

## Development Standards

**General Provisions**  
These more stringent standards are established by the Technical Data Sheet or these Development Standards, all development standards established under the City of Charlotte Zoning Ordinance (the "Zoning Ordinance") for the INST zoning district classification shall be followed in connection with development taking place on Parcel I. All development standards established under the Ordinance for the NS zoning district classification shall be followed in connection with development taking place on Parcel II. All development standards established under the Ordinance for the MX-2 zoning district classification shall be followed in connection with development taking place on Parcel III, and all development standards established under the Ordinance for the 0-1 zoning district classification shall be followed in connection with development taking place on Parcel IV. The building configurations, placements and sizes as well as the locations of all development shown on the Schematic Site Plan (Sheet RZ-2) are schematic in nature and may be altered or modified during design development and construction document phases within the maximum development limits established by buffers and setbacks. Innovative Development Standards may be utilized as described in Section 11.009 of the Ordinance, except on those lots which are immediately adjacent to a R-4 zoning district.

**Permitted Uses**  
**Parcel I - Church Campus**  
Any religious, institutional, child care, adult care, or health institutions permitted by right or under prescribed conditions in the INST Zoning District shall be allowed on this parcel. All buildings in this section shall be of quality grade architectural materials, including not limited to, glass, architectural materials, stone, and traditional wood or vinyl siding. All buildings should be designed to achieve a high degree of architectural integrity while also blending into the general character and design motif of the overall community.

**Parcel II - Neighborhood Service Center**  
Up to 60,000 SF of general retail and service uses which are permitted under the Ordinance by right or under prescribed conditions in an NS Zoning district shall be allowed on Parcel II; however, no gas stations or restaurants with drive-through windows shall be permitted.

**Parcel III - Mixed-Use Development**  
Any residential, religious or institutional uses (including incidental and accessory uses) permitted by right or under prescribed conditions in an MX-2 Zoning District shall be allowed on this parcel. Up to 200 single family detached dwelling units will be constructed within the area schematically represented on Sheet RZ-2. Up to 88 attached dwelling units (including apartments and/or condominiums) may be constructed within this Parcel. The remainder of the units will be for sale or rent MF attached dwelling units, not to exceed 120 units max. Additionally, any incidental or accessory uses permitted by right or under prescribed conditions within the MX-2 Zoning District shall be allowed.

**Parcel IV - Office**  
Any and all uses allowable in the 0-1 Zoning District, with the exception of hotels and motels, shall be allowed in Parcel IV. All buildings in this section shall be of quality grade architectural materials including but not limited to, glass, architectural materials, and stone. All building materials shall be compatible and all buildings shall be of a commercial nature.

**Buffer Areas**  
The buffers established on this Technical Data Sheet shall conform to the standards of Section 12.302 of the Ordinance. The 75' requirement shall be reduced to 58.65' with the addition of a screen fence. The fence shall be constructed of wood and shall be in keeping with the architectural character of the adjacent church facility. Buffer areas shall remain as open space and, subject to the provisions stated below, and will remain undisturbed.

Where there are existing trees, the Petitioner reserves the right to clear, grade and fill within the first 15 feet on the interior side of the buffer and, where buffer areas consist of minimal vegetation (trees 2" caliper and smaller), the developer may grade and/or create berms.

Petitioner reserves the right to grade and to create berms. The Petitioner reserves the right, within all portions of buffer areas, to install utilities and pedestrian paths. However, utility installations may only cross buffer areas at angles which are between 75° and 90° to the property line.

No buildings, parking spaces or maneuvering areas (except street crossings) may be placed within the buffer areas.

Where existing trees and natural vegetation have been cleared to accommodate pedestrian sidewalks or paths or the installation of utilities, the cleared/unimproved areas of the buffer shall be landscaped with trees and shrubs. In the event zoning or uses on any adjacent property should change at some point in the future so that the buffer requirement changes or is not required, then the buffers specified on the Technical Data Sheet shall change accordingly. However, once a buffer and use are established or constructed on this site, such buffer and uses may remain.

**Landscaped Areas and Screening**  
Screening shall conform with the standards and treatments specified in section 12.303 of the Ordinance.

