

PROPOSED EASTFIELD ROAD WIDENING TO ACCOMMODATE WESTBOUND DIRECTIONAL CROSS-OVER BY PETITIONER

PROPOSED WESTBOUND DIRECTIONAL CROSS-OVER LANE INSTALLED BY PETITIONER

PRIVATE DRIVEWAY ENTRANCE (LEFT-IN, RIGHT-IN, RIGHT-OUT ACCESS)

6' SIDEWALK & 8' MINIMUM PLANTING STRIP TO BE PROVIDED ALONG EASTFIELD RD.

RESERVED FOR POSSIBLE FUTURE TURN LANE BY OTHERS

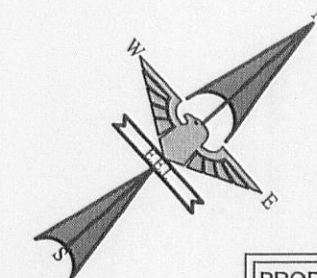
FUTURE RIGHT-OF-WAY PER ROADWAY IMPROVEMENT PLANS BY PARSONS BRINCKERHOFF, DATED 11/27/12 (PB PROJ. NO. 173487B)

FUTURE EASEMENT PER ROADWAY IMPROVEMENT PLANS BY PARSONS BRINCKERHOFF, DATED 11/27/12 (PB PROJ. NO. 173487B)

PRIVATE DRIVEWAY ENTRANCE (RIGHT-IN, RIGHT-OUT ACCESS)

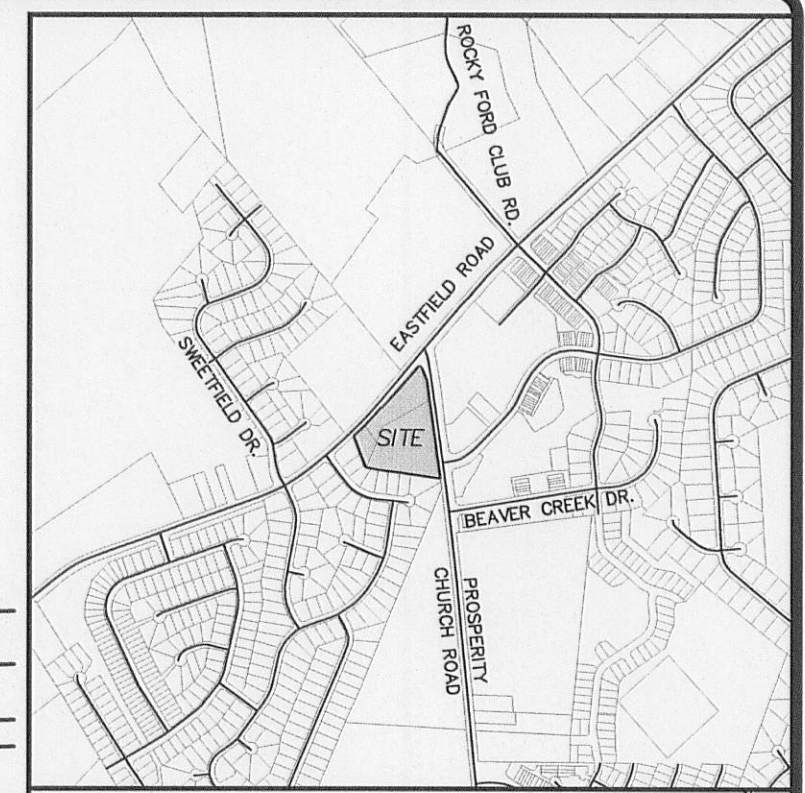
PROPOSED CONTINUOUS RAISED CONCRETE MEDIAN (EXTEND APPROXIMATELY 80' EAST OF PRIVATE DRIVE)

FUTURE RE-ALIGNMENT OF EASTFIELD ROAD PER ROADWAY IMPROVEMENT PLANS BY PARSONS BRINCKERHOFF, DATED 11/27/12 (PB PROJ. NO. 173487B)



Eastfield Road

NCDOT 28290/208



VICINITY MAP

N.T.S.

