

December 16, 2019

A. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Albemarle Road Partners, LLC (the "Petitioner") for an approximately 1.217 acre site located on the north side of Albemarle Road between Hollirose Drive and Circumferential Road, which site is more particularly depicted on the Rezoning Plan (hereinafter referred to as the "Site"). The Site is comprised of Tax Parcel No. 109-102-04.

C. Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the Neighborhood Services ("NS") zoning district shall govern the development and use of the Site.

E. Future amendments to the Rezoning Plan and/or 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. Alterations to the Rezoning Plan are subject to Section 6.207 of the Ordinance.

A. Subject to the limitations set out below, the Site may be devoted to any use or uses allowed by right or under prescribed conditions in the NS zoning district, together with any incidental or accessory uses associated therewith that are permitted under the Ordinance in the NS zoning district, including, without limitation, drive-through service lanes/windows and outdoor dining.

3. TRANSPORTATION

B. The alignments of the internal drives and circulation areas to be located on the Site are subject to any minor modifications or alterations required during the construction permitting process.

D. Off-street vehicular parking shall be provided at the rate of 1 parking space per 145 square feet of gross floor area for the principal building to be located on the Site.

F. The commercial driveway providing access to and from the Site from and to Albemarle Road shall be designed and constructed in accordance with the Charlotte Land Development Design Standards Manual (CLDSM) 10.25E – Type II Modified Driveway.

H. Petitioner shall install a stop sign at the driveway connection to the adjacent property located to the east of the Site where the driveway enters the Site.

J. Cross access shall be provided to and from the Site from and to Tax Parcel No. 109-102-08 located to the east of the Site by way of the 30 foot wide driveway connection depicted on the Rezoning Plan as contemplated under Rezoning Petition No. 2014-111.

L. Subject to the approval of NCDOT and prior to the issuance of the first certificate of occupancy for the new building to be constructed on the Site, Petitioner shall substantially complete the transportation improvement set out below.

(1) A westbound right turn lane on Albemarle Road at the vehicular access point into the Site from Albemarle Road as generally depicted on the Rezoning Plan.

Notwithstanding the foregoing, this transportation improvement may be modified by NCDOT during the permitting process.

M. In connection with the construction and installation of the right turn lane described above in paragraph L, Petitioner shall relocate that portion of the existing 6 foot wide sidewalk located to the east of the Site between the eastern boundary of the Site and the existing driveway into Tax Parcel No. 109-102-08 as generally depicted on the Rezoning Plan. The relocated sidewalk shall have a width of 6 feet. Additionally, Petitioner will acquire and dedicate right of way to accommodate the future upgrade (by others) of the relocated 6 foot wide sidewalk to a 12 foot wide multi-use path.

A. The maximum height in feet of any building constructed on the Site shall be 40 feet as measured under the Ordinance.

B. The architectural and design standards set out below shall apply to any building constructed on the Site.

(1) Facades fronting streets shall include a combination of windows and operable doors for a minimum of 60% of each frontage elevation with transparent glass between 2 feet and 10 feet on the first floor. Up to 20% of this requirement may be comprised of display windows. These display windows must maintain a minimum of 3 foot clear depth between window and rear wall. Windows within this zone shall not be screened by film, decals, and other opaque material, glazing finishes or window treatments. The maximum sill height for required transparency shall not exceed 4 feet above the adjacent street sidewalk.

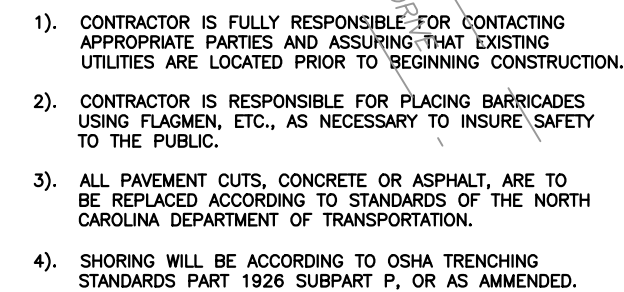
(2) The facades of first/ground floor of the buildings along streets shall incorporate a minimum of 30% masonry materials such as brick or stone.

(3) Direct pedestrian connection should be provided between street facing doors, corner features to sidewalks on adjacent streets.

A. If this Rezoning Petition is approved, all conditions applicable to the use and 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 Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.

B. Throughout these Development Standards, the term "Petitioner" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Petitioner or the owner or owners of the Site from time to time who may be involved in any future development thereof.

C. Any reference to the Ordinance herein shall be deemed to refer to the requirements of the Ordinance in effect as of the date this Rezoning Petition is approved.



**Know what's below.
Call before you dig.**

OCTOBER 14, 2019
DATE

568 JETTON STREET
SUITE 200
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PETITION NO. 2019-107

8837 ALBEMARLE ROAD CHARLOTTE, NC 28227

REZONING PLAN

REVISIONS

PROJECT NO.: 2019.13

SCALE: 1" = 20'

DRAWN BY: PAB

CHECKED BY: JLW

SHEET NO:

RZ-1