**Setbacks, Side Yards and Rear Yards**  
All buildings constructed within the site shall satisfy or exceed the applicable setback, rear yard, and side yard requirements established under the Ordinance, except as may be allowed under the MX-2 innovative section of the Ordinance. The single family lot sizes are intended to vary in order to provide a range of housing types. Non-standard rights-of-way widths are intended on this site in order to create a non-traditional streetscape with sidewalks and street trees. Alloys for rear access to residential homes and are not the planning unit also potentially be adapted to this development.

**Access Points**  
Direct vehicular access from Beatties Ford Rd will be limited to three full-service access points. The access points on Parcel IV shall be full service as well. The rear access point layout serve to define a grid pattern which is the intent of this development. Their locations will be located in the general areas depicted on this sheet. Additional access points may be added at a later date if needed per site requirements.

The northern and southern access points located on Beatties Ford Road shall align with Millster Drive and Fairdale Road, respectively. The petitioner will provide left turn lanes into the Site at each full access driveway on Cindy Lane and Beatties Ford Rd. The engineering, design, and construction of these left turn lanes will be the responsibility of the developer/owner and will be designed in accordance with CDOT standards.

Petitioner will dedicate twenty-five feet (25') from the centerline of "C" Avenue for public right-of-way where the site is adjacent to "C" Avenue. In addition, developer commits to upgrade "C" Avenue to comply with Charlotte-Mecklenburg Land Development Standards 810.014 where the Site is adjacent to "C" Avenue. All of the foregoing roadway improvements will be made in accordance with regulations established by the Charlotte Department of Transportation and the North Carolina Department of Transportation.

All access points off of Beatties Ford Road into the site shall be constructed prior to issuance of an occupancy permit for any building in Parcel I.

The developer/petitioner shall dedicate 50' of right-of-way from the centerline of Beatties Ford Road and shall also dedicate 35' of right-of-way from the centerline of Cindy Lane. The street pattern shown on Sheet RZ-2 is schematic in nature and may be altered or modified during the design development and construction document phases. The general character indicated by the grid pattern and vista is a firm commitment. The petitioner will seek approval of any non-standard street sections and layout using the provisions of the Ordinance at the time the Site is subdivided. The petitioner commits to provide a creek crossing to connect the Mixed-Use area to the Office area with a bridge or other form of vehicular access to meet CDOT standards. Petitioner/developer commits provide (2) 35' x 35' right triangles per CDOT standards to meet sight distance requirements at each existing and proposed entrance.

**Parking**  
The parking spaces depicted on the Schematic Site Plan (Sheet RZ-2) may vary in layout and location, but, in all events, will be sufficient to satisfy the minimum off-street parking standards established under the Ordinance, including Section 12.303(f) and 12.303(g) of the Ordinance.

No parking will be permitted within the buffer area or setbacks. No parking shall be permitted between Beatties Ford Road and any buildings in Parcel II.

**Lighting**  
All freestanding lighting fixtures installed on public streets on this site will be of a uniform design.

Except for public streets, athletic fields and tennis court lighting, the maximum height of any freestanding lighting fixture, including its base, shall not exceed 25 feet in all Parcels.

All direct lighting within Parcels I, II, & III shall be designed such that direct illumination does not extend past parcel property lines. Consideration will be given to the impact of lighting both within and without the perimeter of the Site. Items for consideration will include intensity, cutoff angles, color, energy efficiency and shielding of sources of light; the intent being to eliminate glare towards adjacent residential uses.

**Signage**  
A uniform signage and graphic system will be employed within Parcels I, II, and III. All signs placed on the Site will be erected in accordance with Ordinance requirements. All free-standing signs on Parcels I, II & IV will be ground mounted, no taller than 7 feet, and no more than 50 sq. ft. of sign surface area on either side.

No self-illuminating, or otherwise obtrusive, wall signs within Parcel II shall be on portions of buildings oriented toward residential development.

**Tree Ordinance**  
The provisions of the Charlotte Tree Ordinance apply to this development in the same manner adjoining properties in accordance with Section 12.303 of the Ordinance.

**Open Space**  
The percentage of open space within the Site shall meet or exceed the minimum 10% of total parcel area within Parcel II is required to be common open space requirements of the Ordinance. Approximately 20% minimum of the parcel area shall be preserved as open space.