SURVEY DISCLAIMER

TOPOGRAPHIC OR "ALTA"/ASCM LAND TITLE SURVEY" SURVEY DATED JUNE 18, 2013, PROVIDED BY LAWRENCE ASSOCIATES, 106 WEST JEFFERSON STREET, MONROE, NC 28122, (704) 289-1013

LEGEND

SYMBOL

- BUILDING ENVELOPE
- BUFFERYARD
- TREE SAVE AREA
- BUILDING ENVELOPE

RECEIVED
MAR 21 2014

Phase 1, Map 1 Eastfield Ridge Subdivision Map Book 28, Page 34 Map Book 31, Page 37

MINIMUM 14' BUILDING SETBACK FROM POTENTIAL FUTURE BACK OF CURB

CLASS B LANDSCAPE BUFFER

EX. WALL ENCROACHMENT (SEE NOTE 4a)

PROPOSED DETENTION/WATER QUALITY AREA

EX. MASONRY SCREEN WALL TO REMAIN (SEE NOTE 4a)

BUILDING ENVELOPE

PROPOSED PRIVATE STREET

LANDSCAPE ISLAND

PROPOSED DETENTION/WATER QUALITY AREA

OPEN SPACE/GARDEN AREA (6,000 sq.ft.) MIN.

ENHANCED LANDSCAPE FEATURE

6' SIDEWALK & 8' MINIMUM PLANTING STRIP TO BE PROVIDED ALONG PROSPERITY CHURCH RD.

EXISTING RIGHT-OF-WAY

FUTURE RIGHT-OF-WAY

PRIVATE DRIVEWAY ENTRANCE (FULL MOVEMENT ACCESS)

PROPOSED DETENTION/WATER QUALITY AREA

CLASS B LANDSCAPE BUFFER

PROPOSED LEFT TURN LANE BY PETITIONER 100' STORAGE 150' TAPER

R/W as recorded in MB 28 Pg 34

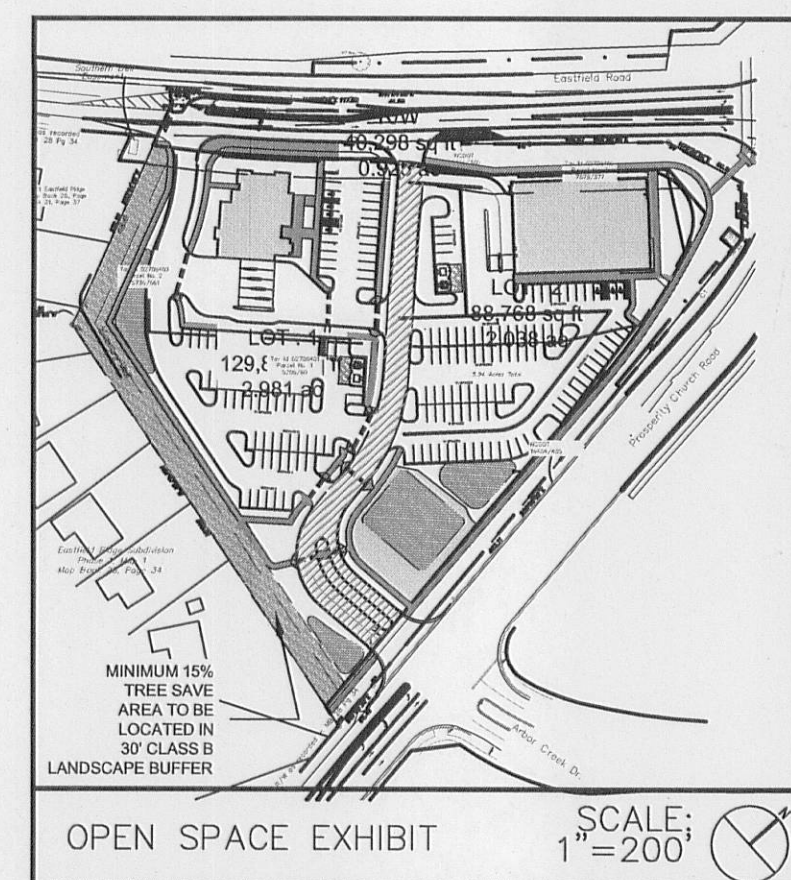
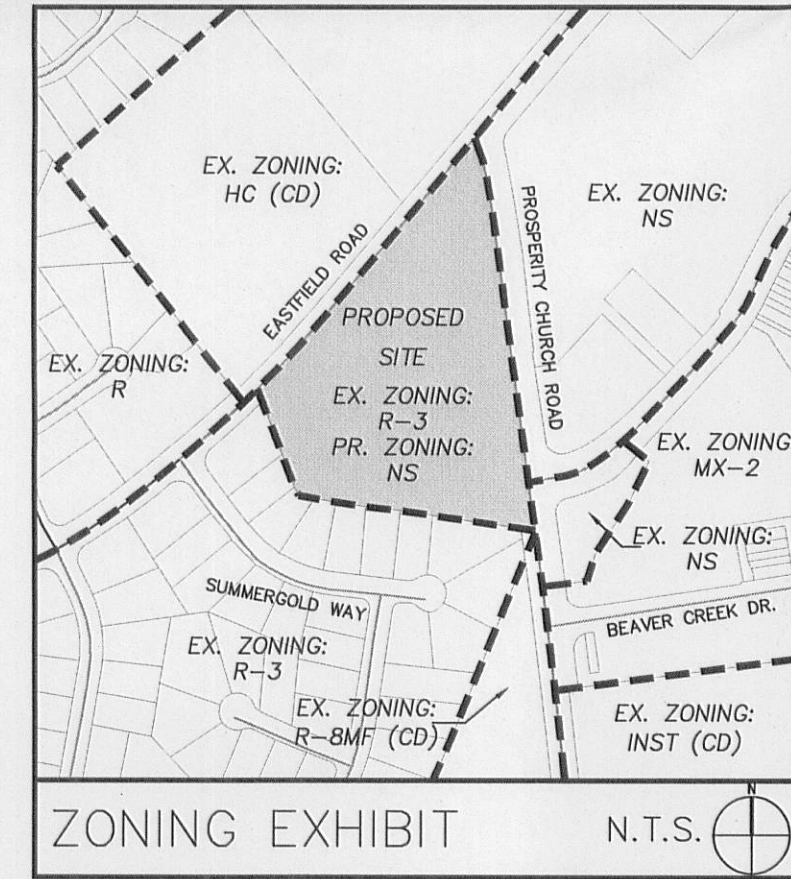
R/W as recorded in MB 28 Pg 34

