

DEVELOPMENT CONDITIONS

SITE AREA: 4.6 AC

PARCEL ID NUMBER: 22902120

EXISTING ZONING: R-3

PROPOSED ZONING: O-1 CD

PROPOSED SQUARE FOOTAGE: 50,000 SQ FT MAX

FLOOR AREA RATIO: .60 MAX

FLOOR AREA RATIO PROVIDED: .26

BUILDING HEIGHT: 40' MAX

PARKING REQUIRED: AS REQUIRED BY THE ORDINANCE

LANDSCAPE BUFFER REQUIREMENTS: BUFFER WILL COMPLY WITH SECTION 12.304 ALTERNATIVE BUFFER; IF NOT A BUFFER WILL BE INSTALLED ON THE O-1 PORTION OF THIS PLAN

DEVELOPMENT STANDARDS

General Provisions

Development of the Site will be governed by the Schematic Site Plan, these Development Standards and the applicable provisions of the Zoning Ordinance of the City of Charlotte (the "Ordinance"). The development depicted on the Schematic Site Plan is generally schematic in nature and intended to describe the general arrangement of uses on the Site. Accordingly, the configurations, placements, and sizes of the building footprints and lots, as well as the locations of streets and parking areas shown on the Schematic Site Plan are schematic in nature and may be altered or modified during design development and construction phases, subject to normal Staff reviews and approval. Modifications to the approved plan may be allowed per section 6.207 of the zoning Ordinance.

A. Permitted Uses

The Site may be devoted to clinics, (medical, dental, optical, veterinary) barber, beauty shops, civic, child care centers, cultural facilities, financial institutions, laboratories, offices, and studios which are permitted under the Ordinance by right or under prescribed conditions in the 01 Zoning District. Retail and restaurants may be permitted as accessory uses, as described in ordinance.

B. Maximum Building Areas and Development Limitations

The Site may be developed with up to 50,000 square feet of gross floor area subject to the following limitations and provisions:

- Site may be developed with one, two, or three buildings
- No drive - through facilities shall be permitted on the Site.

C. SCREENING AND LANDSCAPED AREAS

1. Screening shall conform with the standards and treatments specified in Section 12.303 of the Ordinance.
2. Any dumpsters located on the Site shall be screened from view by a solid enclosure with a gate.
3. Roof top mechanical equipment shall be screened from public view.
4. The street trees along Marvin Road and Ardrey Kell will match adjacent street trees.
5. Areas where proposed buildings do not exist, until they are built, landscaping and tree plantings equal to a 10 foot buffer will be utilized to screen any parking

D. ARCHITECTURAL AND DESIGN STANDARDS

1. Buildings on the Site will be constructed of brick and glass with stone or EIFS accenting.
2. No wall of the proposed structures will have a blank wall of more than 20 feet. Walls will be broken up by using windows and architectural elements
3. Circulation and parking spaces will not be located in between buildings on the Site and abutting public streets without screening.
4. Buildings will utilize 4-sided architecture.

E. LIGHTING

1. All freestanding lighting fixtures will be uniform in design and will be shielded from adjacent residential area.
2. Freestanding lighting fixtures, including the base, may not exceed 25 feet and shall be fully-shielded and capped so that lighting is downwardly directed.
3. Detached lighting will be fully shield, downwardly directed, and full cutoff fixture.

F. TRANSPORTATION

1. The number of vehicular access points to the Site shall be limited to the number depicted on this Site Plan.
2. The placement and configuration of each access point are subject to any minor modifications required to accommodate final site and architectural construction plans and designs and to any adjustments required for approval by the City of Charlotte and/or the North Carolina Department of Transportation.

