

DEVELOPMENT STANDARDS

HIGHWAY 521

Petition No. 2006-100

SITE DATA TABLE

Acres: Approximately 6.6 acres
Existing Zoning: NS
Proposed Zoning: NS Site Plan Amendment and B-D(2)

DEVELOPMENT STANDARDS

Unless more stringent standards are established by the Technical Data Sheet or these Development Standards, all development standards established under the City of Charlotte Zoning Ordinance (the "Ordinance") for the B-D zoning district shall be followed in connection with development taking place on that portion of the Site designated as Tract A, and all development standards established under the Ordinance for the NS (Neighborhood Services) zoning district shall be followed in connection with development taking place on that portion of the Site designated as Tract B.

PERMITTED USES/GROSS BUILDING AREA

Tract A

- Tract A may be devoted only to a self-storage facility, such facility's rental and management offices and to any accessory uses that are clearly incidental and related thereto.
- All storage shall be located within the buildings to be constructed on Tract A, and no outside storage of any type shall be permitted.
- The storage of hazardous materials is prohibited.

- The leasing or renting of moving vans and vehicles is prohibited.
- The gross floor area of the buildings to be constructed on Tract A may not exceed, in the aggregate, 72,762 square feet.

Tract B

- Subject to the use and gross floor area limitations set out below, Tract B may be devoted to an office/retail development. For entitlement purposes only, Tract B is divided into three (3) separate sub-parcels designated on the Technical Data Sheet as Parcel B-1, Parcel B-2 and Parcel B-3.

- The buildings constructed on Parcel B-1 may contain a maximum of 25,000 square feet of gross floor area, and these buildings may be devoted to office, commercial, retail and restaurant uses as permitted in the NS zoning district.
- The buildings constructed on Parcel B-2 may contain a maximum of 12,700 square feet of gross floor area, and these buildings may be devoted to uses permitted in the D-1 zoning district, excluding hotels and motels.
- The building constructed on Parcel B-3 may contain a maximum of 7,200 square feet of gross floor area, and this building may be devoted to office, commercial, retail and restaurant uses as permitted in the NS zoning district.
- No fast food restaurants with drive through facilities or gas sales/convenience stores shall be permitted on Tract B.
- Accessory uses permitted under Section 11.404 of the Ordinance shall be allowed on Tract B.

- Outdoor porches and patios and outdoor seating and dining areas will not be considered to be a part of and counted toward the maximum gross floor area of any building constructed on Tract B.

SETBACKS, SIDE YARDS AND REAR YARDS

- All buildings constructed on the Site shall be set back at least 20 feet from the right-of-way line of Highway 521. Additionally, all buildings constructed on Tract A shall satisfy or exceed the rear and side yard setbacks established under the Ordinance for the B-D zoning district, and all buildings constructed on Tract B shall satisfy or exceed the rear and side yard requirements established under the Ordinance for the NS zoning district. Notwithstanding the foregoing, the owner(s) of the Site reserve the right to subdivide the Site and to create lots within the interior of the development with no interior side and/or rear yards as part of the unified development plan.
- As depicted on the Illustrative Site Plan, no vehicular parking or maneuvering space shall be located between any buildings constructed on Tract B and Highway 521 with the exception of the perpendicular driveway connection to Highway 521.

SCREENING AND LANDSCAPED AREAS

- Screening shall conform with the standards and treatments specified in Section 12.303 of the Ordinance.
- Any dumpsters located on the Site shall be screened from view by a solid enclosure with a gate.
- Roof-top mechanical equipment shall be screened from public view at grade from adjoining public rights of way and abutting properties.
- Large maturing trees shall be installed along the frontage of Highway 521 in accordance with the City of Charlotte Tree Ordinance.

STREETSCAPE TREATMENT

The streetscape treatment along Highway 521 shall conform to Section 11.507 of the Ordinance and include large maturing trees within an eight-foot planting strip in accordance with the City of Charlotte Tree Ordinance and a six-foot sidewalk to be located behind the planting strip.

BUFFER AREA

- The Class B buffer area established on Tract A shall conform to the standards for a Class B buffer as set out in Section 12.302 of the Ordinance, subject, however, to the provisions of Section 12.304 thereof. Pursuant to Section 12.302(8) of the Ordinance, the width of the required buffer may be reduced by 25 feet by installing a wall or fence that meets or exceeds the standards of Section 12.302(8) of the Ordinance.