**Damen Standards**  
All parking spaces within the Site will be screened from public streets and abutting and existing properties in accordance with Section 12.303 of the Ordinance. 12.303(13) of the Ordinance. The architectural component of the project shall be developed in accordance with Section 12.303(13) of the Ordinance. Each dumpster area will be enclosed on all four sides by a wooden fence or brick wall with one side being a hinged gate.

Architectural compatibility of buildings within Parcels I, II, & IV shall be assured by the establishment of an architectural review committee under acceptable materials and details. The architectural review committee will be assembled and coordinated by the developer at inception of the project. Proof of approval by design review committee must be presented to Building Standards prior to issuance of building permit.

The elevations of buildings facing Beatties Ford Rd shall be front facades, or shall be designed to be architecturally compatible with the front facade through use of similar building materials, colors, architectural elements, and the absence of "service" elements, such as water.

Numerous pedestrian access points will be provided to all Parcels and throughout the Site by means of sidewalks, pedestrian plazas, trails, bridges or other means. All development within individual parcels will be accessible by a 4 foot minimum sidewalk and 4 foot minimum planting strip.

**Amendments to Resoning Plan**  
Future amendments to the Technical Data Sheet and these Development Standards may be applied for by the then owner or owners of the Parcel or Parcels involved, in accordance with Ordinance requirements.

**Shading Effect of the Resoning Application**  
If the Petitioner's Resoning Petition is approved, the development program established under these Development Standards, the Technical Data Sheet and other supportive documents shall, unless amended in the manner provided under the Ordinance, be binding upon and ensure to the benefit of the Petitioner and subsequent owners of the Site, and their respective heirs, devisees, personal representatives, successors in interest and assigns.

Throughout these Development Standards, the terms, "Petitioner", and "Owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner and the current and subsequent owners of the Site who, from time to time, may be involved in any further development of the Site.

**Storm Drainage Management**  
Storm water runoff from the Site will be managed through proven techniques which satisfy the standards imposed by the City of Charlotte Engineering Department.

Retention facilities may be shared between zoning classifications and uses. Where a wet detention facility crosses boundaries of different uses requiring a buffer, the buffer may be provided by going around the detention facility or by alternative methods or, may be located where it serves no useful purpose, all as interpreted by the Zoning Administrator.

No storm water detention ponds will be located in buffers or setbacks, except for shared ponds crossing boundaries of different uses.

**Floodway**  
Filling will be allowed in the floodway fringe area, but will not be allowed within the Managed Use Zone or Stream Side Zone as per FEMA requirements. Minimum building elevations shall respect 2000 floodplain data or shall base development on the updated maps at the time maps become available. 300' buffer to be based upon new 2002 Flood mapping.

Required driveway buffers ("SWIM buffers") will be provided. NCEHNR & US Army Corp. of Engineers shall be contacted regarding floodplain and water quality permits.

## General Notes

1. Boundary information from survey by RB Pharr & Associates, dated 5/23/96. Topographic information from digital topographic information by Mecklenburg County Mapping/GIS services.
2. See attached sheets for adjacent property owners.
3. Road improvements along "C" Avenue, Beatties Ford Road, and Cindy Lane will include 8' sidewalks with an 8' planting strip, if these said elements are not already existing. These improvements will only be made to the portions of these existing rights-of-way adjacent to this site.
4. 60 feet of right-of-way from the centerline of Beatties Ford Road shall be dedicated prior to issuance of a building permit.

## Development Data

Total Area: 80.87 Acres

Existing Zoning: INST (CD), NS (CD), MX-2 (CD), and 0-1 (CD) (SP)

Proposed Zoning: INST (CD), NS (CD), MX-2 (CD), and 0-1 (CD) (SP)

Proposed Uses: Mixed use consisting of Single Family, Multifamily, Office, Business, and Religious Institutional Uses.

Maximum Proposed Development:

Parcel I: INST (CD): 2750 seat max. church sanctuary, 20,000 SF max. Child Care Center, 20 bed max. Assisted Living Center, & 11,500 SF other institutional uses. Jails and prisons will not be permitted.

Parcel II: NS: 50,000 SF of Commercial/Hotel (40' ht. Max.) and 500 Dwelling units.

Parcel III: MX-2: 200 Max. SF Dwelling units; 188 MF Units Max. & 128 Open Space Min.

