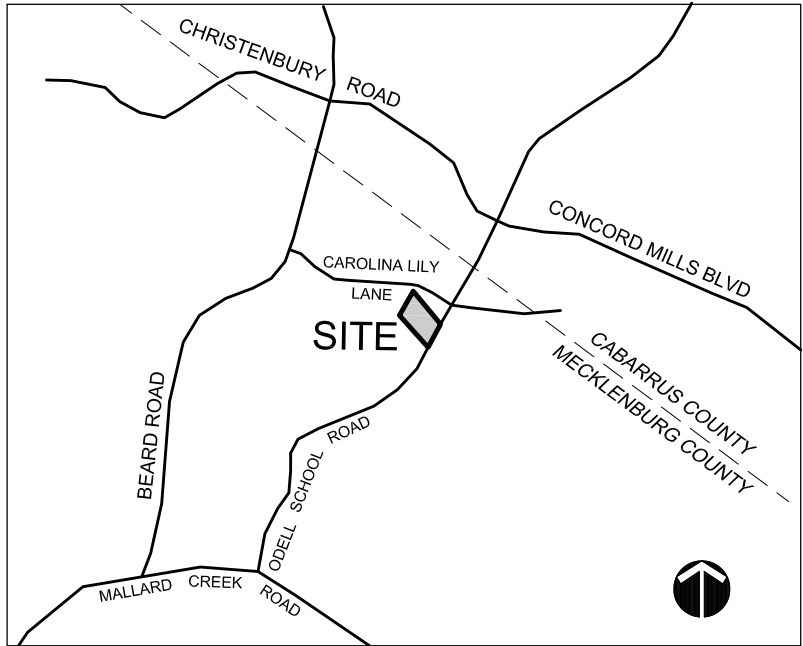


# Lincoln Property Company

## Odell School Road Site



Vicinity Map (NTS)

### LEGAL BOUNDARY DESCRIPTION

Being a parcel of land in Mallard Creek Township, Mecklenburg County, North Carolina.

Beginning at a point in the centerline of Odell School Rd, said beginning point being the southern most point of the property. From said point N40°05'50"W 560.98' to an existing iron rod, thence N30°14'50"E 249.93', thence S39°57'50"E 549.38', thence S27°40'28"W 252.90' to the point and place of beginning.

### 1. DEVELOPMENT DATA TABLE

Site Acreage	2.80 acres
Tax Parcels Included in Rezoning	029-19-108
Existing Zoning	Commercial Center - CC
Proposed Zoning	Commercial Center - CC(SPA)
Existing Uses	Vacant
Proposed Uses	Retail / Business
Number of Residential Units by Housing Type	0
Residential Density	0
Square footage of Non-Residential Uses by Type	Retail / Business = 30,000 sqft maximum
Floor Area Ratio	0.25
Maximum Building Height	Per the Zoning Ordinance for CC District
Number and/or Ratio of Parking Spaces	Per the Zoning Ordinance
Amount of open space	Per the Zoning Ordinance

### 2. GENERAL PROVISIONS

- Development of the site will be controlled by the standards depicted on this site plan and by the standards of the City of Charlotte Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of proposed 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 within the building envelope line as shown on the plan. This Proposal is intended to enable the development of a mixed use community composed of retail and service uses, multifamily housing, single family attached, and single family detached housing interconnected with open space, pedestrian, and vehicular linkages.
- A maximum of three out parcels may be provided along Odell School Road. Within the remaining the CC portion of the site, additional separate sites may be developed that will comply with the provisions of this petition.
- Within the MX-2 portion of the site, the Petitioner, in accordance with the provisions of the Zoning Ordinance, "Innovative Development Standards," may propose modifications to the following standards:
  - Street right-of-way widths,
  - Street type and construction standards,
  - Minimum lot size,
  - Setbacks and yards,
  - Open space,
  - Off street parking, and
  - Lot width.

- The conditions and development standards requested for this petition shall apply only to the area requested for rezoning as a separate tract from the unified development standards of any previous rezoning petition. If this tract area is developed with the other retail business tracts or areas, the buffer must be based on the entire site acreage.