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R/W as recorded in MB 28 Pg 34

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	5700.79	139.54	139.54	S08°41'50"E
C2	4909.55	112.93	112.93	N42°04'58"E



REZONING SUMMARY

PETITIONER:	FULL MOON OF UNION LLC
PROPERTY OWNER:	231 POST OFFICE DRIVE SUITE B8 INDIAN TRAIL, NC 28079
REZONING SITE AREA: (GROSS)	±5.943 ACRES
AREA TO BE DEDICATED: (EASTFIELD RD. & PROSPERITY CHURCH RD.)	±0.925 ACRES
REZONING SITE AREA: (NET)	±5.018 ACRES
TAX PARCEL #:	02708401 02708402 02708403
EXISTING ZONING:	R-3
PROPOSED ZONING:	NS - NEIGHBORHOOD SERVICES
EXISTING USE:	VACANT RESIDENTIAL
PROPOSED USES:	UP TO 22,000 SQ. FT. OF USES ALLOWED IN THE NS DISTRICT AND AS MORE SPECIFICALLY DEFINED ON SHEET RZ-1.1
MAX. FLOOR AREA RATIO:	2.0 PER THE ORDINANCE
MAX. BUILDING HEIGHT:	SIXTY (60) FEET PER THE ORDINANCE
PARKING:	REQUIRED: 1/600 SQ. FT. (MINIMUM)
REQUIRED OPEN SPACE:	A MINIMUM OF 15% OF THE SITE WILL BE ESTABLISHED AS TREE SAVE/OPEN SPACE AREAS AS DEFINED BY THE TREE ORDINANCE.

