

DEVELOPMENT CONDITIONS

SITE AREA: 4.6 AC

PARCEL ID NUMBER: 22902120/ 22902995

EXISTING ZONING: R-3 & MX2

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: ALTERNATE CLASS C BUFFER PER SECTION 12.302 (#5), SECTION 12.304 AND PETITION 198-04C AND 2000-43 AS APPROVED BY CHARLOTTE MECKLENBURG PLANNING DEPARTMENT ZONING ADMINISTRATOR

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) and medical, dental and optical laboratories, barber, beauty shops, civic, child care centers, cultural facilities, financial institutions, offices, and studios which are permitted under the Ordinance by right or under prescribed conditions in the O-1 Zoning District. Retail and restaurants may be permitted as described in the 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 be provided as required.
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, EIFS, and glass with stone or EIFS accenting. Attached elevations are conceptual and materials shown may vary in location/ quantity.
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. No parking will be allowed between the building and the public streets. Parking spaces may be located to the side of buildings on the site.
6. Buildings will utilize 4-sided architecture.

E. LIGHTING

1. Freestanding lighting fixtures, including the base, may not exceed 25 feet and shall be fully-shielded from adjacent residential areas, capped so that lighting is downwardly directed, and uniform in design.
2. 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

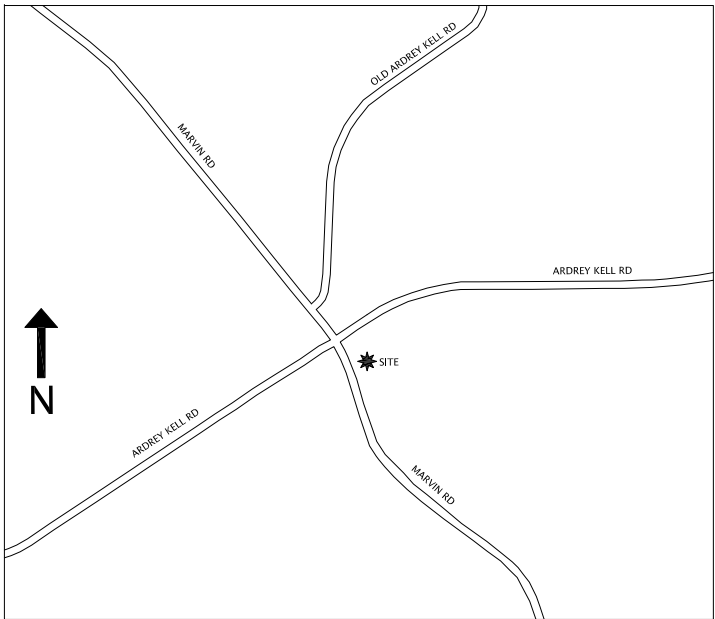
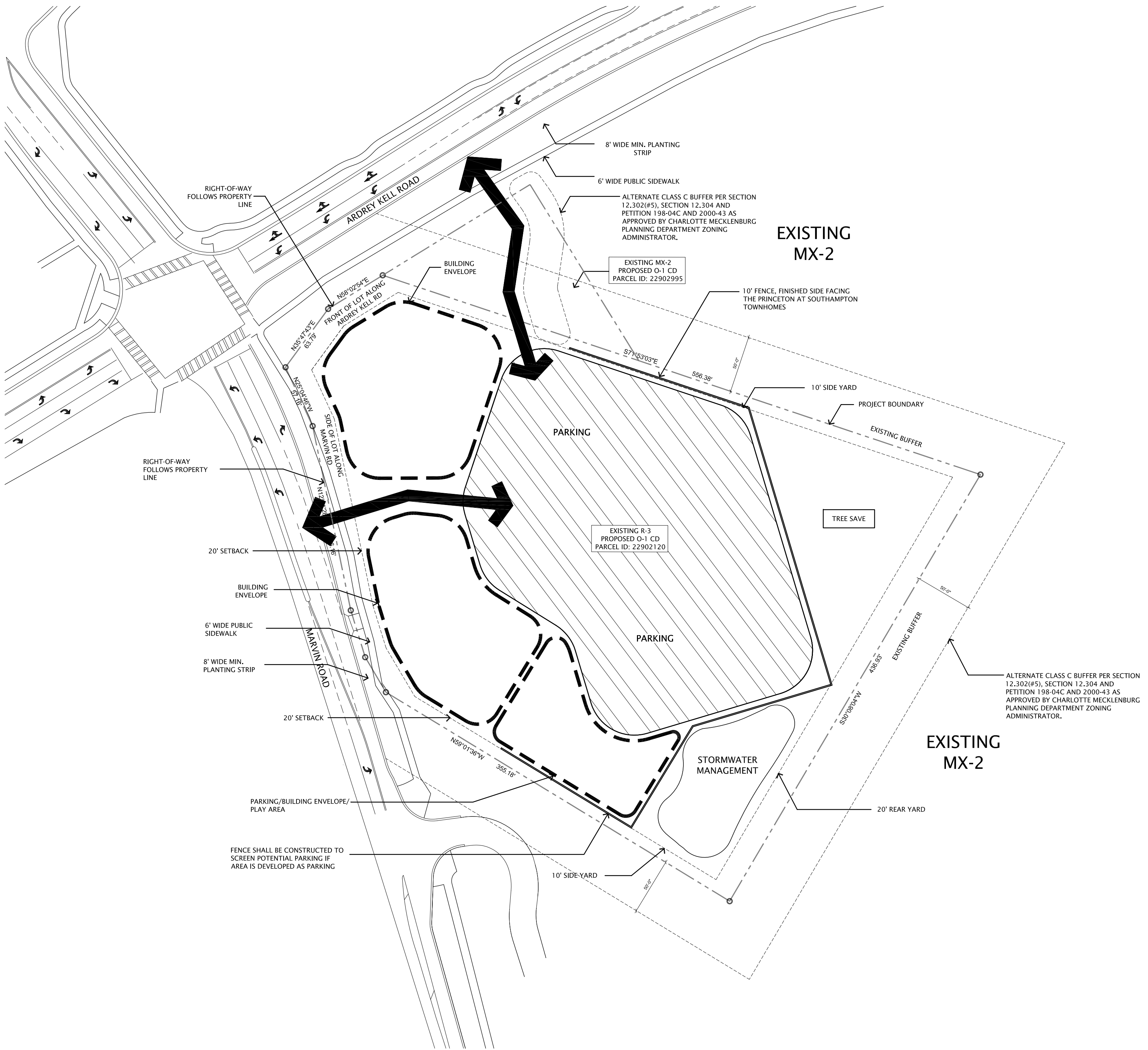
1. Surface level storm water detention will not be located in required setbacks.
2. The location, size, and type of storm water management systems depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this 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 Princeton at Southampton Home Owners Association, by execution of the application, has approved the locations of the tree save and dumpster areas as indicated on the site plan. Prior to the issuance of a building permit for the improvements contemplated on this plan, any changes in the locations of the trash facility and tree save area will require a signed approval letter from the Princeton at Southampton Home Owners Association. In the event the improvements contemplated on this plan are not constructed, the Princeton at Southampton Home Owners Association will be required to sign any amendments to the application, or any new applications, that require access over a driveway easement on the property of the Princeton at Southampton Home Owners Association.

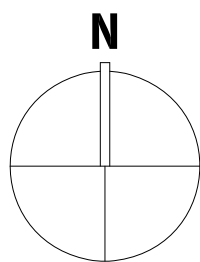
I. BINDING EFFECT OF THE REZONING APPLICATION

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.

