

Z:\PROJECTS\14017NC-16928 Lancaster Hwy\Exhibits\14017NC Zoning-Plan.dwg-cl.braun-Mar 23,2015

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 (CO)/CONDITIONAL OFFICE  
EXISTING LAND USE: SINGLE FAMILY  
PROPOSED LAND USE: 11,500 S.F. SINGLE STORY GENERAL/MEDICAL OFFICE AND RETAIL AS ALLOWED IN O-1 OFFICE DISTRICT

0-1 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: MIX OF GENERAL/MEDICAL OFFICE AND RETAIL TO MEET REQUIRED CODE  
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 GENERAL/MEDICAL OFFICE AND RETAIL USES AS ALLOWED IN THE O-1 DISTRICT IN A SINGLE ONE STORY BUILDING.

PURPOSE:  
A. USES ALLOWED ON THE SUBJECT PROPERTY WILL BE LIMITED TO A SINGLE STORY GENERAL/MEDICAL OFFICE AND RETAIL BUILDING AND RELATED ACCESSORIES.

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. BUILDING PARKING SHALL MEET MINIMUM ZONING ORDINANCE STANDARDS.

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. A PORTION OF THE CLASS C BUFFER WILL BE REDUCED BY 25% WITH THE INSTALLATION OF A 6 FT SOLID WOOD FENCE.  
B. THE 18 FT WIDE CLASS C BUFFER PLANTINGS WILL NOT BE INSTALLED PER THE REQUEST OF THE ADJACENT PROPERTY OWNER (ALL SAINTS LUTHERAN CHURCH)