- In the event that an adjacent parcel of land is either rezoned to a zoning district or devoted to a use that eliminates or reduces the buffer requirement on Tract A, the owner of Tract A may reduce or eliminate, as the case may be, the buffer area established on Tract A accordingly.

- The buffer area shall remain as open space, except to the extent necessary to accommodate grade changes and the installation and maintenance of wall, fence, berm, landscaping, utility lines or drainage facilities and any grading associated therewith.

- Where existing trees and natural vegetation have been cleared to accommodate grade changes or the installation and maintenance of a wall, fence, berm, landscaping, utility lines or drainage facilities and any grading associated therewith, the cleared, unimproved areas will be landscaped with trees and shrubs in accordance with the requirements of the Ordinance.

- Above ground storm water detention facilities may not be located within the buffer area. Grass lined swale for water qualities may be permitted in buffer.

- No buildings, parking spaces or maneuvering areas may be located within the buffer area.

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LANDSCAPING AND OPEN SPACE

- As more particularly depicted on the Technical Data Sheet, a project edge of at least 25 feet in width shall be provided along a portion of the easterly boundary line of Tract B and along the southerly boundary line of Tract B. Such project edge shall be landscaped with trees and shrubs in accordance with the requirements for a Class B buffer.

- The owner(s) of the Site reserve the right to grade and install pedestrian sidewalks or pathways, walls, berms and fences, and utility lines and facilities within the 25 foot project edge. 316 buildings, parking spaces or maneuvering areas may be located within the 25 foot project edge or setback areas with the exception of the driveway connection to Highway 521.

ARCHITECTURAL AND SITE DESIGN CONTROLS

- All buildings which directly abut Highway 521 will be designed and constructed so that each building has windows that face Highway 521. The Highway 521 elevation of the buildings will incorporate windows that encompass a minimum of 30 percent of the facade and additional architectural fenestration such as cornices, accent lintels, shutters and window surrounds shall be incorporated so that windows and other architectural fenestration combined will encompass a minimum of 40 percent of this elevation.

- The elevations attached hereto as Exhibit A are intended to portray the basic character and quality of the buildings to be constructed on Tract A. Accordingly, the buildings to be constructed on Tract A shall be designed and constructed so that they are substantially similar in appearance to the attached elevations.

- The maximum height of any building to be constructed on Tract A shall be 40 feet.

- Buildings will be located within the building envelopes indicated on the Technical Data Sheet. One or more buildings may be located within Tract A and within Parcel B-1 and Parcel B-2.

- Buildings on the Site shall be constructed using building materials that may include brick, stone and/or natural or synthetic wood siding materials. Notwithstanding the foregoing, metal panels may be utilized on portions of the buildings located on Tract A as depicted on the attached elevations.

- The urban design treatment of the proposed development to be located on Tract B shall include, at a minimum, the following amenities:

- a roundabout located within the interior parking area;
- a planting strip that will serve to provide a break within the parking area as well as a pedestrian refuge island;
- landscaping within the aforementioned planting strip including shade trees (25 feet on center);
- parking areas on Tract B designed to connect building elements and encourage pedestrian movement throughout Tract B and to the abutting shopping center; and
- a canopy within Parcel B-1 as shown on the Technical Data Sheet of at least 20 feet in width extending the full length of the building or buildings it adjoins with a six-foot sidewalk leading into the interior of Tract B, at least two benches for seating purposes, and at least two shade trees and other landscaping. The sidewalk may be constructed of pavers and/or concrete.

PARKING

Off street parking and loading spaces on Tract A shall meet the minimum requirements of the Ordinance, and off street parking and loading spaces on Tract B shall meet the minimum requirements of the Ordinance.

Bicycle parking spaces shall be provided in accordance with the Ordinance.

