

ColeJenest & Stone, P.A. 2013 ©

Site Development Data

- Site Acreage (Gross):	5.94 Acres
- Site Acreage to be Dedicated:	0.75 Acres
- Site Acreage to be Rezoned (Net):	5.19 Acres
- Tax Parcel #:	02708401, 02708402, 02708403
- Existing Zoning:	R-3
- Proposed Zoning:	NS - Neighborhood Services
- Existing Use(s):	Vacant Residential
- Proposed Use(s):	(1) ±13,800 sq. ft. commercial/retail building, (2) ±6,600 sq. ft. commerical/retail building, (3) ±46,700 sq. ft. of future commercial/retail building area as allowed in the NS zoning district
- Max. Floor Area Ratio:	2.0 per the Ordinance
- 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.

General Provisions

These Development Standards form a part of the Technical Data Sheet associated with the Rezoning Petition filed by Aventine Development, 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”).

Unless more stringent standards are established by the Technical Data Sheet or these Development Standards, all development standards established under the Charlotte Zoning Ordinance (“the Ordinance”) for the NS Zoning District shall govern development taking place on 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.

1. Permitted Uses

The Site may be devoted to retail pharmacy/drugstore, financial service uses and any other use (including any accessory use) which is permitted under the Ordinance by right or under prescribed conditions in the NS Zoning District; provided, however, that the following uses shall not be permitted:

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

Any drive-through service lane/window shall be permitted as an accessory use and comply with the requirements of Section 12.413 of the Ordinance.

A maximum of 67,100 square feet of gross floor area may be developed on the Site.

2. Transportation

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.

3. Architectural Standards

- a. Building materials for the buildings to be constructed on the Site shall include brick, 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.

4. Streetscape and Landscaping

Screening shall conform with the standards and treatments specified in Section 12.303 of the Ordinance.

- a. The Petitioner shall provide and maintain a 20 foot wide 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 structure may encroach onto neighboring properties in which case Petitioner shall cooperate with neighboring property owners to determine how best to proceed in this regard.
- b. Dumpster areas will be enclosed on all four sides by an opaque wall with one side being a hinged opaque gate. If one side of a dumpster area adjoins a side or rear wall of a building, then the side or rear wall may be substituted for a side.
- c. Petitioner shall provide eight foot planting strips and six foot sidewalks along all public streets.

5. Environmental Features

The Site shall comply with the requirements of the Post Construction Controls Ordinance. The location, size, and type of storm water management systems depicted on the rezoning plan are subject to review and approval as part of the full development plan submitted and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.

6. Parks, Greenways and Open Space

- a. Petitioner shall provide an open space amenity area at the corner of the property at the intersection of Eastfield Road and Prosperity Church Road.
- b. Tree save areas equaling at least 15% of the area of the Site shall be provided.

7. Signage

Signage shall comply with the requirements of the Ordinance.

8. Lighting

- a. The maximum height of any freestanding light fixtures erected on the Site shall not exceed thirty (30) feet.
- b. All lighting fixtures installed within the Site shall be shielded with full cut-off fixtures, capped and downwardly directed.
- c. Wall-pak lighting will be prohibited throughout the Site.

9. Amendments to the Rezoning Plan

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.

Binding Effect of the Rezoning Documents and Definitions

If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under these Development Standards and the Technical Data Sheet will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioners and the current and subsequent owners of the Site and their respective successors in interest and assigns.

Throughout these Development Standards, the terms, “Petitioners” and “Owner” or “Owners” shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioners or the Owner or Owners of the Site from time to time who may be involved in any future development thereof.

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.



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Realizing the Possibilities*

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REZONING PLAN

Project No.

4251

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Revised



RZ1.1

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