

A. PERMITTED USES

1. Permitted uses shall be Retail, Office or Bank, however, the following uses will not be permitted on the Site:
- Convenience stores,
 - Gasoline sales,
 - Retail tenants of over 4,500 square feet in size, and
 - Drive-through window facilities as an accessory to any establishment, with the sole exception of a bank or financial institution

2. The gross floor area of this building will not exceed 4,500 square feet.

B. SETBACKS, SIDE YARDS AND REAR YARDS

1. Building shall satisfy or exceed the setback, rear yard and side yard per NS zoning.
2. Building setbacks on the Site shall be measured from the proposed curb line of the abutting public streets.

C. SCREENING AND STREETSCAPE TREATMENT

1. Ground mounted mechanical equipment shall be screened from public view with shrubbery.

D. DESIGN AND PERFORMANCE STANDARDS

1. The exterior elevations of each of the buildings to be constructed on the Site will be designed and constructed such that they are substantially similar to the elevations depicted on Sheets B1, B2 & B3.
2. No part of the building may exceed 35 feet in height as measured from the building finished floor level.

TREE SAVE AREA

1. The Site shall comply with the City of Charlotte Tree Ordinance except where existing CDOT ROW improvements do not allow.

E. LIGHTING

1. Existing exterior lighting will remain.
2. Lighting on the exterior walls of the building for security & pedestrian traffic will be allowed with no direct projection beyond the property line(s).

G. SIGNS

1. Signage shall conform to the provisions of the Ordinance.
2. No more than two detached monumental project identification signs shall be permitted on this parcel.

H. PARKING

1. Existing parking to remain & no additional parking will be added.

I. ON SITE SIDEWALK/PLANTING STRIP

1. Existing sidewalk, planting strip & trees to remain along Elm Lane & Williams Pond Rd.
2. Additional shrubs may be added along existing fence to provide more screening for parking.

J. RIGHT-OF-WAY DEDICATION

1. The Petitioner agrees to dedicate that portion of the Site that may be required to provide CDOT right of way at Elm Ln. or Williams Pond Rd., if such right-of-way does not exist already, prior to the issuance of occupancy permit

K. ACCESS POINTS (DRIVEWAYS)/ROAD IMPROVEMENTS

1. All existing shall remain & not be modified.

L. FIRE PROTECTION

1. Adequate fire protection in the form of fire hydrants exists and will not be modified.

M. STORM WATER MANAGEMENT

1. Site will comply with City of Charlotte Engineering Dept. Storm Water Detention & Post Construction Water Quality ordinances via the existing best management practices.

