

Vicinity Map - NTS

SITE DATA:

EXISTING ZONING: I-1

PROPOSED ZONING: NS(CD)

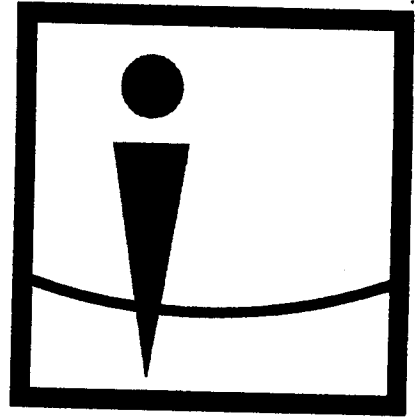
SITE ACREAGE: ±2.83 AC.

MAX BUILDING AREA: 30,000 SQFT

MAX BUILDING HEIGHT: 60 FT

PARKING STANDARDS:

PARKING WILL BE PROVIDED PER CODE



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DEVELOPMENT STANDARDS:

1. THE DEVELOPMENT FOR THIS 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 SPECIFIED IN SECTION 6.026(2) DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES.
2. ALL PROPOSED DEVELOPMENT ON THE SITE SHALL COMPLY WITH ORDINANCE REQUIREMENTS REGARDING THE NUMBER AND ARRANGEMENT OF OFF-STREET PARKING SPACES, SIGNAGE, YARD DIMENSIONS, BUFFERS, SCREENING, LANDSCAPING, ETC.
3. THE PROPOSED DEVELOPMENT SHALL CONSIST OF A NEIGHBORHOOD SERVICES DEVELOPMENT. THE MAXIMUM ALLOWABLE NUMBER OF BLDG AREA SHALL BE 30,000 SQFT. OUTDOOR PLAZAS AND SEATING AREAS WILL NOT COUNT TOWARDS MAXIMUM SQUARE FOOTAGE. BUILDINGS DEPICTED ON PLAN MAY BE COMBINED, DIVIDED, OR RELOCATED.
4. AS SHOWN ON THE SITE PLAN, TREE SAVE AREAS SHALL BE ESTABLISHED. TREE SAVE AREAS SHALL REMAIN SUBSTANTIALLY UNDISTURBED AREAS EXCEPT THAT ANY NECESSARY CLEARING AND GRADING NEEDED TO PLANT NEW PLANT MATERIAL AS REQUIRED SHALL BE ALLOWED AS WELL AS ANY GRADING NEEDED TO INSTALL UTILITIES, PEDESTRIAN PATHS, AND/OR FENCING, AND STORM WATER OUTLET PIPE. FIELD DESIGN / ROUTING WILL BE USED TO MINIMIZE DISTURBANCE FOR THE ABOVE MENTIONED ITEMS POSSIBLE IN TREE SAVE AREA.
5. STORM WATER DETENTION FACILITIES SHALL NOT BE LOCATED WITHIN FRONT SETBACK OR BUFFER AREAS.
6. DUMPSTER AREAS SHALL BE ENCLOSED ON ALL FOUR SIDES BY A SOLID FENCE OR WALL WITH ONE SIDE BEING A HINGED GATE.
7. ALL DIRECT LIGHTING WITHIN THE SITE SHALL BE DESIGNED WITH CAPPED AND FULLY SHIELDED LIGHTING. LIGHTING SHALL HAVE A MAXIMUM HEIGHT OF 25'.
8. WALL PACK LIGHTING SHALL BE PROHIBITED.
9. VEHICULAR ACCESS POINTS SHALL BE LIMITED TO THOSE SHOWN ON THE SITE PLAN. THE EXACT LOCATION MAY VARY SLIGHTLY FROM THAT DEPICTED, BUT SHALL COMPLY WITH ALL APPLICABLE DESIGN REQUIREMENTS OF THE CHARLOTTE DEPARTMENT OF TRANSPORTATION AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
10. MAXIMUM BUILDING HEIGHTS SHALL BE LIMITED TO 60 FEET.

11. ALL USES PERMITTED SHALL BE: BEAUTY SHOPS, BARBERS, LAUNDRIES, DRY CLEANING, RESTAURANTS, RETAIL SALES, GROCERY, DRUG STORE, CAFETERIA, BAKERY, FLORIST SHOPS, BANK, DAY CARE FACILITIES, PRINTING, TANNING SALON VET CLINIC, OFFICE, OFFICE CONDOS, HEALTH INSTITUTIONS, AND RESIDENTIAL.
- 11b. NO DRIVE-THRU WINDOWS WILL BE ALLOWED ON-SITE WHICH INCLUDES BUT IS NOT LIMITED TO: COFFEE SHOPS, BANKS, GAS/CONVENIENCE STORES, DRUGSTORES, AND FAST FOOD ESTABLISHMENTS.

