



**REAL ESTATE DEVELOPMENT PARTNERS**

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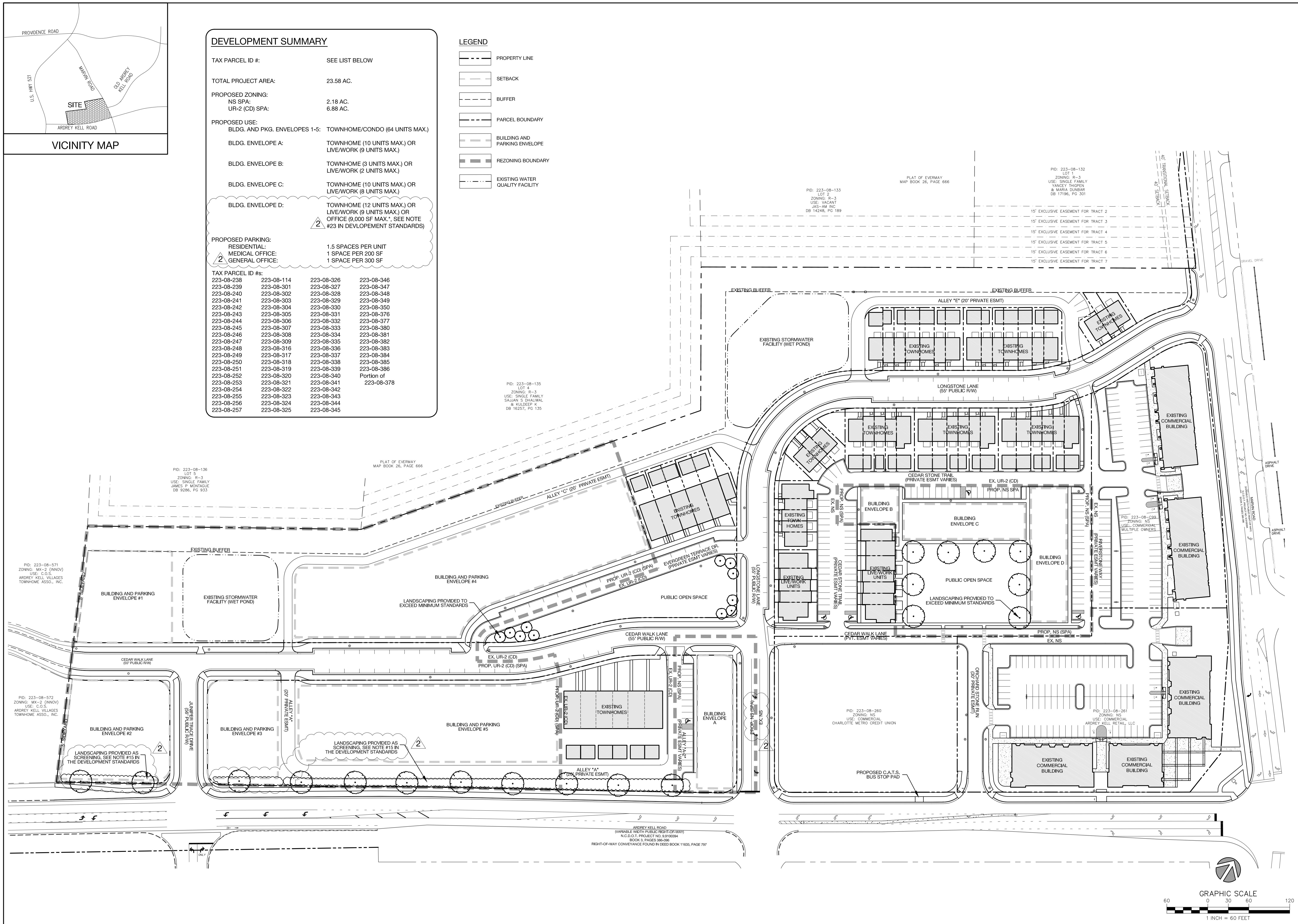
# Cedar Walk Rezoning Plan Rezoning (SPA) Petition #10-023

16/00 Marvin Road Charlotte, NC

[illegible]

Project No: 09-014  
Date: December 28, 2009  
Designed by: cc  
Drawn By: cc  
Scale: 1"=60'  
Sheet No:

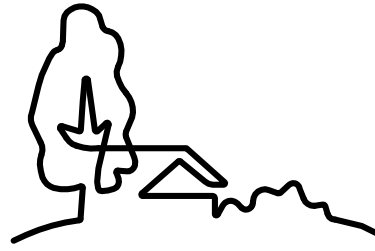
# 17



DEVELOPMENT STANDARDS:

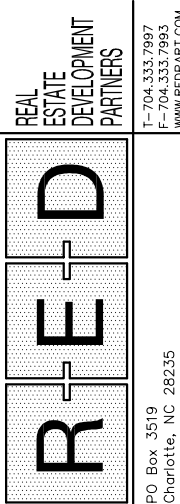
1. THE REZONING PLAN CONSISTS OF THE DEVELOPMENT STANDARDS AND THE SITE PLAN. THE DEVELOPMENT STANDARDS CONTAINS ALL DEVELOPMENT NOTES AND CONDITIONS REGARDING SUCH THINGS AS VEHICULAR ACCESS POINTS, BUFFERS, SETBACK/YARD DIMENSIONS, GENERALIZED BUILDING/PARKING/CIRCULATION AREAS, DEVELOPMENT INTENSITY, ETC. THE SITE PLAN DEPICTS A DEVELOPMENT SCENARIO BASED UPON THE CONDITIONS IMPOSED BY THE CONDITIONAL NOTES. HOWEVER, OTHER DEVELOPMENT SCENARIOS ARE PERMITTED AS A MATTER OF RIGHT, WHICH ALLOWS ALTERNATIVES TO THE ARRANGEMENT OF BUILDING/PARKING/CIRCULATION AREAS, BUILDING FOOTPRINTS AND SHAPES, ETC. SUCH CHANGES SHALL STILL REFLECT THE "NEIGHBORHOOD SERVICES" OR "URBAN RESIDENTIAL" STYLE LAYOUT OF THE SITE AS GENERALLY DEPICTED ON THE PLAN.
2. MAXIMUM BUILDING HEIGHTS FOR THE RETAIL BUILDINGS SHALL BE 24 FEET FOR THE BASE OF THE BUILDING. MAXIMUM BUILDING HEIGHTS FOR THE OFFICE BUILDINGS SHALL BE 32 FEET. CERTAIN ARCHITECTURAL ELEMENTS INCLUDING CLERESTORIES, TOWERS, SLOPED ROOF SECTIONS OR OTHER DESIGN ELEMENTS MAY EXTEND BEYOND THE 24 FEET AND 32 FEET LIMITS FOR RETAIL AND OFFICE BUILDINGS, RESPECTIVELY.
3. STORM WATER DETENTION AND WATER QUALITY FACILITIES MAY BE LOCATED IN ABOVE-GROUND OR UNDERGROUND FACILITIES. ABOVE-GROUND WATER QUALITY FACILITIES WHICH ALSO PROVIDE HIGH AESTHETIC VALUE SUCH AS RAINGARDENS, BIORETENTION, OR WET PONDS MAY BE LOCATED BETWEEN BUILDINGS AND PUBLIC STREETS INCLUDING ARDREY KELL.
4. MAXIMUM HEIGHT OF LIGHTING SHALL BE 25 FEET. LIGHTING WILL BE FULL CUTOFF FIXTURES.
5. ALL DUMPSTERS SHALL BE LOCATED WITHIN A SOLID BRICK ENCLOSURE WITH GATES.
6. COMMERCIAL BUILDINGS ON THE SITE WILL BE CONSTRUCTED WITH BRICK AND/OR OTHER MASONRY FINISHING MATERIALS. 70 % OF THE WALL AREA WILL BE CONSTRUCTED OUT OF MASONRY. OTHER MATERIALS TO INCLUDE STUCCO AND/OR HARDI PLANK SIDING
7. THE PETITIONER/DEVELOPER SHALL INSTALL A 6 FOOT SIDEWALK AND AN 8 FOOT PLANTING STRIP ALONG ALL PUBLIC STREETS
8. PROPOSED USES FOR THE SITE SHALL INCLUDE THOSE ALLOWED IN THE NS AND UR-2 DISTRICTS EXCEPT FOR THE FOLLOWING:
- AUTOMOTIVE SERVICE STATIONS, OFF STREET PARKING AS A PRINCIPAL USE, PEST CONTROL/DISINFECTING SERVICES, LABORATORIES, EQUIPMENT RENTAL, AUCTION SALES, OUTDOOR COMMERCIAL AMUSEMENT, FAST FOOD WITH DRIVE THRUS, ARMORIES, GASOLINE SALES BAR OR ESTABLISHMENT WHERE LIQUOR SALES IS THE MAJOR SOURCE OF INCOME, ESTABLISHMENTS WHERE FOOD DELIVERY IS THE MAIN PART OF THE BUSINESS. THERE WILL BE A MAXIMUM OF TWO [2] USES WITH DRIVE THRUS ON THE SITE. NO SINGLE RETAIL TENANT TO BE GREATER THAN 15,000 SF.
9. THE PETITIONER AGREES TO PROVIDE A LOCATION FOR A CATS BUS STOP ON THE PROPERTY. A PRELIMINARY LOCATION HAS BEEN SHOWN ON THE REZONING PLAN, HOWEVER THE PETITIONER RESERVES THE RIGHT TO INSTALL IT AT ANOTHER LOCATION ALONG ARDREY KELL ROAD, EXCEPT BETWEEN LONGSTONE LANE AND JUNIPER TRACE DRIVE.
10. THE PETITIONER/DEVELOPER WILL MAKE THE STREETS LOOK LIKE PUBLIC STREETS WITH SIDEWALKS ON BOTH SIDES AND ADEQUATE PLANTING STRIPS COMPLETE WITH APPROPRIATE SIZED TREES AND SPACINGS.
11. SEE PLAN FOR EXISTING RIGHTS-OF-WAY. RIGHTS-OF-WAY ARE TO BE "DEDICATED AND CONVEYED" AS NEEDED TO PROVIDE THE REQUIRED DISTANCE FROM THE CENTERLINE OF THE STREET.
12. THE HOURS OF OPERATION FOR THE RETAIL BUISNESS SHALL NOT BE LATER THAN 12:00 AM. THERE WILL BE NO DELIVERIES OR GARBAGE PICK UP BETWEEN THE HOURS OF 10 PM AND 7 AM.