N. AMENDMENTS TO REZONING PLAN

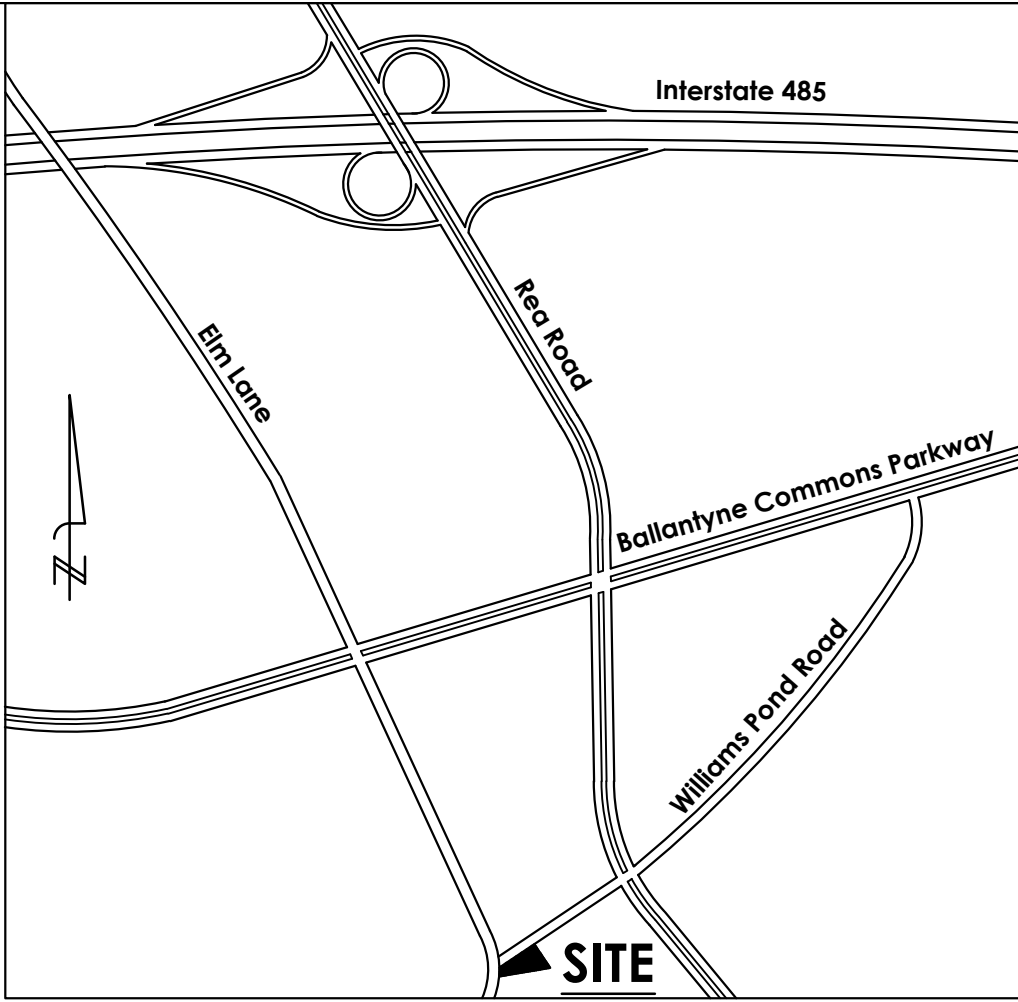
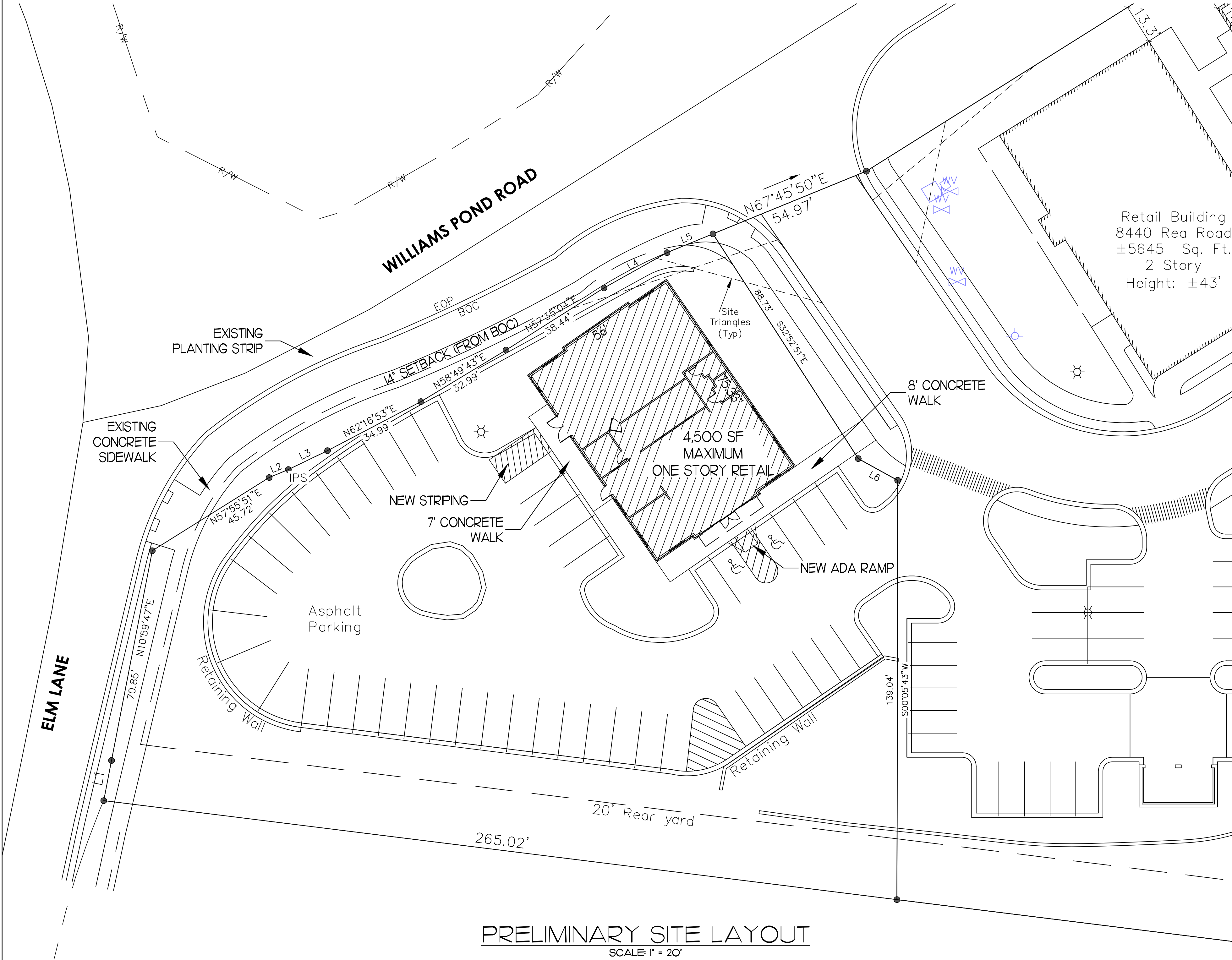
1. Future amendments to this site and these Development Standards may be applied for by the then Owner or Owners of the Site in accordance with the provisions of Chapter 6.207 of the Ordinance.

