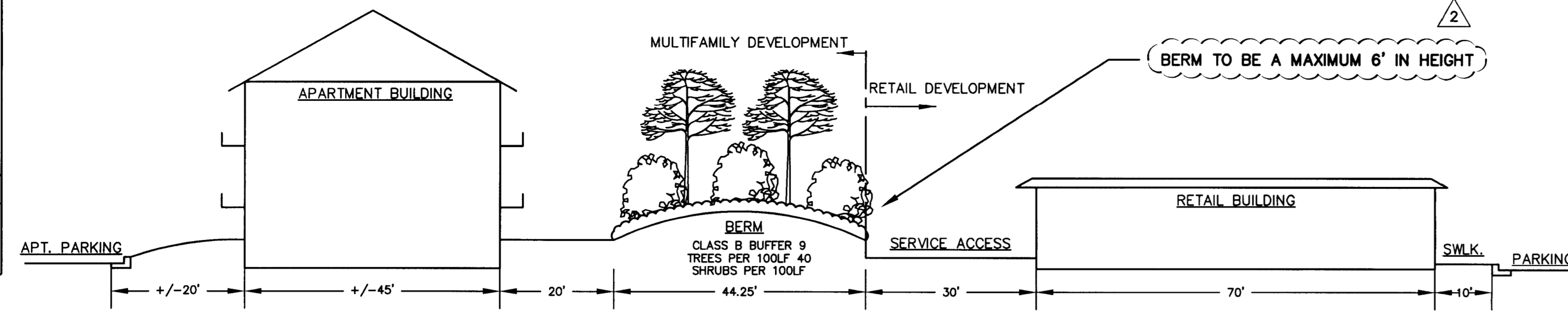
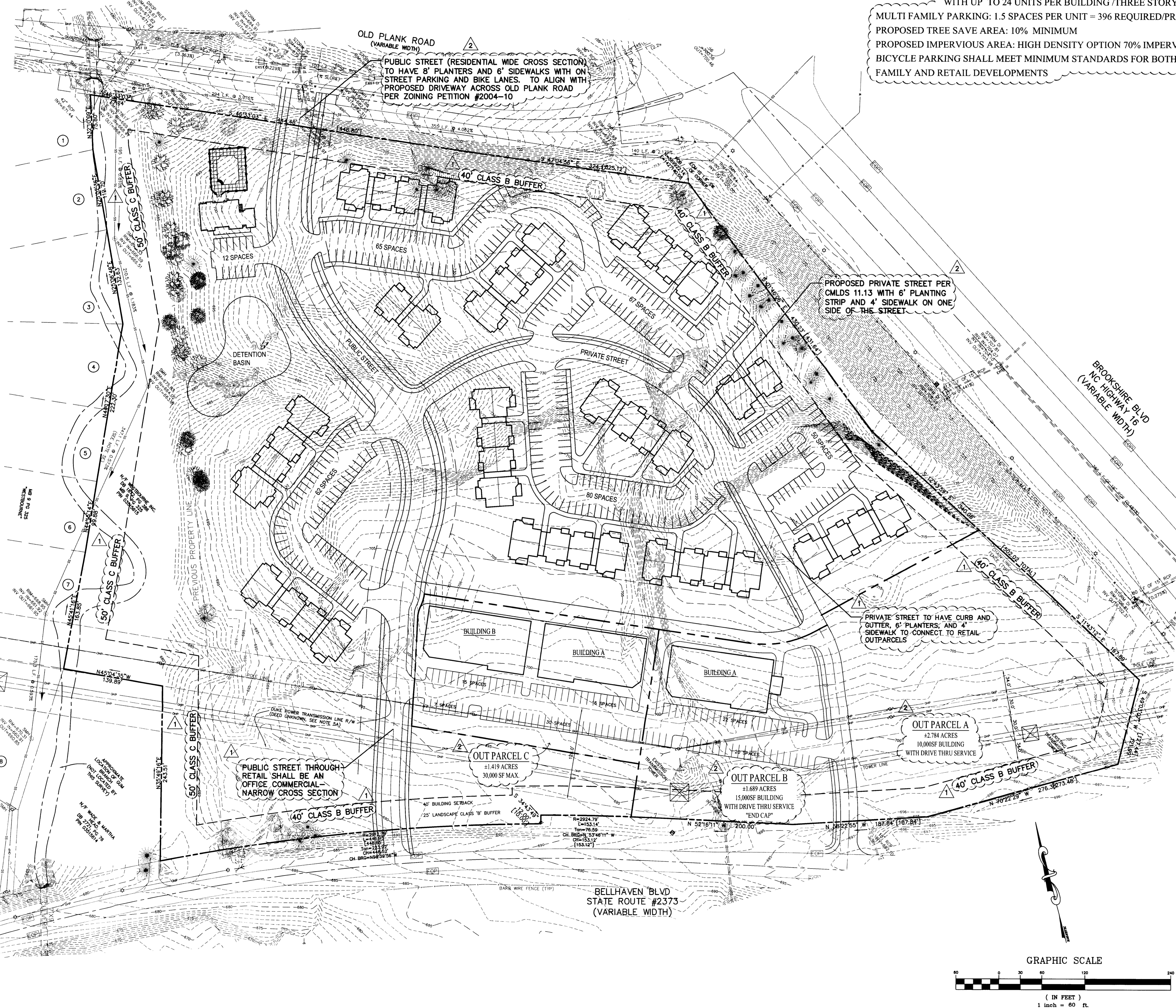