CONNECTIVITY AND SIDEWALKS

- Vehicular connectivity shall be provided to the abutting shopping center prior to the issuance of a certificate of occupancy for the first building on the Site.
- A sidewalk system shall be provided throughout the Site as well as to the abutting shopping center. Sidewalks shall be provided within the parking lot to provide for pedestrian access between the various buildings on the Site as well as between the Site and the abutting shopping center. However, the sidewalk associated with each building will not be required to be installed until such time as the relevant building has been completed.
- Pedestrian access from Highway 521 into the Site shall be provided along the main vehicular entrance and through one additional pedestrian connection.

- Pedestrian connectivity to the abutting property located to the south of the Site shall be provided in the manner generally depicted on the Technical Data Sheet. In addition, in the event that the abutting property to the south of the Site is developed primarily for residential, office or retail uses, the owner(s) of the Site agrees to provide vehicular connectivity to the southern boundary of the Site in a location and pursuant to a design acceptable to the owner(s), provided that such obligation to provide for vehicular connectivity shall be subject to the negotiation and documentation by the owner(s) and any such adjoining property owner(s) of customary cross easement and maintenance agreements satisfactory to the owner(s). It being understood that the owner(s) shall use good faith efforts to negotiate and enter into any such agreements.

LIGHTING

- All freestanding lighting fixtures will be uniform in design, capped and fully shielded.
- The height of any freestanding lighting fixture, including its base may not exceed 30 feet.
- Wall pack lighting will not be allowed, however, wall mounted light fixtures may be utilized provided that they are capped and fully shielded.

SIGNS

All signs placed on the Site will be erected in accordance with the requirements of the Ordinance.

There will be no detached business identification signage located on Tract A. Wall signage on the building located on Tract A will be limited to 50 square feet per wall.

Detached signs located on Tract B shall be limited to seven feet in height and 100 square feet in area.

ACCESS POINTS (DRIVEWAYS)

- The number of vehicular access points to the Site shall be limited to the number depicted on the Technical Data Sheet.
- The placement and configuration of each access point are subject to any minor modifications required to accommodate final site and architectural construction plans and designs and to any adjustments required for approval by the City of Charlotte Department of Transportation and/or the North Carolina Department of Transportation.

PHASING/TRANSPORTATION

As outlined above, Tract B may be developed as an office/retail development with up to 48,900 square feet of gross floor area. If this total amount of gross floor area, up to 35,200 square feet may be devoted to commercial/retail/restaurant uses and the remaining floor area may include uses as allowed in the D-1 district with the exception of hotels and motels.

In the event the allowable gross floor area on Tract B is devoted to office uses, such development may occur prior to the construction of any additional improvements to the area thoroughfares if no more than 14,650 square feet of office uses are also developed on Tract B.

In addition, the allowable floor area on Tract B may include up to 15,000 square feet of commercial/retail/restaurant uses prior to the construction of any additional improvements to the area thoroughfares if no more than 14,650 square feet of office uses are also developed on Tract B.

In the event the allowable floor area on Tract B is devoted to more than 15,000 square feet of commercial, retail and/or restaurant floor area, such development shall await the construction of the following improvements to the intersection of Lancaster Highway (SR 4962) and Highway 521:

- Construction of an eastbound right turn lane on Lancaster Highway with a minimum of 375 feet of storage and a 201 bay taper;
- Extension of the northbound left turn lane on Highway 521 at Lancaster Highway to 200 feet and;
- Extension of the southbound left turn lane on Highway 521 at Lancaster Highway to 150 feet.

FIRE PROTECTION

Adequate fire protection in the form of fire hydrants will be provided to the Fire Marshal's specifications.

STORM WATER MANAGEMENT

- Storm water runoff from the Site will be managed through proven techniques which satisfy the standards, if any, imposed by the City of Charlotte Engineering Department.

