

GENERAL PROVISIONS:
1. Unless more stringent standards are established by the rezoning plan or the Development Standards, all development standards established under the City of Charlotte Zoning Ordinance for the O-1 zoning district shall be followed in connection with development taking place on the site. The development depicted on the rezoning plan is intended to reflect the arrangement of proposed uses on site, but the final configuration, placement and size of individual site elements may be altered or modified within the limits prescribed by the Ordinance and the standards established by the rezoning plan and these development standards during design development and construction phases. Street layouts may be modified to accommodate final building sections.
2. Alterations to the conditional plan are subject to Section 6.207

PERMITTED USES:
1. Financial institution with one accessory drive-through service window, three remote drive-throughs and one ATM drive-through, General and Medical Office.

TRANSPORTATION:
1. Vehicular access is limited to those depicted.
2. Right-of-way is dedicated to NCDOT.
3. Petitioner will install a left-turn lane on Ballantyne Commons Parkway into the site in accordance with NCDOT minimum standards with a minimum of 150 feet of storage.
4. Petitioner will construct new curb along the Northernly side of Ballantyne Commons Parkway. New curb will be located 36 feet from the center line to face of curb.
5. Internal streets will be private built to public street standards.

ARCHITECTURAL STANDARDS:
1. Exterior finish will consist of stone, brick and stucco (See elevations).
2. Roof finish is 30 year architectural dimensional shingles and copper per plan. The center body of the roof is flat pitch roofing. No flat roofing is exposed to the edge of any building.
3. Architectural elements and treatments are per plan (See elevations).
4. 1" on average masonry wall is installed on site.
5. 5 buildings total, 4 general office and medical plus 1 bank building. The 2 buildings located on Ballantyne Commons Parkway could be combined based on the actual user's need. The 2 rear buildings could be combined based on the actual user's need.
6. Waste container and recycling are housed in masonry wall unit with gate. (See location on site plan). All Medical waste will be serviced by outside contractor. Banking waste is serviced by outside contractor; general waste is located in rear corner of Bank with walls enclosing to the Bank.

STREETSCAPE & LANDSCAPING:
1. A connecting sidewalk will be installed between the 2 front buildings on Ballantyne Commons Parkway. The sidewalk will connect the parking lot side of the buildings to the sidewalk along Ballantyne Commons Parkway.
2. All sidewalks will be installed with planting strips per the City Ordinance.
3. A Class C Buffer of 36' will be installed as indicated on the site plan and will have 14-16' tall evergreen trees planted with proper irrigation. The Buffer will be installed when plans are approved for permitting and after the well supplying the irrigation to the trees has been installed. The Developer will replace any deceased trees that were planted along this Buffer in the event this should occur.
4. The Developer will add to the required 36' Class C Buffer to make a total of 75' Buffer along the Northern boundary of the property. The Western side shall have the same 75' Buffer except for the row of parking shown on the plan. With this row of parking the Buffer narrows to 51' but will have the same amount of tree planting.

ENVIRONMENTAL FEATURES:
1. Tree save has been observed on this site with the grading and excavation of an earlier permit (LDGP-2008-00213) issued by the City of Charlotte.
2. The Developer will work with the provisions per Environmental SDPS.

PARKS, GREENWAYS & OPEN SPACE:
1. Open Space is limited to Buffer area, bicycle parking and pond with water feature.

FIRE PROTECTION:
1. Adequate fire protection in the form of fire hydrants will be provided to the City of Charlotte Fire Code's specifications. Plans for excavating will be submitted to the Fire Marshal's office for approval before the construction of that building commences.

SIGNAGE:
1. All signs on the site will be erected in accordance with the requirements of the Ordinance.
2. Bank signs will be located on the bank and a monument sign installed along Ballantyne Commons Parkway.
3. A Bank sign will be located at the entrance of the access easement intersecting with Providence Promenade Drive.
4. Medical/Office signage will be mounted on to the Buildings as well as a site registry.
5. All signage will be illuminated per the Ordinance.

