

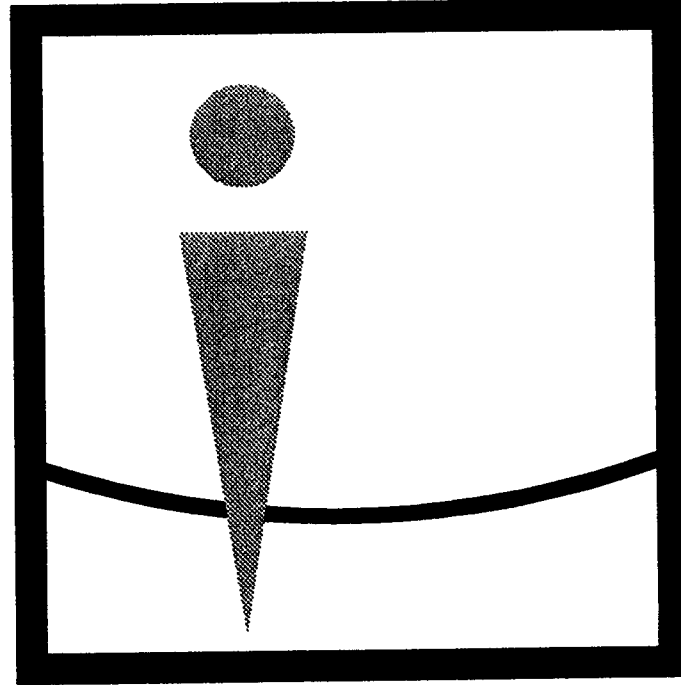
Renovation Sketch



Bevington Place Elevation



Rea Road Elevation



Overcash Demmitt
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02 RENOVATION SKETCH

N.T.S.

03 BEVINGTON PLACE ELEVATION

N.T.S.

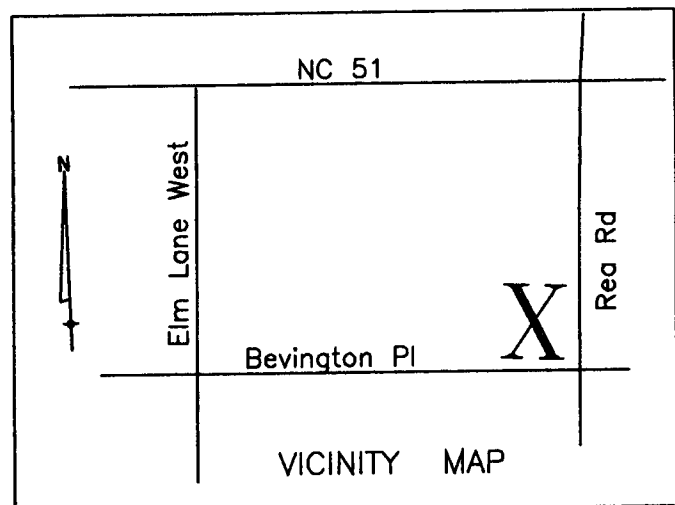
03 REA ROAD ELEVATION

N.T.S.