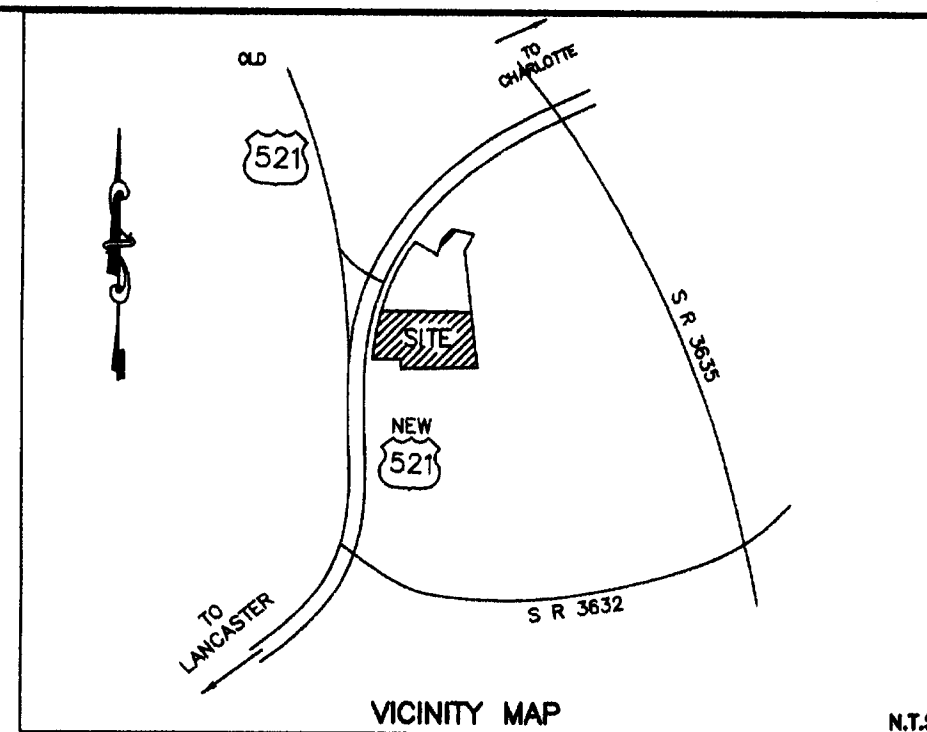
- Surface level storm water detention will not be located in the setback, the buffer area or the 25 foot project edge.

AMENDMENTS TO REZONING PLAN

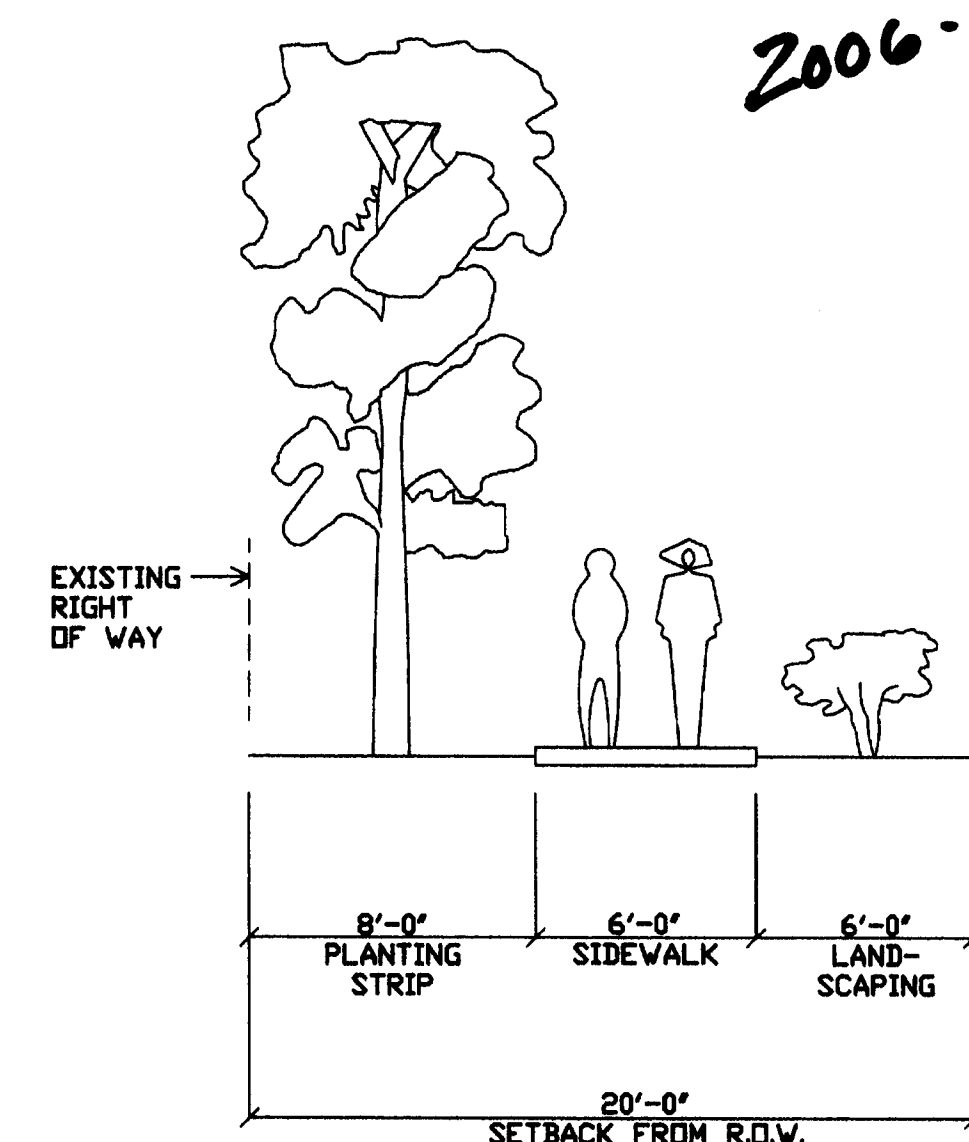
Future amendments to this Technical Data Sheet and these Development Standards may be applied for by the then Owner or Owners of the Site in accordance with the provisions of Chapter 6 of the Ordinance.