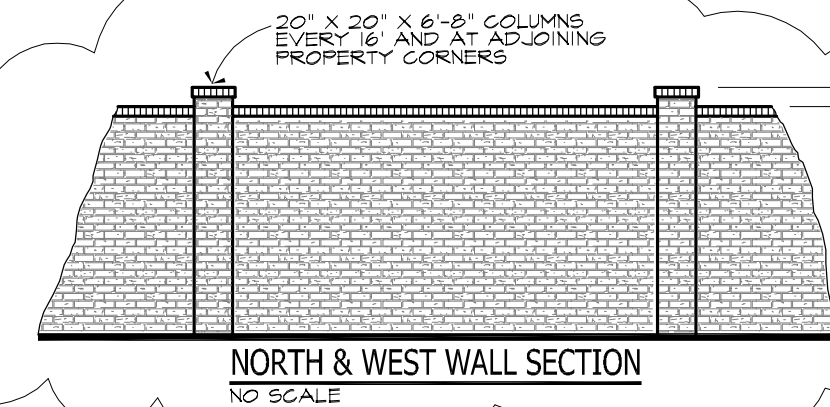
LIGHTING:
1. Decorative, pedestrian scale, freestanding lighting fixtures will be installed throughout the Site. These lights will be uniform in design, and the final spacing shall be determined by the Developer/Petitioner.
2. The maximum height of the decorative, pedestrian scale, freestanding lighting fixtures installed on the Site, including its base, shall not exceed 15 feet.
3. All exterior detached light fixtures (except street lights along public or private streets) shall be capped, full cut-off fixtures.

PHASING:
1. Bank will build the bank building once permitting is permitted on the Site.
2. Medical/Office will be built based on usage.

DEVELOPMENT DATA

SITE ACREAGE: GROSS 6.50 ACRES NET 5.82 ACRES OF R.O.W.
TAX PARCELS: 225.112.01, 225.112.26 & 225.112.09
EXISTING ZONING: UR-2 (CD) & R-3
PROPOSED ZONING: O-1 (CD) 225.112.01 & 225.112.26 O-1 CONVENTIONAL 225.112.09
PROPOSED USE: BANK, GENERAL & MEDICAL OFFICE
NUMBER OF BUILDINGS: 1 BANK & 4 GENERAL & MEDICAL/OFFICE BUILDINGS.
MAXIMUM AMOUNT OF BLDGS = 5. BLDGS MAY BE COMBINED FOR A TOTAL OF 3 BLDGS.

HEIGHT OF BUILDINGS: MAXIMUM HEIGHT 40 FT.
PHASING: BANK BUILT BUY USER MEDICAL/OFFICE BUILD-OUT BASED ON SALES
MAXIMUM SQUARE FOOTAGE: 10,000 SQ FT
FLOOR AREA RATIO: FRA = 15
PARKING: 112 SPACES PROVIDED (25,000 SF MEDICAL @ 1 PER 200 = 125 & 10,000 SF OFFICE @ 1 PER 200 = 24 & 4,500 SF BANK @ 1 PER 200 = 23)



JOHN L. HOOD

LOT 7
BRADFORD L. HELTON
10062/138
ZONING: R-3
USE: SINGLE FAMILY

LOT 8
JARED A. MISEL
13035/884
ZONING: R-3
USE: SINGLE FAMILY

LOT 9
DAVID S. TEMPLIN
5828/121
ZONING: R-3
USE: SINGLE FAMILY

LOT 10
BRECK S. BOLTON
6493/247
ZONING: R-3
USE: SINGLE FAMILY

LOT 11
ALAN J. AUGUSTINE
5459/740
ZONING: R-3
USE: SINGLE FAMILY

"UNDISTURBED BUFFER"

PER RECORDED DEED RESTRICTION ENFORCED BY BERKELEY HOMEOWNERS ASSOCIATION

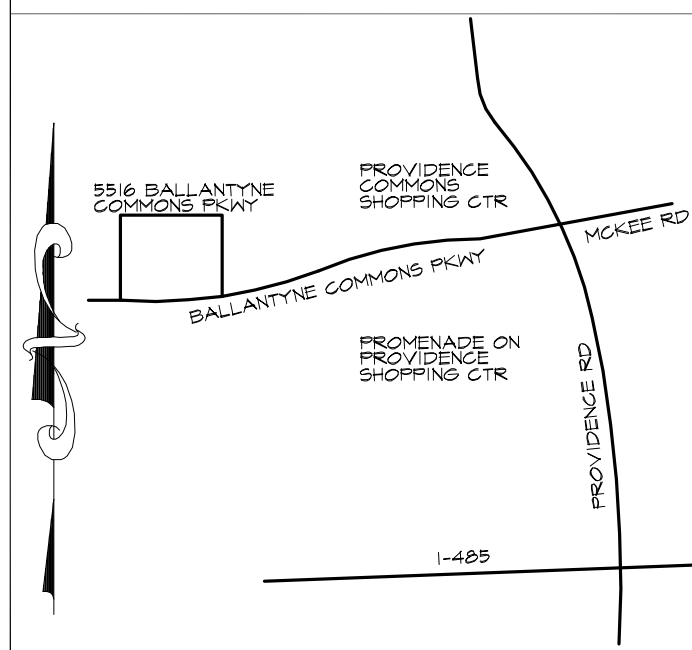
THE REGENCY CENTERS
AND PROVIDENCE COMMONS
DB 11028-981
ID: 225-112-09
ZONING: CO
USE: BUFFER

