

DEVELOPMENT STANDARDS

GENERAL PROVISIONS

DEVELOPMENT OF THE REAL ESTATE IDENTIFIED ON THIS TECHNICAL DATA SHEET CONSISTING OF 20.0 ACRES, MORE OR LESS (THE "SITE"), WILL BE GOVERNED BY THE DEVELOPMENT STANDARDS AND THE TECHNICAL DATA SHEET. ALL DEVELOPMENT STANDARDS ESTABLISHED UNDER THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE") FOR THE INSTITUTIONAL ZONING DISTRICT CLASSIFICATION SHALL BE FOLLOWED IN CONNECTION WITH ANY NEW DEVELOPMENT TAKING PLACE ON THE SITE, UNLESS THESE DEVELOPMENT STANDARDS OR THE TECHNICAL DATA SHEET IMPOSE STRICTER REQUIREMENTS. NO NEW BUILDINGS OR PARKING AREAS MAY BE CONSTRUCTED ON THE SITE OUTSIDE THE BUILDING/PARKING DEVELOPMENT AREAS ESTABLISHED ON THE SITE PLAN AND TECHNICAL DATA SHEET PER SECTION 6.201 (ALTERATIONS TO APPROVAL).

PERMITTED USES

1. MAIN CAMPUS CONTAINS 20.00 ACRES, MORE OR LESS, FRONTS ON WILORA LAKE ROAD FOR A DISTANCE OF 234 FEET AND BACKS UP TO ADJACENT LOTS ALONG VERNEDALE ROAD
2. THIS AREA MAY BE USED TO ACCOMMODATE DEVELOPMENT OF THE SANCTUARY, TRAINING FACILITIES, SPORTS MINISTRY AND CHILD CARE FACILITIES OF A RELIGIOUS INSTITUTION.
3. NON-RESIDENTIAL BUILDINGS CONSTRUCTED ON THE MAIN CAMPUS MAY NOT EXCEED, IN THE AGGREGATE, 10,000 SQUARE FEET, INCLUDING ANY PROPOSED EQUIPMENT SHELTERS.