G. STORM WATER MANAGEMENT

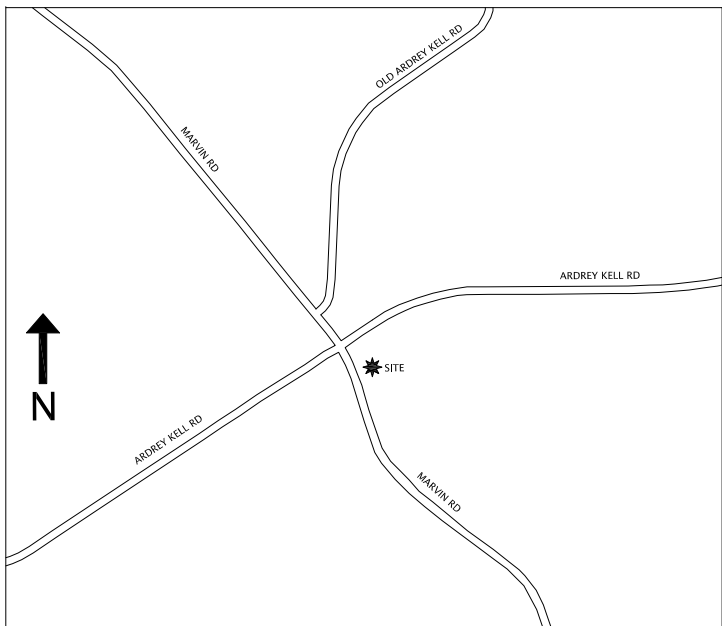
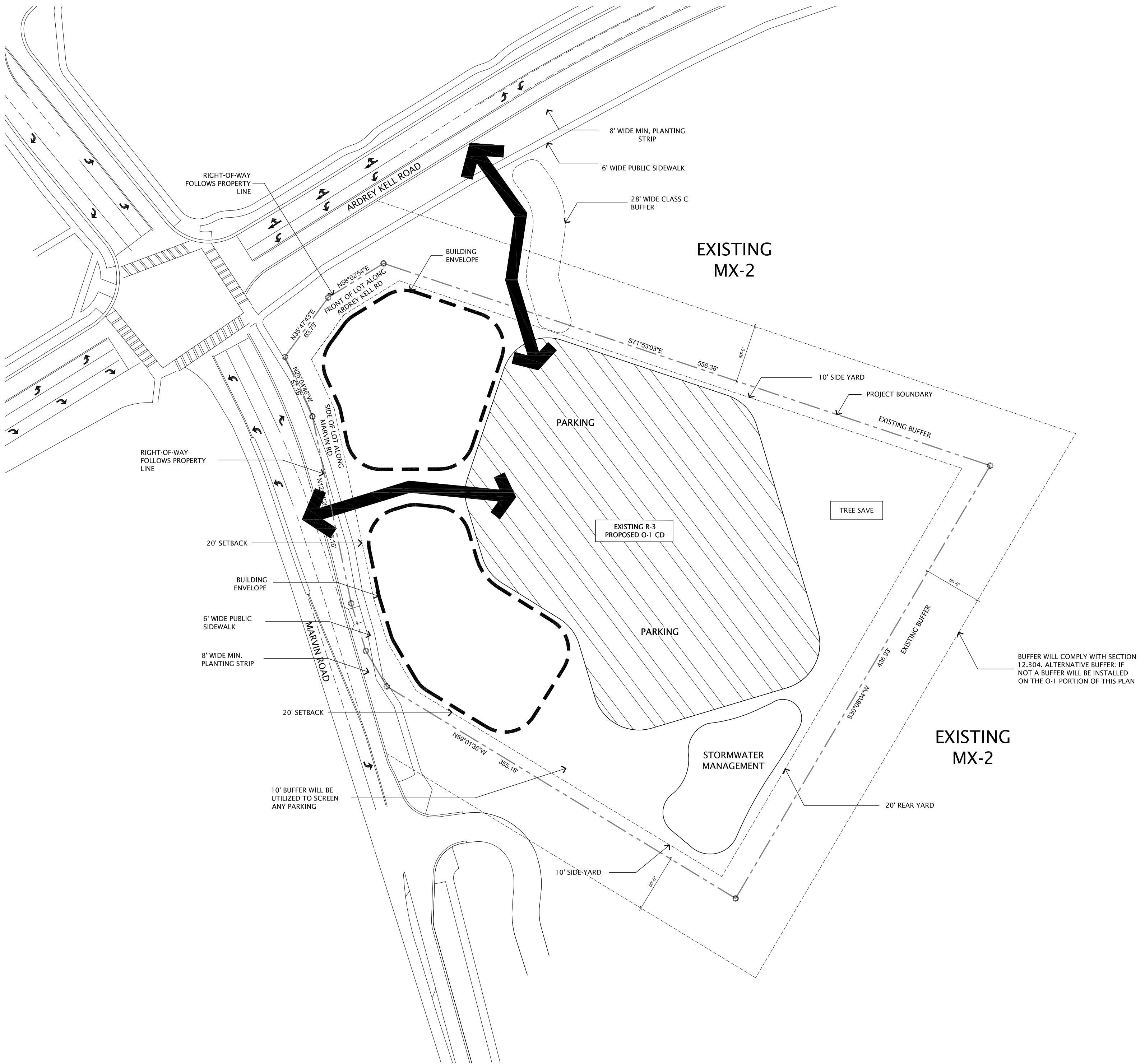
1. Surface level storm water detention will not be located in required setbacks.
2. The location, size, and type of storm water management systems depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.
3. The parking lot will be constructed with curb and gutter; all storm water in the parking lot will be collected into storm drain catch basins/inlets in the parking lot and into detention basins on the site so as to prevent an increase in storm water flow onto the adjacent townhome community in accordance with the City of Charlotte storm water regulations.