Parcel IV: 0-1: 350,000 SF Max. of General Office. No hotels or motels will be permitted.

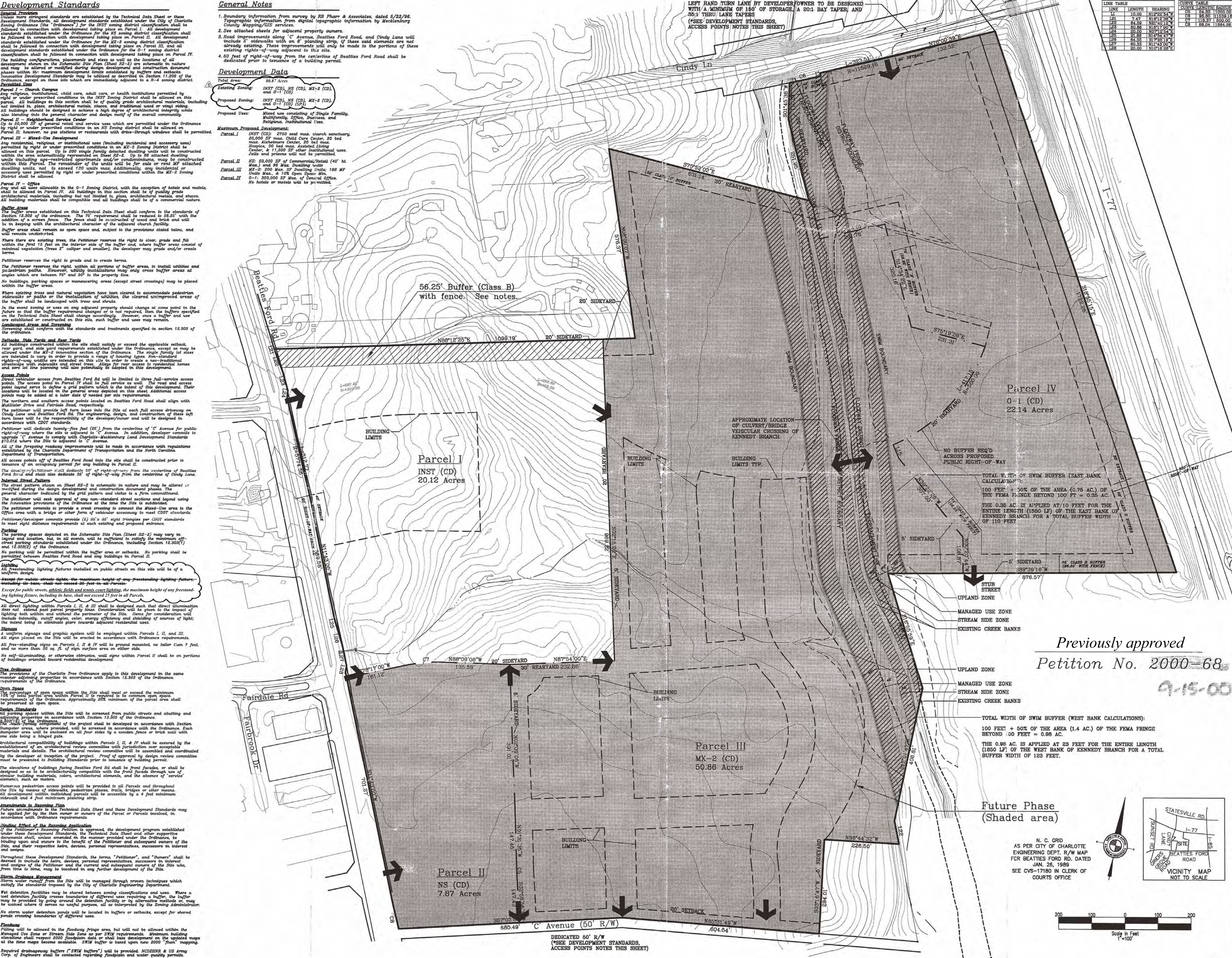
LEFT HAND TURN LANE BY DEVELOPER/OWNER TO BE DESIGNED WITH A MINIMUM OF 150' OF STORAGE, A 20:1 BAY TAPER, AND 35:1 THRU LANE TAPERS (\*SEE DEVELOPMENT STANDARDS, ACCESS POINTS NOTES THIS SHEET)