TRANSPORTATION COMMITMENTS

1. THE PETITIONER MINISTERIO INTERNACIONAL NUEVA VIDA, INC., AGREES AT ITS EXPENSE TO CONNECT APPROXIMATELY 250 FEET OF WILORA LAKE ROAD TO PROVIDE CONNECTIVITY BETWEEN SHARON ANITY ROAD AND ALBEMARLE ROAD CONSTRUCTED TO THE STANDARDS OF CDOT FOR THE CURRENT STREET DESIGNATION.
2. ACCORDING TO THE CITY OF CHARLOTTE'S DRIVEWAY REGULATIONS, CDOT HAS THE AUTHORITY TO REGULATE/APPROVE ALL PRIVATE STREET/DRIVEWAY AND PUBLIC STREET CONNECTIONS TO THE RIGHT-OF-WAY OF A STREET UNDER THE REGULATORY JURISDICTION OF THE CITY OF CHARLOTTE. THE ENGINEERING DESIGN AND CONSTRUCTION OF THE PRIVATE DRIVES ARE OWNER AND SHALL BE PERFORMED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF NORTH CAROLINA WHO HAS ROADWAY DESIGN EXPERIENCE.
3. ADEQUATE SIGHT TRIANGLES MUST BE SERVED AT THE EXISTING/PROPOSED STREET ENTRANCE. 35' X 35' SIGHT TRIANGLES ARE REQUIRED FOR THE ENTRANCE TO MEET REQUIREMENTS. ALL PROPOSED TREES, BERM, WALLS, FENCES AND/OR IDENTIFICATION SIGNS MUST NOT INTERFERE WITH SIGHT DISTANCE AT THE ENTRANCES.
4. ALL PROPOSED COMMERCIAL DRIVEWAY CONNECTIONS TO A FUTURE PUBLIC STREET WILL REQUIRE A DRIVEWAY PERMIT TO BE SUBMITTED TO CDOT FOR REVIEW AND APPROVAL.
5. ANY FENCE OR WALL CONSTRUCTED ALONG OR ADJACENT TO ANY SIDEWALK OR STREET RIGHT-OF-WAY REQUIRES A CERTIFICATE ISSUED BY CDOT.
6. A RIGHT-OF-WAY ENCROACHMENT AGREEMENT IS REQUIRED FOR THE INSTALLATION OF ANY STANDARD ITEMS (IRRIGATION SYSTEMS, DECORATIVE CONCRETE PAVEMENT, BRICK PAVERS, ETC.) WITHIN A PROPOSED EXISTING CITY MAINTAINED STREET RIGHT-OF-WAY BY A PRIVATE INDIVIDUAL, GROUP, BUSINESS OR HOMEOWNERS/BUSINESS ASSOCIATION. AN ENCROACHMENT AGREEMENT MUST BE APPROVED BY CDOT.
7. VEHICULAR ACCESS FROM WILORA LAKE ROAD WILL BE LIMITED TO THE PROPOSED DRIVEWAY AS DEPICTED ON THE SITE PLAN AND TECHNICAL DATA SHEET.
8. A 10 FT MULTIPURPOSE PATH SHALL BE CONSTRUCTED BETWEEN THE END OF VERNEDALE PAVEMENT AND WILORA LAKE DR. (AS SHOWN) WITHIN THE EXISTING RIGHT-OF-WAY OF VERNEDALE ROAD OR A DEDICATED EASEMENT TO THE CITY OF CHARLOTTE. CONSTRUCTION OVER THE EXISTING DAM STRUCTURE WILL BE COORDINATED WITH CHARLOTTE STORMWATER SERVICES FOR APPROVAL THROUGH THEIR EXISTING EASEMENT. SIDEWALK MAY MEANDER TO AVOID CONFLICT WITH EXIST. TREES.
9. ALL OFF-STREET PARKING WILL, AT A MINIMUM, SATISFY THE STANDARDS ESTABLISHED UNDER THE ORDINANCE.
10. NO PARKING AREAS MAY BE CONSTRUCTED WITHIN BUFFER AREAS, SETBACK AREAS, SIDE YARD OR REAR YARDS, OR EXCEPT TO THE EXTENT DEPICTED ON THE TECHNICAL DATA SHEETS, WITHIN ANY STORMWATER EASEMENTS.
11. PARKING AREAS MAY BE CONSTRUCTED WITHIN EACH OF THE BUILDING/PARKING DEVELOPMENT AREAS AND EACH OF THE PARKING AREAS ESTABLISHED ON THIS TECHNICAL DATA SHEET.

ARCHITECTURAL STANDARDS

1. NO BUILDING CONSTRUCTED ON THE SITE MAY EXCEED 2 STORIES OR 40 FEET IN HEIGHT.
2. EXTERIOR BUILDING MATERIALS SHALL CONSIST OF MASONRY, METAL, CONCRETE, GLASS AND STUCCO WITH REVEALS. PETITIONER RESERVES THE RIGHT TO ALTER THE VARIOUS BUILDING/DESIGN ELEMENTS SO LONG AS THE GENERAL OVERALL ARCHITECTURAL THEME IS PRESERVED.