SECTION BETWEEN MULTIFAMILY AND RETAIL

NOT TO SCALE



VICINITY MAP (N.T.S.)



DEVELOPMENT DATA:

TAX PARCEL #035-156-15 AND 16
CURRENT ZONING: B-1SCD LWPA (PETITION #87-37(C))
PROPOSED ZONING: B-1(CD) LWPA
TOTAL ACREAGE: ±24.81 ACRES

BUILDING DATA:

RETAIL USES: ±5.808 ACRES
THREE OUTPARCELS (55,000 SF MAX.)
TOTAL RETAIL SQUARE FOOTAGE: 55,000 SF MAXIMUM W/2 DRIVE THRU SERVICES
RETAIL PARKING: 1 SPACE / 250 SF = 220 SPACES REQUIRED/PROVIDED
MULTI FAMILY USE: 264 TOTAL UNITS
±19.002 ACRES = 13.893 DWELLING UNIT PER ACRE;
WITH UP TO 24 UNITS PER BUILDING /THREE STORY BLDG.
MULTI FAMILY PARKING: 1.5 SPACE PER UNIT = 396 REQUIRED/PROPOSED
PROPOSED TREE SAVE AREA: 10% MINIMUM
PROPOSED IMPERVIOUS AREA: HIGH DENSITY OPTION 70% IMPERVIOUS
BICYCLE PARKING SHALL MEET MINIMUM STANDARDS FOR BOTH MULTI FAMILY AND RETAIL DEVELOPMENTS

