

PARKING SUMMARY	
9,180 S.F.	= 15 REQ'D SPACES
600 S.F/SPACE	
20 SPACES PROVIDED INCLUDING	
1 VAN H.C. SPACE	

1  
C-1  
1" = 20'-0"

## CONDITIONAL ZONING PLAN

### DEVELOPMENT STANDARDS

September 17, 2007

#### GENERAL PROVISIONS

Unless more stringent standards are established by the Rezoning Site Plan or these Development Standards, all development standards established under the City of Charlotte Zoning Ordinance (the "Ordinance") for the B-1 zoning district classification and the Pedestrian Overlay District classification ("PED") shall be followed in connection with development taking place on the Site. As provided in the Ordinance, the standards and requirements of the PED shall take precedence over the standards and requirements of the B-1 zoning district subject, however, to the "Optional" provision set forth below.

The development depicted on the Rezoning Site Plan is intended to reflect the arrangement of proposed uses on the Site, but the final configuration, placement and size of the individual site elements may be altered or modified within the limits prescribed by the Ordinance and the standards established by the Rezoning Site Plan and these Development Standards during design development and construction phases. Parking layouts may be modified to accommodate the final building location.

#### PERMITTED USES/MAXIMUM GROSS FLOOR AREA

- The Site may be devoted to retail uses along with any accessory uses that are clearly incidental and related thereto; and
- The total maximum gross floor area of the building to be constructed on the Site shall be 9,200 square feet.

#### PED-OPTIONAL PROVISION

The Petitioner proposes to utilize the PED-O provision of the Ordinance in order to accommodate a modification to the PED standard stipulating that no more than 35 % of the lot width may be devoted to parking along public streets.

#### SETBACKS, SIDE YARDS AND REAR YARDS

- As depicted on the Rezoning Site Plan, development of the Site shall comply with the setback, side yard and rear yard requirements established under the Ordinance for the PED.
- No buildings, parking spaces or maneuvering areas may be located within the required setback.

#### SCREENING/TREE ORDINANCE/LANDSCAPING

- Screening shall conform with the standards and treatments specified in Section 10.803(8) of the Ordinance.
- Pursuant to Section 10.803(8)(b) of the Ordinance, dumpsters or trash handling areas will be screened from adjacent property and from public view.
- Development of the Site shall comply with the City of Charlotte Tree Ordinance.
- Development of the Site shall meet the landscaping requirements of the Ordinance.

#### PARKING

Off-street vehicular and bicycle parking will meet the minimum requirements set out in the Ordinance and the parking requirements set out on the Rezoning Site Plan.

#### LIGHTING

No wall pack style light fixtures will be permitted on the Site, and any wall mounted light fixtures installed on the Site shall be copped and fully shielded so that illumination does not extend past any property line of the Site.

#### SIGNS

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

#### ACCESS POINTS (DRIVEWAYS)

- The number of vehicular access points to the Site shall be limited to the number depicted on the Rezoning Site Plan.
- 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.

#### FIRE PROTECTION

Adequate fire protection in the form of fire hydrants will be provided to the Mecklenburg County Fire Marshal's specifications. Plans for the building to be constructed on the Site will be submitted to the Fire Marshal's office for approval before the construction of the building commences.

#### SIDEWALKS

Sidewalks will be installed generally as provided on the Rezoning Site Plan.

#### AMENDMENTS TO REZONING PLAN

Future amendments to the Rezoning Site Plan 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 the development of the Site imposed under these Development Standards and the Rezoning Site 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.

#### GENERAL SITE NOTES

- DUMPSTER ENCLOSURE TO BE MASONRY.
- ALL UTILITIES TO HAVE MASONRY SCREENS. HVAC UNITS TO BE LOCATED ON THE ROOF. SITE TO HAVE STORM WATER DETENTION SYSTEM LOCATED ABOVE GROUND.
- ALL BUILDING WALLS TO BE MASONRY.
- ROOF TO SINGLE SLOPE TOWARD SOUTH PROPERTY LINE AND ROOF DRAINS PIPED TO DETENTION SYSTEM.



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#### REVISIONS

NO.	DATE

A NEW BUILDING FOR:

**RETAIL**

1720 WEST TRADE STREET  
CHARLOTTE, NORTH CAROLINA

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WCB

Project No:

07053

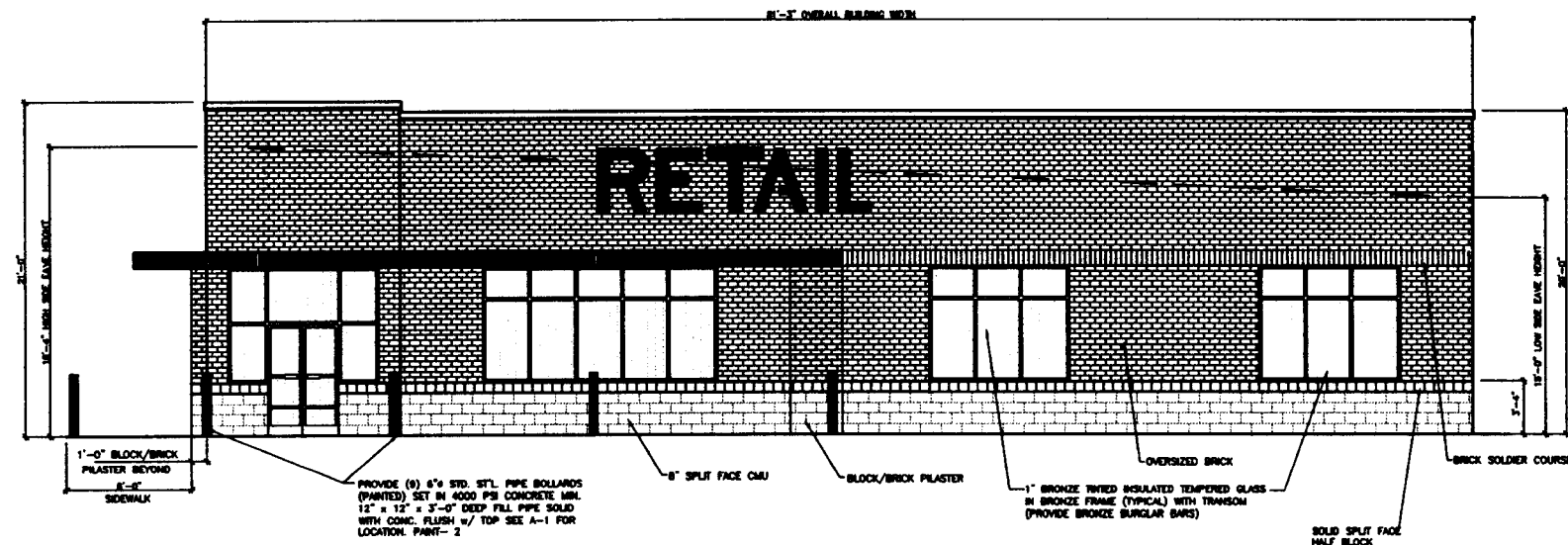
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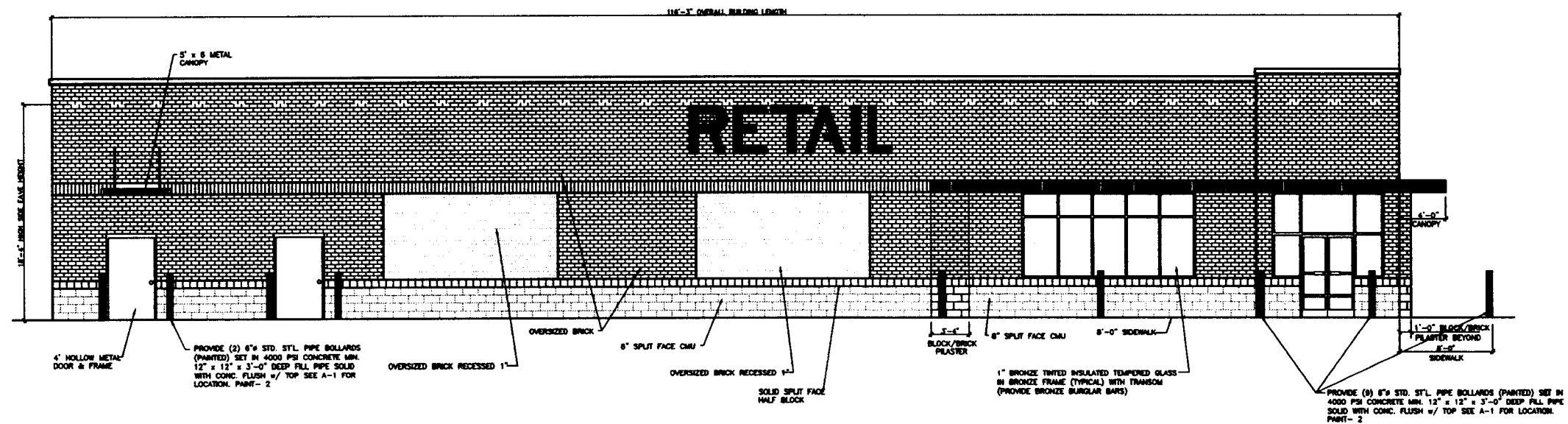
Sheet Title