STREETSCAPE AND LANDSCAPING

1. SCREENING AND LANDSCAPED AREAS SHALL CONFORM WITH THE STANDARDS AND TREATMENTS SPECIFIED IN SECTION 12.208 AND SECTION 12.309 OF THE ORDINANCE.
2. ALL NEW PARKING AREAS WILL BE SCREENED AS REQUIRED BY THE ORDINANCE.
3. DUMPSTER AND SERVICE AREAS WILL BE SCREENED FROM WILORA LAKE ROAD AND FROM ADJACENT PROPERTIES IN A MANNER, WHICH SATISFIES OR EXCEEDS THE REQUIREMENTS OF THE ORDINANCE AND DUMPSTERS MUST BE PROVIDED WITH GATED ENCLOSURES. PETITIONER AGREES TO MAINTAIN EXISTING NATURAL VEGETATION WITHIN THE SETBACK AREAS OFF OF VERNEDALE ROAD, EXCEPT TO THE EXTENT NECESSARY TO ACCOMMODATE THE ACCESS POINTS DEPICTED ON THE TECHNICAL DATA SHEET, PROJECT IDENTIFICATION SIGNS WITHIN THE GENERAL AREAS OF SUCH ACCESS POINTS AND UTILITY LINES AN ACCESS POINTS AND UTILITY LINES AND FURTHER AGREE TO INSTALL SUPPLEMENTAL PLANTING TO PROVIDE ADDITIONAL SCREENING WHERE NEEDED. THE PETITIONER, HOWEVER, RESERVE THE RIGHT TO REMOVE VINES, UNDERBUSH AND SHALL UNDERSTORY TREES (LESS THAN TWO INCHES) WITHIN ANY NATURALLY VEGETATED AREA FOR THE PURPOSE OF IMPROVING THE OVERALL APPEARANCE OF THE AREA.

ENVIRONMENTAL FEATURES

1. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION STORMWATER ORDINANCE. THE LOCATION SIZE AND TYPE OF STORMWATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORMWATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.
2. STORMWATER RETENTION STRUCTURES SHALL NOT BE PERMITTED IN ANY BUFFER AREA OR IN SETBACK AREA OFF WILORA LAKE ROAD.
3. THE EXISTING CHARLOTTE-MECKLENBURG STORMWATER SERVICES (CMSWS) STORM DRAINAGE EASEMENT (SDE) SHALL BE CLEARLY STAKED AND MARKED BEFORE ANY CLEARING OR GRADING ACTIVITIES BEGIN.
4. CLEARINGS AND GRADING WITHIN THE SDE LIMITS IS PROHIBITED
5. THE PETITIONER SHALL FOLLOW THE CITY OF CHARLOTTE & MECKLENBURG COUNTY SOIL EROSION AND SEDIMENTATION CONTROL ORDINANCE. IN ADDITION TO THE STANDARD EROSION CONTROL PRACTICES IN THE ORDINANCE, CMSWS WILL ALSO REQUIRE INCREASED MEASURES AND PROTECTIONS AS NOTED UNDER SECTIONS 11-32(A) ENHANCED EROSION CONTROL REQUIREMENT 11-32(A) ADDITIONAL MEASURES FOR WETLAND PROTECTION 11-32(D) AND 11-41 PRE-EVALUATION FOR POND OR LAKE RESTORATION COORDINATION OF THESE ITEMS WILL BE WITH CMSWS AND THE LAND DEVELOPMENT DIVISION EROSION CONTROL PROGRAM. NO RUNOFF FROM ANY IMPERVIOUS OR GRADED AREAS SHALL DRAIN DIRECTLY INTO THE POND, AND SHALL DRAIN TO THE PROPOSED DETENTION BASIN. THE PROPOSED DETENTION BASIN FROM THE REZONING SHALL TIE AND DRAIN INTO EITHER THE CHANNEL OR FOREBAY LOCATED UPSTREAM OF THE POND. THE EMERGENCY SPILLWAY FROM THE DETENTION BASIN MAY DRAIN INTO THE WETLAND UPSTREAM OF THE POND. DISCHARGE FROM THE DETENTION BASIN SHALL FLOW THROUGH AN ENERGY DISSIPATOR IN ORDER TO LIMIT SCOUR OF THE CHANNEL OR FOREBAY. THE MAINTENANCE ROAD OF THE POND IS TO ONLY BE USED FOR ROUTINE MAINTENANCE BY THE PROPERTY OWNER OR MAINTENANCE BY CMSWS AS OUTLINED IN THE SDE AGREEMENT. USE OF THE ROAD FOR LAND DEVELOPMENT OR OTHER ACTIVITIES WILL BE PROHIBITED.

