

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. THE PROPOSED DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE CITY OF CHARLOTTE REGULATIONS PERTAINING TO OFF-STREET PARKING, SIGNAGE, BUFFERS/LANDSCAPING, SCREENING, DRAINAGE, TREE ORDINANCE, ETC. OR AS CURRENTLY EXISTING AND/OR SHOWN ON THE PLAN.

3. MAXIMUM BUILDING HEIGHTS FOR THE RETAIL BUILDINGS SHALL BE 24 FEET FOR THE BODY 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.

4. 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.

5. MAXIMUM HEIGHT OF LIGHTING SHALL BE 20 FEET.

6. SCREENING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 12.303 OF THE CITY OF CHARLOTTE ZONING ORDINANCE.

7. ALL DUMPSTERS SHALL BE LOCATED WITHIN A SOLID BRICK ENCLOSURE WITH GATES.

8. 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

9. THE PETITIONER/DEVELOPER SHALL INSTALL A 6 FOOT SIDEWALK AND AN 8 FOOT PLANTING STRIP ALONG ALL PUBLIC STREETS

10. 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.

11. THE PETITIONER/DEVELOPER SHALL INSTALL A FIRE HYDRANT WITHIN 750 FEET OF THE MOST REMOTE BUILDING AS A FIRE TRUCK TRAVELS IF SUCH HYDRANT DOES NOT EXIST. FURTHERMORE, IF REQUIRED BY FIRE DEPARTMENT REGULATIONS, 4-HOUR FIRE WALLS AND/OR SPRINKLER SYSTEMS SHALL BE INSTALLED IN EACH BUILDING TO OFFSET ANY POTENTIAL MARGINAL WATER SUPPLY IN THE AREA.

12. THE PETITIONER AGREES TO PROVIDE A LOCATION FOR A CATS BUS STOP ON THE PROPERTY AS DIRECTED BY PLANNING. THE PETITIONER REQUESTS THE LOCATION BE ON ARDREY KELL ROAD AT THE SOUTHERN END OF THE SITE.

13. FOR NEW IMPERVIOUS AREA, THE PETITIONER SHALL TIE-IN TO 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 THE 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.

14. FOR NEW IMPERVIOUS AREA, THE PETITIONER SHALL CONTROL AND TREAT THE DIFFERENCE IN STORM WATER RUNOFF VOLUME LEAVING THE PROJECT SITE BETWEEN THE PRE AND POST DEVELOPMENT RUNOFF CONDITIONS FOR 1-YEAR 24-HOUR STORM. RUNOFF DRAW DOWN TIME SHALL BE A MINIMUM OF 24-HOURS, BUT NOT MORE THAN 120-HOURS. PEAK STORM WATER RELEASE RATES SHOULD MATCH PRE-DEVELOPMENT RATES FOR 2-YEAR AND 10-YEAR 6-HOUR STORM EVENTS.

15. FOR NEW IMPERVIOUS AREA, THE USE OF STRUCTURAL STORM WATER TREATMENT SYSTEMS (WET PONDS, EXTENDED DETENTION WETLANDS, BIO-RETENTION, SAND FILTERS, ETC.) SHALL BE INCORPORATED INTO THE SITE AND DESIGNED TO HAVE AN 85 % AVERAGE ANNUAL REMOVAL FOR TOTAL SUSPENDED SOLIDS GENERATED FROM THE DEVELOPMENT ACCORDING TO SPECIFICATIONS IN THE NC DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES BEST MANAGEMENT PRACTICES MANUAL, APRIL 1999.

16. THE PETITIONER/DEVELOPER WILL INSTALL ATTRACTIVE "FULLY SHEILDED" PEDESTRIAN SCALE LIGHTING THROUGHOUT THE SITE AS REQUIRED.

17. PLANTING STRIPS ALONG PUBLIC STREETS WILL HAVE APPROPRIATE STREET TREES AS REQUIRED AT 40' ON CENTER.

18. 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.

19. 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.

20. THE HOURS OF OPERATION FOR THE RETAIL BUISNESS SHALL NOT BE LATER THAN 12:00 AM WITH THE EXCEPTION OF A DRUGSTORE THAT WILL BE ALLOWED 24 HOUR OPERATIONS. THERE WILL BE NO DELIVERIES OR GARBAGE PICK UP BETWEEN THE HOURS OF 10 PM AND 7 AM

21. 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.

22. THE PETITIONER/DEVELOPER AGREES TO INSTALL A STREET LIGHT AT THE INTERSECTION OF ARDREY KELL AND MARVIN, PROVIDING IT IS ACCEPTABLE TO ALL GOVERNING AUTHORITIES INVOLVED.

23. THE PETITIONER/DEVELOPER AGREES TO INSTALL A LANDSCAPE PLAN THAT IS GREATER THAN WHICH IS REQUIRED BY LOCAL MUNICIPALITIES.

24. 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.

25. BUILDINGS DEVELOPED ON THE AREA ILLUSTRATED AS "BUILDING AND PARKING ENVELOPE #1" MAY BE ORIENTED TOWARDS EITHER CEDAR WALK LANE OR THE EXISTING WET POND.

26. BUILDNGS DEVELOPED ON THE AREAS ILLUSTRATED AS "BUILDING AND PARKING ENVELOPE #2" AND "BUILDING AND PARKING ENVELOPE #3" MAY BE ORIENTED TOWARDS EITHER CEDAR WALK LANE OR JUNIPER TRACE DRIVE.

27. 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.

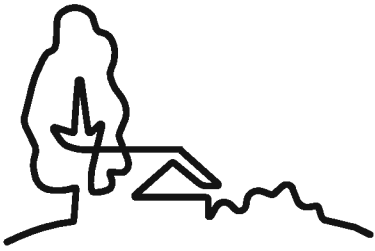
28. BUILDINGS DEVELOPED ON THE AREA ILLUSTRATED AS "BUILDING ENVELOPE A" IS LIMITED TO TOWNHOMES.

29. BUILDINGS ILLUSTRATED AS "PROPOSED BUILDING A", "PROPOSED BUILDING B", "PROPOSED BUILDING C", AND "PROPOSED BUILDING D" ARE LIMITED TO USES ALLOWED IN THE NS ZONING DISTRICT. BUILDING AREA WILL NOT EXCEED 18,000 SQUARE FEET IN AGGREGATE TOTAL FOR ALL BUILDINGS.

30. 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.

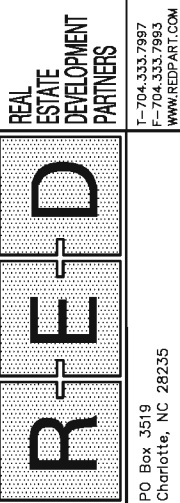
31. PARKING WILL BE PROVIDED AT THE FOLLOWING MINIMUM RATES:

RESIDENTIAL:	1.5 SPACES PER UNIT
MEDICAL OFFICE:	1 SPACE PER 200 GSF
ALL OTHER COMMERCIAL:	1 SPACE PER 300 GSF



URBAN
DESIGN
PARTNERS

1318-e6 central ave. # 704.334.3303
charlotte, nc 28205 F 704.334.3305
urbandesignpartners.com



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

16700 Marvin Road Charlotte, NC

NO. DATE: BY: REVISIONS:

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

RZ-2