

\\z:\PROJECTS\14017NC-16928 Lancaster Hwy\Exhibits\14017NC Zoning-Plan.dwg-cl.braun-Jun 19,2015

DEVELOPMENT DATA SUMMARY

TAX PARCEL ID NO.: 223-041-02
EXISTING SITE AREA: 1.55 AC
EXISTING ZONING: R-3 SINGLE FAMILY RESIDENTIAL
PROPOSED ZONING: O-1 (CD) CONDITIONAL OFFICE
EXISTING LAND USE: SINGLE FAMILY
PROPOSED LAND USE: 11,500 S.F. SINGLE STORY BUILDING WITH USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE O-1 ZONING DISTRICT AS MORE SPECIFICALLY DESCRIBED AND PROHIBITED BELOW.

O-1 ZONING DIMENSIONAL REQUIREMENTS

FUTURE RIGHT-OF-WAY: 100' AS MEASURED FROM EXISTING CENTERLINE OF LANCASTER HIGHWAY (U.S. 521)
MINIMUM FRONT SETBACK: 30 FEET (PER ADJACENT R-3 SETBACK)
MINIMUM SIDE SETBACK: 10 FEET
MINIMUM REAR SETBACK: 20 FEET
MAXIMUM HEIGHT: 40 FEET

PARKING

PARKING REQUIRED: PER ORDINANCE STANDARDS
TOTAL REQUIRED: 49 SPACES
PARKING PROVIDED: 49 SPACES
BICYCLE PARKING: SPACES REQUIRED PER CODE WILL BE PROVIDED

TREE SAVE/OPEN SPACE CALCULATIONS

TREE SAVE REQUIRED = 1.55 AC X 15% = 10,128 S.F.
TREE SAVE PROVIDED = 10,128 S.F.

OPEN SPACE REQUIRED = 1.55 AC X 10% = 6,752 S.F.
OPEN SPACE PROVIDED = 6,752 S.F.

CONDITIONAL NOTES & DEVELOPMENT STANDARDS

- GENERAL PROVISIONS
- A. THE DEVELOPMENT OF THIS SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THIS SITE PLAN AND BY THE STANDARDS SET FORTH IN THE CITY OF CHARLOTTE ZONING ORDINANCE AND APPLICABLE LAND DEVELOPMENT CODES. THE DEVELOPMENT DEPICTED ON THIS PLAN IS INTENDED TO REFLECT THE ARRANGEMENT OF THE PROPOSED SINGLE STORY BUILDING ON THIS SITE, BUT THE EXACT CONFIGURATION, PLACEMENT AND SIZE OF THE INDIVIDUAL SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE CITY OF CHARLOTTE ZONING ORDINANCE DURING THE DESIGN DEVELOPMENT, CONSTRUCTION DOCUMENT/PERMITTING AND CONSTRUCTION PHASES AS ALLOWED UNDER THE PROVISIONS OF SECTION 6/207 OF THE ZONING ORDINANCE.
- B. THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES AND CODES, SUCH AS THOSE THAT REGULATE STREETS, DRIVEWAYS, SIDEWALKS, STORM WATER, EROSION CONTROL AND TREES MAY APPLY TO THE DEVELOPMENT OF THIS SITE.

- PERMITTED USES:
- A. PROPOSED USES ON THIS SITE WILL BE LIMITED TO USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE O-1 ZONING DISTRICT.
- B. THE FOLLOWING USES ARE PROHIBITED: ANIMAL CREMATORIUMS, ARMORIES, FUNERAL HOMES AND EMBALMING, OUTDOOR SEASONAL SALES, BENEFICIAL FILL SITES, BOARDING HOUSES, CHILDCARE CENTERS, OFF STREET PARKING AS A PRINCIPLE USE, SINGLE ROOM OCCUPANCY RESIDENCES, ACCESSORY DRIVE THROUGH SERVICE WINDOWS.

