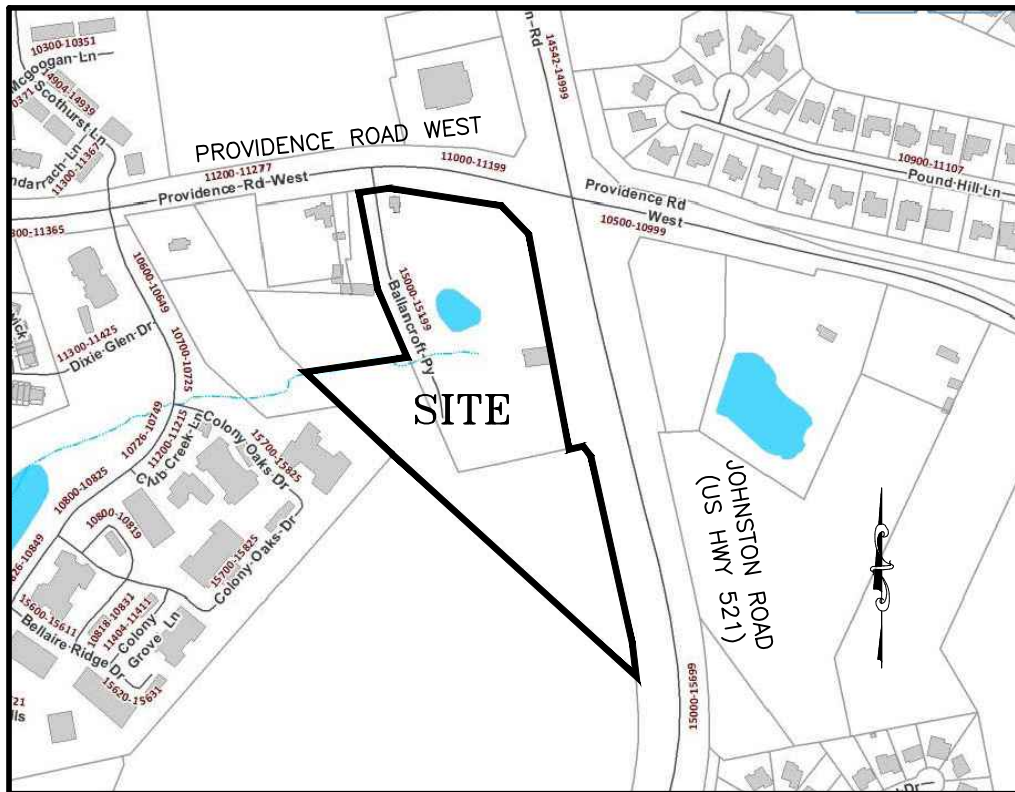
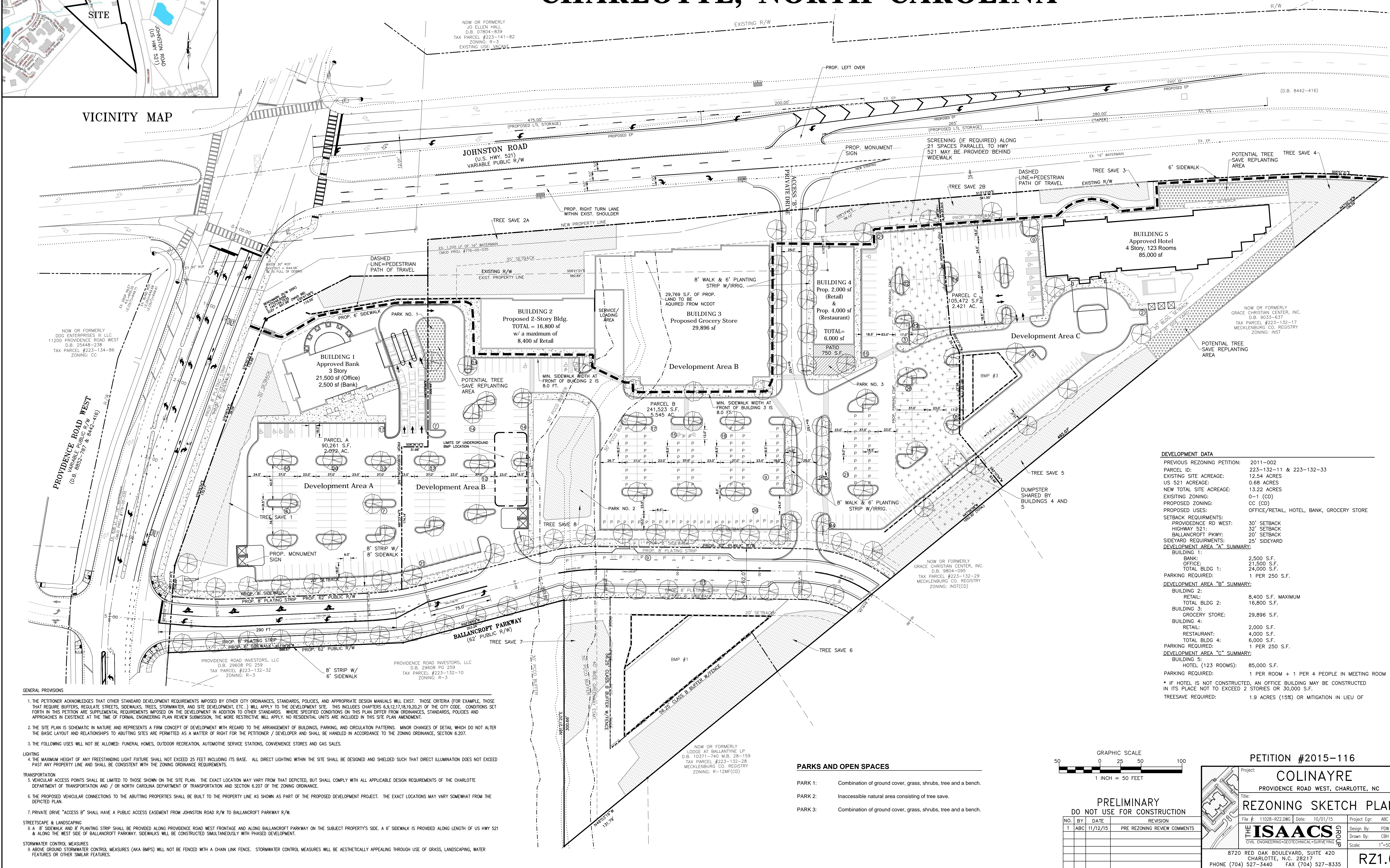