BINDING EFFECT OF THE REZONING APPLICATION

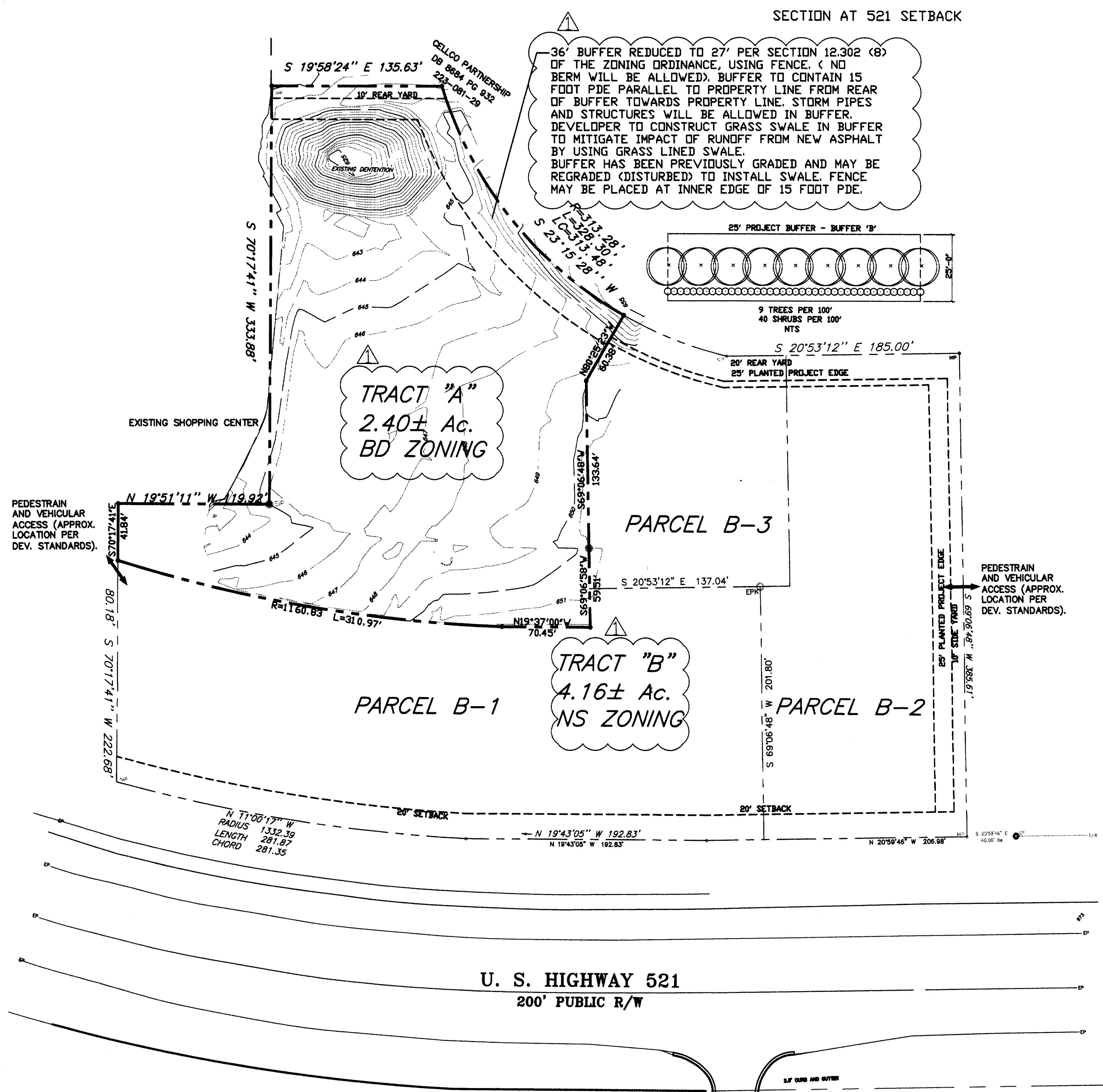
If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under these Development Standards and this Technical Data Sheet will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns.