- TRANSPORTATION:
- A. THIS SITE WILL HAVE ACCESS VIA A SINGLE PRIVATE 26 FOOT WIDE 2-WAY DRIVEWAY, WHICH WILL BE SUBJECT TO APPROVAL BY CDOT AND NCDOT.
- B. IMPROVEMENTS BY THE PETITIONER, ALONG THE FRONTAGE OF THE SUBJECT PROPERTY WITH LANCASTER HIGHWAY SHALL INCLUDE THE CONSTRUCTION OF A 6-FOOT WIDE SIDEWALK.
- C. THE EXISTING RIGHT-OF-WAY ON LANCASTER HWY (U.S. 521) IS 200' MEASURED 100' FROM THE CENTERLINE TO THE PROPERTY LINE MEETING THE CLASS II LIMITED ACCESS ARTERIAL REQUIREMENT.
- D. PARKING WILL NOT BE ALLOWED BETWEEN THE BUILDING AND LANCASTER HWY. PARKING MY BE LOCATED TO THE SIDE OF THE BUILDING AS DEPICTED ON THE SITE PLAN.

- TREES, SCREENING, LANDSCAPING AND BUFFER AREAS:
- A. THE DEVELOPMENT OF THIS SITE SHALL ADHERE TO THE STANDARDS OF THE CITY OF CHARLOTTE TREE ORDINANCE AND THE CITY OF CHARLOTTE ZONING ORDINANCE FOR SCREENING AND THE CLASS C BUFFER.
- B. A PORTION OF THE BUFFER WILL INCLUDE A 6 FT SOLID WOOD FENCE AND THE BUFFER WILL NOT BE REDUCED IN WIDTH. THE FENCE WILL BE LOCATED ON THE INSIDE EDGE OF THE 18 FT WIDE BUFFER AND PLANTED WITH EVERGREEN TREES AND SHRUBS AS SHOWN ON THE SITE PLAN.
- C. ABOVE GROUND BACKFLOW PREVENTORS WILL BE LOCATED OUTSIDE THE SETBACK AND SCREENED FROM VIEW.

- STORMWATER:
- A. STORMWATER RUNOFF FOR THIS DEVELOPMENT WILL MEET ORDINANCE REQUIREMENTS FOR THE CITY OF CHARLOTTE-PCSO.
- B. 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.