COLINAYRE

CHARLOTTE, NORTH CAROLINA



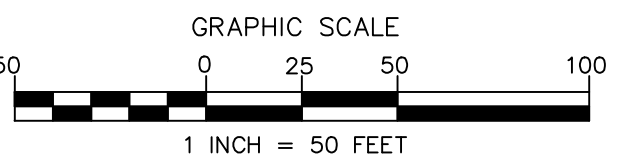
VICINITY MAP



- GENERAL PROVISIONS**
1. THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, STANDARDS, POLICIES, AND APPROPRIATE DESIGN MANUALS WILL EXIST. THOSE CRITERIA (FOR EXAMPLE, THOSE THAT REQUIRE BUFFERS, REGULATE STREETS, SIDEWALKS, TREES, STORMWATER, AND SITE DEVELOPMENT, ETC.) WILL APPLY TO THE DEVELOPMENT SITE. THIS INCLUDES CHAPTERS 6.9, 12.17, 18.19, 20.21 OF THE CITY CODE. CONDITIONS SET FORTH IN THIS PETITION ARE SUPPLEMENTAL REQUIREMENTS IMPOSED ON THE DEVELOPMENT IN ADDITION TO OTHER STANDARDS. WHERE SPECIFIED CONDITIONS ON THIS PLAN DIFFER FROM ORDINANCES, STANDARDS, POLICIES AND APPROACHES IN EXISTENCE AT THE TIME OF FORMAL ENGINEERING PLAN REVIEW SUBMISSION, THE MORE RESTRICTIVE WILL APPLY. NO RESIDENTIAL UNITS ARE INCLUDED IN THIS SITE PLAN AMENDMENT.
 2. THE SITE PLAN IS SCHEMATIC IN NATURE AND REPRESENTS A FIRM CONCEPT OF DEVELOPMENT WITH REGARD TO THE ARRANGEMENT OF BUILDINGS, PARKING, AND CIRCULATION PATTERNS. MINOR CHANGES OF DETAIL WHICH DO NOT ALTER THE BASIC LAYOUT AND RELATIONSHIPS TO ADJUTING SITES ARE PERMITTED AS A MATTER OF RIGHT FOR THE PETITIONER / DEVELOPER AND SHALL BE HANDLED IN ACCORDANCE TO THE ZONING ORDINANCE, SECTION 6.207.
 3. THE FOLLOWING USES WILL NOT BE ALLOWED: FUNERAL HOMES, OUTDOOR RECREATION, AUTOMOTIVE SERVICE STATIONS, CONVENIENCE STORES AND GAS SALES.
- LIGHTING**
4. THE MAXIMUM HEIGHT OF ANY FREESTANDING LIGHT FIXTURE SHALL NOT EXCEED 25 FEET INCLUDING ITS BASE. ALL DIRECT LIGHTING WITHIN THE SITE SHALL BE DESIGNED AND SHIELDED SUCH THAT DIRECT ILLUMINATION DOES NOT EXCEED PAST ANY PROPERTY LINE AND SHALL BE CONSISTENT WITH THE ZONING ORDINANCE REQUIREMENTS.
- TRANSPORTATION**
5. VEHICULAR ACCESS POINTS SHALL BE LIMITED TO THOSE SHOWN ON THE SITE PLAN. THE EXACT LOCATION MAY VARY FROM THAT DEPICTED, BUT SHALL COMPLY WITH ALL APPLICABLE DESIGN REQUIREMENTS OF THE CHARLOTTE DEPARTMENT OF TRANSPORTATION AND / OR NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND SECTION 6.207 OF THE ZONING ORDINANCE.
 6. THE PROPOSED VEHICULAR CONNECTIONS TO THE ADJUTING PROPERTIES SHALL BE BUILT TO THE PROPERTY LINE AS SHOWN AS PART OF THE PROPOSED DEVELOPMENT PROJECT. THE EXACT LOCATIONS MAY VARY SOMEWHAT FROM THE DEPICTED PLAN.
 7. PRIVATE DRIVE "ACCESS B" SHALL HAVE A PUBLIC ACCESS EASEMENT FROM JOHNSTON ROAD R/W TO BALLANCROFT PARKWAY R/W.
- STREETSCAPE & LANDSCAPING**
8. A 8' SIDEWALK AND 8' PLANTING STRIP SHALL BE PROVIDED ALONG PROVIDENCE ROAD WEST FRONTAGE AND ALONG BALLANCROFT PARKWAY ON THE SUBJECT PROPERTY'S SIDE. A 6' SIDEWALK IS PROVIDED ALONG LENGTH OF US HWY 521 & ALONG THE WEST SIDE OF BALLANCROFT PARKWAY. SIDEWALKS WILL BE CONSTRUCTED SIMULTANEOUSLY WITH PHASED DEVELOPMENT.
- STORMWATER CONTROL MEASURES**
9. ABOVE GROUND STORMWATER CONTROL MEASURES (AKA BMPs) WILL NOT BE FENCED WITH A CHAIN LINK FENCE. STORMWATER CONTROL MEASURES WILL BE AESTHETICALLY APPEALING THROUGH USE OF GRASS, LANDSCAPING, WATER FEATURES OR OTHER SIMILAR FEATURES.

