

DEVELOPMENT CONDITIONS

SITE AREA: 191,432.25 SQ FT/4.395 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 RATION PROVIDED: .26
BUILDING HEIGHT: 40' MAX (1 FOOT INCREASE FOR EVERY 2 FEET SIDE YARD IS INCREASE PER SECTION 9.705(1))
PARKING REQUIRED: AS REQUIRED BY THE ORDINANCE
TREE SAVE: AS REQUIRED BY THE ORDINANCE
LANDSCAPE BUFFER REQUIREMENTS: 28' CLASS C BUFFER OMITTED PER SECTION 12.302

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"). Unless the Schematic Site Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the 01-CD zoning classification shall govern all development taking place on the Site. 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.

A. Permitted Uses

The Site may be devoted to clinics, (medical, dental, optical, veterinary) barber, beauty shops, civic, 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.

D. ARCHITECTURAL AND DESIGN STANDARDS

1. Buildings on the Site will be constructed of brick and glass with stone or EIFS accenting.
2. Building walls oriented to Marvin Road/ Ardrey Kell shall include windows.
3. Circulation and parking spaces will not be located in between buildings on the Site and abutting public streets without screening. However, circulation and parking spaces may be located to the side of buildings and/ or between buildings on the Site.
4. Buildings will utilize 4-sided architecture.

C. PARKING

Off street vehicular and bicycle parking spaces will satisfy the minimum standards established under the Ordinance.

F. 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. Wall pack lighting will not be allowed.

E. SIGNS

All monument and building signage will be in accordance with the requirements of the Ordinance.

H. 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.

I. STORM WATER MANAGEMENT

1. Storm water runoff from the Site will be managed through proven techniques which satisfy the standards, if any, imposed by the City of Charlotte Engineering Department.
2. Surface level storm water detention will not be located in required setbacks.
3. The detention shall tie-in to the existing abutting storm water system(s).

J. FIRE PROTECTION

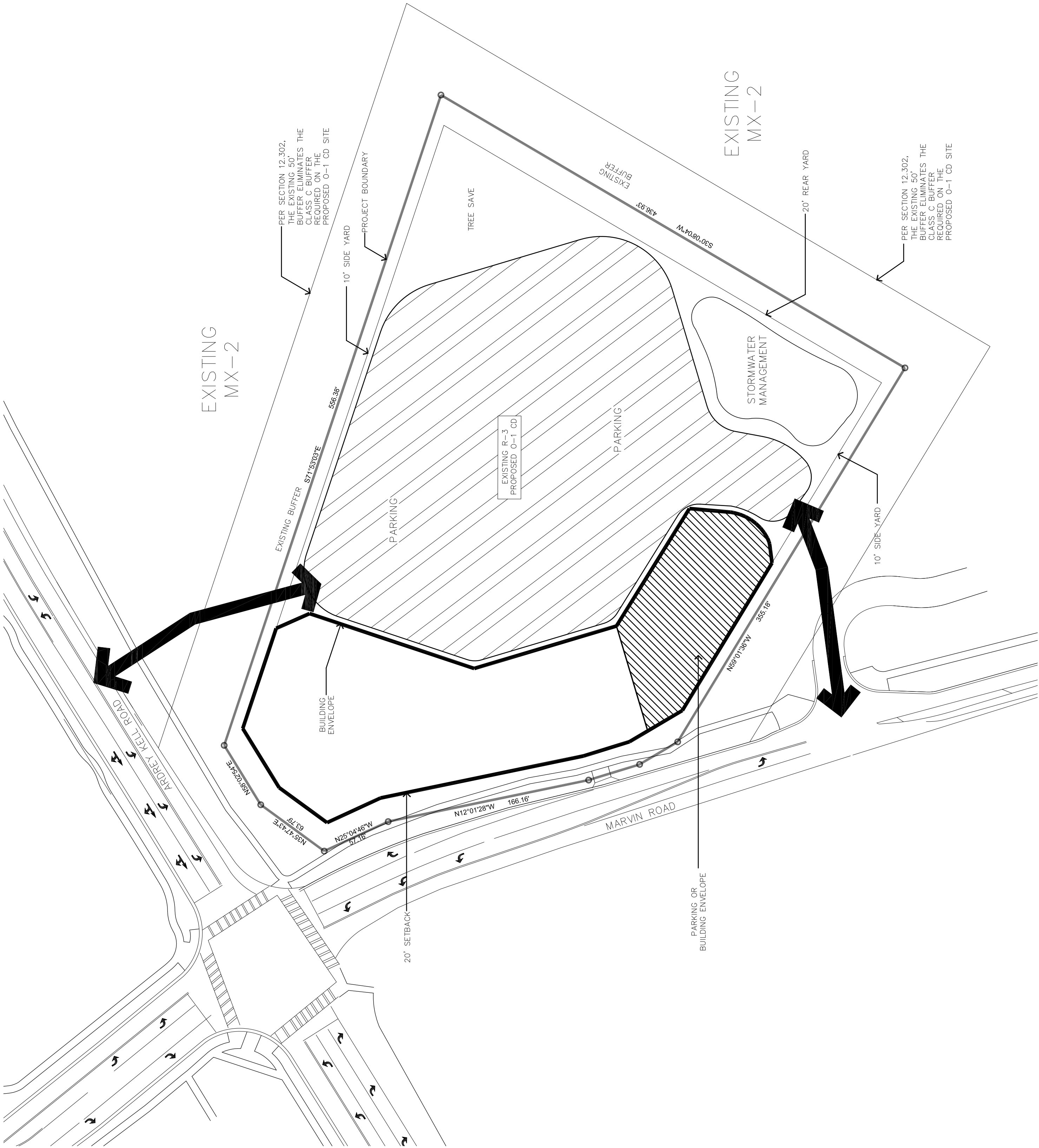
Adequate fire protection in the form of fire hydrants will be provided to the Fire Marshal's specifications.