12. ALL BUILDING ON THE SITE SHALL BE CONSTRUCTED OF BRICK, STUCCO, STONE, AND OR A COMBINATION OF THOSE OR OTHER MASONRY FINISHING MATERIALS; ALTHOUGH, SOME INDIVIDUAL TENANT(S) BRANDING AND/OR ARCHITECTURAL DETAIL DIVERSITY IS ALLOWED, THERE WILL BE AN ARCHITECTURAL THEME APPLICABLE TO THE ENTIRE SITE WHICH WILL ESTABLISH CONTINUITY FOR ALL BUILDINGS DESIGNED FOR THE SITE. ARCHITECTURAL FEATURES SUCH AS WINDOWS AND DOORS WILL BE LOCATED ON ALL SIDES OF THE BUILDING INCLUDING THOSE WHICH FACE ROADWAYS. THOROUGHFARES, STAFF TO REVIEW ELEVATIONS PRIOR TO BUILDING PERMIT SUBMITTAL. THE CHARLOTTE-MECKLENBURG PLANNING COMMISSION STAFF SHALL REVIEW THE PROPOSED BUILDING ELEVATIONS PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT TO INSURE COMPLIANCE WITH THE ARCHITECTURAL/BUILDING MATERIALS REQUIREMENTS.
13. THE MINIMUM PARKING AND BUILDING SETBACK LINES SHALL CONFORM TO THE NS ZONING. THE SETBACK LINES SHALL BE MEASURED FROM THE RIGHT-OF-WAY AS SHOWN IN ASSOCIATION WITH NCDOT & CDOT ROW ALONG CAROWINDS BLVD, SOUTH RIDGE DR, SOUTH POINT BLVD.
14. PUBLIC SIDEWALKS WILL BE BUILT AROUND THE PERIMETER AND INTERIOR OF THE SITE AS OUTLINED ON THE PLAN. THE DEVELOPER SHALL CONNECT TO THE EXISTING SIDEWALK SYSTEM AS IT RELATES TO ADJACENT PROPERTIES.

15. THE TREE SAVE AREA MAY BE DISTURBED TO INSTALL STORM DRAINAGE PIPE AND RIP RAP APRONS REQUIRED BY THE CITY OF CHARLOTTE - ENGINEERING DEPARTMENT. NEW LANDSCAPE MATERIAL SHALL BE REPLANTED IN DISTURBED AREAS AS CLOSE AS POSSIBLE TO THE RIP RAP APRON IN ORDER TO SCREEN THE SITE.

16. Storm Water Quantity Control

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 alternate methods to prevent this from occurring.

Storm Water Quality Treatment

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 (NCDENR) 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.

Volume and Peak Control

For projects with defined watersheds greater than 24% built-upon area, control the entire volume for the 1-year, 24-hour storm. Runoff volume drawdown time shall be a minimum of 24 hours, but not more than 120 hours.

For commercial projects with greater than 24% BUA, control the peak to match the predevelopment runoff rates for the 10-yr, 6-hr 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-yr and 25-yr, 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 and 10-yr, 6-hr storm.