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

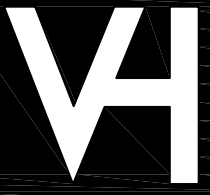
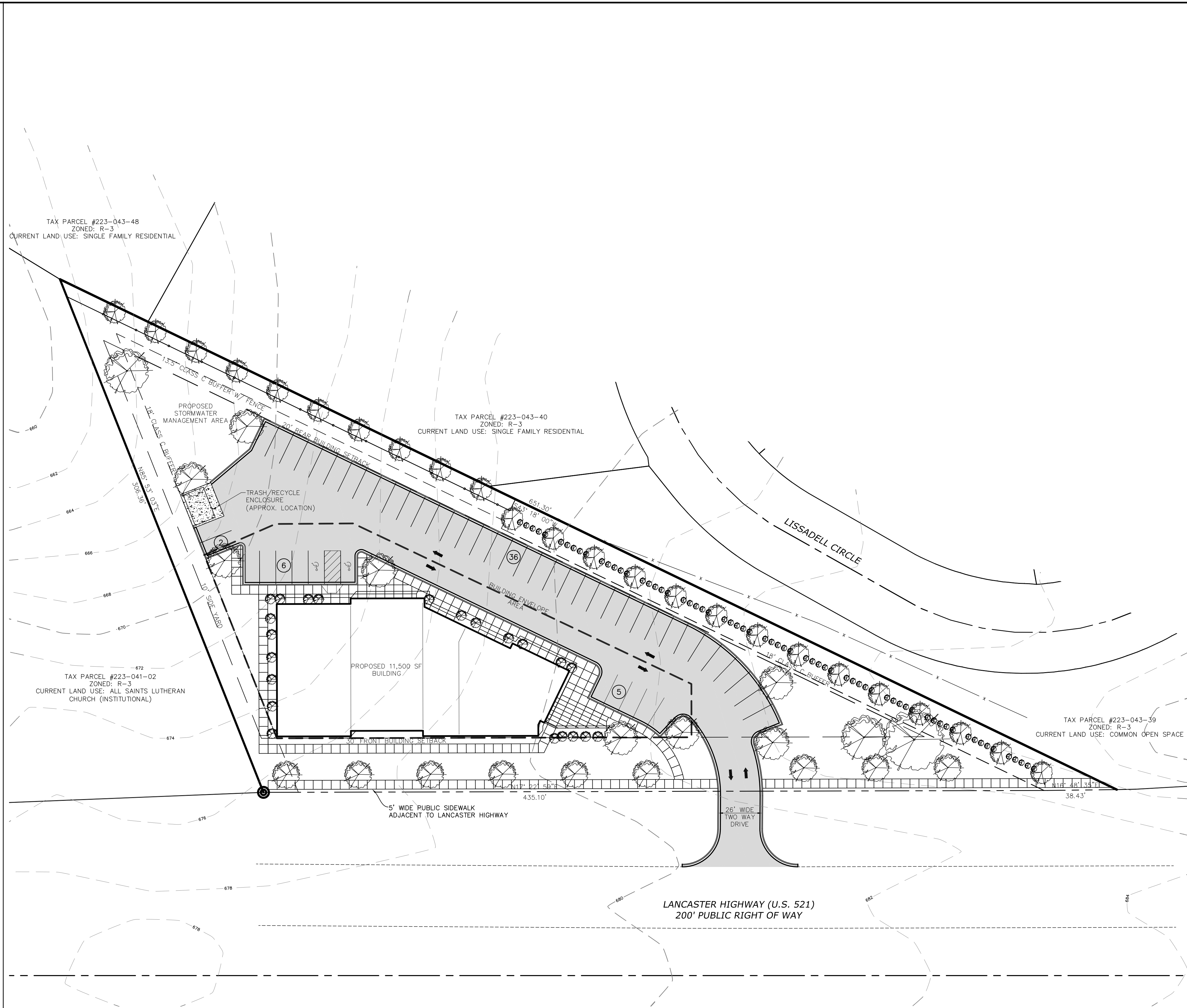
LIGHTING:  
A. ALL EXTERIOR SITE LIGHTING SHALL BE DECORATIVE PEDESTRIAN LIGHTING VIA A COMBINATION OF LIGHT FIXTURES ON POLES (NOT TO EXCEED 20 FEET IN HEIGHT). LOW LEVEL GROUND LIGHTING AND RESIDENTIAL SCALE FIXTURES MOUNTED ON THE EXTERIOR WALLS OF THE BUILDING. ALL LIGHTING WILL BE DIRECTED INTO THE INTERIOR OF THE SITE. NO WALL PAK LIGHTING WILL BE ALLOWED.

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.

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 151 FACING FACADE AND CONNECT TO THE PARKING AREA AND STREET WITH A FOUR 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.

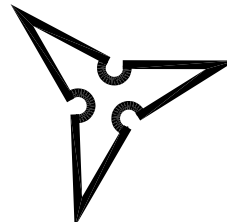


Van Horn Hoover

& Associates, Inc.  
CIVIL ENGINEERING  
LAND USE PLANNING  
GPS/GIS CONSULTANTS

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

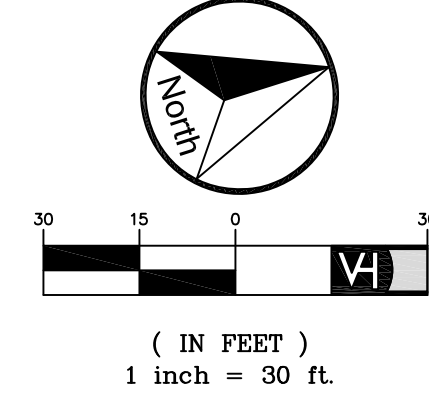
www.VanHornHoover.com  
E-Mail: Info@VanHornHoover.com



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:  
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

PLOTSCALE: 1"=30'	1:1
DRAWN: DB	CHECKED: TLH
DRAWING SCALE: 1"=30'	
INITIAL FILING DATE: MARCH 23, 2015	
JOB NUMBER: Z:\Projects\14017nc-16928 Lancaster Hwy\Exhibits\14017nc Zoning-plan.dwg	
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

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