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NO.	DATE	Revision Schedule	
		BY	DESCRIPTION



**SITE PLAN AMENDMENT
PARCEL D
ALLOWABLE USE ADDITION**

DATE	DRAWN	CHECKED
05/14/13		
SHEET TITLE		
SITE PLAN		

PROJECT NUMBER

RZ
1 of 2

DRAWING NUMBER

SITE DATA (PARCEL D)

EXISTING ZONING:	0-1(CD)
PROPOSED ZONING:	0-1(CD) SPA
EXISTING GROSS SITE ACREAGE:	6.8262 ACRES
PROPOSED GROSS SITE ACREAGE:	6.8262 ACRES
EXISTING ALLOWED USES:	GENERAL AND MEDICAL OFFICE
PROPOSED ALLOWED USES:	GENERAL AND MEDICAL OFFICE ELEMENTARY/SECONDARY SCHOOL VOCATIONAL SCHOOL UNIVERSITY, COLLEGE AND JUNIOR COLLEGE

DEVELOPMENT STANDARDS

General Provisions

These Development Standards form part of the Technical Data Sheet associated with the Rezoning Petition filed by Levine Properties to accommodate development of a mixed use center on an approximately +/- 6.8 gross acres site located on McAlpine Park Drive (the “site”). Development of the Site will be governed by the Technical Data Sheet, these Development Standards and the applicable provisions of the Zoning Ordinance of the City of Charlotte (the “Ordinance”). Unless the Technical Data Sheet or these Development Standards establish more stringent standards, the regulations established under the Ordinance is effect at the time of this rezoning for the O-1 zoning classifications shall govern all development taking place on the Site with respect to those portions of the Site designated for such zoning classifications.

The Technical Data Sheet sets forth the areas (Building/Parking Envelopes) within which buildings and parking areas may be located within the parcel located on the Site and specifies the general locations of proposed access for such parcel. All such buildings and parking on the Parcel shall be located within the Building/Parking Envelopes for the applicable parcel generally depicted on the Technical Data Sheet.

Parking layouts may be modified to accommodate final building locations and ancillary facilities and parking spaces may be located inside or outside development area boundaries to the extent permitted by the Ordinance.

Office development and parking and maneuvering associated with office development within the Site may overlap on, over and between the various Parcel boundary lines.

New development located upon Parcel D shall conform to the provisions outlined in the Ordinance for the O-1 zoning classifications and these development standards. Any number of new buildings may be located within these Parcels subject to conformance with the relevant provisions in the Ordinance and these development standards.

1. Maximum Building Areas and Development Limitations

O-1(cd) SPA, Parcel D

Parcel D is developed with an existing office building which includes approximately 54,177 square feet of existing floor area, all of which may remain. Redevelopment of Parcel D, at the same, greater, or smaller floor area amounts than currently exist, may occur, subject to the maximum floor area/limitations for the Site as stated on the previously approved conditional rezoning plan, Petition #2004-55. Building, parking, and/or maneuvering areas may be shifted and/or relocated, as part of any redevelopment in accordance with the development standards outlined under the Ordinance for the O-1 zoning classification. General and/or medical office, elementary and secondary school, vocational school, university, college & junior college, will be allowed on Parcel D. Accessory uses as permitted under the Ordinance for the O-1 district are allowed. Existing or future development located on Parcel D may include support retail or restaurant uses as long as the total amount of retail or restaurant uses located throughout the entire Site does not exceed the maximum retail/restaurant floor area of 55,000 square feet as stated on the previously approved conditional rezoning plan, Petition #2004-55.

2. Setbacks, Yards and Landscaping

- (a) All buildings constructed on the Site shall satisfy or exceed the setback, rear yard and side yard requirements established under the Ordinance.
- (b) It is understood that the Site may be developed with “Zero Lot Line” standards whereby buildings and structures may be located on the lot line provided that the required building separation standards are satisfied and buffers and not required. Buildings and parking areas may be located within the development area boundaries.
- (c) All screening, landscaping and tree save areas shall conform to the standards of the Zoning Ordinance and Tree Ordinance.

