



5815 Westpark Drive Charlotte, NC 28217 T: 704.525.6350 F: 704.561.8700

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12/22/14

CITY COMMENTS 03/20/

PRINCIPAL IN CHARGE
David Powlen, RLA
PROJECT MANAGER
Shane Brandwood, RLA
DESIGN TEAM
GSB
PROJECT NAME

Monroe Road
Site Plan Amendment

PROJECT NUMBER 122.3347.00

SITE PLAN
PETITION #2015-036

RZ-2

1" = 30'

General Provisions

L. Parking required:

M. Parking provided:

N. Open space provided:

- A. Unless more stringent standards are established by the Rezoning Plan or these Development Standards, all development the City of Charlotte Zoning Ordinance (the 'Ordinance") for the I-1 zoning districts shall be followed in connection with development taking place on the Site. The Rezoning Plan is subject to modifications during the design development stages as provided below.
- B. The ultimate layouts of the development proposed for the Site and the parcels or lots forming parts thereof, the exact alignments and location of points of access, the configurations and placements of parking areas and the precise locations of buildings and other individual site elements to be constructed on the Site have not been finalized. As a consequence, the graphics which accompany the Schematic Site Plan are preliminary in nature and are not to be considered as the final development plans but rather as preliminary graphic representations of the types and quality of development proposed and the general locations of the proposed buildings on the Site. They may, therefore, be altered or modified during the design development and construction document phases subject to the accompanying Development Standards.
- C. The layout, locations, sizes and formulations of the development/site elements depicted on the rezoning plan are graphic representations of the proposed development. Changes to the rezoning plan not anticipated by the rezoning plan will be reviewed and approved as allowed by Section 6.207 of the Ordinance.
- D. Alterations to the conditional plan are subject to Section 6.207, Alterations to Approval.

110

36,993 SF (0.85 AC)

- Optional Provisions
- Permitted Uses
- 4.1 Permitted Uses and Maximum Development In Commercial and Industrial Buildings, I-1(CD)
- A. The Site designated may be developed with a FAR of .8 as allowed by the I-1 zoning district.
- B. Proposed use shall be as retail use as prescribed in the I-1 zoning district.
- 4.2 Setbacks, Side Yards, Rear Yards and Maximum Height
- A. Area 3 will provide a 20 foot setback from the right-of-way line of Orchard Lake Drive.
- B. Along Monroe Road, a 20 foot setback from the future right-of-way for Monroe Road
- C. Buffers for portions of the Site are set forth in Section 7.2.
- D. Parking or maneuvering will be allowed to the side or behind buildings.
- E. All other side and rear yards will be provided as required by I-1 zoning district.
- F. Decks shall not extend into any required rear yards. However, at-grade patios may be located in whole or In part within required rear yards.
- G. The maximum building height for buildings will be 35 feet. Building height will be measured as defined by the City of Charlotte Zoning Ordinance.
- Transportation
- 5.1 Vehicular Access
- A. Orchard Lake Drive vehicular access only one vehicular access point will be allowed to Orchard Lake Drive.
- B. Monroe Road vehicular access shall be limited to only one (1) access point. Should the property be subdivided, parcels fronting Monroe Rd will need to share one (1) common driveway.
- C. The site shall be designed to provide vehicular connectivity between all parcels between Monroe Rd. and Orchard Lake Drive to allow access to all new parcels created.
- D. The existing CATS bus pad, bench and bike rack along the site's Monroe Rd. frontage shall remain or be relocated at the petitioner's expense.
- E. The vehicular access points to the Site shall be located in the general area depicted on this Rezoning Plan. The configuration and ultimate location of these are subject to any minor modifications required to accommodate final site and architectural construction plans and designs and to any minor adjustments required for approval by the Charlotte Department of Transportation and the North Carolina Department of Transportation.
- F. If Area 3 is subdivided in the future each of the parcels will be designed to allow vehicular interconnectivity between the proposed driveway along Monroe Road and the driveway on Orchard Lake Drive will directly or indirectly allow access to each of the parcels created.
- 5.2 Right-of-Way Reservation and Transportation Improvements PER REZONING PETITION 2009-023
- A. The Petitioner shall reserve that portion of the Site located along Monroe Road as may be necessary to provide for right-of-way extending 50 feet from the existing centerline as generally depicted on the Rezoning Technical Data Sheet; said reservation to be recorded when a record map for the dedication of Orchard Lake Drive occurs.
- 5.3 Parking PER REZONING PETITION 2009-023
- A. Off-street parking will satisfy the standards established under the Ordinance for each of the zoning categories requested specifically Sections 9.408 and 12.201. Limitations on the location of parking areas are set forth in Section 4.2 D above.
- B. Off-street parking will be provided at the following minimum ratio for Development Area 2: (I) for each dwelling unit constructed at least 1.5 parking spaces will be provided; and (II) for every 400 square feet of non-residential square footage 1.0 parking space will be provided.
- C. The maximum and minimum off-street parking ratios specified in section 12.202 of the Ordinance will be followed.
- Architectural Standards and Performance Standards for I-1(CD)
- A. The site will be developed with a building or building fronting on Orchard Lake Drive or Monroe Road. Building materials will include brick, glass and wood. Parking or maneuvering for parking and service will not be allowed between any building constructed on this portion of the Site and Monroe Road (but parking and maneuvering can be located to the side or behind such buildings).
- B. The facade facing Monroe Rd shall have no blank walls greater than 20 feet in length and the wall will be activated with display windows.
- C. To ensure a uniform buffer between Development Area 3 and Development Area 1B, at a minimum a 38 foot Class B Buffer, reduced by the use of either a berm, fence or wall to 28.5 feet, as Indicated on the Rezoning Plan, will be provided at the rear of Area 3. The Class B Buffer is to be installed as development occurs within Area 3. If Development Area 3 is subdivided then each individual parcel within Area 3 will be responsible for its portion of the 28.5 foot Class B buffer as part of development of that parcel. If an industrial use is developed on Area 3 then the size and planting standards of the buffer will be increased per the zoning regulation for the industrial use is located. If the Industrial use is located on all of Area 3 then the entire buffer will be increased in size.
- Streetscape, Landscaping and Screening
 - A. Interior landscaping and screening shall meet or exceed the standards in the Ordinance.
- B. Screening will be provided as required in section 12.303 of the Ordinance.
- C. Dumpster areas and recycling areas (if any) will be enclosed by walls constructed with materials similar to or identical to the siding materials within the area the dumpster enclosure is located in with one side being a decorative wooden 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 may be substituted for a side.
- D. All utility meters, electrical connectors and transformers and backflow valves shall be screened from view from public streets. Above ground backflow preventers are not allowed in the setback.
- E. Storm Water facilities will be screened from view from a public street unless constructed as an amenity or feature (i.e. wet pond or rain garden with plantings).
- F. Screening will be provided for parking areas with 10 or more parking spaces visible from the public street.
- G. Petitioner shall show the location of any back flow valves and above grade utilities and screening required by the Ordinance on design development plans submitted as part of the building permit review process.