O. BINDING EFFECT OF THE REZONING APPLICATION

1. If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under Rezoning Petition # 2016.013 will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns. Throughout these Development Standards, the terms Petitioner and Owner(s) 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.

DEVELOPMENT DATA TABLE

- a. Site Acreage: 38,998 SF (.89 acres)
- b. Tax Parcel included in Rezoning: 22910116
- c. Existing Zoning (including overlays and vesting): NS - Neighborhood Services
- d. Proposed Zoning: (including overlays and vesting: NSSPA - Neighborhood Services
- e. Existing and Proposed Uses: Office, Retail, Bank



VICINITY MAP
NO SCALE



NOTE: THESE DRAWINGS ARE
PRELIMINARY CONCEPTUAL
DRAWINGS ONLY AND ARE SUBJECT
TO APPROVAL BY LOCAL AUTHORITIES

NOTE: THIS DESIGN IS THE PROPERTY OF
CUMMINGS CONSTRUCTION
CORPORATION. IT CANNOT BE USED OR
DUPLICATED BY ANYONE WITHOUT THE
WRITTEN APPROVAL OF CUMMINGS
CONSTRUCTION CORPORATION.

PRELIMINARY PLANS
NOT FOR CONSTRUCTION



SHERWIN WILLIAMS WILLIAMS POND ROAD CHARLOTTE, NORTH CAROLINA		
REVISIONS	SCALE	DRAWN BY: CTC
	NOTED	JOB NO.
REZONING PETITION: 2016-148		
DATE 11/14/2016	SITE LAYOUT	SHEET NO. RZ-1 OF 1