Community House NS Site Plan Notes

1. Development of the site will be controlled by the standards depicted on this site plan and by the standards of the Charlotte Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of proposed buildings and uses on the site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the ordinance during the design development and construction phases as specifically provided for in Section 6.2 of the Zoning Ordinance.

2. Access to the site will be provided by one driveway connection to Community House Rd. and one driveway connection to Ballantyne Commons Parkway as generally depicted on this site plan. The Community House access will be limited to right in, right out, and left into the site. The Ballantyne Commons access will be limited to right in and right out only.

3. The proposed use of the property will be for the development of the site to accommodate a small neighborhood services center that may include retail, restaurant, office, and other locally serving uses along with associated parking and service areas.

4. All dumpsters will be screened with solid enclosures and gates.

5. The proposed development will comply with all applicable Ordinance requirements for signage, screening, and landscaping. Detached signage will be limited to ground mounted monument signs that will be limited to 7 feet in height and 32 sq. ft. in area. Ones such sign is allowed per public street front.

6. No parking or maneuvering will be located in the required setback between the buildings and public streets. The parking on the site will be screened as required by the ordinance and may use walls, fences, vegetation or any combination thereof that effectively screens the parking as required by the ordinance. The Petitioner will provide a minimum of 175 parking spaces on the site.

7. The site has no significant trees except in the area along the east side of the site. The Petitioner will provide for a tree save area on the east side of the site that will be equal to at least 15% of the total site area. Proposed planting shown is conceptual only and will be subject to change on actual site conditions and Urban Forestry Staff approval. Internal landscaping shown on the plan is illustrative and the exact design will be determined during the design and development process.

8. The Petitioner has provided illustrative building elevations for the structure to be constructed on the site. The building illustrations that are included on this application are intended to reflect the general mass, scale, configuration, and character of the building. The Petitioner may make revisions to the design details, materials, and architectural style of the building so long as the general mass, scale, configuration, and character of the building is maintained. It is the Petitioner's intent that all of the buildings on the site will have similar '4 sided' architectural design and thematic details of the type illustrated on the elevations. The development on this site is also subject to the architectural standards and design review process that applies to all development in the Ballantyne business park area and will be developed at the same high level of design and materials that are found elsewhere in the business park area. Clear glass and functional doors will be installed along all public street fronts. In addition, any utility or service areas that are located on any side of the building that faces any public street will be fully screened from view. Further, if any meters, junction boxes, or similar utilities are placed on the public street frontage of buildings, they will be adequately screened. Retail Building B/C can be one or two buildings and one or two stories tall.

9. Pedestrian connections to the public street sidewalks will be provided as prescribed by ordinance. The sidewalks and planting strips that exist on the site will be allowed to remain based on a prior interpretation of the Zoning Administrator in another recent approved NS rezoning petition.

10. All outdoor lighting shall be full cut-off type lighting fixtures with the exception of lower, decorative lighting that may be installed along the driveway, sidewalks, and parking areas. Site lighting, if provided, will be limited to 20 feet in height and will be shielded or capped. No "wall pak" lighting will be installed but architectural lighting on building facades will be permitted.

11. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance. All post construction buffers should be included on plans. 1

12. The Petitioner acknowledges that other standard development requirements imposed by other city ordinances, such as those that regulate streets, sidewalks, trees, and site development, may apply to the development of this site. These are not zoning regulations, are not administered by the Zoning Administrator, and are not separate zoning conditions imposed by this site plan. Unless specifically noted in the conditions for this site plan, these other standard development requirements will be applied to the development of this site as defined by those other city ordinances.

13. Throughout this Rezoning Petition, the terms "Owner", "Owners", "Petitioner" or "Petitioners," shall, with respect to the Site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assignees of the owner or owners of the Site who may be involved in its development from time to time.

14. Maintenance uses within the car care center will only include minor repairs, tune-ups, lubrication, and carburetor cleaning.

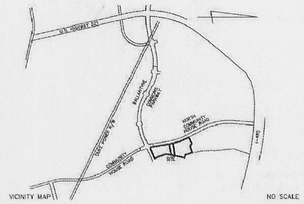
15. The Petitioner wil close the median along North Community House Road, as shown on site plan. 2

02 GENERAL NOTES

scale: N.T.S.

04 CORNER BUILDING at BALLANTYNE COMMONS PARKWAY

scale: N.T.S.



06 VICINITY MAP

scale: N.T.S.

SITE DATA TABLE

TAX PARCEL NO.: 223-462-87 & 223-462-87
SITE AREA: Approx. 6.63 Acres
EXISTING ZONING: NS
PROPOSED ZONING: NS
BUILDING AREA PROPOSED: 49,000 sf
PROPOSED PARKING: 204 SPACES MINIMUM
PROPOSED USE: RETAIL, RESTAURANT AND OFFICE

TREE SAVE AREA : 0.995 Acres
TOTAL SITE AREA: 6.63 Acres
TREE SAVE PERCENTAGE: 15.0%
GREEN SPACE: 2.74 ACRES
DEVELOPED OPEN SPACE: 12,865 SQ. FT.