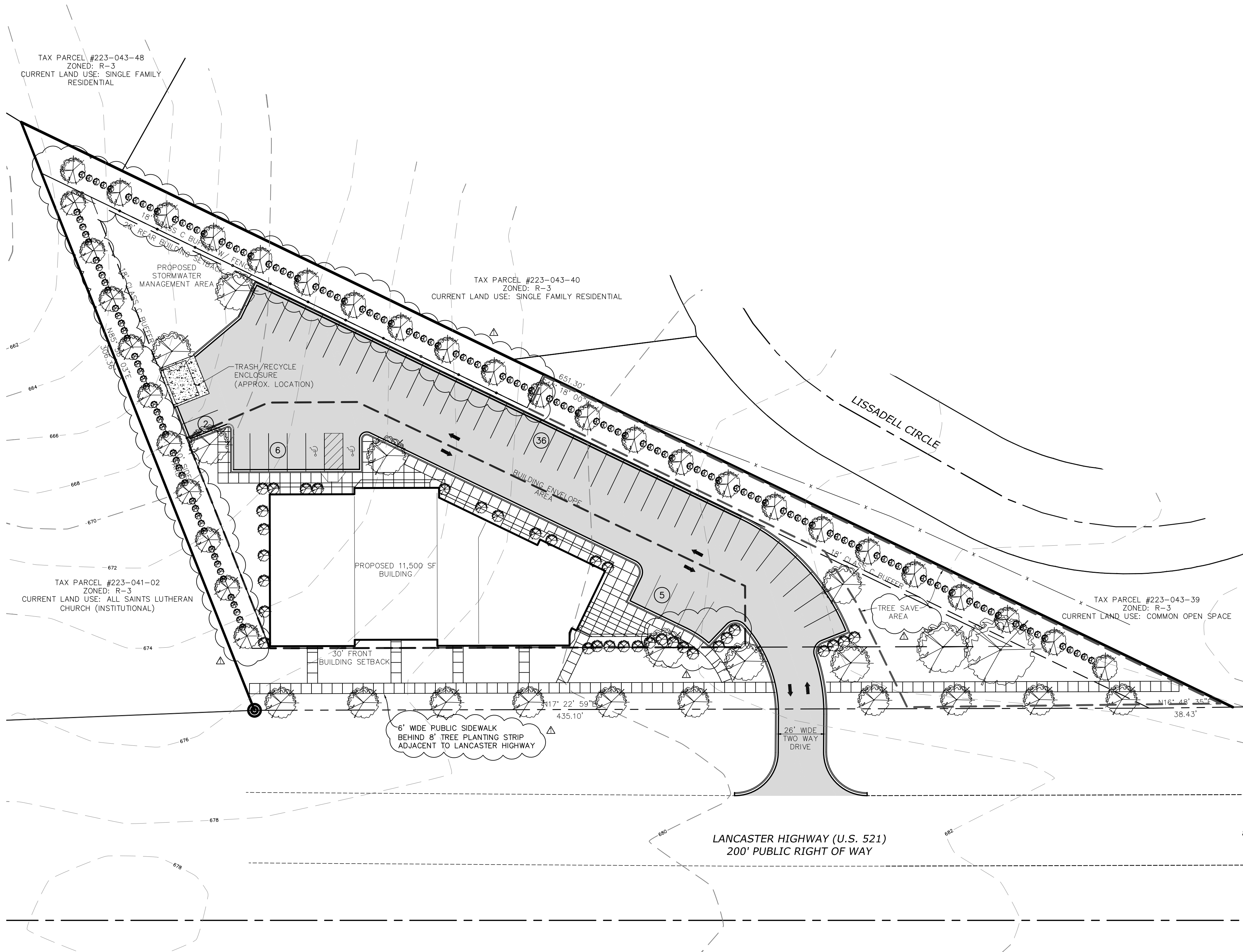
- LIGHTING:
- A. ALL EXTERIOR SITE LIGHTING SHALL BE DECORATIVE PEDESTRIAN LIGHTING VIA A COMBINATION OF LIGHT FIXTURES ON POLES (NOT TO EXCEED 15 FEET IN HEIGHT). LOW LEVEL GROUND LIGHTING AND RESIDENTIAL SCALE FIXTURES MOUNTED ON THE EXTERIOR WALLS OF THE BUILDING. ALL LIGHTING WILL BE DIRECTED INTO THE INTERIOR OF THE SITE.

- PHASING:
- A. THIS SITE WILL BE PERMITTED AND CONSTRUCTED IN ONE PHASE.

- REFUSE/WASTE MANAGEMENT:
- A. TRASH AND RECYCLE STORAGE WILL BE HANDLED VIA AN ON-SITE DUMPSTER AND RECYCLE UNIT. THESE UNITS WILL BE SCREENED VIA A 6' TALL WOODEN FENCE WITH SOLID WOODEN OR METAL DOORS. TRASH AND RECYCLE COLLECTION SHALL BE BETWEEN 8AM AND 5PM MONDAY THROUGH FRIDAY.

- PEDESTRIAN PROVISIONS:
- A. INTERNAL SIDEWALKS ARE SHOWN IN APPROXIMATE LOCATIONS AND WILL BE FINALIZED DURING PREPARATION OF CONSTRUCTION DOCUMENTS. A FIVE FOOT WIDE SIDEWALK WILL CONNECT THE OFFICE DEVELOPMENT TO THE PUBLIC SIDEWALK ALONG LANCASTER HIGHWAY.

