

#### DEVELOPMENT SUMMARY

TOTAL SITE AREA:	3.17 Ac
TAX PARCEL ID #:	027-06-215 (1.01 Ac) 027-06-207 (2.16 Ac)
EXISTING ZONING:	R-3
PROPOSED ZONING:	NS (Neighborhood Services)
PROPOSED USE:	Retail/Office and Live/Work Residential
RETAIL/OFFICE BUILDING AREA:	31,950 SF
LIVE/WORK UNITS:	6 Units
RETAIL/OFFICE:	1,100 SF per Unit
RESIDENTIAL:	1,100 SF per Unit
FLOOR AREA RATIO:	0.23 138,085.2 (Total Parcel Area) 31,950 (Total Floor Area)
PARKING:	
SPACES REQ'D, NON-RESIDENTIAL:	65 (1 per 600 SF)
SPACES REQ'D, RESIDENTIAL:	6 (1 per unit)
TOTAL SPACES REQUIRED:	71
SPACES PROVIDED:	133

#### NEIGHBORHOOD SERVICES DISTRICT REQUIREMENTS

(1) MINIMUM SETBACK:	14' From Back of Existing or Proposed Curb, Whichever is Greater
(2) MINIMUM SIDE YARDS:	10' (Adjacent to Residential District)
(3) MINIMUM REAR YARD:	10' (Adjacent to Non-Residential District) 20' (Adjacent to Residential District)
(4) MAXIMUM HEIGHT:	60' (or 40' When Adjacent to SF Residential)
(5) MAXIMUM FLOOR AREA RATIO:	2.0
(6) PARKING REQUIREMENT:	1 Space per 600 SF for Non-Residential Use, 1 Space per Dwelling Unit for Residential Use

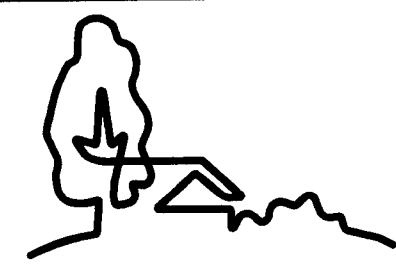
#### DEVELOPMENT GUIDELINES

- The development of the site will be controlled by the standards depicted on this site plan and by the standards of the City of Charlotte Zoning Ordinance. The development depicted by this plan is intended to reflect the general arrangement of proposed uses on the site, but the exact details of the configuration, placement, and size of individual buildings and/or site elements may be altered or modified within the limits prescribed by the ordinance as may be applicable. Minor and incidental changes of detail which do not alter the basic, overall layout and/or relationships to abutting sites are permitted as a matter of right for the petitioner/developer.
- All proposed development on the site shall comply with applicable ordinance requirements regarding such things as the number and arrangement of off-street parking, setback/yard dimensions, signage, buffers, screening, open space, landscaping, tree ordinance, et cetera.
- At the discretion of the petitioner/developer, Building 1 and Building 2 may be combined to form one building in order to comply with tenant and/or market place needs/preferences (see Alternate Option Inset).
- Vehicular points of access shall be limited to those shown on the plan. The exact location may vary from that depicted, but shall comply with all applicable design/location requirements of the Charlotte Dept. of Transportation and/or the North Carolina Dept. of Transportation.
- The use proposed by this rezoning is a mixed use development with retail/office/residential uses. Buildings are generally arranged as shown.
- The proposed buildings shall be a maximum of three stories.
- Signage shall be in accordance with Section 11.509 (1).
- Wall-pak lighting is not permitted.
- The buildings shall orient toward the external streets. The main building entrances shall be dominant and clearly recognizable and accessible from the street. Principal entrances shall not orient toward interior blocks or parking lots.
- A 6-foot sidewalk and 8-foot planting strip will be provided along all public street frontages. Petitioner will provide sidewalk easement as required to accommodate.
- One single-use drive through shall be permitted.
- Street trees will be provided in accordance with the Charlotte-Mecklenburg Tree Ordinance.
- Screening and landscaping will be provided as required by Charlotte-Mecklenburg Planning Commission and the Charlotte-Mecklenburg Tree Ordinance.

- Where area lighting for parking lots is mounted on poles, poles will not exceed 20 feet in height with illumination limited to 400 watts per light. A maximum of four light heads can be mounted on one pole. All illumination will be white in color; yellow or other tones will not be allowed. Dispersion of area lighting cannot carry over to adjoining properties unless the lighting is for a parking lot that serves all properties within a designated parcel. All lighting is to be fully shielded.
- A tree survey of the setbacks will be performed and associated with the building permit process.
- Petitioner agrees to construct left turn lane into site per CDOT standards.
- All driveway entries shall be Drop Curb Ramp Type II Modified with 8' radii.
- All internal drives and parking shall be constructed according to Charlotte-Mecklenburg Land Development Standards (#50.09).
- Handicapped parking shall be provided according to Charlotte-Mecklenburg Land Development Standards (#50.10A).
- 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, stormwater, 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.
- All adjacent and opposing drives are shown on plan.
- As generally depicted on the site plan, there shall be no maneuvering between buildings and the street.
- Bicycle parking shall be provided in accordance with the City of Charlotte Zoning Ordinance (Section 12.202) and Charlotte-Mecklenburg Land Development Standards.
- Petitioner shall enter into an agreement with the property owner of the adjacent parcel (Tax ID #027-06-218) in order to provide connection to proposed project (Petition #2005-152) drives for connection to Prosperity Church Road; see plan for connection location.
- Building materials shall conform to standards set forth in Prosperity Church Road Villages design guidelines.
- Petitioner agrees to dedicate and convey those portions of the site immediately abutting DeArmon road as required to provide Right of Way measuring 37.5' from the centerline of the roadway.

RECEIVED  
OCT 2 3 2005

2006-140



URBAN  
DESIGN  
PARTNERS

1318-46 central ave. # 704.334.3303  
charlotte, nc 28205 # 704.334.3305  
urbandesignpartners.com

FOR PUBLIC HEARING  
PETITION #2006-140

Southern Projects Group  
Mr. Joel Gillard

10400 Mallard Creek Road  
Suite 104  
Charlotte, NC 28262

DeArmon Site  
Preliminary Site Plan  
Rezoning Submittal

City of Charlotte

NO. DATE: BY: REVISIONS:

1 10/20/06 CC PER CHMP COMMENTS

Project No: 05-059

Date: July 24, 2006

Designed by:

Drawn By:

Scale: 1"=40'-0"

Sheet No:

RZ-1