2006-100

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SECTION AT 521 SETBACK

U. S. HIGHWAY 521
200' PUBLIC R/W

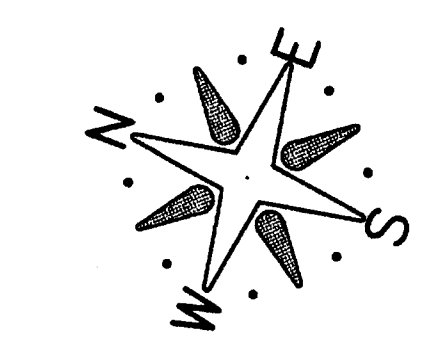
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James McGovern & Associates
Consulting Engineers

Project
Hunters Crossing Business Park
Hwy 521, Charlotte, North Carolina
Tax Parcel No. 22353101, 22353099, 22353124, 22353123

Sheet Title
TECHNICAL DATA SHEET

Graphic Scale:



(IN FEET)

Scale: (1"=50')

Engineer
James J. McGovern

Senior Designer:

Ted W. Lawrence

Date

4.23.2006

Revisions

No	1	Date	6.20.2006
No	Date		
No	Date		
No	Date		
No	Date		
No	Date		

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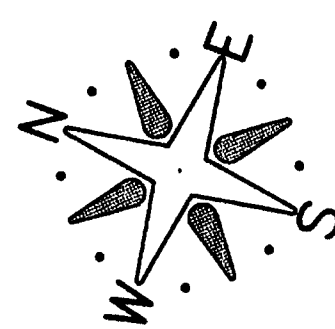
Project Number

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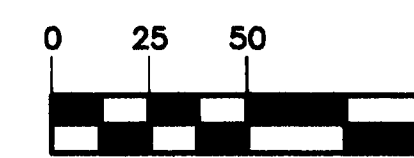
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FOR PUBLIC HEARING PETITION No. 2006-100