13. THE NOISE LEVEL AS GENERATED FROM THE COMMERCIAL PART OF THE DEVELOPMENT SHALL NOT EXCEED 60 DB AS MEASURED AT THE RIGHTS OF WAY ALONG ARDEY KELL AND MARVIN ROADS.
14. THE PETITIONER/DEVELOPER HAS INSTALLED A STREET LIGHT AT THE INTERSECTION OF ARDREY KELL AND MARVIN, AS AGREED TO IN THE ORIGINAL REZONING OF THIS SITE.
- 2 15. THE PETITIONER/DEVELOPER AGREES TO INSTALL LANDSCAPING THAT IS GREATER THAN WHAT IS REQUIRED BY THE ORDINANCE. CONTRIBUTING PLANTINGS ARE SHOWN SCHEMATICALLY ON THE REZONING PLAN; HOWEVER THE EXACT CONFIGURATION AND LAYOUT IS SUBJECT TO CHANGE FROM WHAT IS SHOWN. LANDSCAPING PROVIDED BETWEEN ARDREY KELL ROAD AND "BUILDING AND PARKING ENVELOPE #2", "BUILDING AND PARKING ENVELOPE #3", AND "BUILDING AND PARKING ENVELOPE #5" SHALL EFFECTIVELY SCREEN THE REAR ELEVATIONS OF ALL UNITS FROM ARDREY KELL ROAD AT MATURITY.
- 2 16. DEVELOPMENT OCCURING ON THE AREAS ILLUSTRATED AS "BUILDING AND PARKING ENVELOPE #1", "BUILDING AND PARKING ENVELOPE #2", "AND BUILDING AND PARKING ENVELOPE #3", IS LIMITED TO TOWNHOMES OR CONDOMINIUMS. PARKING MAY BE DESIGNED AS FRONT-LOADED INTERNAL GARAGE, REAR-LOADED INTERNAL OR DETACHED GARAGE, OR SURFACE PARKING. EACH BUILDING ENVELOPE MAY HAVE UP TO TWO BUILDINGS.
- 2 17. BUILDINGS DEVELOPED ON THE AREA ILLUSTRATED AS "BUILDING AND PARKING ENVELOPE #1" WILL BE ORIENTED TOWARD CEDAR WALK LANE OR THE EXISTING WET POND AND SIDEWALK CONNECTIONS WILL BE PROVIDED TO CEDAR WALK LANE.
- 2 18. BUILDNGS DEVELOPED ON THE AREAS ILLUSTRATED AS "BUILDING AND PARKING ENVELOPE #2" AND "BUILDING AND PARKING ENVELOPE #3" WILL BE ORIENTED TOWARD CEDAR WALK LANE OR JUNIPER TRACE DRIVE AND INDIVIDUAL SIDEWALK CONNECTIONS WILL BE PROVIDED TO THE STREET.
- 2 19. DEVELOPMENT OCCURING ON THE AREAS ILLUSTRATED AS "BUILDING AND PARKING ENVELOPE #4" AND "BUILDING AND PARKING ENVELOPE #5" IS LIMITED TO TOWNHOMES. PARKING WILL BE DESIGNED AS REAR-LOADED INTERNAL OR DETACHED GARAGE OR SURFACE PARKING. ALL SURFACE PARKING WILL BE LOCATED BEHIND THE BUILDINGS. ALL PARKING WILL BE ACCESSED FROM EXISTING OR PROPOSED ALLEYS. "BUILDING AND PARKING ENVELOPE 4" CAN INCLUDE UP TO FIVE BUILDINGS AND "BUILDING AND PARKING ENVELOPE 5" CAN INCLUDE UP TO FOUR BUILDINGS. ALL BUILDINGS IN THESES AREAS WILL FRONT EVERGREEN TERRACE DRIVE OR CEDAR WALK LANE AND INDIVIDUAL SIDEWALKS WILL BE PROVIDED TO THE STREETS.