H. AMENDMENTS TO REZONING PLAN

1. Future amendments to this Site 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.
2. The location of the trash facility and the tree save area, as shown on Page 2 of this Plan, require the approval of the Princeton at Southampton Owners Association.

I. BINDING EFFECT OF THE REZONING APPLICATION

If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under these Development Standards and this Site Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns.

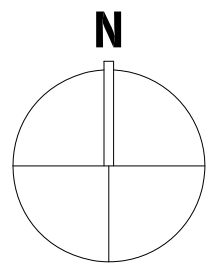


VICINITY MAP
NOT TO SCALE

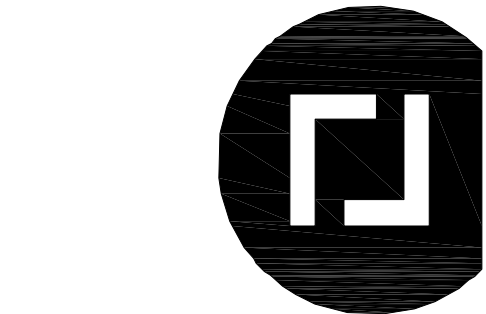


1
RZ-1.0
TECHNICAL DATA PLAN

SURVEY INFORMATION TAKEN FROM SURVEY BY GEOSCIENCE GROUP INCORPORATED
DATE: 10.10.2013



SCALE: 1"=60'



ROBERT JOHNSON
architects
1808 WEST MOREHEAD ST.
CHARLOTTE, NC 28208
T 704 / 342.1058
F 704 / 342.3043
E INFO@RJARCHITECTS.COM

CONSULTANT

STAMPS

ARDREY KELL ROAD	
16833 MARVIN RD CHARLOTTE, NC	
PROJECT NUMBER	SP 726
I S S U E D A T E	
INITIAL REZONING REVIEW	10.28.13
REVISED PER COMMENTS	02.14.14
REVISED PER COMMENTS	06.20.14

D R A W I N G D A T A

DRAWN BY: JRY
CHECKED BY: RLJ
FILE NUMBER:

S H E E T T I T L E

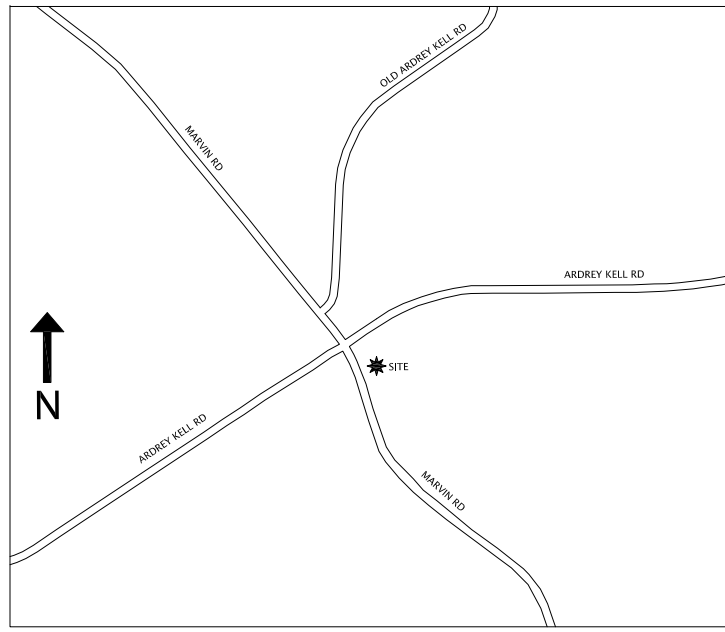
TECHNICAL DATA SHEET

THIS DRAWING IS THE PROPERTY OF ROBERT JOHNSON ARCHITECTS, INC. AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT IS ONLY TO BE USED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN AND IS NOT TO BE USED ON ANY OTHER PROJECT. IT IS TO BE RETURNED UPON REQUEST.