CONDITIONAL NOTES

1. USES: SHALL BE LIMITED TO THOSE ALLOWABLE IN THE B-1 DISTRICT, EXCEPT NIGHT CLUBS AND AUTOMOBILE SERVICE STATIONS SHALL NOT BE PERMITTED. HOWEVER, A CONVENIENCE STORE WITH GASOLINE SALES AND AN ACCESSORY CAR WASH SHALL BE PERMITTED.
2. MAXIMUM ALLOWABLE SQUARE FOOTAGE: THE PRIMARY DEVELOPMENT AREAS SHALL CONSIST OF 264 MULTIFAMILY UNITS AND A MAXIMUM OF 55,000 SQUARE FEET OF RETAIL ON THREE OUTPARCELS. THE MAXIMUM SQUARE FOOTAGE IS TRANSFERABLE BETWEEN THE OUTPARCELS AS LONG AS THE TOTAL SQUARE FOOTAGE DOES NOT EXCEED 55,000 SF. TWO DRIVE THRU SERVICE WINDOWS SHALL BE ALLOWED ON OUTPARCEL A AND B.
3. LIGHTING: SITE LIGHTING FOR BOTH THE MULTI-FAMILY AND RETAIL DEVELOPMENTS SHALL BE INWARDLY DIRECTED SO AS NOT TO REFLECT TOWARD ADJACENT PROPERTIES. NO WALL LIGHTING SHALL BE ALLOWED AND ALL LIGHTING SHALL BE SHIELDED WITH FULL CUT-OFFS.
4. DRIVEWAYS: SHALL BE AT THE APPROXIMATE LOCATIONS AS SHOWN ON THIS SITE PLAN AND SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY ENGINEERING AND PROPERTY MANAGEMENT DEPARTMENT, CITY OF CHARLOTTE DEPARTMENT OF TRANSPORTATION, AND NCDOT REQUIREMENTS.
5. STREET BUFFERS: THE PETITIONER AGREES TO A 40' CLASS B BUFFER ADJACENT TO OLD PLANK ROAD, BELLHAVEN BLVD. AND BROOKSHIRE BLVD.
6. DUKE ENERGY RIGHT-OF-WAY: ANY USE OF PROPERTY WITHIN THE DUKE ENERGY RIGHT-OF-WAY SHALL BE SUBJECT TO THE APPROVAL BY DUKE ENERGY COMPANY. THE DEVELOPER WILL OBTAIN APPROVAL FROM DUKE ENERGY FOR PARKING, PRIVATE STREETS AND DRIVEWAYS WITHIN THE 128' DUKE ENERGY RIGHT-OF-WAY PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THE RETAIL DEVELOPMENT.
7. STORM WATER: CONTROL OF STORM WATER AND WATER QUALITY FROM THE SITE SHALL CONFORM TO THE REGULATIONS SET FORTH IN THE CURRENT EDITION OF THE CITY OF CHARLOTTE'S POST CONSTRUCTION STORM WATER ORDINANCE.
8. CONCEPT OF DEVELOPMENT: THE SITE PLAN DEPICTS A FIRM CONCEPT OF DEVELOPMENT; HOWEVER, FINAL SIZE, LOCATION AND CONFIGURATION WITHIN THE PRIMARY DEVELOPMENT AREAS MAY VARY IN ACCORDANCE WITH SITE/MARKET CONDITIONS AND TENANT REQUIREMENTS, BUT IN NO EVENT SHALL THE BUILDING SQUARE FOOTAGE OR TOTAL NUMBER OF UNITS OR BUILDINGS EXCEED THE AMOUNTS INDICATED AS THE MAXIMUM FOR THE RETAIL OUTPARCEL AND MULTI-FAMILY DEVELOPMENT. ALTERATIONS TO THE APPROVED SITE PLAN WILL BE SOUGHT IN ACCORDANCE WITH CHAPTER 6 OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
9. ARCHITECTURAL DESIGN: THE RETAIL DEVELOPMENT SHALL BE BUILT OUT OF DECORATIVE MASONRY BRICK, SPECIALTY MASONRY MATERIALS, STUCCO OR OTHER SIMILAR MATERIALS. OWNER WILL REQUIRE THE OUTPARCEL BUILDING TO USE SIMILAR BUILDING MATERIALS AND COLORS AS THE BUILDINGS IN THE RETAIL CENTER DEVELOPMENT AREA. THE DEVELOPER WILL SUBMIT TO PLANNING STAFF FOR APPROVAL OF ALL BUILDING ELEVATIONS PRIOR TO SUBMITTAL FOR A BUILDING PERMIT. THE MULTIFAMILY BUILDINGS WILL CONSIST OF SIDING, STUCCO AND BRICKSTONE.
10. SCREENING: SCREENING OF THE PARKING AND SERVICE AREAS AND THE BERM AND LANDSCAPE IMPROVEMENTS ASSOCIATED WITH THE CLASS B AND C BUFFERS, SCREENING (SECTION 12.3), SIGNAGE (CHAPTER 13) AND VEHICLE AND BIKE PARKING (CHAPTER 12 PART 2) SHALL COMPLY WITH THE APPLICABLE SECTIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE. PER SECTION 9.805(6), OUTDOOR STORAGE OF ANY MATERIAL, STOCK OR EQUIPMENT, ACCESSORY TO A PRINCIPAL USE ON ANY LOT IN A BUSINESS DISTRICT SHALL BE SCREENED FROM THE PUBLIC RIGHT-OF-WAY AND ADJOINING PROPERTY IN ACCORDANCE WITH SECTION 12.303.