- 7.1 Tree Ordinance
- A. The Site shall conform to the City of Charlotte Tree Ordinance.
- B. Within the 20 foot setback along Monroe Road, trees eight (8) inches or greater DBH (Diameter Breast Height) will be preserved. Existing trees within the setback may be removed for the installation of required roadway, utility improvements and proposed streetscape improvements.

7.2 Streetscape Treatment, Lighting, Sidewalks and Utilities PER REZONING PETITION 2009-023

- A. Along the Site's frontage on Monroe Road, the Petitioner shall replace the existing sidewalk with a new six (6) foot sidewalk behind a 13 foot planting strip. The location of the sidewalk may meander to preserve existing trees within the setback. The Petitioner proposes to transplant the existing Crepe Myrtles along Monroe Road Into the newly created 13 foot planting strip. The transplanting or planting of these street trees would occur in the late fall or winter, and will be coordinated with the removal of the existing sidewalk and Installation of the new sidewalk. If the existing Crape Myrtles cannot be transplanted or die new trees or replacement Crape Myrtles that meet the standards of the City of Charlotte Tree Ordinance shall be installed within such planting strip. The Petitioner shall replace the existing sidewalk along Monroe Road in Area 3 prior to issuance of a final certificate of occupancy for the second building In Area 1B or when development occurs In Development Area 3, whichever occurs first. The existing sidewalk on Monroe Road In front of Area 2 will be replaced when development on that parcel occurs.
 - If NCDOT does not allow the Petitioner to transplant the existing Crape Myrtles or to plant new trees in the Right-of-way within the planting strip, the Petitioner shall then either plant the Crape Myrtles or plant new trees in the 20 foot setback for Development Areas 2 and 3 along Monroe Road.
- B. Along the entire length of Orchard Lake Drive, an eight (8) foot planting strip and six (6) foot sidewalk will be provided.
- C. A pedestrian connection via a concrete sidewalk will be provided between the site and the land to the south of the property. The final location of the proposed pedestrian connection will be determined in the field. The pedestrian connection will be installed in phases as part of the development of these sites. When development occurs on either site the sidewalk will be extended through the buffer and will be connected to the sidewalk network to provide a pedestrian connection to Monroe Road.
- D. Sidewalks will connect from the Interior of the Site to exterior sidewalks as required by Section 12.529 of the Ordinance.
- 8. Environmental Features
 - 8.1 Buffers/Tree Save Areas and Open Space Improvements
 - A. Any required buffers shall be established in accordance with the standards of Section 12.302 of the Ordinance and as specified in note 7B above.
 - B. No buildings, parking or storm water facilities may be located within buffers. However, storm water facilities will be allowed to enter, cross and drain Into the 1100 foot buffer In order to Improve and maintain the existing drainage In the area.
 - C. Existing trees located and preserved within any required buffer area may be counted toward the buffer planting requirement in accordance with the Ordinance.
 - D. In the event the abutting properties should be rezoned or used in a manner so as to not require such a buffer, the required buffers for this property may be adjusted accordingly to meet the minimum requirements for buffering and screening per the Ordinance.