### 3. PERMITTED USES

- The site may be developed for any use allowed in the CC and MX-2 districts in accordance with the standards of those districts and the restrictions of this site plan.

### 4. TRANSPORTATION

- Where possible and environmentally appropriate, through street connections should be encouraged, both internally within the individual land use areas, as well as cross-connections between land uses. The plan for the non-residential and multi-family area shall be organized based on a modified street grid.
- Beard Road shall be improved in accordance with residential collector street standards of the Charlotte Land Development Standards Manual.
- The Petitioner shall dedicate five (5) feet of additional right-of-way along Odell School Road prior to the issuance of building permits.
- The Petitioners will construct a stub street to connect to the undeveloped property to the south at the time that that portion of the Petitioner's site is to be subdivided if, at that time, the Subdivision Administrator determines based on the ownership, topography, and likelihood of similar development, the a stub street is required by the Subdivision Ordinance.
- Access to the site will be provided by two connections to Beard Rd. and up to three connections to Odell School Rd. All driveway and street connections are subject to approval by N.C.DOT and by Mecklenburg County.
- Parking will be provided which will meet or exceed the standards of the Zoning Ordinance.
- In the non-residential and multi-family areas, emphasis shall be placed on providing on-street parallel parking on both public and private streets. Larger parking fields shall generally be removed from public street frontage and located internally, preferably behind buildings occupying the street frontage.
- Within the CC portion of the site, a minimum setback of 12 feet from the back of the proposed curb shall be provided in accordance with the Ordinance.
- According to the City of Charlotte's Driveway Regulations, CDOT has the authority to regulate/approve all private street/driveway and public street connections to the right-of-way of a street under the regulatory jurisdiction of the City of Charlotte.
- Adequate sight triangles must be reserved at the existing/proposed street entrance(s). Two 35' x 35' and two 10' x 70' sight triangles are required for the entrance(s) to meet requirements. All proposed trees, berms, walls, fences, and/or identification signs must not interfere with sight distance at the entrance(s). Such items should be identified on the site plan.
- Any proposed driveway connection(s) to Carolina Lily, Odell School Road, or Beard Road will require a driveway permit(s) to be submitted to CDOT and the North Carolina Department of Transportation for review and approval. The exact driveway location(s) and type/width of the driveway(s) will be determined by CDOT during the driveway permit process. The locations of the driveway(s) shown on the site plan are subject to change in order to align with driveway(s) on the opposite side of the street and comply with City Driveway Regulations and the City Tree Ordinance.

- All proposed commercial driveway connections to a future public street will require a driveway permit to be submitted to CDOT for review and approval.
- Any fence or wall constructed along or adjacent to any sidewalk or street right-of-way requires a certificate issued by CDOT.
- A Right-of-Way Encroachment Agreement is required for the installation of any non-standard item(s) (irrigation systems, decorative concrete pavement, brick pavers, etc.) within a proposed/existing City maintained street right-of-way by a private individual, group, business, or homeowner's/business association. An encroachment agreement must be approved by CDOT prior to the construction/installation of the non-standard item(s). Contact CDOT for additional information concerning cost, submittal, and liability insurance coverage requirements.

### 5. ARCHITECTURAL STANDARDS

- The site plan and architectural design should emphasize architectural massing as a 'street wall', especially along principal (public) streets in the non-residential, and multi-family and attached residential portions of the property. The street wall shall provide for building elevations to be the dominant component of street frontage and shall provide pedestrian-scale elements at the ground floor level/street front level. Such elements include entranceways, windows, arcades, awnings, etc.
- Architectural diversity shall be encouraged. The buildings should be designed so that taken as a whole, a variety of elevations, rooflines, and detailing is presented. Architecture shall emphasize the creation of pedestrian spaces and provide visual interest through the creation of landmarks/focal points.
- The exact configuration of buildings and parking for the attached housing will be determined through the Planned Multi-family Review process.
- The portions of any retail buildings that abut Odell School Road will be constructed of similar materials and in the same architectural style and character as the remainder of the structures in the retail portion of the site.
- Buildings constructed on the commercial portion of the site will be of like architectural character and will utilize similar building materials.
- Buildings heights will conform with the requirements of the CC District in the CC and CC(SPA) portion of the site and the MX-2 District in the MX-2 portion of the site.

