS. MINOR CHANGES OF DETAIL WHICH DO NOT ALTER THE BASIC LAYOUT AND RELATIONSHIPS TO ADJUTING SITES ARE PERMITTED AS A MATTER OF RIGHT FOR THE PETITIONER/DEVELOPER AND SHALL BE HANDLED IN ACCORDANCE TO THE ZONING ORDINANCE, SECTION 6.207.
8. THE PROPOSED VEHICULAR CONNECTIONS TO THE ADJUTING PROPERTIES SHALL BE BUILT TO THE PROPERTY LINE AS SHOWN AS PART OF THE PROPOSED DEVELOPMENT PROJECT. THE EXACT LOCATIONS MAY VARY SOMEWHAT FROM THE DEPICTED PLAN.
9. THE PETITIONER/DEVELOPER SHALL CONSTRUCT A LEFT TURN LANE TO SERVE THE TRAFFIC USING THE PROPOSED PUBLIC STREET INTERSECTION TO PROVIDENCE ROAD WEST. FURTHERMORE, THE LEFT TURN LANE SHALL BE A SIDE BY SIDE LEFT TURN LANE WITH THE LEFT TURN LANE ON EASTBOUND PROVIDENCE ROAD WEST TO NORTHBOUND HIGHWAY 521. SUCH A TURN LANE WILL REQUIRE ADDITIONAL IMPROVEMENTS EXTENDING EAST ALONG PROVIDENCE ROAD WEST BEYOND ITS INTERSECTION WITH HIGHWAY 521. ALSO REQUIRED WILL BE THE CONSTRUCTION OF A CONCRETE MEDIAN IN PROVIDENCE ROAD WEST BETWEEN THE SITES PROPOSED STREET INTERSECTION AND HIGHWAY 521. THE MEDIAN SHOULD BE DESIGNED WITH A MINIMUM 150 FEET OF STORAGE AND A 15:1 SLOPE. THE ENGINEERING DESIGN SHALL BE PERFORMED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF NORTH CAROLINA.
10. BICYCLE PARKING SHALL BE PROVIDED PER THE ORDINANCE.
11. TREE SAVE AREAS ON SITE WILL OCCUR WITHIN THE PRESERVED WETLANDS AREA AND SETBACK AREA. TREE MITIGATION IN LIEU OF TREE SAVE AREA OF 15% MAY BE ACCOMPLISHED WITH ADDITIONAL PLANTINGS ON SITE OR WITHIN SETBACK AREAS. SEE SHEET TDS-1.1 FOR TREE SAVE/SUPPLEMENTAL PLANTING PLAN.
12. ANY JURISDICTIONAL WETLANDS OR STREAMS, IF PRESENT, NEED TO BE PROTECTED, OR PROPER ENVIRONMENTAL PERMITS OBTAINED PRIOR TO THEIR DISTURBANCE. FOR 401 PERMITS, CONTACT NC DENR AT (919) 733-1788. FOR 404 PERMITS, CONTACT THE ARMY CORPS OF ENGINEERS AT (704) 271-4854.
13. ALL WATER SUPPLY WELLS SHALL BE PROTECTED BY FLAGGING AND FENCING DURING SITE DEVELOPMENT OR ABANDONED PER THE MECKLENBURG COUNTY GROUNDWATER WELL REGULATIONS PRIOR TO ANY DEMOLITION OR GRADING ACTIVITY.
14. EXISTING SEPTIC TANKS SHALL BE LOCATED, PUMPED BY A LICENSED WASTE HAULER TO REMOVE RESIDUAL CONTENTS, CRUSHED AND BACKFILLED PRIOR TO ANY DEMOLITION OR GRADING ACTIVITY.
15. STORM WATER
 - NO SURFACE LEVEL STORM WATER DETENTION SHALL BE ALLOWED WITHIN THE SETBACKS ALONG HIGHWAY 521, PROVIDENCE ROAD WEST, AND THE NEW PUBLIC STREET. HOWEVER, WATER QUALITY BIO-RETENTION AREAS AND/OR RAIN GARDENS MAY BE LOCATED IN REQUIRED SETBACKS.
 - THE PETITIONER SHALL TIE-IN TO THE EXISTING STORM WATER SYSTEM(S). THE PETITIONER SHALL HAVE THE RECEIVING DRAINAGE SYSTEM(S) ANALYZED TO ENSURE THAT IT WILL NOT BE TAKEN OUT OF STANDARD DUE TO THE DEVELOPMENT. IF IT IS FOUND THAT DEVELOPMENT WILL CAUSE THE STORM DRAINAGE SYSTEM(S) TO BE TAKEN OUT OF STANDARD, THE PETITIONER SHALL PROVIDE ALTERNATIVE METHODS TO PREVENT THIS FROM OCCURRING.
 - FOR PROJECTS WITH DEFINED WATERSHEDS GREATER THAN 24% BUILT-UPON AREA, CONSTRUCT WATER QUALITY BEST MANAGEMENT PRACTICES (BMPs) 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. BMPs MUST BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE N.C. DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES (NC DENR) BEST MANAGEMENT PRACTICES MANUAL, APRIL 1999, SECTION 4.0 (DESIGN STANDARDS SHALL BE MET ACCORDING TO THE CITY OF CHARLOTTE BEST MANAGEMENT PRACTICES MANUAL, WHEN AVAILABLE). USE OF LOW IMPACT DEVELOPMENT (LID) TECHNIQUES IS OPTIONAL.
 - FOR COMMERCIAL PROJECTS WITH GREATER THAN 24% BUA, CONTROL THE PEAK TO MATCH THE PREDEVELOPMENT RUNOFF RATES FOR THE 10-YEAR, 6-HOUR STORM AND PERFORM A DOWNSTREAM FLOOD ANALYSIS TO DETERMINE WHETHER ADDITIONAL PEAK CONTROL IS NEEDED AND IF SO, FOR WHAT LEVEL OF STORM FREQUENCY, OR IF A DOWNSTREAM ANALYSIS IS NOT PERFORMED, CONTROL THE PEAK FOR THE 10-YEAR AND 25-YEAR, 6-HOUR STORMS.
 - FOR COMMERCIAL PROJECTS WITH LESS THAN OR EQUAL TO 24% BUA, BUT GREATER THAN ONE ACRE OF DISTURBED AREA, CONTROL THE PEAK TO MATCH THE PREDEVELOPMENT RUNOFF RATES FOR THE 2-YEAR AND 10-YEAR, 6-HOUR STORM.