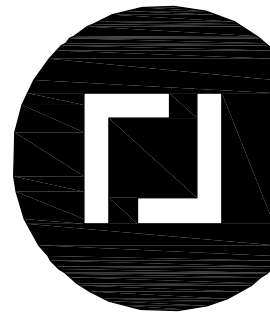


VICINITY MAP
NOT TO SCALE

1
RZ-1.0 TECHNICAL DATA PLAN



SCALE: 1"=60'



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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
REVISED PER COMMENTS	09.26.14

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

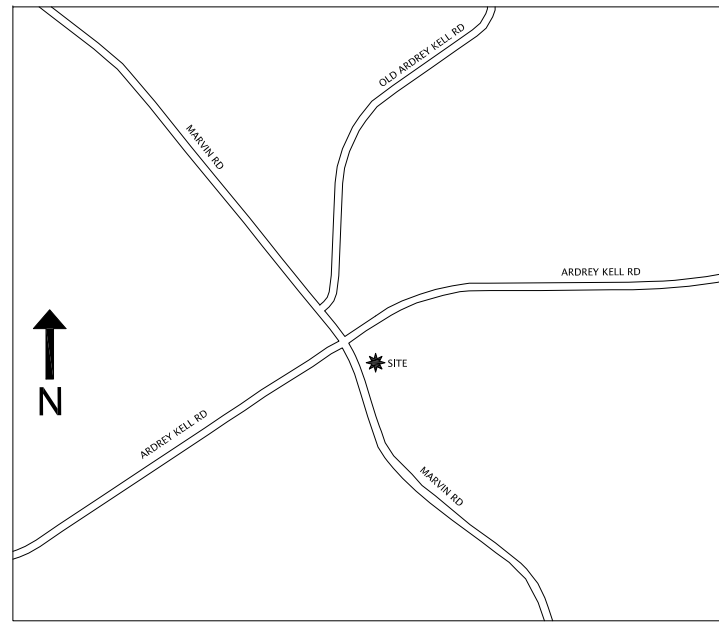
TECHNICAL DATA
SHEET

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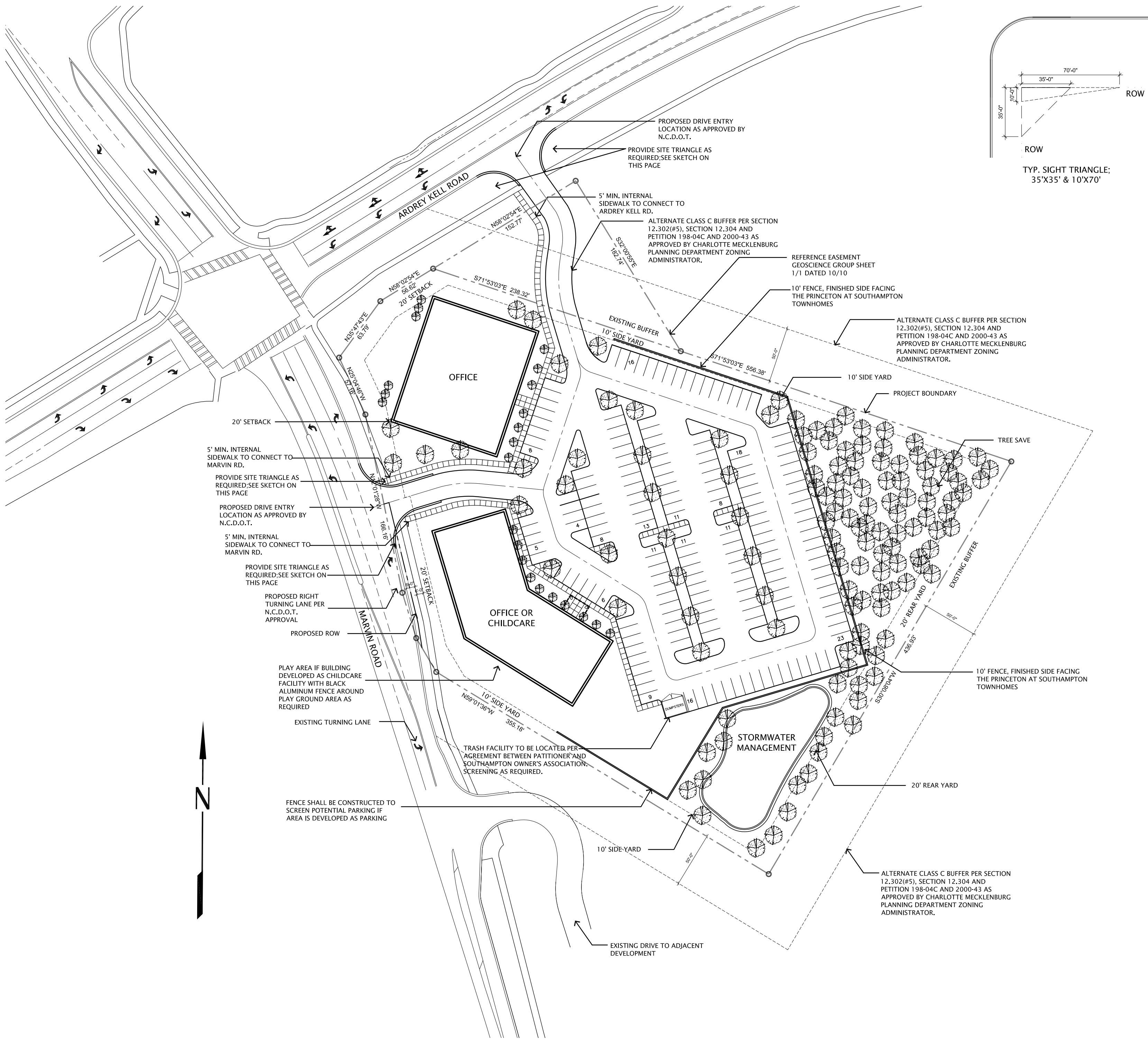
PETITION NUMBER
2014-003