K. AMENDMENTS TO REZONING PLAN

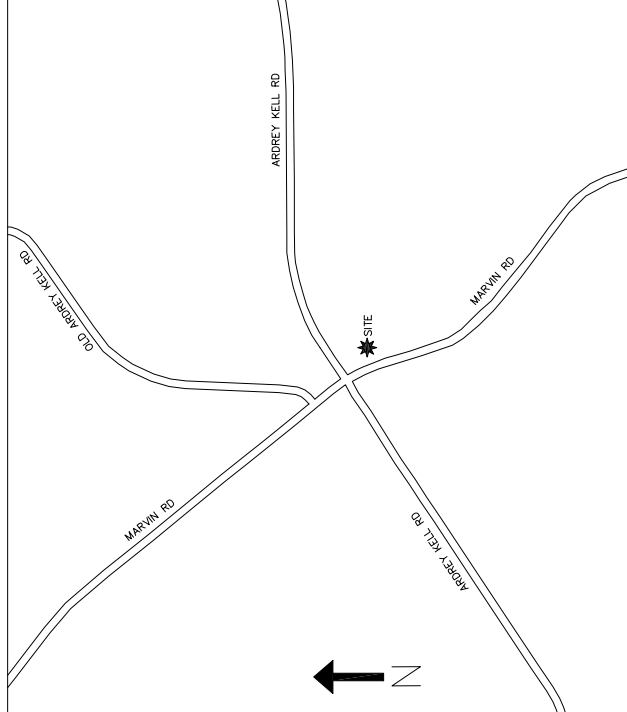
Future amendments to this Site Plan and these Development Standards may be applied for by the then Owner or Owners of the Site in accordance with the provisions of Chapter 6 of the Ordinance.

L. BINDING EFFECT OF THE REZONING APPLICATION

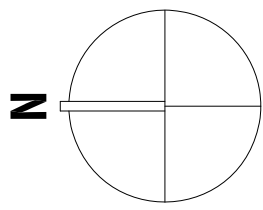
If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under these Development Standards and this Site Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Petitioner and subsequent owners of the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



1"=60' TECHNICAL DATA PLAN



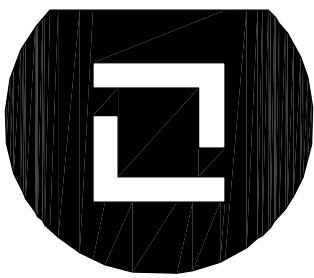
VICINITY MAP NOT TO SCALE



SCALE: 1"=60'



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



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CONSULTANT

STAMPS

REZONING PETITION #
2013-

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

DRAWING DATA

DRAWN BY: JPY
CHECKED BY: RU
FILE NUMBER:

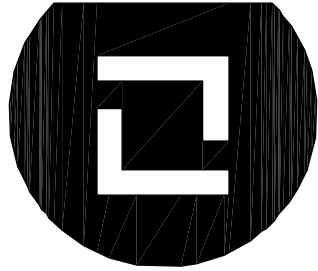
SHEET TITLE

TECHNICAL DATA
SHEET

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SHEET NUMBER

RZ - 1.0



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STATUS

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2013-

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ROAD

16833 MARVIN RD
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ISSUE DATE

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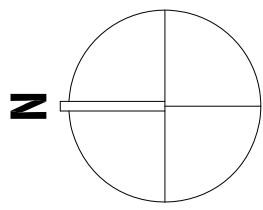
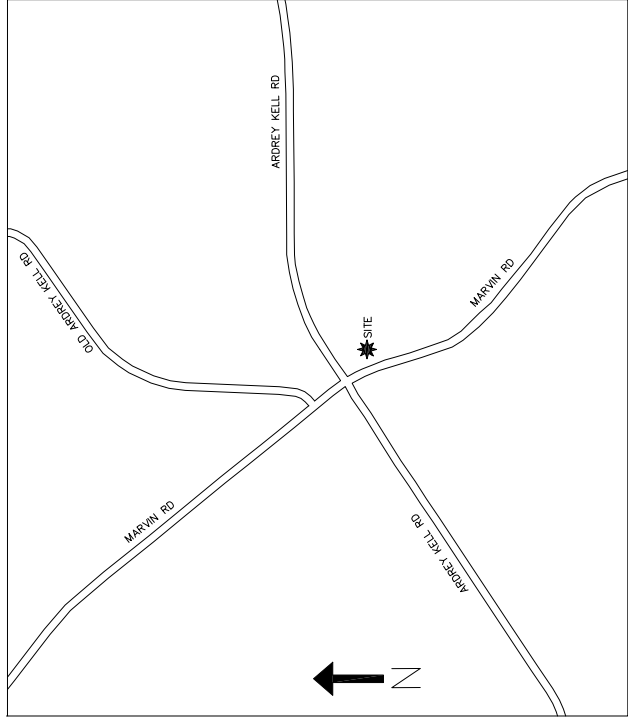
SHEET TITLE

SCHEMATIC SITE
PLAN

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SHEET NUMBER

RZ - 2.0



SCALE: 1"=60'



1. SCHEMATIC SITE PLAN

RZ-2.0