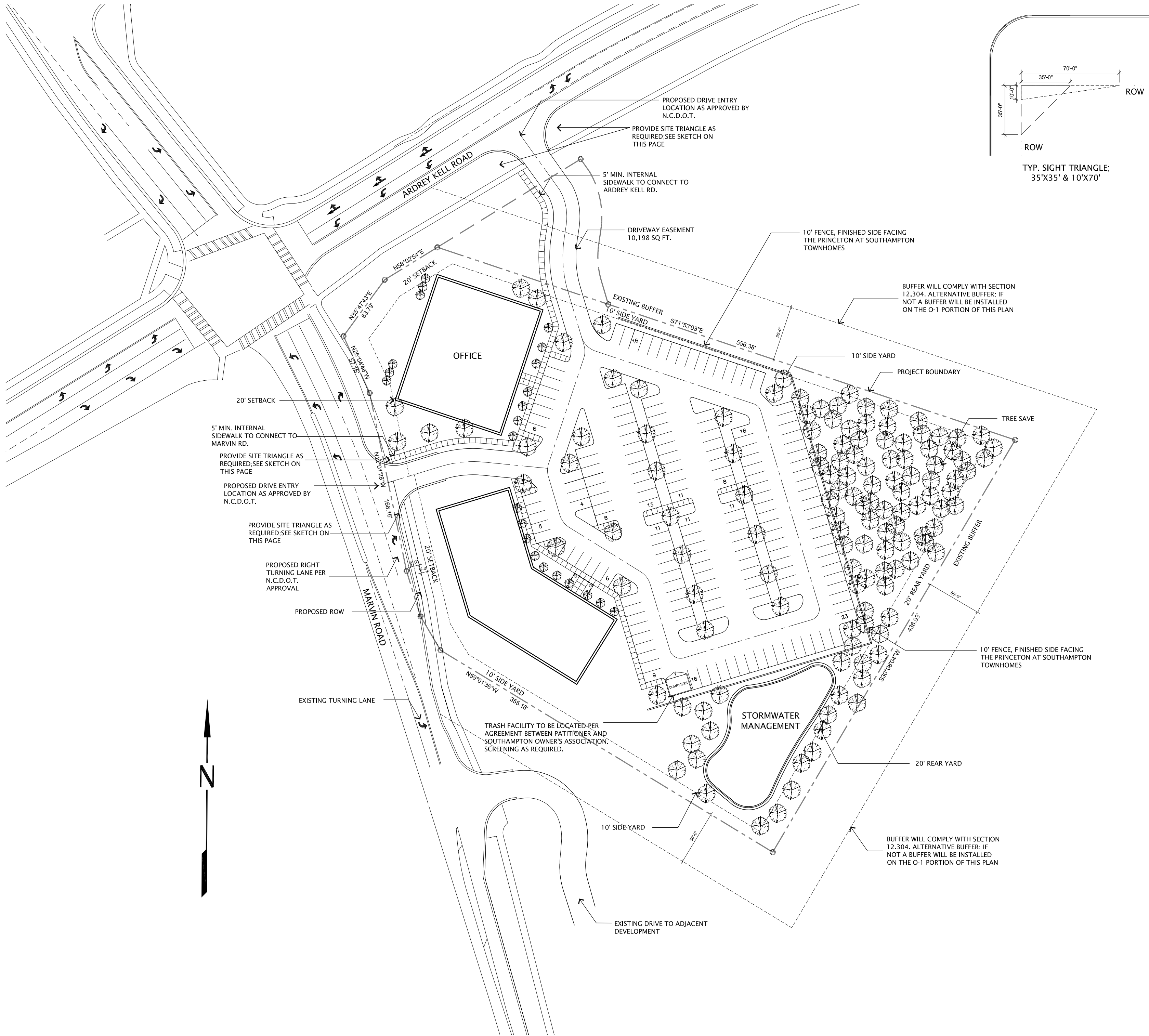
PETITION NUMBER
2014-003

S H E E T N U M B E R

RZ - 1.0

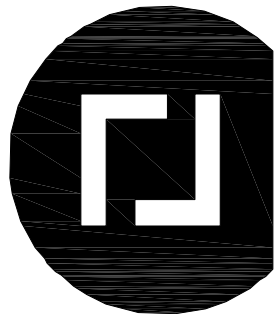
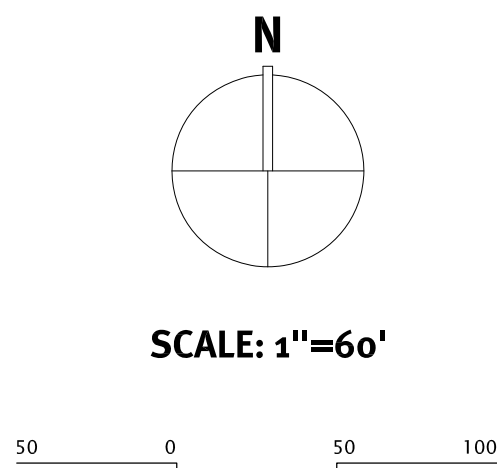


VICINITY MAP
NOT TO SCALE



1
RZ-2.0

SCHEMATIC SITE PLAN



ROBERT JOHNSON
architects
1808 WEST MOREHEAD ST.
CHARLOTTE, NC 28208
T 704 / 342.1058
F 704 / 342.3043
E INFO@RJARCHITECTS.COM

CONSULTANT

STAMPS

ARDREY KELL ROAD

16833 MARVIN RD
CHARLOTTE, NC

PROJECT NUMBER	SP 726
ISSUE	DATE
INITIAL ZONING REVIEW	10.28.13
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DRAWING DATA

DRAWN BY: JRY
CHECKED BY: RLJ
FILE NUMBER:

SHEET TITLE

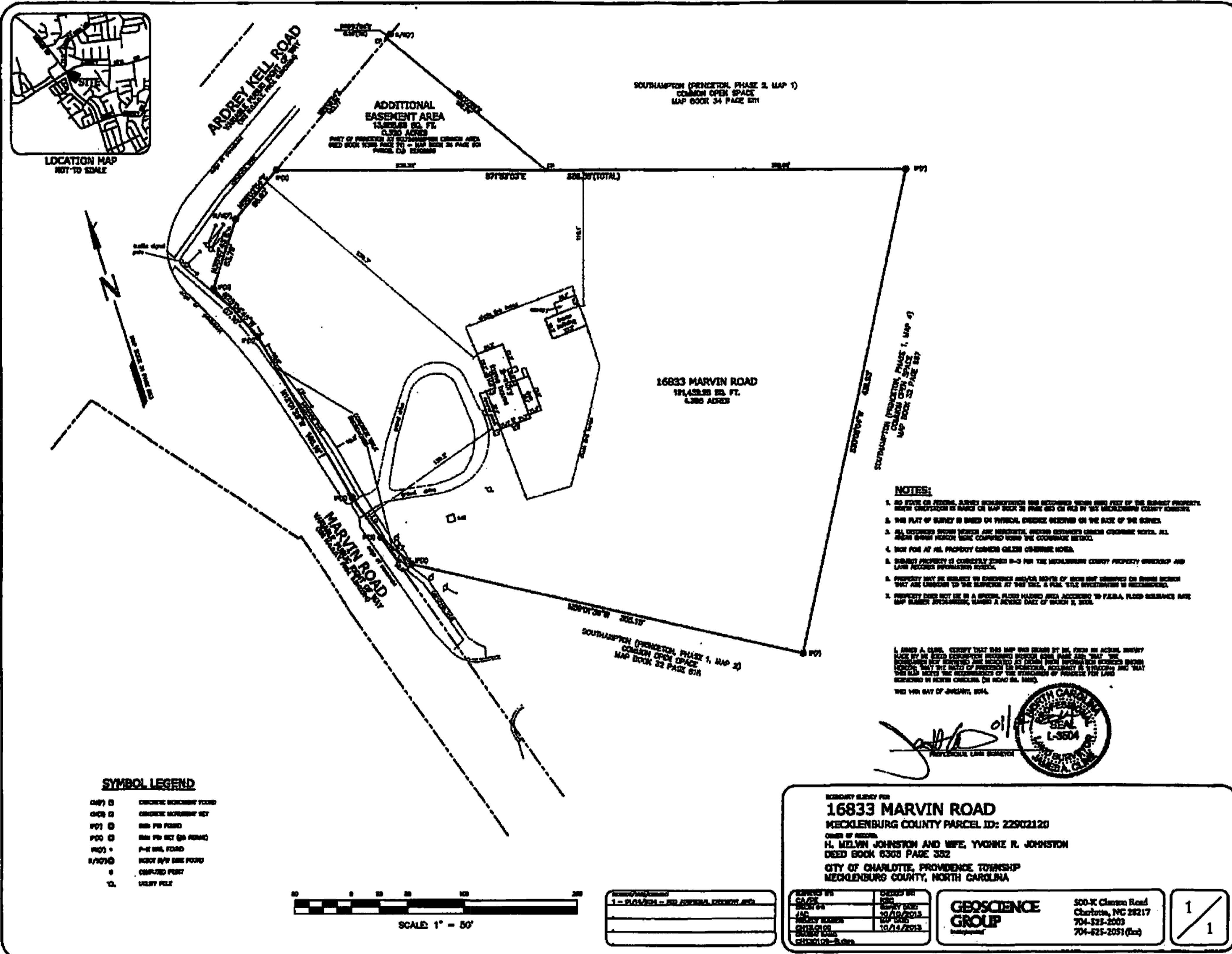
SCHEMATIC SITE PLAN

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PETITION NUMBER
2014-003

SHEET NUMBER

RZ - 2.0



- NOTES:**
1. NO STATE OR FEDERAL SURVEY REQUIREMENTS ARE REQUIRED FOR THIS SURVEY. THE SURVEY PROPERTY IS NOT A PART OF ANY PUBLIC HIGHWAY OR OTHER PUBLIC PROPERTY.
 2. THE PLAT OF SURVEY IS BASED ON PHYSICAL EVIDENCE OBSERVED ON THE DATE OF THE SURVEY.
 3. ALL DISTANCES BETWEEN POINTS ARE HORIZONTAL, UNLESS OTHERWISE NOTED. ALL ANGLES BETWEEN BEARS ARE COMPARED USING THE COORDINATE METHOD.
 4. BEAR FOR ALL PROPERTY CORNERS GIVEN OTHERWISE NOTED.
 5. SURVEY PROPERTY IS CURRENTLY ZONED R-3 FOR THE MECKLENBURG COUNTY PROPERTY SURVEY AND LAND RECORDS INFORMATION SYSTEM.
 6. PROPERTY MAY BE SUBJECT TO EASEMENTS AND/OR RIGHTS OF WAY NOT SHOWN ON THIS SURVEY. THE SURVEYOR HAS BEEN ADVISED BY THE SURVEYOR AT THE TIME OF THE SURVEY THAT THERE ARE NO EASEMENTS OR RIGHTS OF WAY AFFECTING THE SURVEYED LAND.
