

DEVELOPMENT STANDARDS

General Provisions  
Development of the Site will be governed by the Schematic Site Plan, these Development Standards and the applicable provisions of the Zoning Ordinance of the City of Charlotte (the "Ordinance"). Unless the Schematic Site Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the CC zoning classification shall govern all development taking place on the Site. The development depicted on the Schematic Site Plan is generally schematic in nature and intended to describe the general arrangement of uses on the Site. Accordingly, the configurations, placements, and sizes of the building footprints and lots, as well as the locations of streets and parking areas shown on the Schematic Site Plan are schematic in nature and may be altered or modified during design development and construction phases, subject to normal Staff reviews and approval.

A. Permitted Uses

The Site may be devoted to uses which are permitted under the Ordinance by right or under prescribed conditions in the CC Zoning District. Accessory uses as permitted under the Ordinance shall be permitted on the Site.

B. Maximum Building Areas and Development Limitations

The Site may be developed with up to 70,000 square feet of gross floor area subject to the following limitations and provisions:

No more than 30,000 square feet may be devoted to commercial/retail floor area.

No more than one drive-through facility shall be permitted on the Site. Drive-thru will be limited to bank, pharmacy, coffee, donut/bagel and ice cream sales only.

No convenience store or gasoline sales facilities shall be permitted on the site.

C. SCREENING AND LANDSCAPED AREAS

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

2. Any dumpsters located on the Site shall be screened from view by a solid enclosure with a gate.

3. Roof top mechanical equipment shall be screened from public view.

D. PARKING

1. Off street vehicular and bicycle parking spaces will satisfy the minimum standards established under the Ordinance.

2. Parking spaces may be located to the side of buildings and/or between buildings, but not between buildings and public right-of-way.

E. LIGHTING

1. All freestanding lighting fixtures will be uniform in design.

2. Freestanding lighting fixtures, including the base, may not exceed 25 feet and shall be fully-shielded so that lighting is downwardly directed.

3. Wall pack lighting will not be allowed.

F. SIGNS

All signs placed on the Site will be erected in accordance with the requirements of the Ordinance.

G. TRANSPORTATION

1. The number of vehicular access points to the Site shall be limited to the number depicted on this 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 City of Charlotte and/or the North Carolina Department of Transportation.

3. The Petitioner agrees to dedicate and convey (by quitclaim deed and subject to a reservation for any necessary utility easements) those portions of the Site that may be required to provide right of way measuring 50 feet from the centerline of Highway 49 South if such right-of-way does not already exist prior to the issuance of any certificate of occupancy for the Site.

H. STORM WATER MANAGEMENT

1. Storm water runoff from the Site will be managed through proven techniques which satisfy the standards, if any, imposed by the City of Charlotte Engineering Department.