LIGHTING

1. A UNIFORM LIGHTING SYSTEM WILL BE EMPLOYED THROUGHOUT THE SITE
2. ALL DIRECT LIGHTING WITHIN THE SITE (EXCEPT STREET LIGHTS WHICH MAY BE ERRECTED ALONG WILORA LAKE ROAD) SHALL BE DESIGNED SUCH THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY PROPERTY LINES ONTO ADJOINING PROPERTIES. 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 WILORA LAKE ROAD AND ADJACENT PROPERTIES.
3. THE MAXIMUM HEIGHT OF ANY OUTSIDE LIGHTING FIXTURE, INCLUDING ITS BASE, SHALL NOT EXCEED 28 FEET IN HEIGHT.

SIGNS

1. A MASTER SIGNAGE AND GRAPHIC SYSTEM WILL BE ADOPTED AND IMPLEMENTED THROUGHOUT THE SITE
2. ALL SIGNS PLACED ON THE SITE WILL BE ERRECTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDINANCE.
3. PERMANENT PROJECT IDENTIFICATION SIGNS AND DIRECTIONAL SIGNS MAY BE LOCATED ALONG WILORA LAKE ROAD AS PERMITTED BY THE ORDINANCE.

BINDING EFFECT OF THE REZONING APPLICATION

IF THE PETITIONER'S REZONING PETITION IS APPROVED, THE DEVELOPMENT PROGRAM ESTABLISHED UNDER THE DEVELOPMENT STANDARDS, THE TECHNICAL DATA SHEET AND OTHER SUPPORTIVE DOCUMENTS SHALL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND ITS RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS. DEFINITION OF TERM "PETITIONER" THROUGHOUT THIS REZONING PETITION, THE TERM "PETITIONER" SHALL BE DEEMED TO INCLUDE THE SUCCESSORS IN INTEREST AND ASSIGNS OF THE PETITIONER OR PETITIONERS WHO MAY AT ANY GIVEN POINT IN TIME BE INVOLVED IN THE OWNERSHIP OR DEVELOPMENT OF THIS PROPERTY.

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DIRECTION
C1	369.06'	387.22	355.25'	N65°05'59"E

SITE TABULATION

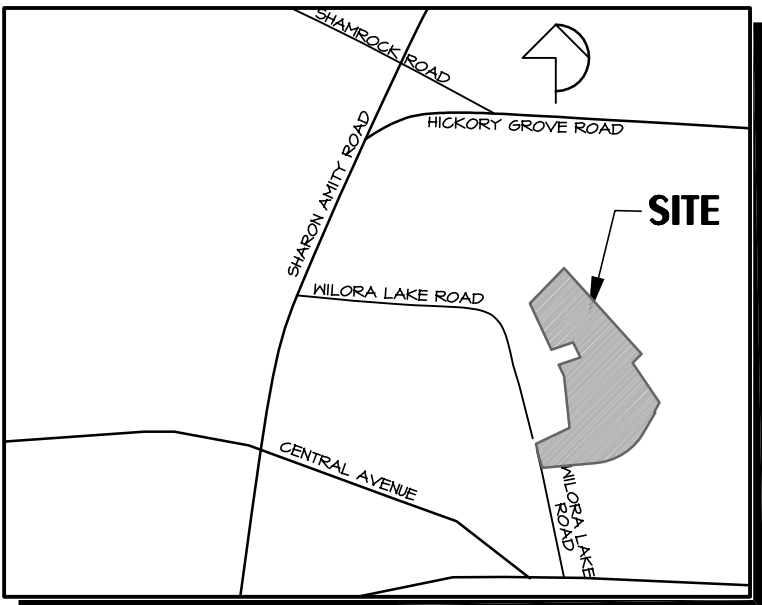
TAX PARCEL #	ACREAGE
103-102-05	0.228 AC
103-102-07	0.912 AC
103-102-08	1.68 AC
103-102-01	2.55 AC
103-102-22	15.488 AC
103-102-26	4.462 AC
103-102-10	0.931 AC
103-102-23	0.313 AC
TOTAL SITE ACREAGE:	25.741 AC*
AREA IN 50' M. BUFFER +/- 4.0 AC	