DIVIDED LINE HATCHING INDICATES PROPOSED CHANGE TO O-1 CONVENTIONAL NEEDED FOR SIDE ACCESS

AREA DEDICATED TO NCDOT AS PUBLIC R/W
11366.5 SQ. FT.
0.26 ACRES

S 61°21'28" W 179.83'
AREA PREVIOUSLY DEDICATED TO NCDOT IN MB 33 PG 219

VICINITY MAP (NOT TO SCALE)



LIGHTWAY
PROPERTIES, LLC

7512 POLYANTHA ROSE CIRCLE
WEDDINGTON, NC 28104
704.845.1077

Sagrado
DESIGNS
Land Planning & Design

PROJECT TITLE
ALEXANDER PLACE
@ PROVIDENCE COMMONS

REZONING PLAN
6,000+/- SQ FT BANK &
32,000+/- SQ FT MEDICAL/OFFICE

PROPOSED USAGE
O-1 (CD)
O-1 CONVENTIONAL

SEPTEMBER 27, 2010

S-1
SITE PLAN
SCALE: 1" = 40'

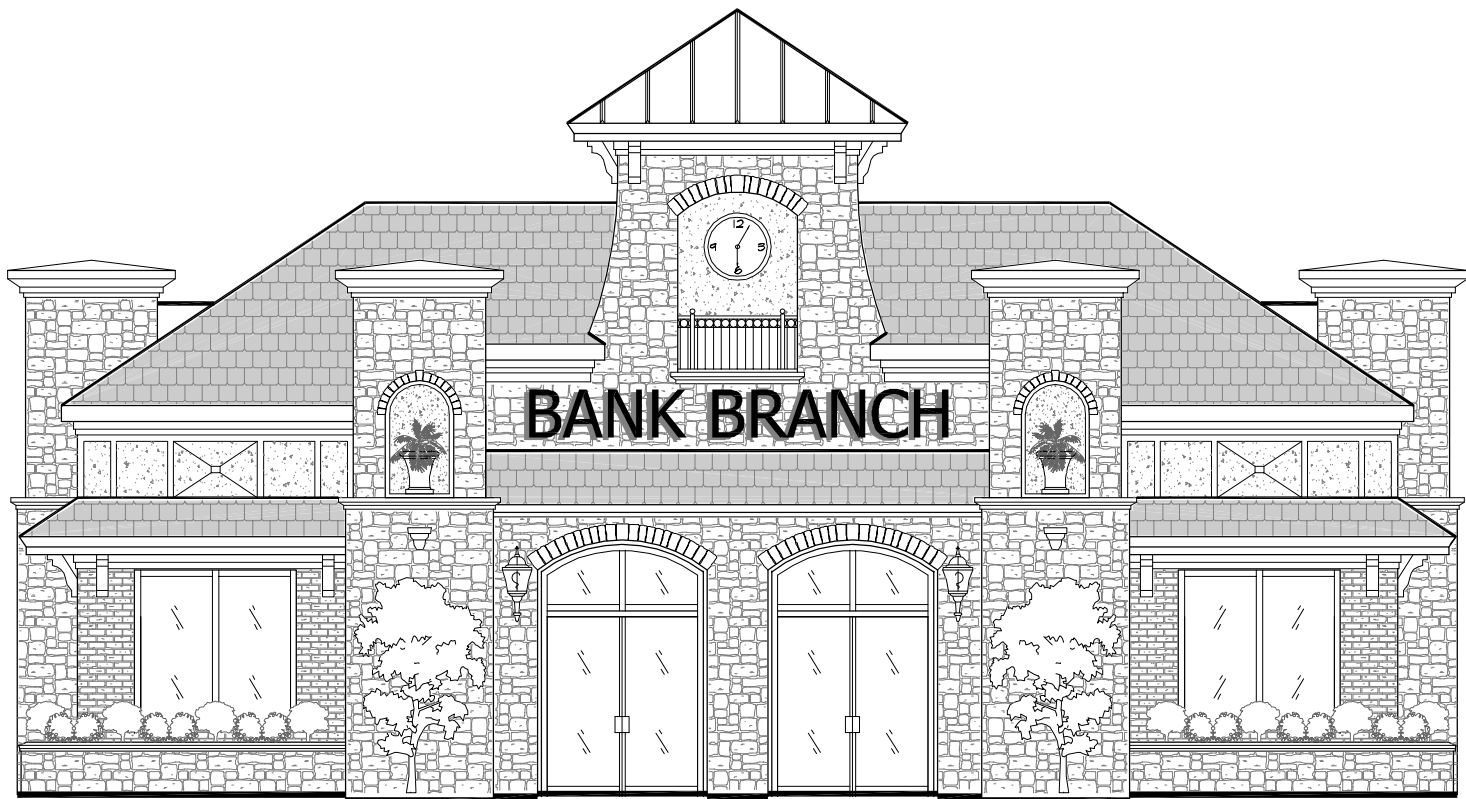
PETITION 2010-068

