

DEVELOPMENT SUMMARY

PARCEL A & B
TOTAL AREA: +/- 4.63 ACRES
EXISTING ZONING: R-3
PROPOSED ZONING: CC
PROPOSED USES: USES ALLOWED PER THE CITY OF CHARLOTTE ZONING ORDINANCE
PROPOSED OPEN SPACE: TO MEET OR EXCEED THE REQUIREMENTS OF THE CITY OF CHARLOTTE ZONING ORDINANCE
PROPOSED TREE SAVE AREA: TO MEET OR EXCEED THE REQUIREMENTS OF THE CITY OF CHARLOTTE ZONING ORDINANCE
PROPOSED BUILDING HEIGHT: TO MEET THE REQUIREMENTS OF THE CITY OF CHARLOTTE ZONING ORDINANCE

DEVELOPMENT STANDARDS

GENERAL PROVISIONS

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 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 ALLOWED UNDER THE PROVISIONS OF SECTION 8.2 OF THE ZONING ORDINANCE.
2. THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, SUCH AS THOSE THAT REGULATE STREETS, SIDEWALKS, TREES, BICYCLE PARKING, 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.
3. 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.

PURPOSE

THE PURPOSE OF THIS REZONING APPLICATION IS TO PROVIDE FOR THE DEVELOPMENT OF A PORTION OF THE RETAIL CENTER AT BERWICK. THIS DEVELOPMENT WILL PROVIDE THE LOCATION FOR UP TO 35,000 SQUARE FEET OF RETAIL AND OFFICE USES. TO ACHIEVE THIS PURPOSE, THE APPLICATION SEEKS THE REZONING OF THE SITE TO THE CC DISTRICT.

PERMITTED USES

USES ALLOWED ON THE PROPERTY INCLUDED IN THIS PETITION ARE THOSE USES THAT ARE PERMITTED IN THE CC DISTRICT.

TRANSPORTATION

1. THE SITE WILL HAVE ACCESS TO SHOPTON ROAD WEST AND TO STEELE CREEK ROAD VIA INTERNAL PRIVATE DRIVEWAYS AND DRIVEWAY CONNECTIONS AS IDENTIFIED ON THE CONCEPT PLAN FOR THE SITE.
2. PARKING AREAS ARE INDICATED ON THE CONCEPT PLAN FOR THE SITE.

ARCHITECTURAL STANDARDS

THE DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE DISTRICT REGULATIONS OF THE ZONING ORDINANCE FOR THE CC DISTRICT.

STREETSCAPE AND LANDSCAPING

RESERVED.