 7. PROPERTY DATA MAY BE IN A SPECIAL FLOOD HAZARD AREA ACCORDING TO FEMA, FLOOD INSURANCE RATE MAP NUMBER 1704-01-0001, DATED A REVISION DATE OF MARCH 2, 2004.

I, JAMES A. CLARK, CERTIFY THAT THIS MAP WAS DRAWN BY ME FROM AN ACTUAL SURVEY MADE BY ME OR FROM INFORMATION RECEIVED FROM OTHERS THAT THE INFORMATION WAS TRUE AND CORRECT AND THAT THE INFORMATION WAS OBTAINED FROM THE SURVEYOR AT THE TIME OF THE SURVEY AND THAT THE SURVEYOR HAS BEEN ADVISED BY THE SURVEYOR AT THE TIME OF THE SURVEY THAT THERE ARE NO EASEMENTS OR RIGHTS OF WAY AFFECTING THE SURVEYED LAND.

THIS 14th DAY OF JANUARY, 2010.



BOUNDARY SURVEY FOR
16833 MARVIN ROAD
MECKLENBURG COUNTY PARCEL ID: 22902120
OWNER OF RECORD:
H. MELVIN JOHNSON AND WIFE, YVONNE R. JOHNSON
DEED BOOK 6300 PAGE 332
CITY OF CHARLOTTE, PROVIDENCE TOWNSHIP
MECKLENBURG COUNTY, NORTH CAROLINA

REVIEWED BY	DATE
CLARK	10/10/2010
JAN	10/10/2010
MECKLENBURG	10/10/2010
CLARK	10/10/2010
CLARK	10/10/2010

GEOSCIENCE GROUP
Intelligence

500-K Clanton Road
Charlotte, NC 28217
704-525-2003
704-525-2051 (fax)

1/1