S H E E T N U M B E R

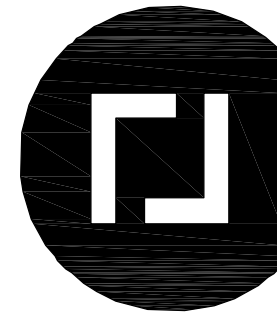
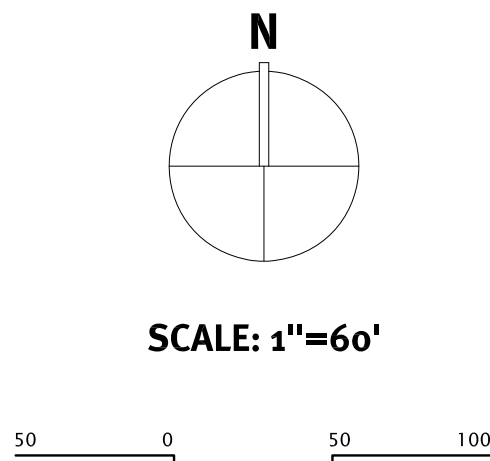
RZ - 1.0



VICINITY MAP
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1
RZ-2.0
SCHEMATIC SITE PLAN



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DRAWING DATA

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CHECKED BY: RLJ
FILE NUMBER:

SHEET TITLE

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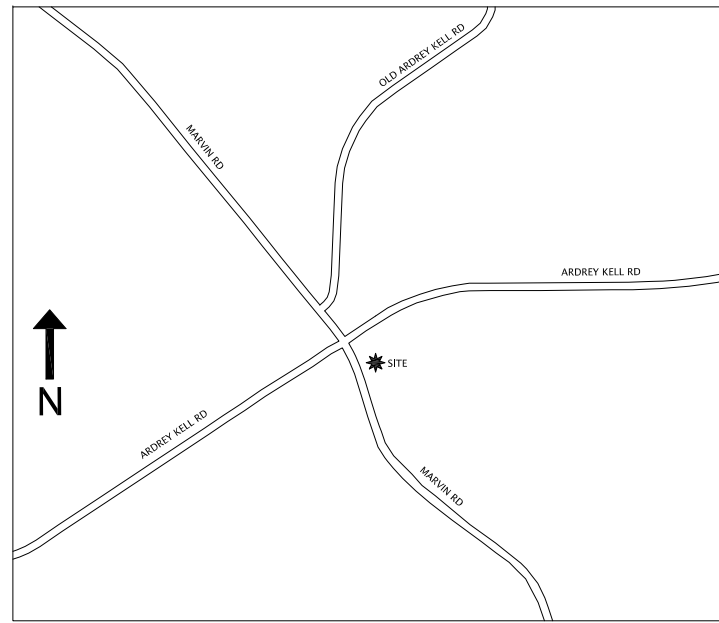
OPTION 1