17. NO PARKING IS ALLOWED BETWEEN THE FRONTAGE STREETS AND THE FRONT BUILDINGS.

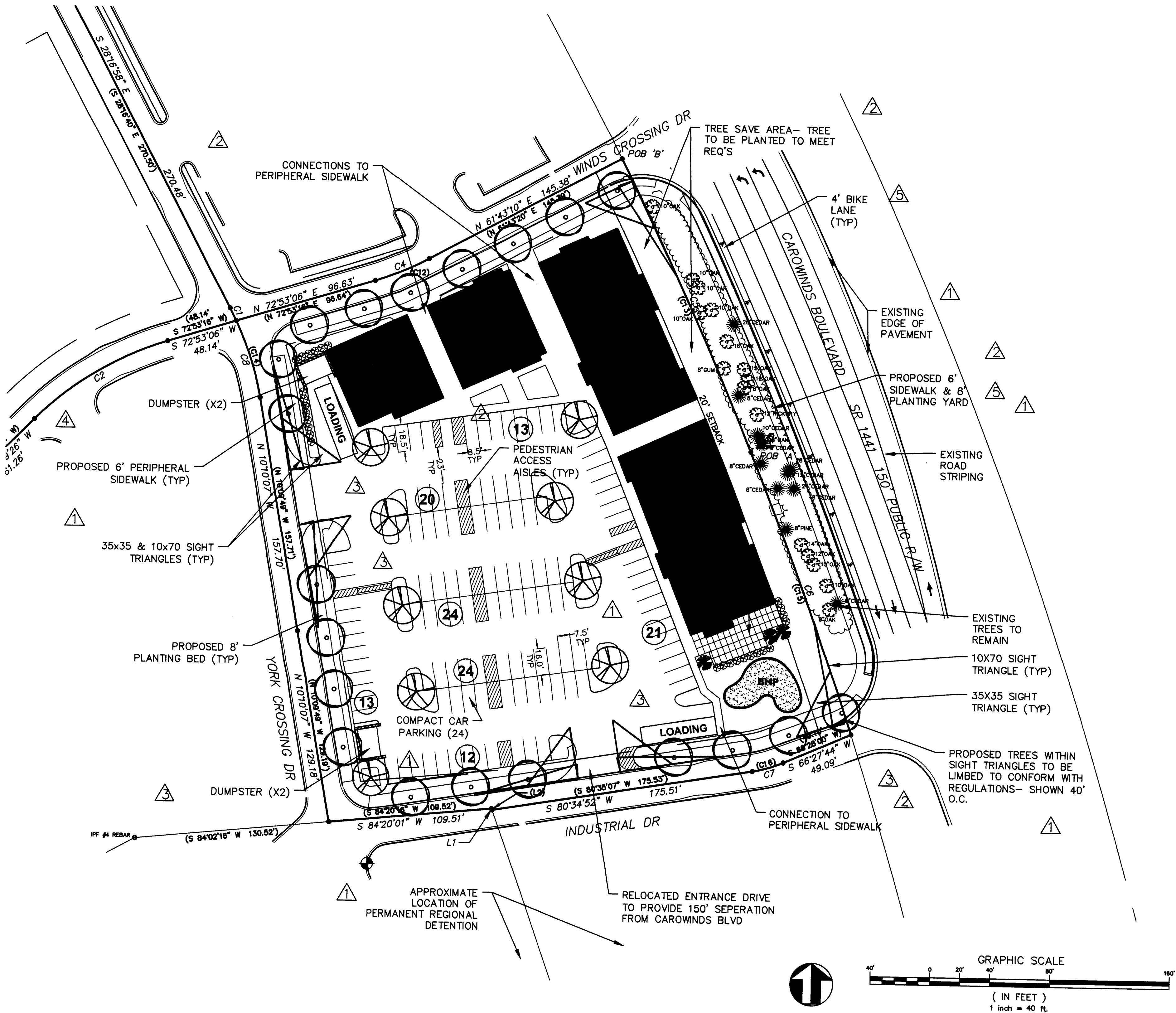
PEDESTRIAN SCALE LIGHTING SHALL BE PROVIDED THROUGHOUT THE SITE.

18. METER BOXES AND UTILITY THROUGHES SHALL BE SCREENED WHEREVER POSSIBLE WITH EVERGREEN VEGETATION.

19. TREE PROTECTION FENCE WILL BE INSTALLED PER THE LAND DEVELOPMENT ORDINANCE AROUND TREES IN THE SETBACKS AND ROAD RIGHT OF WAYS.

20. PRESENTLY THE SITE IS PAD-READY AND NO TREES REMAIN WITHIN THE SETBACKS OR PROPERTY EXCLUDING THE RIGHT-OF-WAY ALONG CAROWINDS BOULEVARD-A 10% TREE SAVE AREA WHICH IS REQUIRED IS UNATTAINABLE WITHIN THE PRESENT SITE CONDITIONS. PETITIONER WILL WORK WITH URBAN FORESTRY TO PLANT TREES IN TREE SAVE AREA TO MEET THE TREE SAVE REQUIREMENTS.

21. 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, 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, AND POLICIES IN EXISTENCE AT THE TIME OF A FORMAL ENGINEERING PLAN REVIEW SUBMISSION THE MORE STRINGENT CONDITIONS OR REQUIREMENTS SHALL APPLY.



Seals:

PRELIMINARY
NOT FOR
CONSTRUCTION

**South Point
Neighborhood Center**
Pineville, NC

Project No.: 2898
Drawn By: T. McHarris
Designed By: W. Sherrill
Checked By: W. Sherrill
Date: 03.05.07

Revisions:
△ REVISED PER PLANNING REVIEW 12.15.06
△ REVISED PER PLANNING REVIEW 01.04.06
△ REVISED PER CLIENT COMMENTS 02.07.07
△ REVISED PER CITY COMMENTS 02.12.07
△ REVISED PER CITY COMMENTS 02.16.07
△ REVISED PER CITY COMMENTS 03.05.07

Sheet Title:

**REZONING SITE
PLAN TO
PETITION
2007-06**

Sheet No:

R-1