2. Surface level storm water detention will not be located in required setbacks.

3. The detention shall tie-in to the existing abutting storm water system(s).

I. FIRE PROTECTION

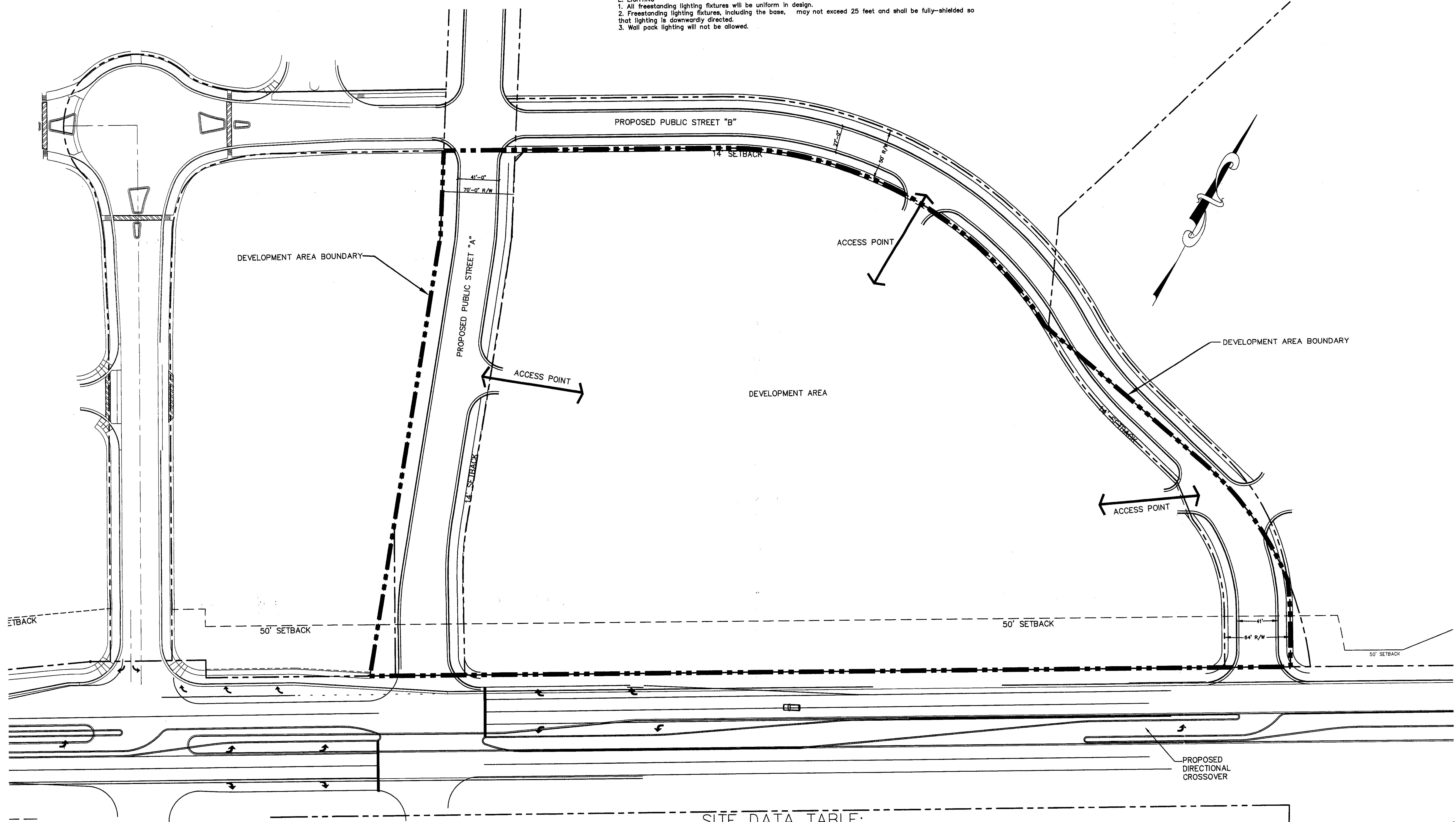
Adequate fire protection in the form of fire hydrants will be provided to the Fire Marshal's specifications.

J. AMENDMENTS TO REZONING PLAN

Future amendments to this Site Plan 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.

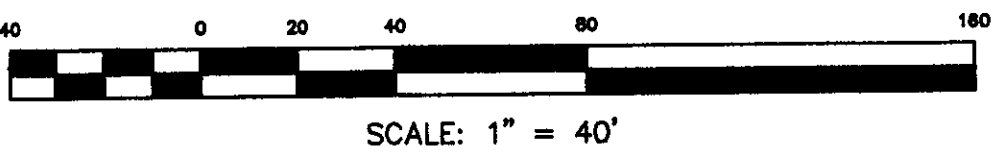
K. BINDING EFFECT OF THE REZONING APPLICATION

If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under these Development Standards and this Site Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns.



SITE DATA TABLE:

EXISTING ZONING: CC  
PROPOSED ZONING: CC SITE PLAN AMENDMENT  
TOTAL SITE AREA: 8.17 ACRES  
MAXIMUM FLOOR AREA PERMITTED UNDER EXISTING CC SITE PLAN:  
43,085 (29,150 SQ. FT. OF OFFICE AND 14,655 OF RETAIL)  
MAXIMUM FLOOR AREA PROPOSED: 70,000 SQ. FT. OF WHICH NO MORE THAN  
30,000 SQ.FT. MAY BE DEVOTED TO COMMERCIAL/RETAIL USES



STEELECROFT  
MERRIFIELD PARTNERS  
CHARLOTTE, NORTH CAROLINA

SCHEMATIC SITE PLAN  
REZONING PETITION

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2006-44