- ARCHITECTURAL STANDARDS:
- A. THE BUILDING MATERIALS USED WILL BE A COMBINATION OF THE FOLLOWING: BRICK, E.I.F.S. (EXTERIOR INSULATED FINISH SYSTEM), PRECAST STONE, DECORATIVE BLOCK, PRE-FINISHED METAL COPING USED AT PARAPETS AND GENERAL FLASHING. ALL WINDOWS WILL BE OF PRE-FINISHED ALUMINUM STOREFRONT MATERIAL. GUTTERS AND DOWNSPOUTS WILL BE PRE-FINISHED METAL. (COLOR TO MATCH PARAPET COPING)
- B. ALL BUILDING TENANT SPACE WILL HAVE ENTRANCE ACCESS ON THE HWY 521 FACING FACADE AND CONNECT TO THE PARKING AREA AND STREET WITH A FIVE FOOT (MINIMUM) WIDTH SIDEWALK. THIS SIDEWALK WILL ALSO OFFER CONNECTION / ACCESS TO THE PLAZA AREA AT THE EAST FACING FACADE OF THE BUILDING. ENTRIES ORIENTED AT THE PARKING AREA (NORTH FACADE) WILL HAVE A MIXTURE OF FABRIC AND METAL CANOPIES. AS ILLUSTRATED ON SHEET AZ-1.0, ALL DOORS SHALL BE AT GRADE WITH THE ADJACENT SIDEWALK SHOWN AT THE US HWY 521 FACING FACADE. IN ADDITION, GLASS USED IN ALL DOORS AND WINDOWS SHALL BE "TRANSPARENT/SEE THROUGH".



VH

Van Horn
Hoover

& Associates, Inc.

CIVIL ENGINEERING

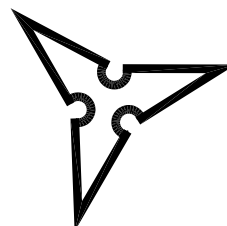
LAND USE PLANNING

GPS/GIS CONSULTANTS

P.O. BOX 621524
CHARLOTTE, NC 28262
(704) 454-7007

www.VanHornHoover.com

E-Mail:
Info@VanHornHoover.com



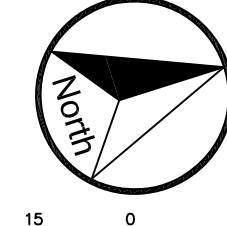
Teresa L. Hawkins
RLA, ASLA, LEED-AP
21326 Bethel Church Road
Cornelius, NC
704-892-8625 (p/f)

Land Planning

Landscape Architecture

Urban Design

PETITIONER:
PETITION: 2015-072
REAL ESTATE SERVICES
GROUP, INC.
601-A EAGLETON DOWNS DR.
PINEVILLE, NC 28134



LANCASTER HWY.
OFFICE BUILDING
16928 LANCASTER HWY.
CHARLOTTE, NC

CONDITIONAL REZONING
SITE PLAN

REVISIONS		
MARK	DATE	DESCRIPTION
Δ	5/15/15	REVISED FOR PUBLIC HEARING PER CITY COMMENTS.
Δ	6/19/15	REVISED PER STAFF ANALYSIS

PLOTSCALE:
1:1

DRAWN: DB
CHECKED: TLH

DRAWING SCALE:
1"=30'

INITIAL FILING DATE:
MARCH 23, 2015

JOB NUMBER:
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SHEET NUMBER:
RZ-1



LANCASTER HIGHWAY
OFFICE BUILDING

CHARLOTTE, NC

PROJECT ADDRESS
18088 LANCASTER HIGHWAY
CHARLOTTE, NORTH CAROLINA

OWNER:
TRUEVIEW COMMERCIAL REAL ESTATE, LLC
801 EAGLETON DOWNS DRIVE, SUITE A
PINEVILLE, NORTH CAROLINA 28134

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Project Number
1504

Issue Date
03/20/2015

SET Revisions

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