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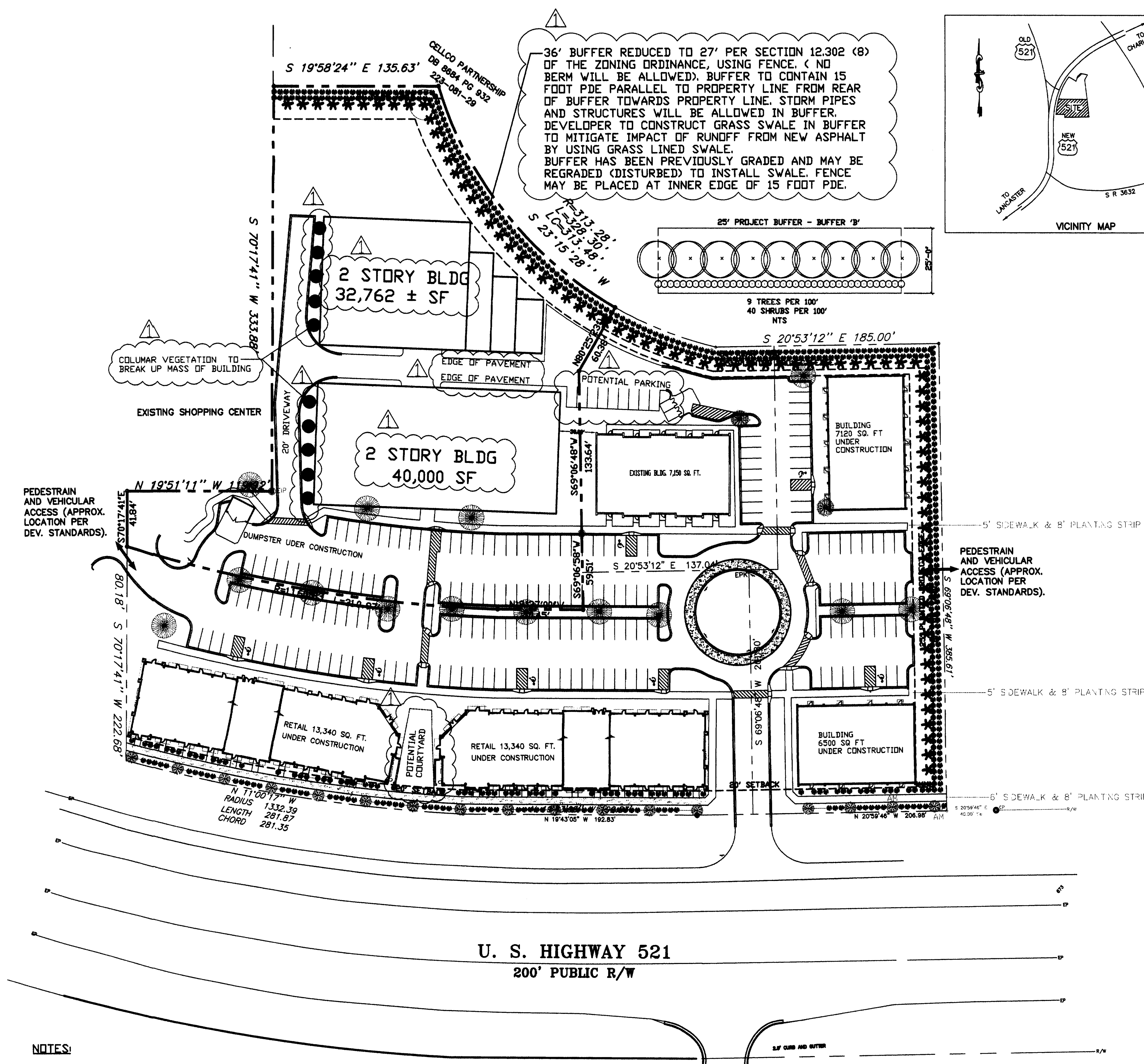
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NOTES:

1. THIS PLAN IS ILLUSTRATIVE IN NATURE AND SUBJECT TO CHANGE PENDING FINAL SITE PLAN DOCUMENTS.
2. ALL BUILDINGS LOCATED ON TRACT SHALL BE BUILT TO THE RELEVANT SETBACK LINE, HOWEVER THE PLACEMENTS, CONFIGURATIONS AND SIZES OF SUCH BUILDINGS DEPICTED ON THE SCHEMATIC SITE PLAN ARE CONCEPTUAL AND THE SAME MAY BE ALTERED OR MODIFIED DURING DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES SUBJECT TO THE REQUIREMENT THAT SUCH BUILDING BE BUILT TO THE RELEVANT SETBACK LINE.