 - E. Proposed Tree Save areas have been indicated on the Rezoning Plan. Existing vegetation within the identified tree save areas will be preserved and protected during construction, except as otherwise referenced in these
 - F. Utility connections and easement may cross buffers at angles of no less than 75 degrees.
- 8.2 Storm Water Management/Wetlands and Grading PER REZONING PETITION 2009-023
- A. Development on the Site shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance effective as of the date of approval of this Petition.
- B. Any jurisdictional wetlands or streams, if present, shall be protected or proper environmental permits obtained prior to their disturbance.
- C. Location, size, and type of any Storm water Management Systems depicted on the Rezoning Plan is subject to review and approval with full development plan submittal and Is not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points consistent with the above standards.
- D. The Petitioner reserves the right to provide regional storm water detention and water quality treatments for the entire site within the storm water and water quality structures indicated in Area 1.
- 9. Parks, Greenways and Open Space
- 10. Fire Protection
- 11. Signage
 - A. All signs placed on the Site will be erected in accordance with the requirements of the Ordinance
- 12. Lighting PER REZONING PETITION 2009-023
 - A. All parking lot light fixtures will be fully shielded and full cut off type fixtures. Light fixtures will be limited to a maximum height of 25 feet within Area 3.
- B. No wall 'pak' lighting will be allowed however decorative down lighting and accents lights will be allowed.
- 13. Phasing
- 14. Other
- 14.1 Solid Waste Management Plan.
- A. The Petitioner shall submit a Solid Waste Management Plan to Mecklenburg County Solid Waste Department prior to Initiating demolition and/or construction activities to include, at a minimum that all land clearing and inert debris shall be taken to a property permitted facility. The plan shall also state that monthly reporting of all tonnage disposed and recycled will be made to the Mecklenburg County Solid Waste Program. The report shall include the identification and location of all facilities receiving disposed or recycled materials.
- 14.2 Amendments to Rezoning Plan
- A. Future amendments to the Rezoning Plan and these Development Standards may be applied for by the then Owner or Owners of the site in accordance with the provisions of Chapter 6 of the Ordinance.
- 14.3 Binding Effect of the Rezoning
- A. If this Rezoning Petition is approved, all conditions applicable to development of the Site Imposed under these development standards and the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the site and their respective heirs, devisees, personal representatives, successors in interest or assigns.
- 14.4 Other
- A. An administrative amendment will be submitted for Petition 2009-23 to adjust development rights that may be amended by Petition 2015-36 prior to a decision on petition 2015-36.



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CITY COMMENTS

Shane Brandwood, RLA DESIGN TEAM Monroe Road

David Powlen, RLA

Site Plan Amendment

122.3347.00

REZONING NOTES PETITION #2015-036

SUBMITTAL #2 REVISED 3/20/15

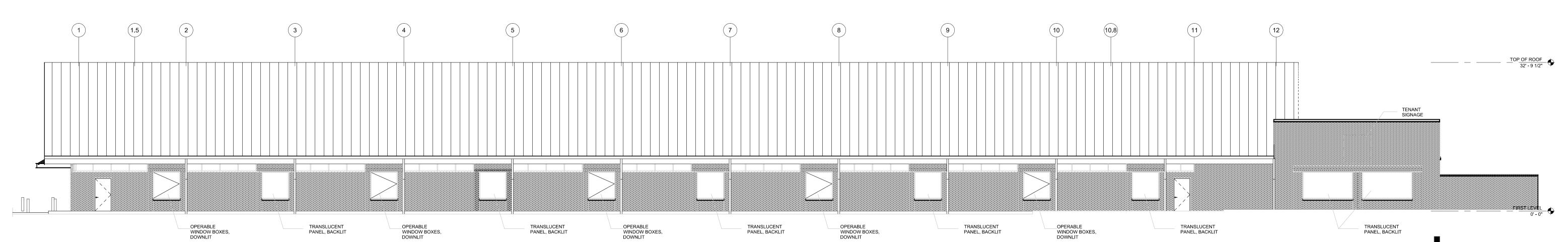


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MONROE RD. ELEVATION SCALE: 3/32" = 1'-0"

12/22/14 CITY COMMENTS

PRINCIPAL IN CHARGE
David Powlen, RLA PROJECT MANAGER
Shane Brandwood, RLA
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PROJECT NAME
Monroe Road

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BUILDING **ELEVATIONS** PETITION #2015-036

RZ-4