

CHARLOTTE, NORTH CAROLINA 28217

CHARLOTTE, NORTH CAROLINA 28207

1613 E. MOREHEAD STREET

THE RONALD McDONALD HOUSE OF CHARLOTTE

(704) 525-6350

(704) 335-1191

PETITIONER:

#### **GENERAL PROVISIONS**

- A. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by The Ronald McDonald House of Charlotte, Inc. for an approximately .501 acre site located on the north side of East Morehead Street between Queens Road and Bromley 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 applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance") for the O-2 zoning district unless more stringent standards are established by these Development Standards or this Rezoning Plan.
- C. The configurations, locations, placements and sizes of the parking area and building depicted on the Rezoning Plan are schematic in nature and, subject to the terms of this Rezoning Plan, these Development Standards and the Ordinance, may be altered or modified during design development and construction document phases. The exact alignment of the internal driveway has not been determined and is subject to final design and engineering plans, and minor modifications or alterations of this alignment may take place during design development and construction phases.
- 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.

## **PERMITTED USES**

The Site may be devoted only to the uses set out below.

- A. Off-street parking that serves the adjacent Ronald McDonald House use and facility. As depicted on the Rezoning Plan, a maximum of 26 parking spaces may be located on the Site.
- B. A civic and social service facility and any accessory or incidental uses relating thereto that are permitted in the O-2 zoning district. More specifically, the maximum 26 space parking lot depicted on the Rezoning Plan may be removed and the Site may be redeveloped to accommodate a building that will serve and be a part of the adjacent Ronald McDonald House use and facility and related parking and improvements more particularly depicted on the Rezoning Plan.

### TRANSPORTATION

- A. Vehicular access shall be as generally depicted on the Rezoning Plan. The placement and configuration of the access point are subject to any minor modifications required by the Charlotte Department of Transportation and/or the North Carolina Department of Transportation.
- B. In the event that the Site is redeveloped with a building that will serve and be a part of the adjacent Ronald McDonald House use and facility, off-street parking to serve the building will be provided on the Site in accordance with the requirements of the Ordinance.
- C. Bicycle parking will be provided on the Site as required by the Ordinance.

#### MAXIMUM BUILDING AREA

In the event that the Site is redeveloped with a building that will serve and be a part of the adjacent Ronald McDonald House use and facility, the maximum gross floor area of the building shall be 13,000 square feet.

## ARCHITECTURAL STANDARDS

- A. The maximum height of the building that may be developed on the Site shall be 40 feet, and the building may contain a maximum of 2 stories.
- B. The building that may be developed on the Site shall be compatible with the adjacent Ronald McDonald House building in appearance and quality through the use of similar architectural designs, styles and features, and similar building materials and colors.

# SETBACK AND YARDS

Development of the Site shall comply with the setback, side yard and rear yard requirements of the O-2 zoning district.

# **BUFFERS/LANDSCAPING/SCREENING**

- A. A 14 foot Class C buffer shall be established along portions of the Site's boundary lines as depicted on the Rezoning Plan, which buffer shall conform to the standards of Section 12.302 of the Ordinance. In the event that an adjacent parcel of land is either rezoned to a zoning district or devoted to a use that eliminates or reduces the buffer requirements on the Site, then the Petitioner may reduce or eliminate, as the case may be, the 14 foot Class C buffer. The Petitioner may reduce the width of the 14 foot Class C buffer by 25% by installing a wall or fence pursuant to Section 12.302(8) of the Ordinance.
- B. Screening and landscaping shall meet the requirements of the Ordinance.
- Any dumpster visible from a public street or from an adjoining parcel of land will be screened from view by a solid enclosure with gates. If one or more sides of the dumpster area adjoin the rear wall of the building, the rear wall may be substituted for the fence along each such side.

# **SIGNAGE**

All signs installed on the Site shall comply with the requirements of the

# LIGHTING

RIGHT SIDE YARD - 5 FEET

RIGHT SIDE YARD - 5 FEET

LEFT SIDE YARD - 5 FEET

LEFT SIDE YARD - 5 FEET

REAR YARD - 20 FEET

REAR YARD - 20 FEET

FRONT YARD - 50 FEET

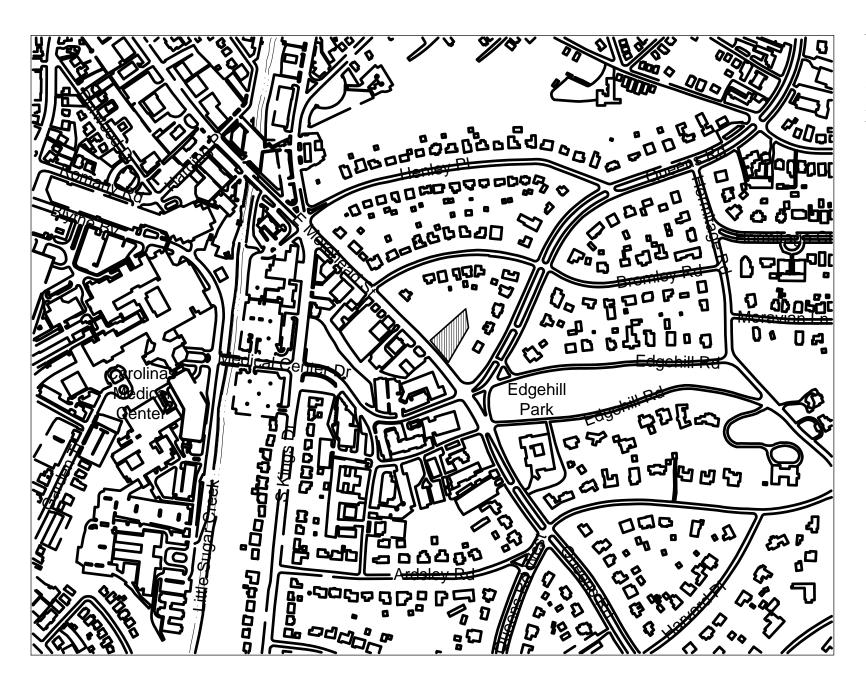
PROVIDED SETBACK:

TAX PARCEL #:

125-24-104

- A. All freestanding lighting fixtures installed on the Site 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.
- B. The maximum height of any freestanding lighting fixture installed on the Site shall be 20 feet.
- C. Any lighting attached to the building that may be located on the Site shall be decorative, capped and downwardly directed. "Wall-pak" type lighting fixtures may not be installed on the building that may be located on the Site. 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.





RECEIVED By mcataldo at 8:04 am, Jan 03, 2013

**EXISTING ZONING:** R-12 MF PROPOSED ZONING: O-2 (CD) ±0.5015 AC. TOTAL ACREAGE:

> D. POWLEN, RLA PROJECT MANAGER D. POWLEN, RLA

RONALD

PRINCIPAL IN CHARGE

McDONALD HOUSE

OF CHARLOTTE

CHARLOTTE, NC

PARKING LOT

5 Westpark Drive Charlotte, NC 28217

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K. RAMSEY

REZONING PLAN

REZONING PETITION #: 2013-XXX

GRAPHIC SCALE

101.0026.00

1" = 20'-0"