APPROVED BY CITY COUNCIL

APR 28 2014

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

ENGINEERING

P.O. BOX 351
Indian Trail, NC 28079
(704) 882-4222
www.eagleonline.net

NO. 1
DATE 02/12/14
BY KEL
REVISOR KEL
REVISOR PER COMMENTS FROM CITY OF CHARLOTTE AND NCDOT

EASTFIELD & PROSPERITY RD

Charlotte, NC

Full Moon Of Union, LLC
231 Post Office Drive Suite B8
Indian Trail, NC 28079

REZONING PLAN

PETITION NO. 2013-072

DESIGNED BY	KEL	CHECKED BY	JHR
DRAWN BY	KEL	DATE	12-16-2013
AS SHOWN		JOB NUMBER	5073



Sheet

RZ-1.0

- Site Acreage (Gross):	5.943 Acres
- Site Acreage to be Dedicated:	0.925 Acres
- Site Acreage to be Rezoned (Net):	5.018 Acres
- Tax Parcel #:	02708401, 02708402, 02708403
- Existing Zoning:	R-3
- Proposed Zoning:	NS - Neighborhood Services
- Existing Use(s):	Vacant Residential
- Proposed Use(s):	(1) Up to 22,000 sq. ft. of uses allowed in the NS district or as more specifically defined below.
- Max. Building Height:	Sixty (60) feet per the Ordinance
- Parking:	Required - 1/600 sq. ft.
- Open Space:	A minimum of 15% of the site will be established as tree save/open space areas as defined in the Tree Ordinance.

These Development Standards form a part of the Technical Data Sheet associated with the Rezoning Petition filed by Full Moon OF Union, LLC, to rezone an approximately 5.94 acre site located at the southwestern quadrant of the intersection of Eastfield Road and Prosperity Church Road (the "Site").

The Petitioner has also provided a Schematic Site Plan that is intended to reflect the arrangement of proposed uses on the Site, but the final configurations, placements and sizes of individual Site elements may be altered or modified so long as the maximum building envelope lines and intensity limitations established on the Technical Data Sheet are not violated and the proposed alterations or modifications do not exceed the parameters established under these Development Standards and under the Ordinance for the NS Zoning District. However, any alterations or modifications which, in the opinion of the Planning Director, substantially alter the character of the development or significantly alter the Technical Data Sheet or its respective conditions as well as any changes which increase the intensity of development shall not be deemed to be minor and may only be made in accordance with the provisions of Subsections 6.207(1) or (2) of the Ordinance, as applicable.

- Convenience stores with gasoline sales
- Automobile service stations
- Pet crematoriums
- Funeral homes
- Nightclubs, bars and lounges

A maximum of 22,000 square feet of gross floor area may be developed on the Site.

a. Vehicular access to the Site shall be as generally depicted on the Technical Data Sheet. The placement and configuration of the vehicular access points are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required for approval by the Charlotte Department of Transportation ("CDOT") and/or the North Carolina Department of Transportation ("NCDOT"), including alterations to accommodate any right-of-way needs and/or construction easements.

c. A public access easement will be provided for the private road.

e. Circulation for an accessory service window will not be permitted between the public right-of-way and the building.

g. The Petitioner will install a right turn lane from eastbound Eastfield Road to southbound Prosperity Church Road as generally indicated on sheet RZ-1.0

i. Because the intersection of Eastfield Road and Prosperity Church Road must be re-aligned in the future and any curb and gutter installed as part of this petition along Eastfield Road would have to be removed to allow for the re-alignment of this intersection and in consideration for the .925 acres of additional right-of-way the petitioner is dedicating to the City of Charlotte to facilitate the re-alignment of the intersection the petitioner will not be required to provide curb and gutter along Eastfield Road as part of the development of this site.

k. All of the foregoing public roadway improvements will be subject to the standards and criteria of CDOT and NCDOT, as applicable, to the roadway improvements within their respective road system authority. It is understood that such improvements may be undertaken by the Petitioner on its own or in conjunction with other development or roadway projects taking place within the broad north Mecklenburg area, by way of a private/public partnership effort or other public sector project support.

Improvements referenced above are delayed because of delays in the acquisition of additional right-of-way, then the petitioner will contact the Planning Department and CDOT regarding an appropriate infrastructure phasing plan that appropriately matches the scale of the development proposed to the public infrastructure mitigations. If after contacting the Planning Department and CDOT to determine the appropriate infrastructure phasing plan, delays in the acquisition of additional right-of-way extends beyond the time that the petitioner seeks to obtain a certificate of occupancy for the building(s) on the site in connection with related development, then CDOT will instruct applicable authorities to allow the issuance of certificates of occupancy for the applicable buildings; provided, however, petitioner continues to exercise good faith efforts to complete the applicable road-way improvements; in such event the petitioner may be asked to post a letter of credit or a bond for any improvements not in place at the time such a certificate of occupancy is issued to secure completion of the applicable improvements.