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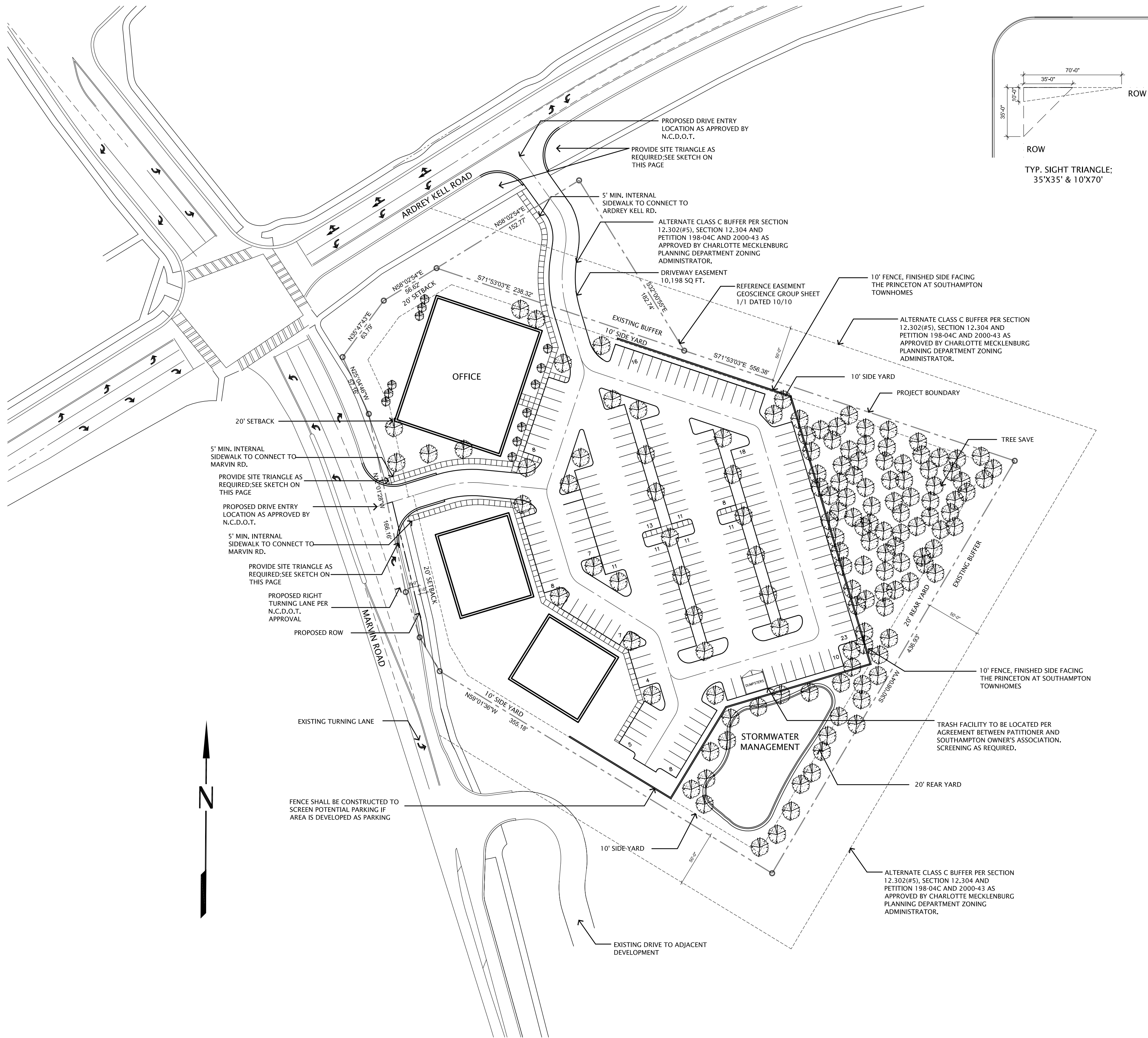
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SHEET NUMBER

RZ - 2.0
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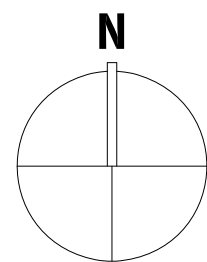