REVISED NOVEMBER 19, 2010

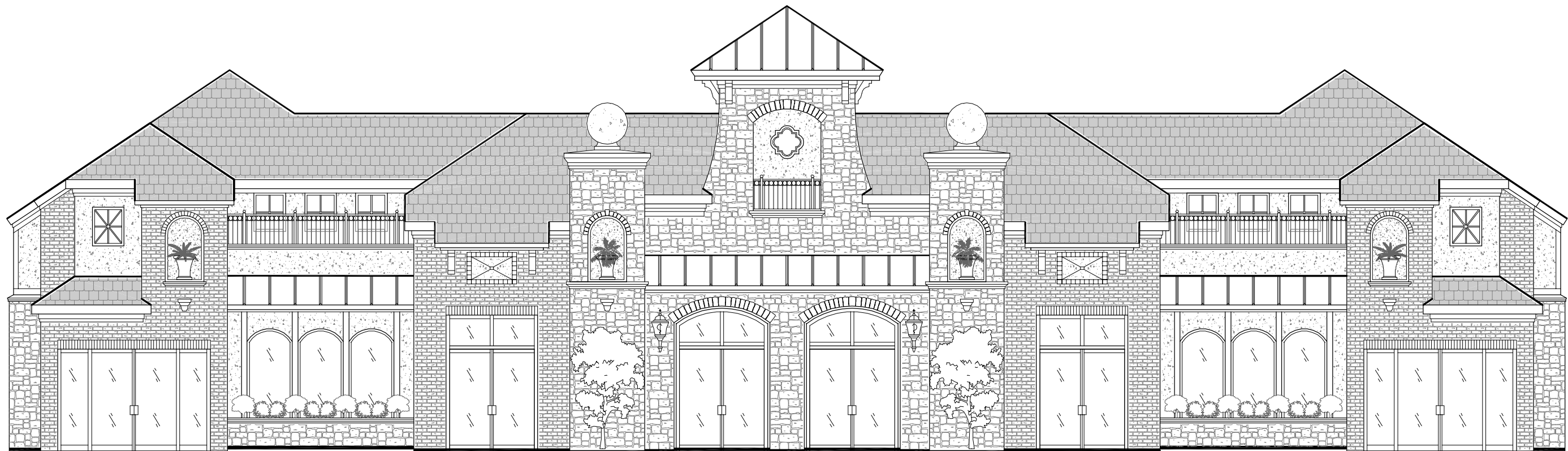
BALLANTYNE COMMONS PARKWAY
(S.R. #4979 PUBLIC R/W VARIES)
(MAJOR ARTERIAL)

STORAGE
FACILITY
ENTRY

HOME DEPOT
ENTRY



FRONT VIEW OF BANK BRANCH
FRONTAGE TO BALLANTYNE COMMONS PARK



FRONT VIEW OF BUILDINGS A-1 & A-2
FRONTAGE TO BALLANTYNE COMMONS PARK



FRONT VIEW OF BUILDING B-1 & B-2
INTERIOR FACING PARKING LOT



Land Planning & Design

PROJECT TITLE
ALEXANDER
PLACE
@ PROVIDENCE COMMONS

DESCRIPTION
MEDICAL/OFFICE
BUILDINGS A-1 & A-2
BUILDINGS B-1 & B-2
& BANK BRANCH

PROPOSED USAGE
O-1 (CD)
& O-1

NOVEMBER 19, 2010

A-7

FONT ELEVATIONS
1/8" = 1'-0"



PETITION 2010-068



PETITION 2010-068