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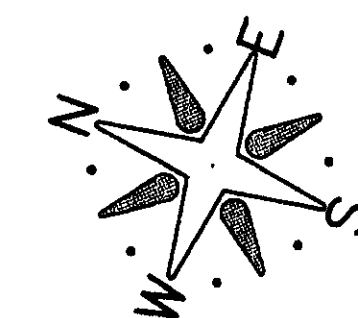
Hunters Crossing Business Park

Hwy 521
Charlotte, North Carolina

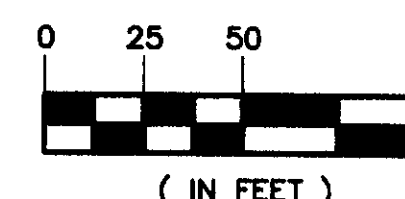
EXISTING CONDITION

Project

Sheet Title



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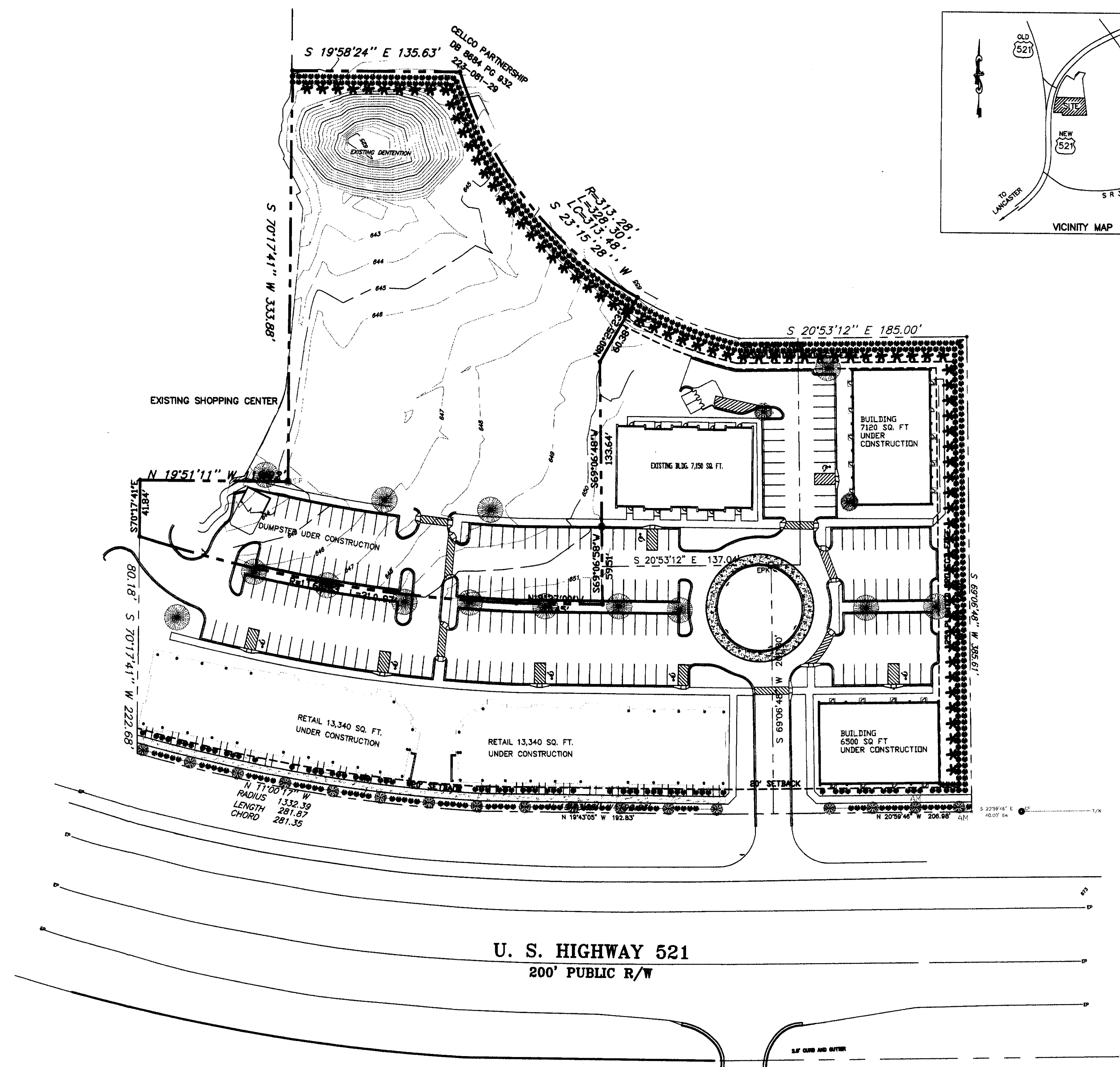
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