

Proposed Zoning: O-1(CD)SPA

Development Notes

1. 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 on this plan is intended to reflect the arrangement of proposed uses on the Site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits set forth on the Technical Data Sheet and as prescribed by the Ordinance during the design development and construction phase within the building envelope line as shown on the Technical Data Sheet subject to the provisions of Section 6.2 of the Ordinance.
- I.A. Reference is made to Rezoning Petition 2002-022 approved by Charlotte City Council on March 18, 2002, as amended (the "NS Rezoning Petition") regarding an approximately 4.7 acre parcel fronting on new Highway 521 and Old Lancaster Highway (the "NS Site"; together with the Site being referred to as the "Combined Site"). The Site and the NS Site may be viewed and developed as a unified development with cross-reciprocal access and utility easements and certain other common development elements that may be set forth in a Declaration of Covenants, Conditions and Restrictions governing development on the Combined Site. As such, side and rear yards, buffers and other separation standards will not be required internally between improvements located on the Site and the NS Site. Additionally, as a unified development, the Site and the NS Site may contain certain other common development aspects such as access, parking, utilities, signage and the like in addition to the elimination of the internal separation standards described above.
2. The Site may be developed for all uses permitted by right or under prescribed conditions in the O-1 zoning district, including without limitation a health club facility, together with all permitted accessory uses; provided, however, no hotels or motels shall be permitted. Up to 40,000 square feet of gross floor area may be developed on the Site.
3. Buffer areas along the exterior of the Site will be developed in accordance with Section 12.302.
4. Stormwater detention facilities will be designed to meet the applicable standards of Charlotte/Mecklenburg Stormwater Services.
5. Signage will be permitted in accordance with applicable Zoning Standards. Furthermore, as a unified development with the NS Site, signage benefiting uses located on the Site shall be allowed on the NS Site to provide visibility from new Highway 521 in accordance with applicable Zoning standards.
6. Parking will be provided which will meet or exceed the standards of the Zoning Ordinance. The Combined Site being a unified development, parking requirements may be met with reference to either or both of the Site and the NS Site.
7. Screening will conform to the applicable standards of Section 12.303 of the Zoning Ordinance.

- (a) Buildings will not exceed 40 feet in height, except as provided by Ordinance. Except as set forth below in Section 8(b), buildings will be constructed of residential type materials, be a maximum of 3 stories in height, and have pitched roofs.
- (b) For so long as the Site is developed and occupied principally for indoor recreation uses: (i) the building materials (excluding roofs and windows) will consist of brick, stone, synthetic stone, precast, architectural metal panels, hardcoat stucco or synthetic stucco; (ii) windows will comprise a minimum of 40% of the vertical building elevation (excluding roofs) facing Lancaster Highway (a/k/a Old Highway 521) and masonry materials and windows will comprise a minimum of 70% of such vertical elevation; (iii) windows will comprise on average 40% of the vertical building elevations (excluding roofs) when taken as a whole of all four elevations of the primary building on the Site and masonry materials and windows will comprise on average a minimum of 70% of the vertical building elevations (excluding roofs) when taken as a whole of all four elevations of the primary building on the Site; and (iv) the building design shall be substantially consistent with the general conceptual design illustrated on the attached elevation.
9. Site lighting will be limited to 20 feet in height and no "wall pak" lighting will be installed. Lighting will be "fully shielded."
10. Access points to the Site and the NS Site shall be permitted in the manner generally shown on the conceptual site plans for each such rezoning petition. All driveway and street connections are subject to approval by Mecklenburg County and NCDOT. In addition, pedestrian access will be provided from the Site to the sidewalk on Old US 521 per Section 12.529 of the Ordinance.
11. All dumpsters on the Site will be screened with a solid enclosure with gates.
12. Required buffers on the Site may be eliminated if the adjoining parcels are rezoned such that they are no longer required.
13. No stormwater detention facilities will be located within the floodway fringe.
14. A 20 foot setback along Old Lancaster Highway shall be maintained.
15. To the extent not already in existence and provided that the resulting right-of-way does not take disproportionately from the northeastern right-of-way main of Old Lancaster Highway, the Petitioner shall dedicate and convey (by quitclaim deed and subject to a reversionary interest in any property not used for right-of-way purposes in the future) such portions of the Site located along Old Lancaster Highway as may be needed to provide for 50 feet of right-of-way northeast of the existing centerline of Old Lancaster Highway, prior to the issuance of any building permits for improvements on the Site.

○ 1701 East Boulevard, Charlotte, NC 28203 704/333-C
 ○ 1414 Prince Street, Alexandria, VA 22314 703/549-7

