

Elevation from Old US 521

521 BUSINESS PARK

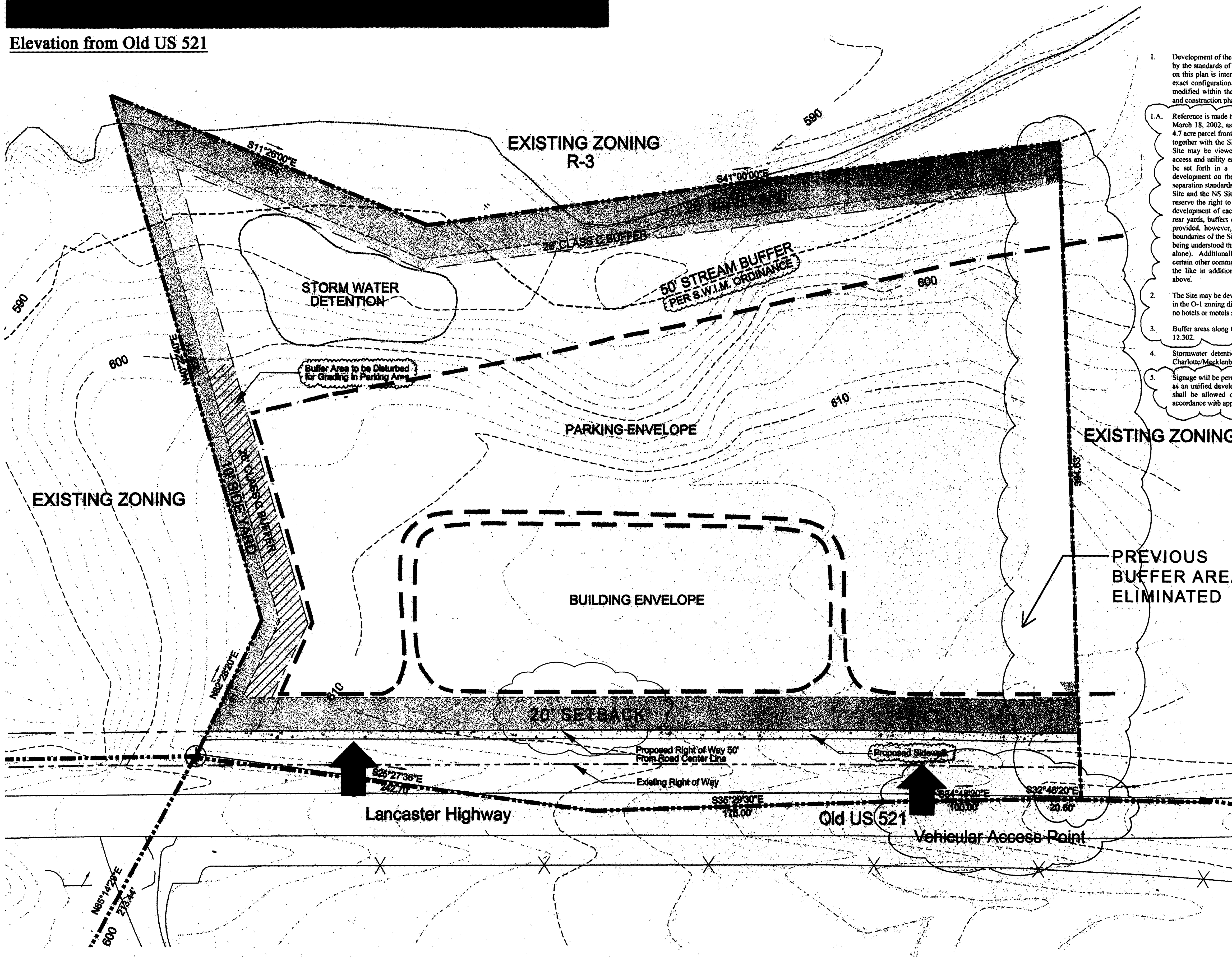
Mecklenburg County, North Carolina

DEVELOPMENT TABULATIONS

Total Site Area: +/- 4.47AC
Total Net Area: +/- 4.01 AC
Total Office Space: 30,000 sf
Existing Zoning: R-3
Proposed Zoning: O-1(CD)

Development Notes

- 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 prescribed by the ordinance during the design development and construction phase within the building envelope line as shown on the plan.
- 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 an 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. Furthermore, the developers of each of the Site and the NS Site reserve the right to subdivide portions thereof and create lots within the interior of the development of each such parcels with no public street frontage or internal side and/or rear yards, buffers or other separation standards as part of a unified development plan; provided, however, required yard, buffer and separation standards along the exterior boundaries of the Site shall be adhered to in the manner set forth on the rezoning plan (it being understood that such external buffers shall be determined with reference to the Site alone). 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.
- The Site may be developed for all uses permitted by right or under prescribed conditions in the O-1 zoning district together with all permitted accessory uses; provided, however, no hotels or motels shall be permitted.
- Buffer areas along the exterior of the Site will be developed in accordance with Section 12.302.
- Stormwater detention facilities will be designed to meet the applicable standards of Charlotte/Mecklenburg Stormwater Services.
- Signage will be permitted in accordance with applicable Zoning Standards. Furthermore, as an 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.
- Parking will be provided which will meet or exceed the standards of the Zoning Ordinance. The Combined Site being an unified development, parking requirements may be met with reference to either or both of Site and the NS Site.
- 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) In the event the Site is developed 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 40% of vertical building elevations (excluding roofs); (iii) masonry materials and windows will comprise a minimum of 70% of the vertical building elevations (excluding roofs); and (iv) the building design shall be substantially consistent with the general conceptual design illustrated on the attached elevation.
- Site lighting will be limited to 20 feet in height and no "wall pak" lighting will be installed.
- 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 petitions. 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.
- All dumpsters on the Site will be screened with a solid enclosure with gates.
- Required buffers on the Site may be eliminated if the adjoining parcels are rezoned such that they are no longer required.
- No stormwater detention facilities will be located within the floodway fringe.
- Up to 10,000 square feet of floor area may be reallocated from the NS Site and Petition No. 2002-022 (the "NS Petition") to the Site to allow the Site to be developed for up to 40,000 square feet of floor area, provided, however, that in such event the NS Site will be limited to no more than 35,000 square feet of floor area on Areas A and B as shown on the conceptual site plan for the NS Petition. The actual transfer of such floor area between the parcels shall take place, if at all, upon submission of building permit(s) for development on the Site that exceeds 30,000 square feet of floor area. No building permit shall be issued for development taking place on the Site in excess of 30,000 square feet of floor area until a written statement that confirms the allocation of the actual floor area permitted for each of the Site and the NS Site is submitted to the Planning Director for recordkeeping purposes. Approval of the above-referenced density transfer will be subject to review and acceptance by the Planning Director of the proposed building elevation for the proposed building(s) to be located on the Site and confirmation that such building(s) will be located substantially within the building envelope generally depicted on the Technical Data Sheet for this Petition.
- A 20 foot setback along Old Lancaster Highway shall be maintained.



TECHNICAL DATA SHEET

FOR PUBLIC HEARING
PETITION NUMBER:
00-04C

APPROVED BY COUNTY COMMISSION

DATE: 2/8/00
Patricia R. Raper

DATE: December 21, 1999

PROJECT NO. 1099079

REVISIONS: 12/27/99: Revisions per Planning Commission Review

05/18/07: Revisions per Planning Commission Review

0 1701 East Boulevard, Charlotte, NC 28203 704/333-0321
0 1414 Prince Street, Alexandria, VA 22314 703/546-7781

