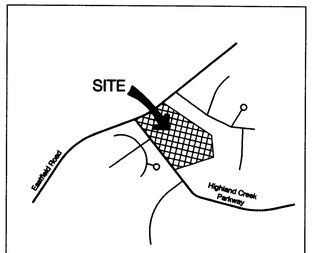


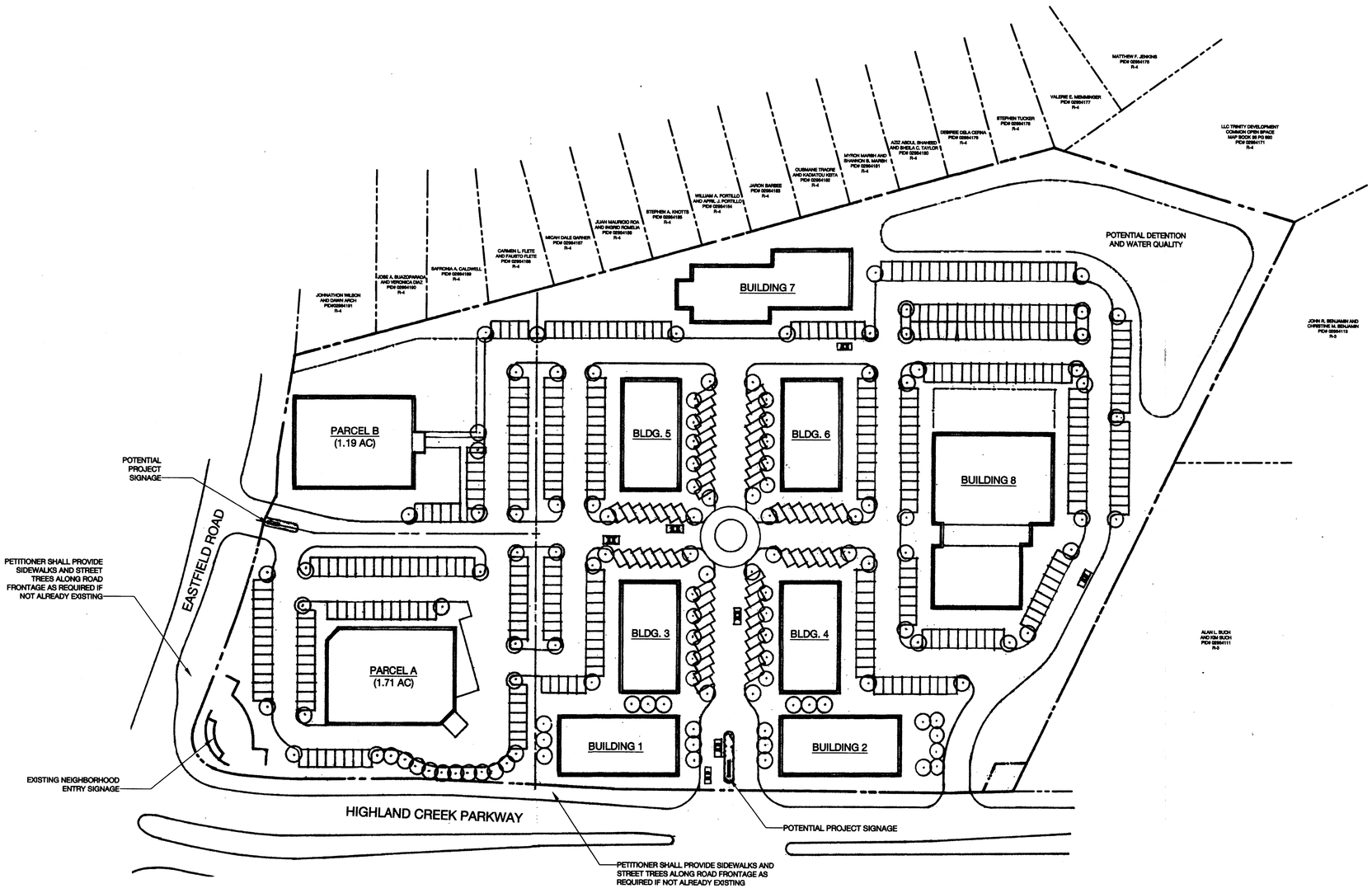
VICINITY MAP N.T.S

NEIGHBORHOOD SERVICES DISTRICT REQUIREMENTS

(1) MINIMUM SETBACK:	14' FROM BACK OF EXISTING OR PROPOSED CURB, WHICHEVER IS GREATER, OR AS SPECIFIED IN A CITY COUNCIL ADOPTED STREETSCAPE PLAN FOR THE STREETS THAT THE PROJECT ABUTS
(2) MINIMUM SIDE YARD:	10' IF ADJACENT TO A RESIDENTIAL DISTRICT
(3) MINIMUM REAR YARD:	20' IF ADJACENT TO A RESIDENTIAL DISTRICT
(4) MAXIMUM HEIGHT:	60' IN THE DISTRICT, OR 40' IF ABUTTING A RESIDENTIAL DISTRICT
(5) PARKING:	
RESIDENTIAL:	1 SPACE PER UNIT
ALL OTHER USES:	1 SPACE PER 600 SF