### 6. STREETSCAPE AND LANDSCAPING

- Landscape design shall emphasize the creation of streetscape through the provision of street trees, pedestrian lighting and other landscape installations within sidewalk areas and other pedestrian zones. Along the public streets within the non-residential and multifamily areas, urban streetscape elements should be utilized which may include expanded pedestrian zones, additional furnishings such as benches, trash receptacles, bicycle racks, etc.
- Screening will conform to the applicable standards of the Zoning Ordinance.
- Buffer areas will be developed in accordance with Sect. 12.302. For parcel #029-19-108 located along Odell School Rd, the buffer width shall be 35'-0" in width, which will be reduced to 28'-0" in width with a fence, wall or berm, with 8'-0" of the buffer along the southern property line remaining undisturbed. As indicated on the Technical Data Sheet, grading shall be permitted in the first 20 feet of all required buffers; however, the remaining portions shall be maintained as undisturbed buffers.
- The plan intent is to encourage pedestrian activity through the provision of sidewalks connecting most of the internal features of the plan and linking these to sidewalks to be provided along the frontages of Odell School Road and Beard Road. Further, sidewalks and other pedestrian spaces shall emphasize the linking of various parts of the community. In the non-residential areas and through the provision of amenities and furnishings that promote pedestrian activity.
- The Petitioner will establish an improved streetscape plan appropriate to the retail portion of the site within the setback along Odell School Road, and will either preserve 6" caliper trees or establish a uniform streetscape plan that will require the planting of at least two trees per lot for the residential portion of the site within any setback or yard areas along Beard Road.
- Sidewalks shall be provided along Odell School Road and Beard Road where these roads abut the property. Along Odell School Road, a four (4) foot sidewalk and an eight (8) foot planting strip shall be installed. With the exception of the sidewalk along the frontage of Odell School Road for tract #029-19-108, along this tract frontage, a six (6) foot sidewalk and an eight (8) foot planting strip shall be installed. Along Beard Road, a four (4) foot sidewalk and a four (4) foot planting strip shall be installed.
- Within the site, sidewalks and open space shall be provided. The diagram shown on the Technical Data Sheet depicts a conceptual layout for the roads, sidewalks and open space. Generally, sidewalks will be provided along public streets as required by the Subdivision Ordinance and along some private streets to strengthen pedestrian linkages throughout the site. Since the road pattern and other elements illustrated on the site plan are subject to minor modifications during the design development and construction phases, the sidewalks and open space may also be adjusted. However, the amount of open space and the extent of the pedestrian system that is actually provided shall be comparable to that which is represented on the plan.

- All dumpsters on the site will be screened with a solid enclosure with gates.
- Access to Odell School Road from tract #029-19-108 will be limited to right-in / right-out upon the completion of the Odell School Road roadway improvements by NCDOT. These proposed improvements include the addition of a raised median which will restrict access from tract #029-19-108 to Odell School Road as a right-in / right-out movement only.
- Along the property frontage of Odell School Road, the Petitioner agrees to reserve fifty (50) feet of right-of-way from the existing centerline of Odell School Road.

### 7. ENVIRONMENTAL FEATURES

- For tract #029-19-108, the Petitioner shall adhere to the requirements of the Post-Construction Storm Water Ordinance for the City of Charlotte for this development area.
- No storm water detention will occur within any required buffer area or setbacks.
- The road layout, while placing emphasis on connectivity, should at the same time emphasize the protection of streams by reducing the number of crossings to a minimum. In addition, storm water detention facilities should not be placed within the stream corridor but instead located adjacent to the stream proper.

### 8. PARKS, GREENWAYS AND OPEN SPACE

- In the MX-2 portion of the site, a minimum of 5.48 acres of open space shall be provided. As illustrated on the site plan, the open space shall include a swimming pool, ponds, natural areas, and portions of the power easement, which will be utilized for community recreation space.