VICINITY MAP
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1
RZ-2.0

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SCALE: 1"=60'



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SCHEMATIC SITE PLAN

OPTION 2

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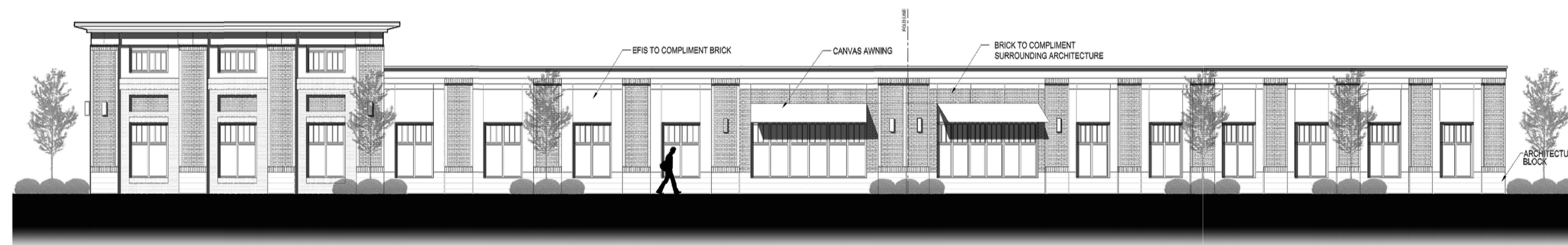
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OPTION 2



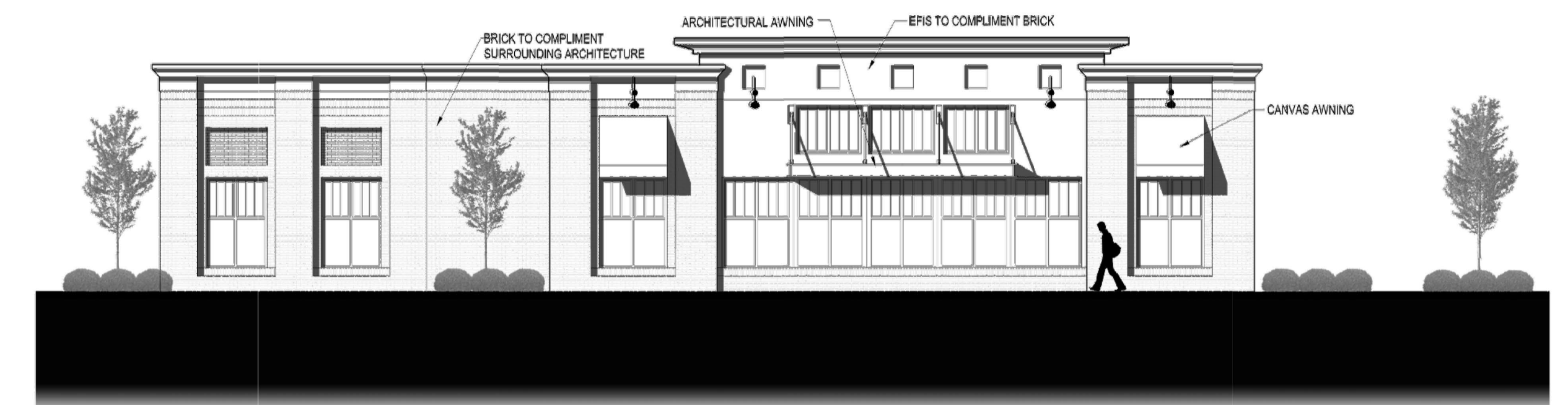
BUILDING 1 SCHEMATIC FRONT ELEVATION



BUILDING 1 SCHEMATIC SIDE ELEVATION



BUILDING 2 SCHEMATIC ELEVATION, OPTION 1



BUILDING 2 SCHEMATIC ELEVATION, OPTION 2

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ARDREY KELL

SCHEMATIC BUILDING ELEVATIONS

CHARLOTTE, North Carolina - RJa Project #SP-726 - 10 . 24 . 14



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