3. Design and Performance Standards

- (a) All parking lot lighting shall be limited to 30 feet in height. All lighting will be shielded and full cutoff to prevent night sky light pollution and will be designed such that direct illumination does not extend past any exterior property line. Lighting fixtures shall be downwardly directed.
- (b) No wall pack light fixtures will be allowed on any structures placed on the site except where the building is separated from adjacent properties by a buffer with an exception of wall mounted luminaires with no less than a 30 degree light shield.
- (c) Use of outside loudspeakers is prohibited.
- (d) Dumpster areas will be enclosed on all four sides by an opaque wall with one side being a hinged opaque gate. If one or more sides of a dumpster area adjoin a side or rear wall of a building, then the side or rear wall of that building may be substituted for a side.
- (e) Any new buildings located on the Site shall either 1) be consistent architecturally with the existing building located on the Site, or 2) shall be constructed principally of brick and/or masonry materials, with no more than 2 stories in height, and will otherwise avoid large expanses of uninterrupted walls through the introduction of articulated facades and specially designed architectural elements so that expanses of uninterrupted walls do not exceed 25 feet in length.

4. Parking

- (a) Off-street parking and loading areas will satisfy the standards established under the Ordinance.
- (b) The Petitioner reserves the right to utilize shared parking arrangements throughout the Site as allowed by the Ordinance.

5. Vehicular Access and Roadways

- (a) Vehicular access shall be as generally depicted on the Technical Data Sheet.
- (b) The placements and configurations of these access points are subject to any minor modifications required to accommodate final site and architectural construction plans and designs and to any adjustments required for approval by the Charlotte Department of Transportation.
- (c) Required drop-off/car stacking will be provided per CDOT standards.
- (d) If Parcel D is used as an elementary or secondary school use, a student marshaling plan will be provided as part of the driveway permit process to insure adequate on-site storage is available for the student pick-up/drop-off operations

6. Sidewalks within Public Right-of-way

Any required or non-required sidewalk and/or planting strips throughout the Site may be located inside or outside of public right-of-way subject to the reasonable approval of CDOT and the Planning Staff. In the event a required sidewalk is located on private property, an easement in favor of the applicable governmental entity shall be established for such a sidewalk.

7. Buffers

- (a) The buffer areas established on this Technical Data Sheet shall conform to the standards of Section 12.302 of the Ordinance. All required buffers can be reduced with the use of a wall or fence per section 12.302 (8) of the Ordinance.
- (b) Existing structures and/or parking areas that are being rezoned were constructed prior to the current zoning regulations. These structures and/or parking spaces may encroach into areas that the current zoning regulations require for buffer purposes. In this event, the existing structure and/or parking areas may remain in legal non-conformance until such time as the lot upon which the non-conforming structure and/or parking areas are redeveloped with new structures(s) and/or new parking areas, at which time the property must meet the applicable buffer requirement of the Ordinance.
- (c) If the use changes between areas on the Site that require a buffer, the buffer may be eliminated or reduced per the standards of Section 12.302 of the Ordinance.

8. Fire Protection

Adequate fire protection in the form of fire hydrants will be provided to the Charlotte Fire Marshal's specifications.

9. Signs

All signage shall conform to the Ordinance. Internal directional signage may be utilized as permitted by the Ordinance. Detached signs will be ground mounted and shall not exceed 7 feet in height.

10. Transportation and Offsite Sidewalk Commitments

All Transportation and Offsite Sidewalk Commitments from Petition #2004-55 have been completed. No additional Transportation or Offsite Sidewalk improvements are required under this rezoning.

11. Amendments to Rezoning Plan

Future amendments to the Technical Data Sheet, the Conceptual Master Plan, the elevation and these Development Standards may be applied for by the then Owner or Owners of the Parcel or Parcels within the Site involved in accordance with the provisions of Chapter 6 of the Ordinance in existence as of the date of the approval of the Rezoning Petition.

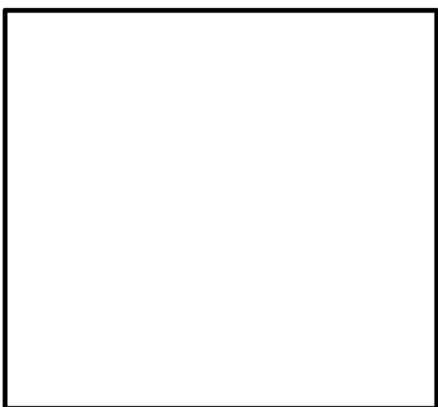
12. Binding Effect of the Rezoning Documents and Definitions

- (a) If this Rezoning Petition SPA is approved, all conditions applicable to development of the Site imposed under these Development Standards and the Technical Data Sheet will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.
- (b) Throughout these Development Standards, the terms, “Petitioner” and “Owner” or “Owners” shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owner or owners of the Site from time to time who may be involved in any future development thereof.



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NO.	DATE	BY	CHKD	DESCRIPTION
				REVISION 1
1	06/21/13			



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ALLOWABLE USE ADDITION

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