

## DEVELOPMENT STANDARDS

## GENERAL PROVISIONS

- A. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Thies Realty & Mortgage Co. for an approximately 1.16 acre site located on the west side of Providence Road, north of the intersection of Providence Road and Cherokee Road, which site is more particularly depicted on the Rezoning Plan (hereinafter referred to as the "Site").
- B. The development of the Site will be governed by the Rezoning Plan, these Development Standards and the standards established under the City of Charlotte Zoning Ordinance (the "Ordinance") for the UR-C zoning district unless more stringent standards are established by these Development Standards or the Rezoning Plan.
- C. The use and development of the Site will be restricted to the re-use of the existing approximately 43,050 square foot building located on the Site (the "Building") and the related parking areas, and the construction and installation of the other Site Improvements that are more particularly depicted on the Rezoning Plan. No additions to or expansions of the Building's gross floor area shall be permitted.
- D. Future amendments to the Rezoning 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.

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- D. Future amendments to the Rezoning 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.

## 1 PERMITTED USES

The Site may be devoted only to the following uses and to any incidental or accessory uses associated therewith which are permitted under the Ordinance in the UR-C zoning district:

- (1) office;
- (2) professional office;
- (3) retail;
- (4) retail (furniture);
- (5) restaurant, provided, however, that a maximum of 5,000 square feet of gross building area may be devoted to restaurant uses;
- (6) neighborhood food and beverage service;
- (7) laboratories, dental, medical and optical; and
- (8) universities, colleges and junior colleges.

Medical office uses shall not be permitted on the Site.

## TRANSPORTATION

- A. Vehicular access shall be as generally depicted on the Rezoning Plan. The placement and configuration of each access point are subject to any minor modifications required by CDOT and/or NCDOT.

1. B. A minimum of 1 parking space per 750 square feet of gross building area will be provided on the Site.
- C. Bicycle parking will be provided on the Site as required by the Ordinance.

## STREETSCAPE AND LANDSCAPING/SCREENING

- A. Petitioner shall install a 6 foot sidewalk and an approximately 8 foot planting strip located along the Site's frontage on Providence Road as more particularly depicted on the Rezoning Plan.

- B. Landscaping and screening shall, at a minimum, satisfy the requirements of the Ordinance.

- C. Any dumpsters located on the Site that are visible from a public street or from an external adjoining parcel of land will be screened from view by solid-enclosures with gates.

- 1 D. Parking areas shall be screened from abutting properties by a 6 foot wooden fence. A detail of the 6 foot wooden fence is set out on the Rezoning Plan.

## SIGNAGE

- A. All signs installed on the Site shall comply with the requirements of the Ordinance.

## LIGHTING

- A. The maximum height of any new freestanding lighting fixtures (including its base) installed within the parking areas located on the Site shall be 20 feet. All such free standing lighting fixtures shall be fully capped and shielded and the illumination downwardly directed so that direct illumination does not extend past any property line of the Site. Consideration will be given to the impact of lighting both within and without the perimeter of the Site. Items for consideration will include intensity, cut-off angles, color, energy efficiency and shielding of sources of light, the intent being to eliminate glare towards public streets and adjacent properties.

- B. Any new lighting fixtures attached to the Building shall be decorative, capped and downwardly directed. Newly installed standard "wall-pak" type lighting will not be permitted.

- C. Wall-mounted decorative light fixtures such as sconces shall be permitted.

### SETBACK, SIDE YARD AND REAR YARD REQUIREMENTS

As more particularly depicted on the Rezoning Plan, the Site shall satisfy or exceed the setback, side yard and rear yard requirements of the UR-C zoning district.

### BINDING EFFECT OF THE REZONING PETITION

If this Rezoning Petition is approved, all conditions applicable to the development and/or use of the Site imposed under this 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. Throughout these Development Standards, the terms, "Petitioner" and "owner" or "owners" 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.


## DEVELOPMENT SUMMARY

TAX PARCEL ID #: 155-04-407

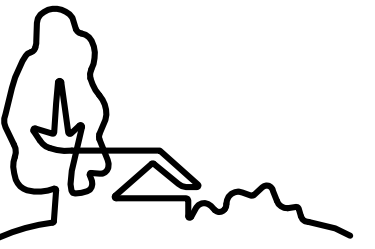
REZONING AREA: ±1.16 AC

EXISTING ZONING: B-1

PROPOSED ZONING: UR-C (CD)

PROPOSED USE:	See Development Standards (Permitted Uses)	
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VEHICULAR PARKING:  
PROPOSED: 64 Spaces



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urbanpartners.com

Thies Realty and  
Mortgage Company

119 Huntley Place  
Charlotte, North Carolina

# Mecklenburg Building

# Rezoning Plan Rezoning Petition #11-008 Charlotte, North Carolina

NO.	DATE:	BY:	REVISIONS:
1	1.21.11	CC	PER CITY COMMENTS

Project No: 10-042  
Date: November 22, 2010  
Designed by: cc  
Drawn By: cc  
Scale: 1"= 20'-0"  
Sheet No:

# RZ-1