ENVIRONMENTAL FEATURES

RESERVED

PARKS, GREENWAYS, AND OPEN SPACE

RESERVED

FIRE PROTECTION

RESERVED

SIGNAGE

RESERVED

LIGHTING

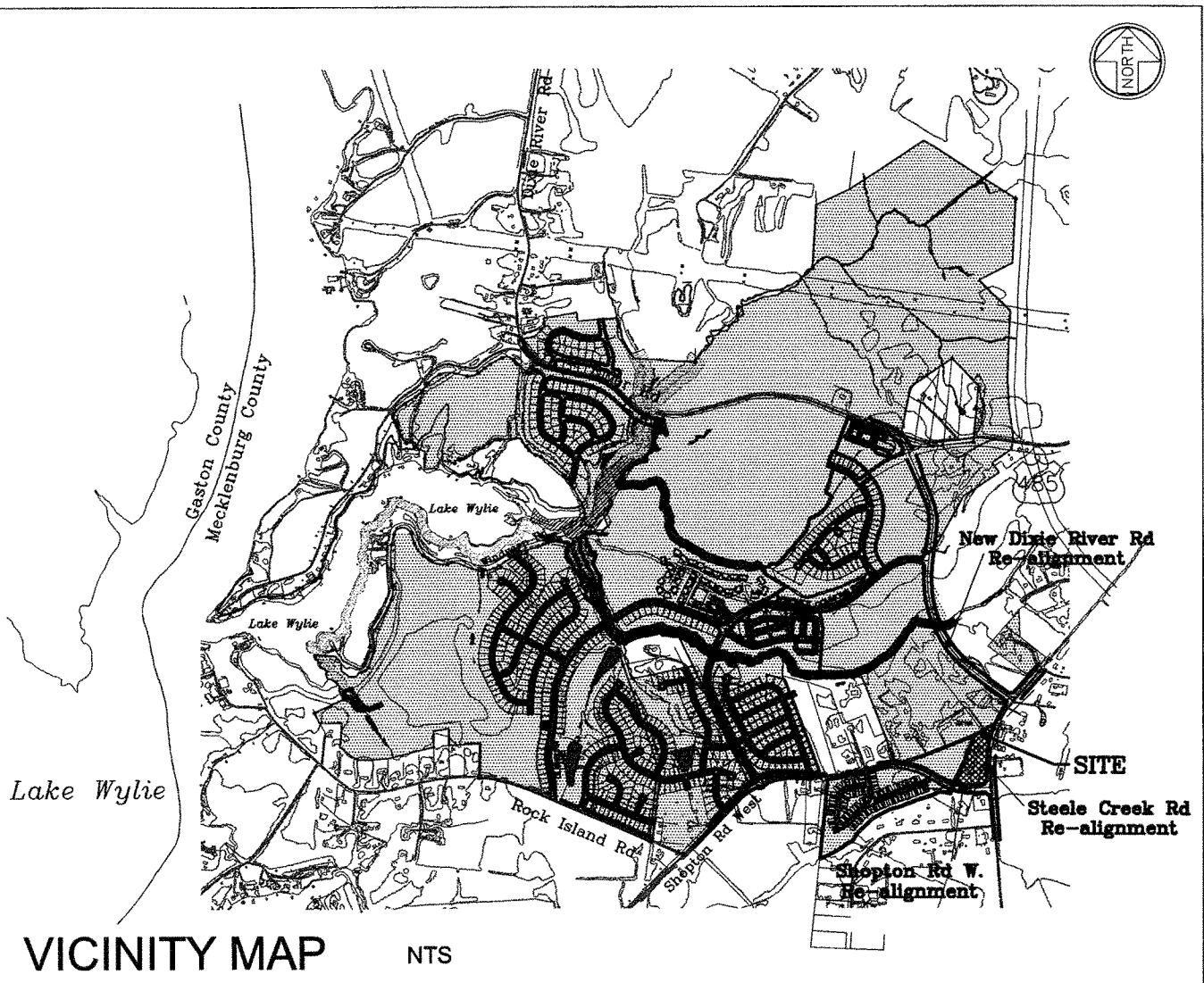
1. FREESTANDING LIGHTING ON THE SITE WILL UTILIZE FULL CUT-OFF LUMINAIRES AND NO "WALL PAK" TYPE LIGHTING WILL BE UTILIZED, EXCEPT THAT ARCHITECTURAL LIGHTING ON THE EXTERIOR OF BUILDINGS WILL BE PERMITTED

PHASING

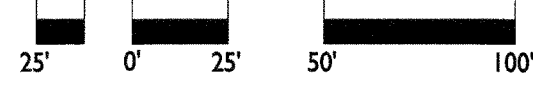
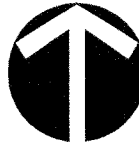
RESERVED