- a. Building materials for the buildings to be constructed on the Site shall include brickwork, architectural concrete block, and/or stucco. Architectural accent features may be composed of other materials. Expanses of blank walls over twenty (20) feet will be avoided through the introduction of articulated facades, decorative awnings, transom windows, variations in color and design of brickwork and other specially designed architectural elements. No aluminum or vinyl siding or spandrel glass may be used on the elevations of the building.
- b. All buildings on the site shall utilize the same building materials, architectural style and color.
- c. The two buildings shall be architecturally oriented toward Eastfield Road with clear glass windows that address the street. Clear glass windows shall be used on a minimum of 40% of the Eastfield Road facades. However, if one of the buildings constructed on the Site is used for pharmacy/drug store the percentage of glass provided along Eastfield Road facade for the pharmacy/drug store may be reduced to 30% provided the following additional architectural features are added to the facade:
 - (i) a water table;
 - (ii) false windows (i.e. an area of the building wall that gives the appearance of having been a window that has been filled in);
 - (iii) decorative off-sets in the building facade to create a rhythm of bays; and
 - (iv) EIFS trim elements.
- d. The clear glass windows required along Eastfield Roadway not be covered up with graphics, merchandising cabinets, store fixtures or other devices that do not allow visibility into the building.
- e. Buildings shall be located not greater than 20 feet from the future Eastfield Road right-of-way.
- f. *A landscape area will be provided at the intersection of Prosperity Church Road and Eastfield Road between the proposed building and the low screen wall.*
- g. *The petitioner will extend the existing brick wall along the western property boundary from its current terminus to the Eastfield Road right-of-way as indicated on the sheet RZ-1.0. The wall may be extend from its current terminus at 6746 Summergold Way if an easement from the adjoining property owner can be secured or the wall will be extended from a location on the site if an easement to extend the wall from its current terminus at 6746 Summergold Way cannot be secured. The existing wall located on 6746 Summergold Way will be demolished if an easement cannot be secured to allow the wall to remain.*
- h. *The petitioner will add metal pickets to a portion of the existing wall along the southern property line to increase the height of the wall to no less than five feet. The area of the wall where metal pickets will be added is generally depicted on sheet RZ-1.0.*
- i. Off street loading spaces shall be provided per code and shall not be located between proposed buildings and existing public street right of way.
- j. Proposed dumpsters will not be located adjacent to the 30' landscape buffer.

a. The Petitioner shall provide and maintain a 30 foot wide class 'B' buffer along the Site's southern property boundary as generally depicted on the Technical Data Sheet. The Petitioner shall maintain and/or enhance the existing wall in that location, except as such existing wall may encroach onto neighboring properties in which case Petitioner will submit plans for the wall encroachment along the adjacent single-family to the appropriate homeowners and provide a letter of approval from the homeowners to the Charlotte-Mecklenburg Planning Department before submitting for Commercial Plan review. Should the homeowner not approve the wall encroachment, the petitioner will make provisions to remove the wall.

d. Dumpster enclosures shall be built with the same material as the principle structure.

f. Petitioner shall provide a (3) foot tall masonry wall and shrubs between the proposed parking envelope and the proposed right-of-ways of Eastfield Road and prosperity Church Road. These walls shall be located a minimum three (3) feet behind the edge of the sidewalk.

Storm water runoff from the site (except runoff from landscaped zoning buffers where such runoff is consistent with natural, pre-development drainage patterns) shall not discharge onto the adjoining single-family subdivision.

b. Tree save areas equaling at least 15% of the area of the Site shall be provided. The entirety of the required tree save area will be provided in the 30' Class 'B' buffer along the site's southern property boundary as generally depicted on the Technical Data Sheet.

- a. The maximum height of any freestanding light fixtures erected on the Site shall not exceed twenty five (25) feet.
- b. All lighting fixtures installed within the Site shall be shielded with full cut-off fixtures, capped and downwardly directed.

Future amendments to the Technical Data Sheet 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.

Any reference to the Ordinance herein shall be deemed to refer to the requirements of the Ordinance in effect as of the date this Rezoning Petition is approved.



APR 28 2014