### 9. FIRE PROTECTION

- The Petitioner shall adhere to the requirements of the Charlotte Fire Department for this development area.

### 10. SIGNAGE

- Signage will be permitted in accordance with applicable Zoning standards.

### 11. LIGHTING

- Any detached lighting on the site will be limited to 20 feet in height.
- No wall packs will be installed on buildings within the site.

PETITION #2011-052  
Petition previously approved as:  
Petition # 98-46 (C)

## Technical Data Sheet

1998-046 APPROVAL DATE: Nov. 17, 1998  
2011-052 SUBMITTAL DATE: April 25, 2011  
PROJECT NO: 1011104

REVISIONS:  
Apr. 25, 2011: Revised Buffer for #029-19-108  
Aug. 19, 2011: Revised per City comments  
Sept. 22, 2011: Revised per Staff Analysis


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SHEET NO: 1 OF: 2  
FILE NAME: N:\2011\1011104\CAD\Exhibits\Zoning Plans

### Legend

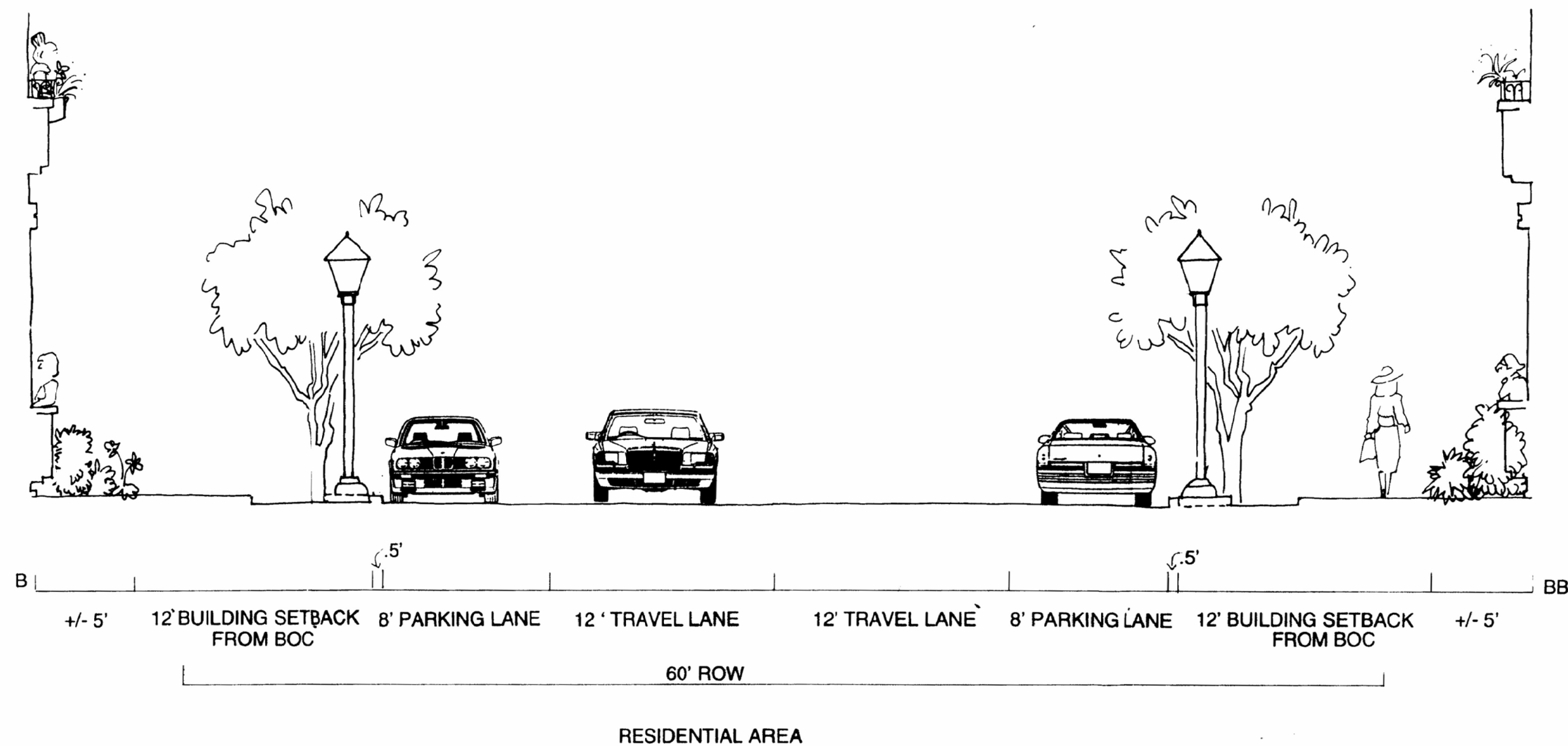
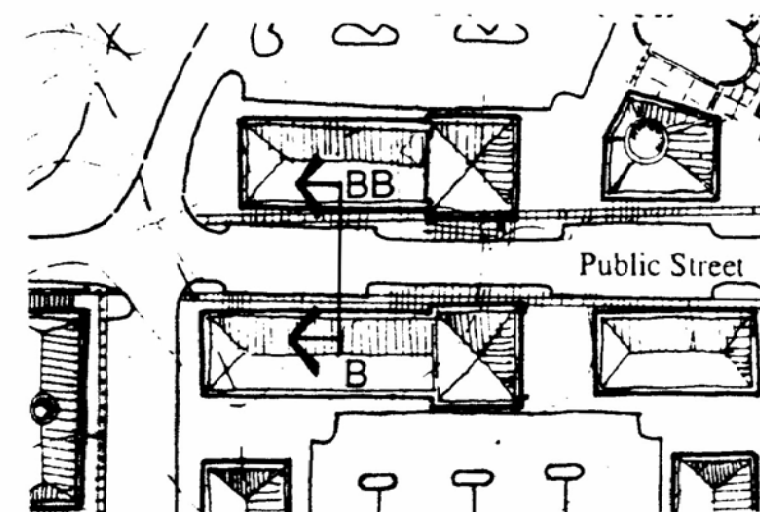
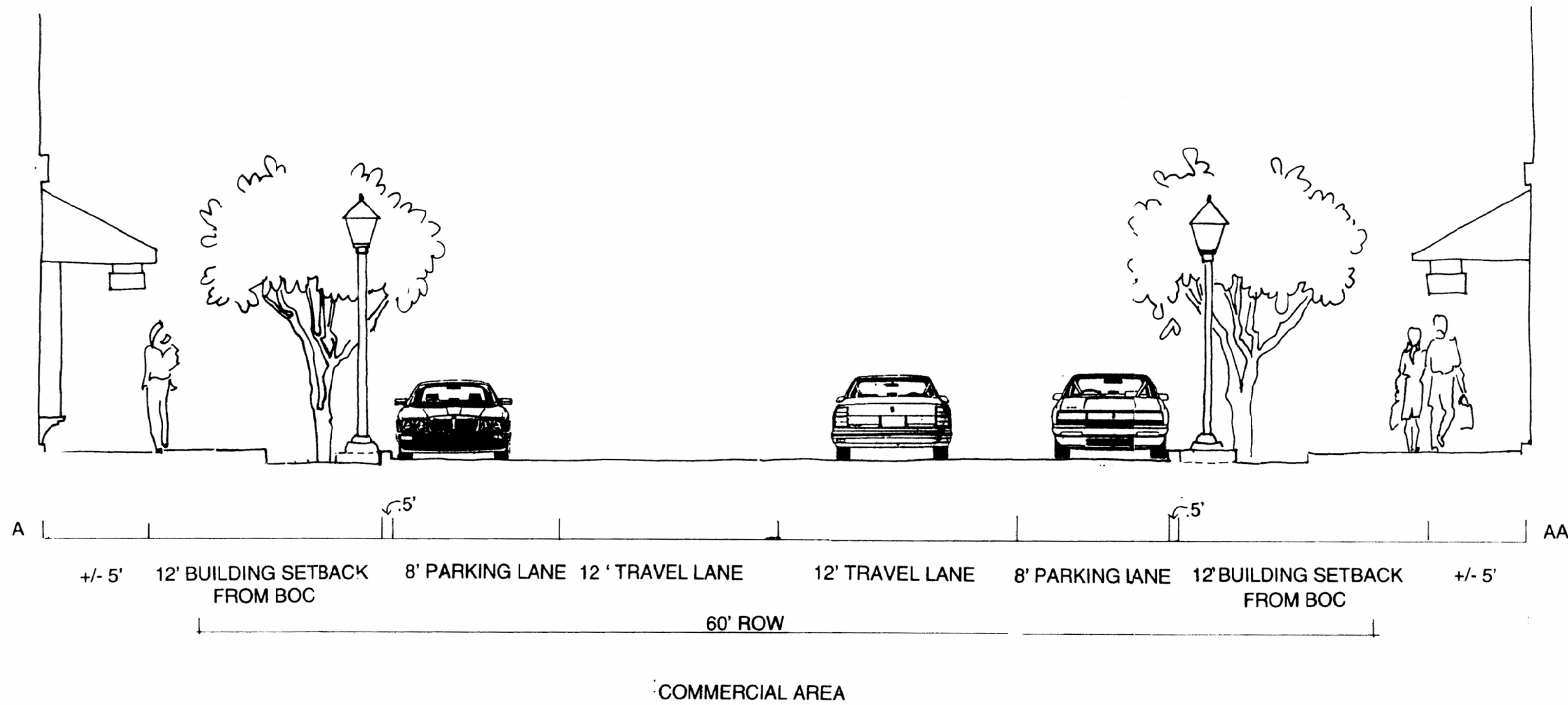
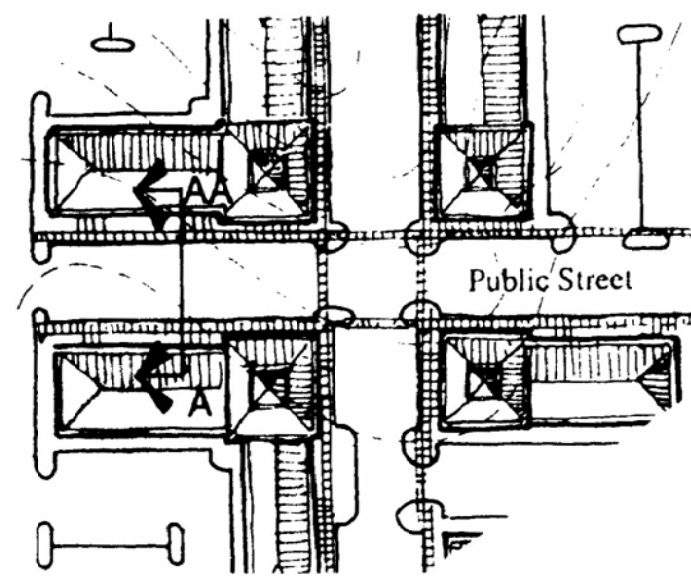
- Full access.
- Right-in/Right-out access.
- Conceptual Street Network
- Conceptual Sidewalk Network
- Open Space

### Development Summary

Total Site Area	92.6AC	Net of ROW
Proposed CC & CC (SPA) District Area	37.8 AC	
-Retail / Business	11.0 AC	100,000 SF
-Multi-Family	26.8 AC	430 DU
Proposed MX-2 District Area	54.8 AC	
-Attached Residential	18.6 AC	156 DU
-Detached Residential	36.2 AC	120 Lots
-Open Space	5.48 AC	

# Lincoln Property Company

## Odell School Road Site



PETITION #2011-052  
Petition previously approved as:  
Petition # 98-46 (C)

### Street Sections

1998-046 APPROVAL DATE: Nov. 17, 1998  
2011-052 SUBMITTAL DATE: April 25, 2011  
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FILE NAME: N:\2011\1011104\CAD\Exhibits\Zoning Plans