2 1

03 SITE DATA

scale: N.T.S.

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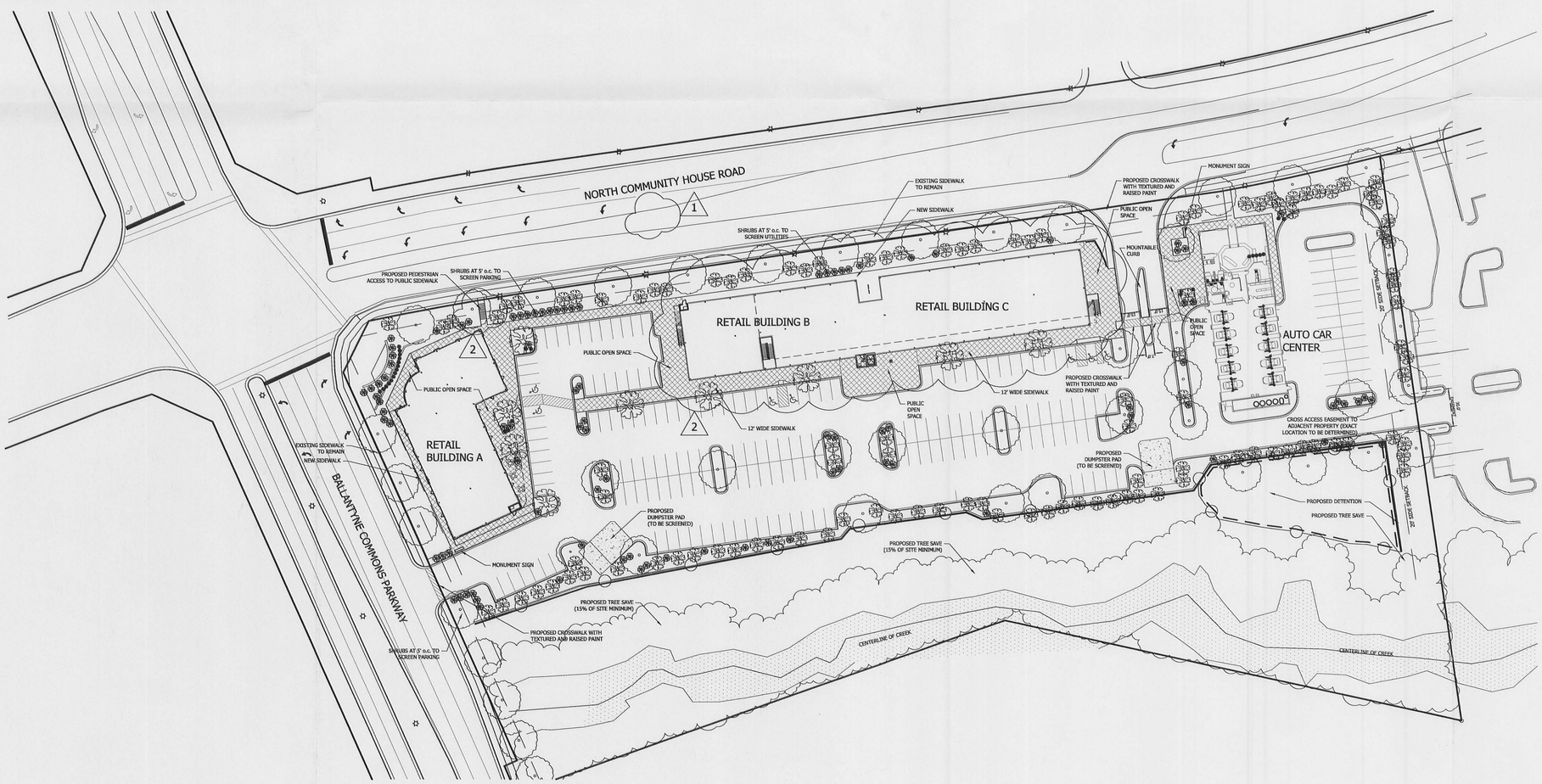

APPROVED BY CITY COUNCIL
JAN 19 2010

YORK DEVELOPMENT GROUP

PROPOSED DEVELOPMENT

NORTH COMMUNITY HOUSE ROAD AND BALLANTYNE COMMONS PARKWAY

CHARLOTTE, NORTH CAROLINA

PETITION #: 2009-080

	ISSUE	DATE
	ZONING SUBMITTAL	09/11/09
1	ZONING REVISIONS	11/16/09
2	ZONING REVISIONS	12/18/09

ILLUSTRATIVE PLAN & NOTES

RECEIVED DEC 22 2009

RZ1.0

01 SITE PLAN

scale: 1 : 50

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ODA No. 072108 CADD File: draw/2042_RZ1.0.dwg