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NOT FOR CONSTRUCTION

REZONING PETITION #2019-XXX

REVISION / ISSUANCE INITIAL SUBMITTAL 12.11.19

TECHNICAL DATA SHEET

DEVELOPMENT STANDARDS

December 10, 2019

1. Site Development Data

- Acreage: ±1.6686 Acres
- Tax Parcel #: 065-055-11
- Existing Zoning: R-5
- Proposed Zoning: UR-2(CD)
- Existing Use: Religious Institution
- Proposed Uses: Religious Institution, Child care Center, Office and Business Uses as permitted by right or under prescribed conditions in B-1 Zoning District, together with any accessory and incidental uses thereto as allowed in the UR-2 zoning district, including, but not limited to outdoor playground and playground equipment.
- Maximum Building Height: 40' as allowed by the Ordinance. Height to be measured as required by the Ordinance.
- Maximum Number of Buildings: 2 (existing)
- Parking: Parking will be provided as required by the Ordinance.
- 2. General Provisions
- a. Site Location. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Freedom Communities (the "Petitioner") to accommodate the development of a Child care Center to include Office and Business uses on approximately 1.6686 acres with frontage along both the south side of Tuckaseegee Road and the north side of Rogers Street between Freedom Drive and Enderly Road, which site is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel No. 065-055-11.
- b. Zoning Districts/Ordinance. Development of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Rezoning Plan establishes more stringent standards, the regulations established under the Ordinance for the UR-2 zoning classification shall govern.
- c. Graphics and Alterations. The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, driveways, and other development matters and site elements (collectively the "Development/Site Elements") set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. The layout, locations, sizes and formulations of the Development/Site Elements depicted on the Rezoning Plan are graphic representations of the Development/Site elements proposed. 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. It is intended that this Rezoning Plan provide for flexibility in allowing some alterations or modifications from the graphic representations of the Development/Site Elements. Therefore, there may be instances where minor modifications will be allowed without requiring the Administrative Amendment Process per Section 6.207 of the Ordinance. These instances would include changes to graphics if they are minor and do not materially change the overall design intent depicted on the Rezoning Plan. The Planning Director will determine if such minor modifications are allowed per this amended process, and if it is determined that the alteration does not meet the criteria described above, the Petitioner shall then follow the Administrative Amendment Process per Section 6.207 of the Ordinance; in each instance, however, subject to the Petitioner's appeal rights set forth in the Ordinance.

3. Permitted Uses/Development Limitations

- a. The Site may be devoted to continued Religious Institution use, Child Care Center and Business and Office Uses permitted by right or under prescribed conditions in B-1 zoning district, and to any incidental and accessory uses relating thereto that are allowed in the UR-2 zoning district. Incidental and accessory uses may include, without limitation, outdoor playground area and equipment.
- b. No drive in windows, automotive sales, service or repair shall be permitted on the Site.
- c. No new construction is proposed for this Site. The Site is currently improved with 2 buildings; a 2 story church building having a foot print of +/-2,612 SF, and a 1 story community building having a footprint of +/-7,020 SF. Petitioner proposes renovating the existing community building to allow for use as a Child care Center and related Business and Office uses.
- d. To the extent that any existing building or structure located on the Site, or any existing use being made of any land, building or structure on the Site, including, but by no means limited to, use of the existing outdoor walled area for playground use, fails to meet current Ordinance requirements, such existing structures, buildings and uses shall be permitted to remain and continue on the Site without having to meet current Ordinance requirements until such time as the existing use is discontinued, or the existing building or structure demolished.
- a. Internal sidewalks and pedestrian connections shall be provided on the Site as generally depicted on the Rezoning Plan. The internal sidewalks may meander to save existing trees.
- b. The placement and configuration of the vehicular access points are subject to any minor modifications required to accommodate final site development and construction plans and to any adjustments required for approval by CDOT and/or NCDOT in accordance with applicable published standards.
- c. The alignment of the driveways may be modified by the Petitioner to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval by CDOT and/or NCDOT in accordance with published standards.
- 5. Architectural Standards
- a. Exterior building materials for building renovations or additions constructed on the Site shall be all or a combination of the following: brick veneer or similar masonry products, stone, manufactured stone, stucco and/or cementitious siding
- b. Vinyl, EIFS or Masonite may not be used as an exterior building material on any new buildings or additions constructed on the Site.
- Notwithstanding the foregoing, vinyl may be utilized on windows, doors, soffits, trim and railings.
- 6. Streetscape, Buffers, Yards and Landscaping a. A minimum six (6) foot wide planting strip and a minimum 6 foot wide sidewalk shall be installed along the Site's frontage on
- Tuckaseegee Road. Notwithstanding the foregoing, the width of the planting strip and the width of the sidewalk may be reduced as required where the sidewalk ties into existing sidewalk located at the Site's frontage 7. Signage
- a. In addition to existing signage on Site, Petitioner reserves the right to place two (2) new detached signs on the Site for the Child care Center, one sign along each of the Site's frontages. Said new detached signage will be limited to a maximum of thirty two (32) square feet in area to be allocated by Petitioner between the two signs. All detached signage will be limited to a maximum height of four (4) feet.
- 8. Amendments to the Rezoning Plan
- a. Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner or Owners of the portion of the Site affected by such amendment in accordance with the provisions of Chapter 6 of the Ordinance.
- 9. Binding Effect of the Rezoning Application
- a. If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under 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.

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TUCK CHURCH

CHARLOTTE, NC REZONING PETITION #2019-XXX

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> VERT: N/A HORZ: N/A

DEVELOPMENT STANDARDS