VICINITY MAP (N.T.S.)

**FOR PUBLIC HEARING
PETITION NO. 2007-132**



30' 0' 30' 60' 120'



Architectural elevation drawing of a long, low building. The structure features a series of square windows and vertical panels. A dark, solid base is visible at the bottom. The drawing is labeled "BANNER" on the left side.

TREE SAVE

PROVIDED:

TREE SAVE AREA A:	+ 6,989 SF
TREE SAVE AREA B:	+ 2,761 SF
TREE SAVE AREA C:	+ 3,915 SF
TREE SAVE AREA D:	+ 3,868 SF
TREE SAVE AREA E:	+ 1,100 SF
TOTAL TREE SAVE:	+ 18,633 SF = 0.43 ACRES

$$0.43 / 5.89 = +7\%$$

*SUPPLEMENTAL PLANTINGS IN LIEU OF TREE SAVE AREA TO BE PLANTED ON-SITE OR WITHIN SETBACK AREAS TO MEET REQUIREMENTS.

SUPPLEMENTAL PLANTINGS

PROPOSED:	
SUPPLEMENTAL PLANTINGS AREA A:	± 4,762 SF
SUPPLEMENTAL PLANTINGS AREA B:	± 12,113 SF
SUPPLEMENTAL PLANTINGS AREA C:	± 5,661 SF
SUPPLEMENTAL PLANTINGS AREA D:	± 2,095 SF
SUPPLEMENTAL PLANTINGS AREA E:	± 851 SF
SUPPLEMENTAL PLANTINGS AREA F:	± 1,191 SF
SUPPLEMENTAL PLANTINGS AREA G:	± 1,792 SF
SUPPLEMENTAL PLANTINGS AREA H:	± 3,730 SF
TOTAL SUPPLEMENTAL PLANTINGS:	± 32,195 SF = 0.74 ACRES

0.74 / 5.89 = +13%

TOTAL TREE SAVE AREA WITH SUPPLEMENTAL PLANTINGS	
TREE SAVE:	+7%
SUPPLEMENTAL PLANTINGS:	+13%
TOTAL:	+20%*

*PLUS FUTURE STORMWATER AREA PLANTINGS:

NOTE

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- A vicinity map showing the location of the site. The site is a shaded, irregularly shaped area. It is bounded by Providence Road to the north and Marvin Road to the south. U.S. Hwy 521 runs vertically through the center of the map. Fruitland Road runs diagonally from the bottom right towards the center. The site is located between Providence Road and Marvin Road, and to the west of U.S. Hwy 521.