11. ALL DUMPSTER/RECYCLE CONTAINERS: SHALL BE ENCLOSED WITH A SOLID SCREEN FENCE AND GATE OR LOCATED WITHIN AN ENCLOSED SERVICE AREA. THE DUMPSTER/RECYCLE LOCATIONS, AS SHOWN ON THIS PLAN, ARE SCHEMATIC AND ARE SUBJECT TO CHANGE.
12. SIGNAGE: ALL PERMANENT SIGNS ERRECTED ON THE PROJECT SHALL BE IN ACCORDANCE WITH THE CITY OF CHARLOTTE ZONING ORDINANCE AND IN ACCORDANCE WITH THE FOLLOWING:
WITHIN THE BUFFER ZONES, PERMANENT PROJECT IDENTIFICATION SIGNS MAY ONLY BE LOCATED WITHIN THE VICINITY OF THE ACCESS POINTS LEADING TO OLD PLANK ROAD, HIGHWAY 16 AND BELLHAVEN BOULEVARD, AND ONLY TWO SUCH PROJECT IDENTIFICATION SIGNS MAY BE LOCATED ON THE OVERALL SITE. THE HEIGHT AND LOCATION FOR ALL SIGNAGE WILL MEET THE CURRENT ORDINANCE REQUIREMENTS. WHEN THE SITE AND/OR OUTPARCEL DEVELOPS, THE OUTPARCEL WILL BE ALLOWED ONE FREE STANDING TENANT IDENTIFICATION SIGN. ALL FREESTANDING SIGNS OR GRAPHICS INSTALLED WITHIN BUILDING AREAS WILL BE COMPLEMENTARY IN SCALE AND APPEARANCE TO THE STRUCTURE WHICH THEY IDENTIFY AND EACH SIGN AFFIXED TO A STRUCTURE WILL BE COMPATIBLE WITH ITS ARCHITECTURAL DESIGN.
THE DEVELOPER WILL REQUIRE THAT ALL SIGNS IN THE PRIMARY DEVELOPMENT AREA AND THE OUTPARCELS TO BE HEAVILY LANDSCAPED WITH FLOWERS, SHRUBS, AND UNDERSTORY TREES WITH THE HEIGHT OF THE UNDERSTORY TREES TO BE NO LESS THAN EIGHT (8) FEET.
13. OFF SITE ROAD IMPROVEMENTS:
THE DEVELOPER WILL INSTALL LEFT TURN LANES ON OLD PLANK ROAD AND BELLHAVEN BLVD. TO SERVE THE PROPOSED PRIVATE STREET.
THE LEFT TURN LANES SHALL BE DESIGNED WITH A MINIMUM 150 FEET OF STORAGE DESIGNATED TO NCDOT STANDARDS.
8-FOOT PLANTING STRIPS AND 6-FOOT PEDESTRIAN WALKS SHALL BE PROVIDED ON BOTH OLD PLANK ROAD AND BELLHAVEN BLVD.
A 10-FOOT SHARED BIKE/PEDESTRIAN PATH SHALL BE PROVIDED ALONG THE SITE'S FRONTAGE OF BROOKSHIRE BLVD., OUT OF THE CLEAR ZONE OF THE TRAVEL LANES.
A MINIMUM OF 150 FEET OF INTERNAL CHANELIZATION SHALL BE PROVIDED ON EACH CONNECTING TO OLD PLANK ROAD AND BELLHAVEN BLVD. (MEASURED FROM THE RIGHT-OF-WAY LINE).
14. ENVIRONMENTAL GDP'S:
THE DESIGN OF THIS DEVELOPMENT STRIVES TO MINIMIZE THE NEGATIVE ENVIRONMENTAL IMPACTS ON THE AIR, LAND AND WATER RESOURCES BY UTILIZING THE FOLLOWING STRATEGIES:
- REDUCING THE NUMBER OF VEHICULAR TRIPS WITH THE DESIGN AND CONSTRUCTION OF NEW BICYCLE LANES AND BICYCLE PARKING AND BOTH INTERNAL AND PERIMETER PEDESTRIAN CONNECTIVITY VIA NEW SIDEWALKS.
- PROVIDING A MIXTURE OF WELL-CONNECTED LAND USES (I.E. MULTI-FAMILY AND NEIGHBORHOOD RETAIL), AS SHOWN ON THIS SITE PLAN BY:
- FILLING IN VACANT LAND
- LOCATING DEVELOPMENT TO TAKE ADVANTAGE OF EXISTING INFRASTRUCTURE AND SERVICES
- FACILITATING USE OF ALTERNATE MODES OF TRANSPORTATION, INCLUDING BICYCLING, WALKING AND RIDING TRANSIT; AND
- SHORTENING TRAVEL DISTANCE BY INCREASING STREET CONNECTIONS WITHIN THE DEVELOPMENT AND TO THE 3 ADJACENT MAJOR THOROUGHFARES.
- THE STRATEGY FOR LESS IMPACT TO WATER: THIS PROJECT WILL STRIVE TO REDUCE THE IMPACT OF NON POINT POLLUTION ON WATER QUALITY BY:
- ADHERING TO THE CITY OF CHARLOTTE POST CONSTRUCTION STORMWATER ORDINANCE FOR DESIGN OF ON SITE DETENTION AND WATER QUALITY BMP'S
- MINIMIZING IMPERVIOUS SURFACE AREA
- MAINTAINING A WIDE UNDISTURBED NATURAL AREA ADJACENT TO THE EXISTING CREEK ALONG THE WESTERLY PROPERTY LINE.
- REDUCING SEDIMENTATION AND EROSION CONTROL VIA A WELL ENGINEERED GRADING AND EROSION CONTROL PLAN, WHICH WILL BE APPROVED BY THE CITY.
- PRESERVATION OF EXISTING TREES VIA TREE SAVE AREAS ALONG THE CREEK AND INTERNAL TO THE MULTI-FAMILY DEVELOPMENT, WHERE APPLICABLE FROM A GRADING STANDPOINT.