- 2 20. BUILDINGS DEVELOPED ON THE AREA ILLUSTRATED AS "BUILDING ENVELOPE A" IS LIMITED TO 10 TOWNHOMES OR 9 LIVE/WORK UNITS. UNITS WILL FRONT LONGSTONE LANE AND INDIVIDUAL SIDEWALKS WILL BE PROVIDED TO THE STREET.
21. DEVELOPMENT OCCURING ON "BUILDING ENVELOPE B" WILL BE LIMITED TO TWO LIVE/WORK UNITS OR THREE TOWNHOMES.
- 2 22. DEVELOPMENT OCCURING ON "BUILDING ENVELOPE C" WILL BE LIMITED TO LIVE/WORK UNITS AND/OR TOWNHOMES. THE PETITIONER RESERVES THE RIGHT TO CONSTRUCT THIS AS ONE OR MULTIPLE BUILDINGS.
- 2 23. DEVELOPMENT OCCURING ON "BUILDING ENVELOPE D" WILL BE LIMITED TO OFFICE AND/OR LIVE/WORK UNITS AND/OR TOWNHOMES. THE PETITIONER RESERVES THE RIGHT TO CONSTRUCT THIS AS ONE OR MULTIPLE BUILDINGS. OFFICE MAY BE DEVELOPED AS MEDICAL AND GENERAL OFFICE USES; HOWEVER, THE PETITIONER WILL LIMIT MEDICAL OFFICE USE TO 7,000 SQUARE FEET OF THE PROPOSED 9,000 SQUARE FEET OF OFFICE SPACE.
24. THIS REZONING PETITION IS FOR A SITE PLAN AMENDMENT TO REZONING PETITION #2005-065 ORIGINALLY APPROVED BY CHARLOTTE CITY COUNCIL ON SEPTEMBER 19th, 2005. THE PETITION INCLUDES PORTIONS OF THE ORIGINAL SITE AS INDICATED ON THE SITE PLAN BY THE REZONING BOUNDARY.
- 2 25. PARKING WILL BE PROVIDED AT THE FOLLOWING MINIMUM RATES:
- |                 |                     |
|-----------------|---------------------|
| RESIDENTIAL:    | 1.5 SPACES PER UNIT |
| MEDICAL OFFICE: | 1 SPACE PER 200 GSF |
| GENERAL OFFICE: | 1 SPACE PER 300 GSF |
- 2 26. SIDEWALKS WILL BE PROVIDED FROM ALL TOWNHOME AND LIVE/WORK UNIT ENTRANCES TO THE STREET SIDEWALK SYSTEM.
- 2 27. EXISTING DUMPSTER AND RECYCLING FACILITIES ON SITE WILL BE SHARED BY ALL TENANTS.



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Cedar Walk  
Development Standards  
Rezoning (SPA) Petition #10-023

16700 Marvin Road Charlotte, NC

NO.	DATE	BY:	REVISIONS	
			PER CITY COMMENTS	PER CITY COMMENTS
1	3/19/10	CC		
2	4/23/10	CC		

Project No: 09-014  
Date: December 28, 2009  
Designed by: cc  
Drawn By: cc  
Scale: n/a  
Sheet No:

RZ-2