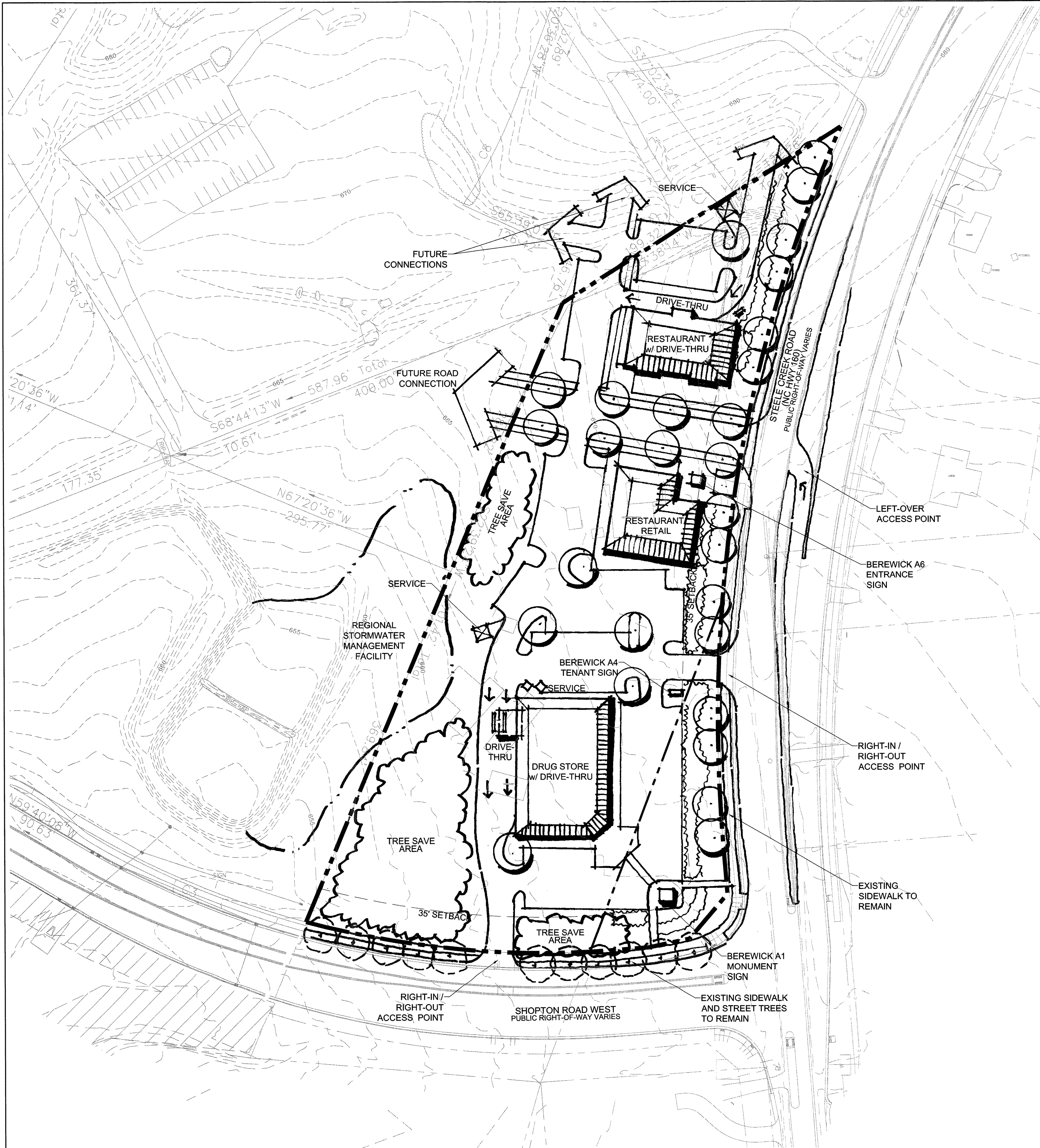
INITIAL SUBMISSION: 09-24-12
SECOND SUBMISSION: 10-24-12

RECEIVED
By mcataldo at 3:44 pm, Oct 24, 2012



FOR PUBLIC HEARING
PETITION NO. 2012-101





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SIGNAGE

RESERVED.