\* INCLUDES 5.741 AC OF PARCEL TO REMAIN ZONED AS R-3

ADJACENT PROPERTIES

TRACT	PARCEL #	ZONING	OWNER
1	103-102-03	R-3	JOSEPH & ELIZABETH BROWN
2	103-102-04	R-3	BARBARA CHILDRESS
3	103-074-17	R-3	TARA BAXTER
4	103-071-01	R-3	CENTRAL APOST FAITH MISSION OF CHARLOTTE
5	103-102-21	R-3	NSH NGO & MICHAEL DAM
6	103-102-20	R-3	CARLA JORDAN
7	103-102-14	R-3	CYNTHIA GOS
8	103-102-18	R-3	JULIO HERNANDEZ
9	103-102-17	R-3	LYDIA STRUBE HARTSELL
10	103-102-16	R-3	PATTIE & BARRY BEAVER
11	103-102-15	R-3	ODETTE UNIZEYE & MANSONGO TSHUNZA
12	103-102-14	R-3	VEN KSOR
13	103-102-13	R-3	JANET KAY & THEODORE PARKER
14	103-102-24	R-3	STEPHEN WILKERSON II
15	103-102-12	R-3	DANNY HUNTLEY
16	103-102-11	R-3	DAVID HUNTLEY
17	103-121-10	R-3	HARRY HOOVER & GWEN REYNOLDS
18	103-102-12	R-3	FCSCD PROPERTIES, LLC
19	103-102-11	R-3	ARG WILORA ASSISTED LIVING, LLC
20	103-101-06	R-3	ROY CASE GLESS
21	103-101-07	R-3	ROBERT MORRISON
22	103-101-08	R-3	PEGGY JOAN YANDLE DRIGGERS
23	103-101-04	R-3	BARBARA CHILDRESS
24	103-101-10	R-3	ROBERT & CAROLYN DAVIS
25	103-102-25	R-3	ASHLEE ALAINE GREER
26	103-102-06	R-3	SFRH CHARLOTTE RENTALS, LP
27	103-051-51	R-3	LAURICE HADDAD - LIVING TRUST
28	103-051-50	R-3	HARGO RODRIGUEZ & ENRIQUETA DIABEZ
29	103-051-41	R-3	CARLOS LEON & MARLENE HERRERA
30	103-051-48	R-3	OSCAR & ANA MOLINA
31	103-051-41	R-3	CANDIDA GOMEZ
32	103-051-02	R-3	ELIBTERIO & CLAUDIA CASPERA

'TECHNICAL DATA SHEET'  
REZONING PETITION # 2016-61



VICINITY MAP

DEVELOPMENT DATA

SITE ACREAGE: 20.0 AC  
TAX PARCEL NO: 103-102-05, 07-10, 22(P), 23 & 26  
CURRENT ZONING CLASSIFICATION: R-3  
PROPOSED ZONING CLASSIFICATION: INSTITUTIONAL (CD)  
EXISTING USE: VACANT & SINGLE FAMILY  
PROPOSED USE: RELIGIOUS SERVICES / TRAINING FACILITY  
SPORTS MINISTRY / CHILD CARE  
10,000 SF RELIGIOUS ACTIVITY AND USES (SEE ABOVE).  
MAX. FLOOR AREA RATIO = 0.5  
MAX. BUILDING HEIGHT = 40'  
PARKING PROPOSED: 1 SPACES (MIN) PER 4 SEATS

Technical Data Sheet for Rezoning Petition 2016-61  
**Ministerio Internacional Nueva Vida**  
City of Charlotte, Mecklenburg County, North Carolina  
ARKS, Inc., 333 E. Six Forks Rd., Ste 200, Raleigh, NC 27609

Sheet No. 1 of 1

Revisions:

Scale:	1"=100'
Date:	4/15/16
Drawn By:	MIK
Designed By:	MIK
Job No.:	0216