DEVELOPMENT SUMMARY

REZONING SITE AREA:	11.05 AC
TAX PARCEL ID #:	029-64-110
EXISTING ZONING:	R-9 (PUD)
PROPOSED ZONING:	NS (NEIGHBORHOOD SERVICES)
PROPOSED USES:	SEE NOTE #2, DEVELOPMENT STANDARDS
PROPOSED SF/UNITS:	
OPTION #1:	
COMMERCIAL:	120,000 SF MAXIMUM
OR RESIDENTIAL:	30 UNITS MAXIMUM (ABOVE RETAIL)
OPTION #2:	
COMMERCIAL:	75,000 SF MAXIMUM
RESIDENTIAL:	124 UNITS MAXIMUM
PROPOSED PARKING:	424 SPACES



DEVELOPMENT STANDARDS

1. General Provisions:
   a. Unless more stringent standards are established by the Rezoning Plan or these Development Standards, all development standards established under the City of Charlotte Zoning Ordinance (the "Ordinance") for the NS zoning district classification shall be followed in connection with development taking place on the Site.
   b. The configuration, placement and size of the buildings, parking areas, and other site elements depicted on the Rezoning Plan are schematic in nature and may be altered or modified within the constraints defined by the Ordinance during design development and construction document phases.
   c. Any or all portions of the development permitted may be constructed in separate phases or in a single phase at the discretion of the Petitioner. Additionally, the Petitioner reserves the right to construct all buildings except those on Parcel A and Parcel B as one-story or two-story structures.
   d. The exact configuration and size of Parcel A and Parcel B are schematic in nature and may be altered or modified during design development and construction document phases.
   e. The Petitioner reserves the right to combine buildings #1 and #3 into a single building and to combine buildings #2 and #4 into a single building.

2. Permitted Uses:
   The Site may be devoted to commercial and residential uses as prescribed in the NS district to include, but not be limited to retail, restaurant, general office, medical and/or dental office, indoor/outdoor recreational facilities, townhome, condominium, or live/work, and to any accessory uses that are clearly incidental and related thereto, including drive-in windows.

3. Setbacks, Side Yards, and Rear Yards:
   a. Development of the Site shall comply with the setback, rear yard, and side yard requirements established under the Ordinance for the NS zoning district.
   b. No buildings, parking spaces, or maneuvering areas may be located within the setbacks.

4. Parking/Internal Vehicular Circulation:
   a. Off-street parking will be provided and will meet the minimum requirements set out in the Ordinance.
   b. The exact alignment of internal vehicular circulation and driveways has not been determined and is subject to final design and engineering plans. Modification or alteration of these alignments may therefore take place during design development and construction phases.
   c. Bicycle parking will be provided on the Site as required by the City of Charlotte parking requirements and standards.
   d. Petitioner reserves the right to provide drive-in windows as accessory uses. Exact configuration and location of such drive-in windows may be altered or modified within the constraints defined by the Ordinance during design development and construction document phases.

5. Access Points (Driveways):
   a. The number of vehicular access points to the Site shall be limited to the number depicted on the Rezoning Plan.
   b. The placement and configuration of each access point are subject to modifications required to accommodate final site and architectural construction plans and designs and to any adjustments required for approval by the City of Charlotte Department of Transportation and/or the North Carolina Department of Transportation.

6. Stormwater/Wetlands:
   a. The Petitioner will provide Stormwater and Water Quality controls as required by the Ordinance at the time of permitting plan submittal.
   b. The following agencies must be contacted prior to construction regarding wetland and water quality permits:
      Section 401 Permit - NCDENR, Raleigh Office (919.733.1786)
      Section 404 Permit - US Army Corps of Engineers (704.271.4854)

7. Lighting:
   a. Lighting will be provided throughout the Site and shall be full cut-off type lighting fixtures with the exception of lower, decorative lighting that may be installed along the driveways, sidewalks, and parking areas.
   b. Site lighting will be limited to 20 feet in height and will be shielded or capped.
   c. No "wall pak" lighting will be allowed, however architectural lighting on building facades, such as sconces, will be permitted.

8. Signage:
   All signs placed on the Site will be erected in accordance with the requirements of the Ordinance.

9. Landscape Screening and Tree Ordinance:
   a. Screening will be provided as required in section 12.303 of the Ordinance.
   b. Street trees and internal trees will be provided to fulfill the requirements of the City of Charlotte Tree Ordinance.

10. Architectural Controls:
    Building elevations shall be provided to and reviewed by the Charlotte Mecklenburg Planning Commission prior to issuance of a building permit

11. Amendments to the Rezoning Plan:
    Future amendments to the Rezoning Plan and these Development Standards may be applied for by the then Owner or Owners of the Site in accordance with the provisions of Chapter 6 of the Ordinance.

12. Binding Effect of the Rezoning Application:
    If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under these Development Standards and the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns.

GRAPHIC SCALE
60 0 30 60 120
1 INCH = 60 FEET

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The Southern Projects Group, Inc.
3611 Mt. Holly-Huntersville Road
Suite 204-119
Charlotte, NC 28216

87-08

Highland Commons

Rezoning Plan
Rezoning Petition
Charlotte, NC

NO. DATE: BY: REVISIONS:

Project No: 08-005
Date: January 28, 2008
Designed by: udp
Drawn By: ev
Scale: 1" = 60'
Sheet No:

RZ-1