NS SITE PLAN NOTES

- Development of the site will be controlled by the standards depicted on this site plan and by the standards of the Charlotte Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of proposed buildings and uses on the site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the ordinance or within the conditions identified below during the design development and construction phases.
- Access to the site will be provided by existing driveway connections to Rea Rd. and to Bevington Place as generally depicted on this site plan.
- The proposed use of the property will be for the redevelopment of the site to accommodate a small neighborhood shopping center that may include retail, restaurant, office, and other locally serving uses along with associated parking and service areas. Along Bevington Place, the site will include one single-tenant free-standing building and along Rea Road one multi-tenant building. The multi-tenant building located along Rea Rd. will be limited to 20 ft. in height. The site will not allow any drive-thru restaurants but will allow the single-tenant free-standing building to utilize drive-thru(s). The Petitioner also reserves the option for the free-standing building's footprint to be slightly modified in size and orientation while keeping with the same architecture theme and allowable square footage on the remainder of the site. Such modifications shall in no way further encroach into existing landscaped buffer areas. This modification could include a bank with drive-thru use for the single-tenant free-standing building. Further, the Petitioner reserves the right to convert the single-tenant to a multi-tenant building.
- The patio area depicted on the site plan will include seating while the required bicycle parking may be located in or around this area.
- All dumpsters will be screened with solid enclosures and gates. These areas are depicted on the site plan. An appropriately sized gate(s) will be used to fully screen the dumpster/compactor area of the western out-building.
- The proposed development will comply with all applicable Ordinance requirements for signage, screening, and landscaping. Building signage will meet section 11.509(1)(a) of the Zoning Ordinance. Minimum requirements notwithstanding, Signage and Landscaping Plans will be subject to the review and approval of the Piper Glen Master Association. Specifically, the signage will incorporate stone to complement the stone in the adjacent communities' signage. The detached sign at the corner of Bevington Place and Rea Road is limited to seven feet in height and 32 sq. ft. in area. The monument sign located at the northern entrance on Rea Rd. will be no greater than 3.5 ft. in height and 5 ft. in width and may include the shopping center identification name and up to 3 tenants. This sign may be externally or internally illuminated, and if externally illuminated the light source will be shielded to prevent the scattering of the light off of the site. Signs located on the face of the new building on the Rea Rd. side of the building, may be externally or internally illuminated, and if externally illuminated the light source will be shielded to prevent the scattering of the light off of the site. All signage located along Rea Rd., including detached and wall signs on the buildings, will be extinguished between midnight and 6:00 a.m. The Petitioner will re-landscape the existing buffer located along Rea Rd. and along Bevington Place in order to soften the appearance of the buildings located along the street. A detailed Landscape Plan will be submitted to the Piper Glen Master Association for approval and will include grading, fill and drainage, the species and caliper of trees as well as shrubs and vegetation to be planted.
- All outdoor lighting shall be full cut-off type lighting fixtures with the exception of lower, decorative lighting that may be installed along interior driveways, sidewalks, and parking areas. Site lighting will be limited to 25 feet in height and will be shielded or capped. No "wall pack" lighting will be installed but architectural lighting on building facades and the interior of the proposed breezeway will be permitted. All building mounted lighting on the side of the new building that faces Rea Rd. will be designed to provide light to the building face to cast light up or down on the walls. External lighting plans will be subject to the review and approval of the Piper Glen Master Association to assure architectural compatibility with nearby residential areas.
- If any outdoor speakers are installed as part of the development of the new building along Rea Rd., they will be directed away from any existing adjacent residential development and will not be allowed to be in use after midnight. In all cases the site will comply with the City's noise ordinance.
- Parking will be provided which meets or exceeds the requirements of the Ordinance. The Petitioner commits to providing no less than 4 parking spaces per 1,000 sq. ft. of floor area. If outdoor seating is to be provided, parking will be provided for this area(s) at the same rate as the remainder of the shopping center. On a portion of the rear of the existing building as indicated on the site plan, 2,000 sq. ft. will be used for site storage for the shopping center and will not be leased tenant space nor will it be counted towards the required parking ratio.
- An 8 ft. planting strip and 6 ft. sidewalk or their equivalent will be installed along the Rea Rd. frontage. The required 6 ft. sidewalk along Rea Rd. will be constructed to avoid the larger trees in the existing landscaped areas. A tree preservation plan prepared by a certified arborist will be provided for the frontage along Rea Rd. Because of the topography along the Bevington Place frontage, installing an 8 ft. planting strip and 6 ft. sidewalk would require a retaining wall thus eliminating the existing trees in this area. The Petitioner, therefore, reserves the right to request a variance from the strict application of this standard along Bevington Place based on the topography of the site. In regards to pedestrian mobility to and within the site, internal sidewalks will be provided as depicted on the site plan. Speed tables similar to those used within Piper Glen will be used within the development replacing existing speed bumps on the condition that the installation of speed tables will not adversely affect stormwater drainage. One location for a speed table to be installed is the pedestrian crosswalk located in front of the main building. The Petitioner also will work in conjunction with the adjacent apartment community to establish a pedestrian access to the site at a suitable location to be determined. However, the provision of this access will not be a factor in the review or granting of construction or occupancy permits.
- The Petitioner will contribute \$3,000.00 to modify the Rea Rd./Bevington Place signal to include a countdown pedestrian signal(s) and a standard marked crosswalk across Bevington Place to be installed by the City. This contribution will be paid to the City upon request from CDOT at the time that the pedestrian signal and crosswalk markings are installed.
- The Petitioner acknowledges that other standard development requirements imposed by other city ordinances, such as those that regulate streets, sidewalks, street trees, bicycle parking, and site development, may apply to the development of this site. These are not zoning regulations, are not administered by the Zoning Administrator, and are not separate zoning conditions imposed by this site plan. Unless specifically noted in the conditions for this site plan, these other standard development requirements will be applied to the development of this site as defined by those other city ordinances.
- Throughout this Rezoning Petition, the terms "Owner", "Owners", "Petitioner" or "Petitioners," shall, with respect to the Site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assignees of the owner or owners of the Site who may be involved in its development from time to time.