**CONDITIONAL  
ZONING PLAN**

C-1



1 WEST TRADE STREET ELEVATION  
A-2 3/16" = 1'-0"



2 PARKING LOT ELEVATION  
A-2 3/16" = 1'-0"

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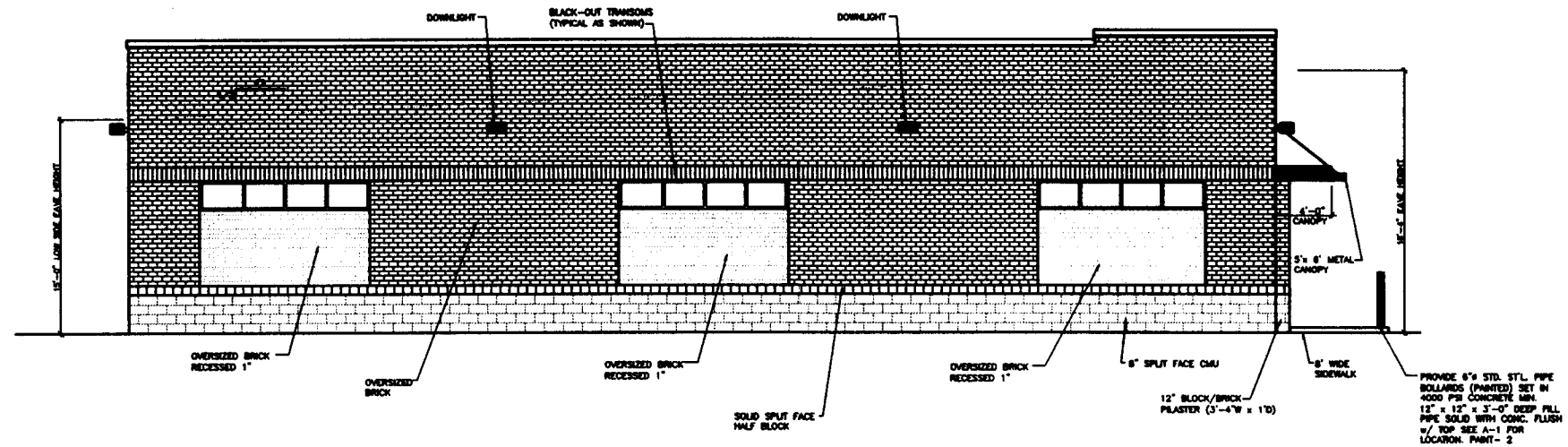


REVISIONS	
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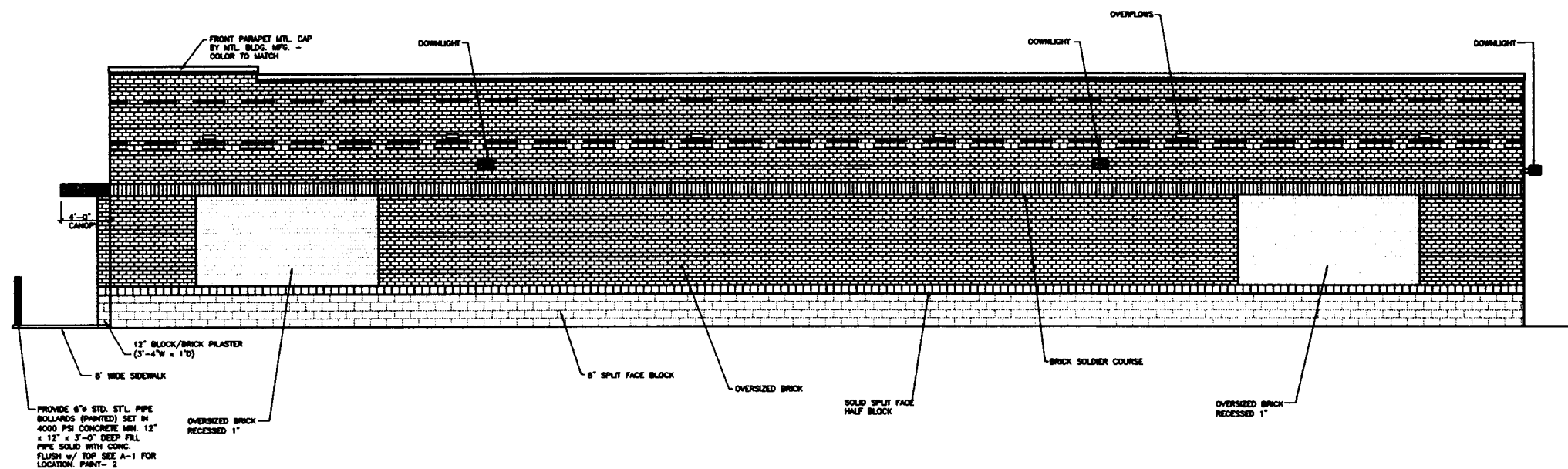
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Sheet Title  
**EXTERIOR ELEVATIONS**

A-2

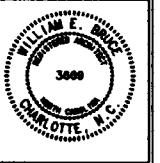


2  
A-3 WEST FIFTH STREET ELEVATION  
3/16" = 1'-0"



2  
A-3 ADJOINING PROPERTY ELEVATION  
3/16" = 1'-0"

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A-3