LINE	LENGTH	BEARING	CURVE LENGTH	RADIUS
14	10.00	N12°22'54"W	08	24.85 1000.00
15	7.47	N1°15'18"E	09	36.90 1103.10
16	12.85	N1°04'04"E	07	118.37 1500.00
17	60.85	N1°01'00"E	08	86.04 1594.68
18	21.68	N1°24'47"E		
19	21.68	N1°24'47"E		
20	60.33	N11°43'00"E		
21	20.00	N10°18'26"E		

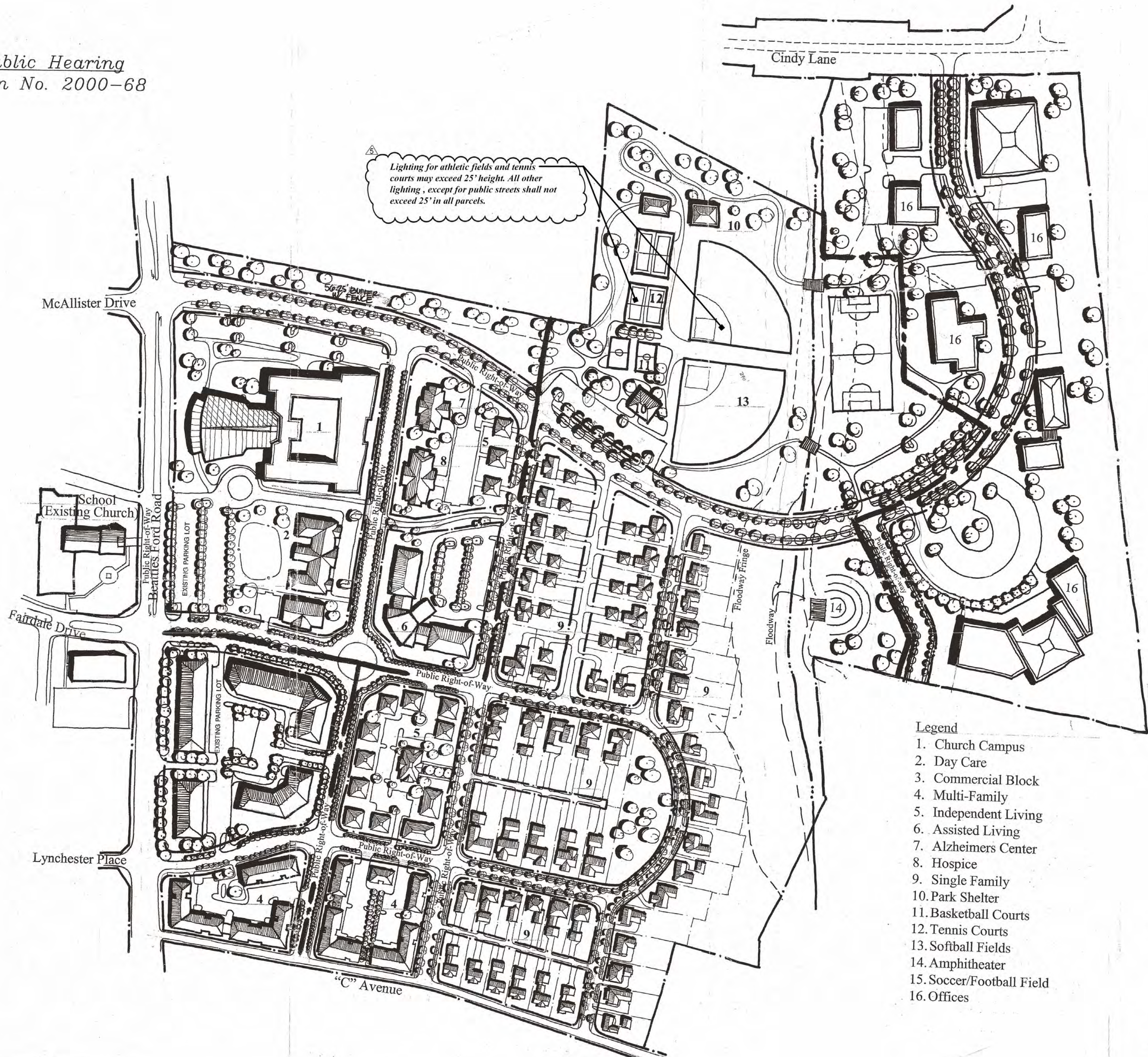
SITE PLAN AMENDMENTS BY:

**Wirth & Associates**  
LANDSCAPE ARCHITECTS AND LAND PLANNERS  
120 N. Hargett St., Suite 101  
Charlotte, NC 28203  
Phone: 336-975-1585 Fax: 336-375-3544  
Email: wirth@wirthassociates.com

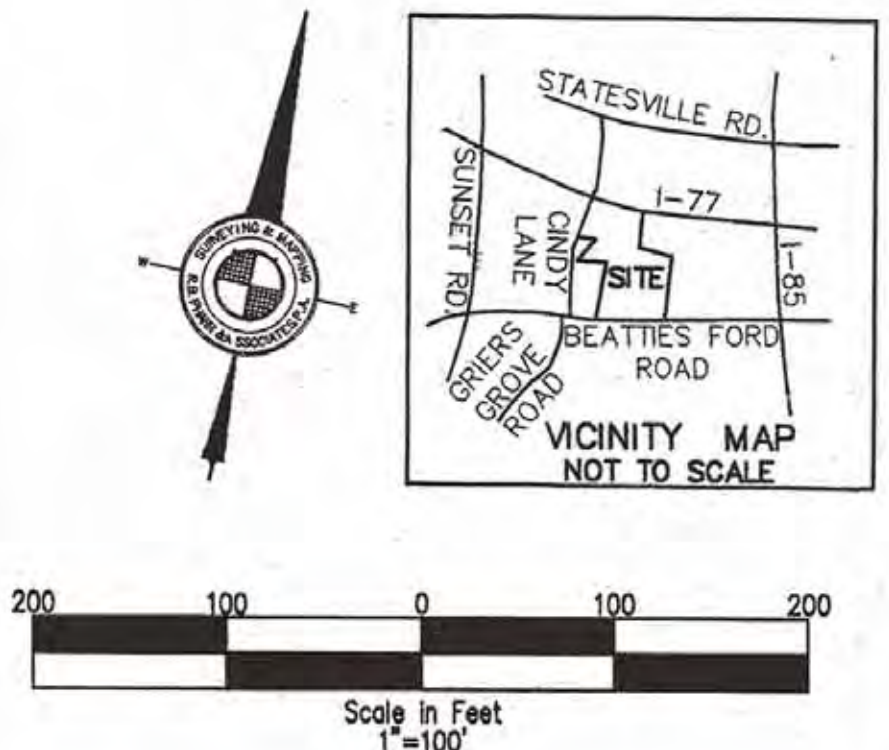
Drawn	TND
Checked	ARP
Date	January 7, 2000
Revisions	
1 Date	March 24, 2000
2 Date	April 12, 2000
3 Date	July 7, 2000
4 Date	August 17, 2000
5 Date	September 14, 2000
6 Date	January 22, 2010
	Site Plan Amendment







- Legend
- 1. Church Campus
  - 2. Day Care
  - 3. Commercial Block
  - 4. Multi-Family
  - 5. Independent Living
  - 6. Assisted Living
  - 7. Alzheimers Center
  - 8. Hospice
  - 9. Single Family
  - 10. Park Shelter
  - 11. Basketball Courts
  - 12. Tennis Courts
  - 13. Softball Fields
  - 14. Amphitheater
  - 15. Soccer/Football Field
  - 16. Offices



SITE PLAN AMENDMENTS BY:

**Wirth & Associates**  
LANDSCAPE ARCHITECTS AND LAND PLANNERS  
1330 W. Maryland St., Suite 212  
Charlotte, NC 28208  
Phone: 774-377-1585 Fax: 774-377-3844  
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Drawn	TND
Checked	KLB
Date	January 7, 2000
Revisions	March 24, 2000
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**Friendship Baptist Church**  
Charlotte, NC  
2000-68

APPROVED BY CITY COUNCIL  
DATE 11/24/00

Title  
**Schematic Site Plan**

Sheet  
**RZ-2**

Plate