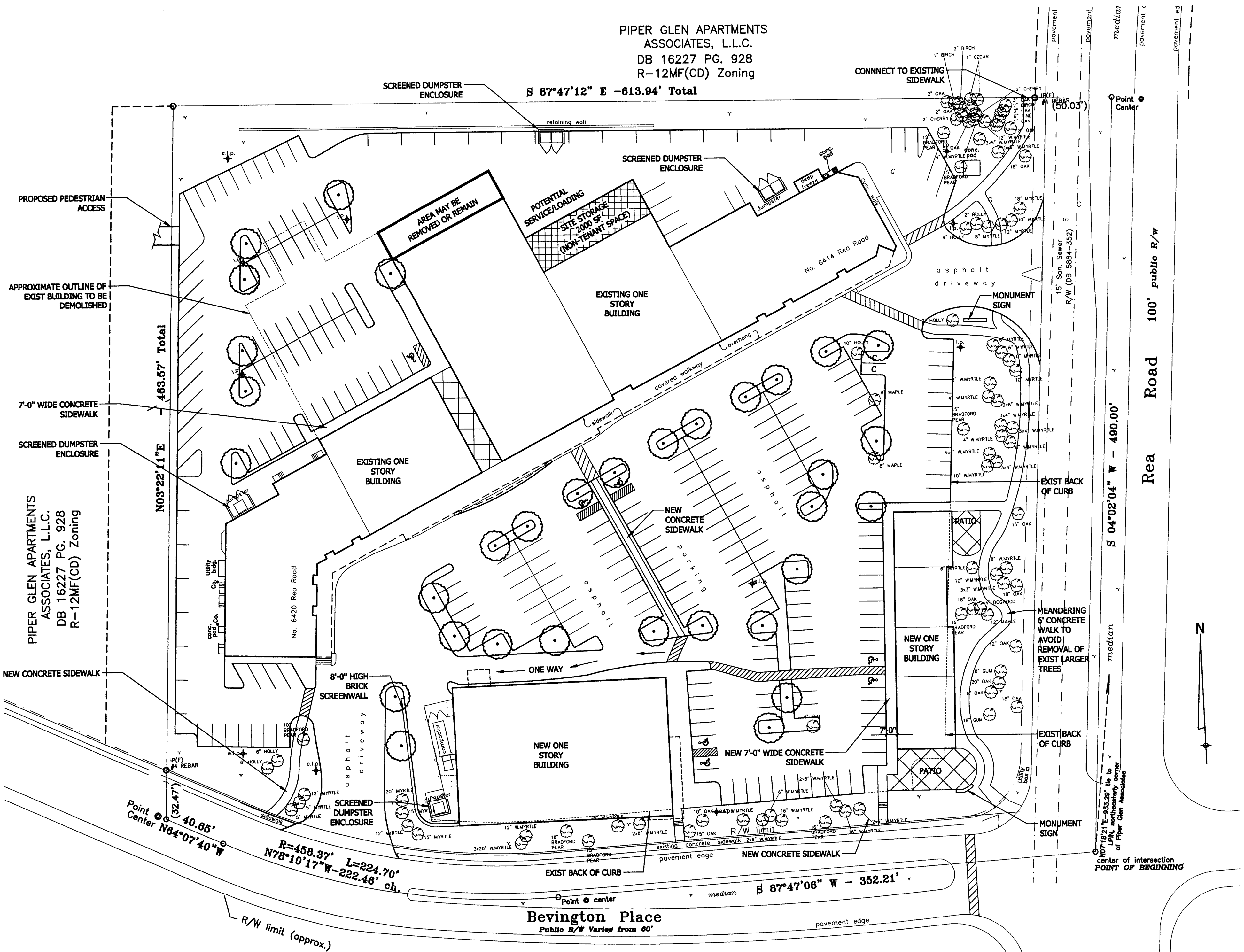
January 18, 2006, Initial submission.
March 17, 2006, Revised per staff and community comments
April 11, 2006, Revised per staff and community comments



SITE DATA TABLE

TAX PARCEL NO.: 225-511-95
SITE AREA: Approx. 7.05 Acres
EXISTING ZONING: NS
EXISTING SHOPPING CENTER AREA: 58,610 sf
EXISTING SHOPPING CENTER AREA TO BE DEMOLISHED: 11,789 sf
ADDITIONAL AREA PROPOSED: 18,296 sf
ADDITIONAL IMPERVIOUS AREA: 5,880 sf
TOTAL PROPOSED AREA: 63,200 sf *
PARKING: 270 spaces provided

*Excluding 2000 sf Non-Tenant Space as shown on site plan



01 SITE PLAN

1" = 40'-0"

The Shops at Piper Glen

CHARLOTTE, NORTH CAROLINA

PETITION NUMBER 2006-52

REZONING SUBMITTAL	:	01/23/06
REZONING SUBMITTAL	:	02/28/06
	:	03/06/06
	:	03/16/06
REZONING SUBMITTAL	:	03/17/06
REZONING SUBMITTAL	:	04/17/06
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SITE PLAN

SP1.2

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ODA No. 062007 CADD File: 2007_SP1.2.dwg