LIGHTING

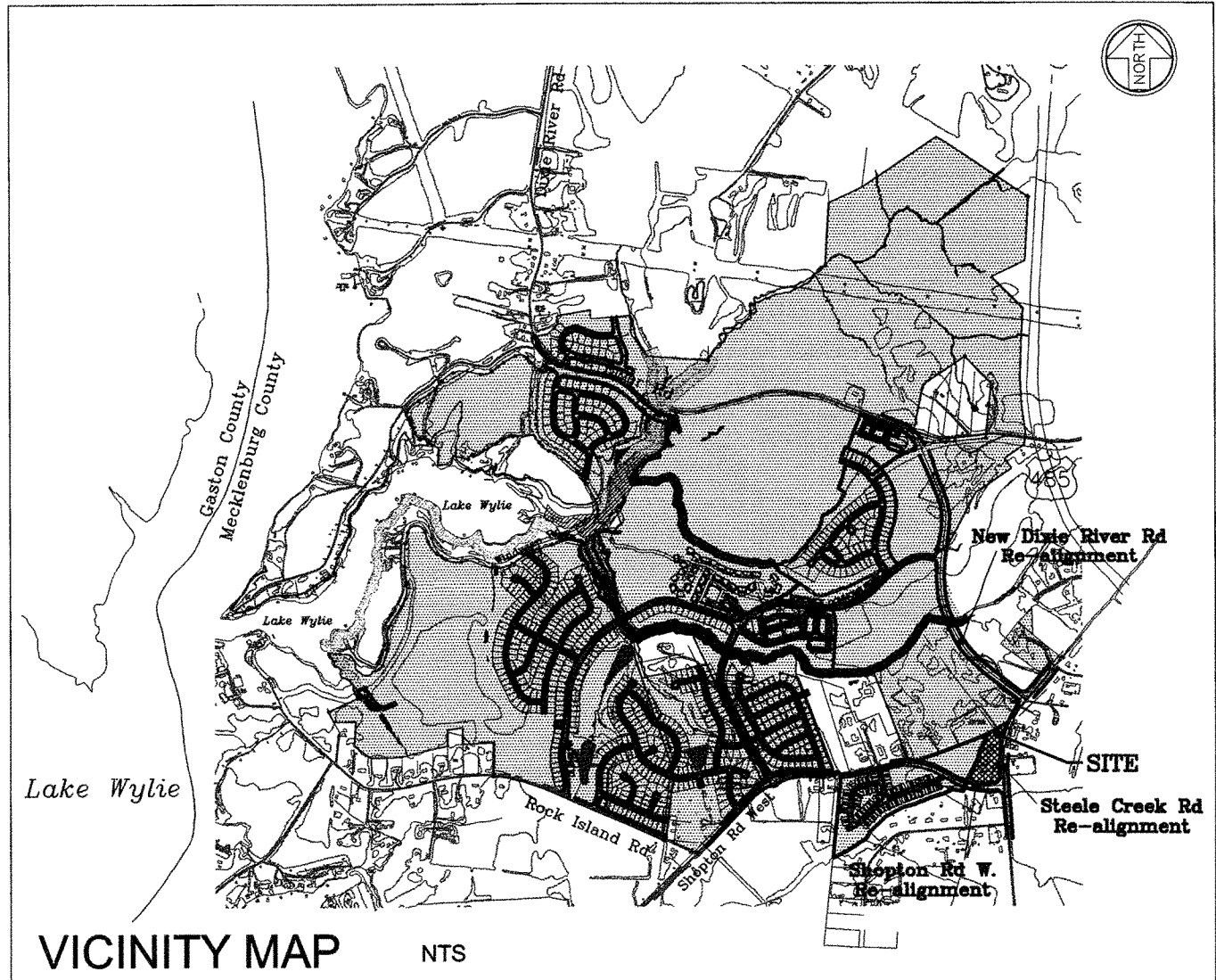
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RESERVED.

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VICINITY MAP NTS

FOR PUBLIC HEARING
PETITION NO. 2012-101



REVISIONS:

DATE: 09/24/12
DESIGNED BY: DAW
DRAWN BY: DAW
CHECKED BY: RJP
SCALE: 1"=50'-0"
PROJECT #: 1012069
SHEET #:

BEREWICK

PAPPAS PROPERTIES; CHARLOTTE, NORTH CAROLINA

TECHNICAL DATA SHEET / SCHEMATIC SITE PLAN

RZ-1-1

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