NO.	DATE	DESCRIPTION
1	06/20/08	REVISED PER CITY STAFF COMMENTS
2	10/17/08	REVISED PER STAFF PREHEARING ANALYSIS AND MEETING ON CMPC STAFF COM. 10.10.08

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STEWART
ENGINEERS

CONDITIONAL ZONING REQUEST
WESTLAKE APARTMENTS AND RETAIL SHOPS

DIANONN DEVELOPMENT INC.
CHARLOTTE, NORTH CAROLINA
MECKLENBURG COUNTY

REVISED FOR PUBLIC HEARING: PETITION #2008-112

DATE:	04.25.08
SCALE:	HORIZ: 1" = 60'
JOB NO.:	X7051.01
SHEET:	1

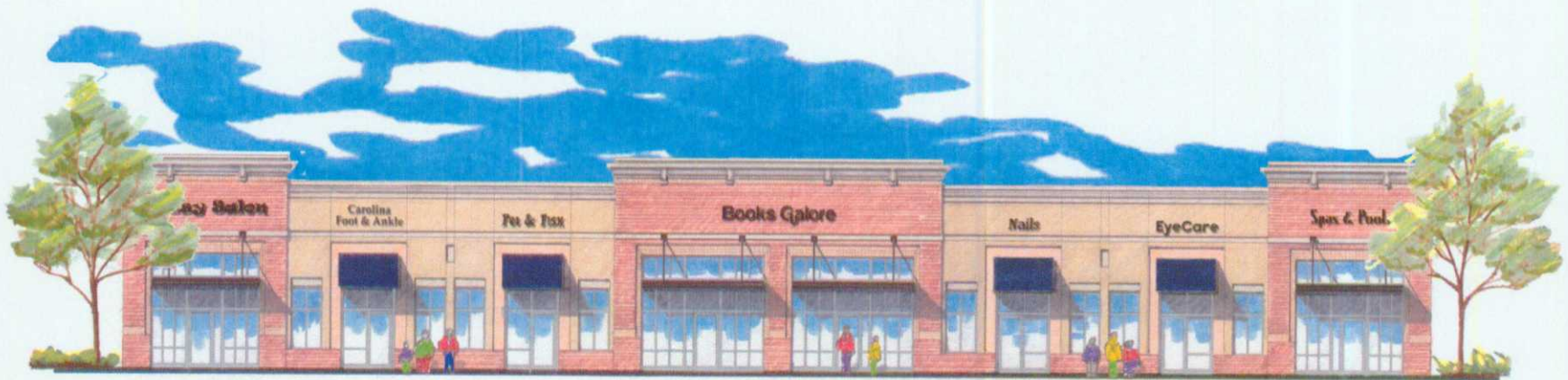


CONCEPT ELEVATION (SIDING, STUCCO AND BRICK)



CONCEPT ELEVATION (SIDING AND BRICK)

PETITION # 2008-112



WEDDINGTON SHOPS- STREET FRONT SHOPS

Shoppes at
WEDDINGTON

Westlake Market

PETITION #2008-112

Charlotte, North Carolina