DEVELOPMENT DATA	
PREVIOUS ZONING PETITION:	2011-002
PARCEL ID:	223-132-11 & 223-132-33
EXISTING SITE ACREAGE:	12.54 ACRES
US 521 ACREAGE:	0.68 ACRES
NEW TOTAL SITE ACREAGE:	13.22 ACRES
EXISTING ZONING:	0-1 (CD)
PROPOSED ZONING:	CC (CD)
PROPOSED USES:	OFFICE/RETAIL, HOTEL, BANK, GROCERY STORE
SETBACK REQUIREMENTS:	
PROVIDENCE RD WEST:	30' SETBACK
HIGHWAY 521:	32' SETBACK
BALLANCROFT PKWY:	20' SETBACK
SIDEYARD REQUIREMENTS:	25' SIDEYARD
DEVELOPMENT AREA "A" SUMMARY:	
BUILDING 1:	
BANK:	2,500 S.F.
OFFICE:	21,500 S.F.
TOTAL BLDG 1:	24,000 S.F.
PARKING REQUIRED:	1 PER 250 S.F.
DEVELOPMENT AREA "B" SUMMARY:	
BUILDING 2:	
RETAIL:	8,400 S.F. MAXIMUM
TOTAL BLDG 2:	16,800 S.F.
BUILDING 3:	
GROCERY STORE:	29,896 S.F.
BUILDING 4:	
RETAIL:	2,000 S.F.
RESTAURANT:	4,000 S.F.
TOTAL BLDG 4:	6,000 S.F.
PARKING REQUIRED:	1 PER 250 S.F.
DEVELOPMENT AREA "C" SUMMARY:	
BUILDING 5:	
HOTEL (123 ROOMS):	85,000 S.F.
PARKING REQUIRED:	1 PER ROOM + 1 PER 4 PEOPLE IN MEETING ROOM
* IF HOTEL IS NOT CONSTRUCTED, AN OFFICE BUILDING MAY BE CONSTRUCTED IN ITS PLACE NOT TO EXCEED 2 STORIES OR 30,000 S.F.	
TREESAVE REQUIRED:	1.9 ACRES (15%) OR MITIGATION IN LIEU OF

- PARKS AND OPEN SPACES**
- PARK 1: Combination of ground cover, grass, shrubs, tree and a bench.
- PARK 2: Inaccessible natural area consisting of tree save.
- PARK 3: Combination of ground cover, grass, shrubs, tree and a bench.



PRELIMINARY
DO NOT USE FOR CONSTRUCTION

NO.	BY	DATE	REVISION
1	ABC	11/12/15	PRE ZONING REVIEW COMMENTS

PETITION #2015-116

Project: COLINAYRE
PROVIDENCE ROAD WEST, CHARLOTTE, NC

Title: REZONING SKETCH PLAN

File #: 11028-RZ2.DWG Date: 10/01/15 Project Egr: ABC

Design By: POW
Drawn By: CBH
Scale: 1"=50'

8720 RED OAK BOULEVARD, SUITE 420
CHARLOTTE, N.C. 28217
PHONE (704) 527-3440 FAX (704) 527-8335

RZ1.0