

SITE DATA

- TOTAL SITE ACREAGE:
  - 47.86 ACRES TOTAL
  - 47.38 NET (MINUS 100' RIGHT-OF-WAY DEDICATION)
- TAX PARCEL NUMBERS:
  - 14117129 & A PORTION OF 14117104
- SITE JURISDICTION:
  - CITY OF CHARLOTTE
- PROPOSED ZONING:
  - COMMERCIAL CENTER (CC) LLWPA
- EXISTING ZONING:
  - R-17MF (CD) LLWPA
- PROPOSED USES:
  - OFFICE / RETAIL / RESTAURANT / INSTITUTIONAL
- DIMENSIONAL REQUIREMENTS:
  - FRONT SETBACK: 35 FEET ALONG DIXIE RIVER ROAD
  - REAR SETBACK: 25' FROM CURRENT PROPERTY LINE
  - SIDEYARDS: 25' FROM CURRENT PROPERTY LINE
- BUFFERS:
  - REFER TO BUFFER AND SCREENING SECTION 12.30 FOR PROPOSED FUTURE USE.

DEVELOPMENT NOTES

- BEREWICK DIXIE RIVER ROAD  
CONDITIONAL DEVELOPMENT STANDARDS
- GENERAL PROVISIONS.
- a. DEVELOPMENT OF THE SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THIS SITE PLAN AND BY THE STANDARDS OF THE CHARLOTTE ZONING ORDINANCE. THE DEVELOPMENT DEPICTED ON THIS PLAN IS INTENDED TO REFLECT THE ARRANGEMENT OF PROPOSED USES ON THE SITE, BUT THE EXACT CONFIGURATION, PLACEMENT, AND SIZE OF INDIVIDUAL SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES AS ALLOWED UNDER THE PROVISIONS OF SECTION 6.2 OF THE ZONING ORDINANCE.
- b. THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, SUCH AS THOSE THAT REGULATE STREETS, SIDEWALKS, TREES, BICYCLE PARKING, AND SITE DEVELOPMENT, MAY APPLY TO THE DEVELOPMENT OF THIS SITE. THESE ARE NOT ZONING REGULATIONS, ARE NOT ADMINISTERED BY THE ZONING ADMINISTRATOR, AND ARE NOT SEPARATE ZONING CONDITIONS IMPOSED BY THIS SITE PLAN. UNLESS SPECIFICALLY NOTED IN THE CONDITIONS FOR THIS SITE PLAN, THESE OTHER STANDARD DEVELOPMENT REQUIREMENTS WILL BE APPLIED TO THE DEVELOPMENT OF THIS SITE AS DEFINED BY THOSE OTHER CITY ORDINANCES.
- c. THROUGHOUT THIS REZONING PETITION, THE TERMS "OWNER," "OWNERS," "PETITIONER" OR "PETITIONERS" SHALL, WITH RESPECT TO THE SITE, BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNEES OF THE OWNER OR OWNERS OF THE SITE WHO MAY BE INVOLVED IN ITS DEVELOPMENT FROM TIME TO TIME.
- PURPOSE
- THE PURPOSE OF THIS REZONING APPLICATION IS TO REZONE A PORTION OF THE ORIGINALLY APPROVED TOWN CENTER THAT LIES NORTH OF DIXIE RIVER RD. BACK TO THE TOWN CENTER CC ZONING CATEGORY. THIS SITE WAS REZONED FROM CC TO R-17-MF (CD) LLWPA BY PETITION 2000-037 AND IT IS THE PETITIONERS DESIRE TO RETURN THE SITE TO ITS ORIGINAL CC CLASSIFICATION. IN ALL OTHER RESPECTS, THE REMAINDER OF THE PREVIOUSLY APPROVED BEREWICK CONDITIONAL ZONING PLAN (2001-30, 2001-06(C), (2006-07B, AND 2006-079) WILL REMAIN UNCHANGED. THEREFORE ALL PREVIOUSLY APPROVED REQUIREMENTS AND CONDITIONS WILL REMAIN IN FORCE TO THE EXTENT THAT RELATE TO ANY OF THE PROPERTY CONTAINED IN THE PETITION EXCEPT FOR THE ADDITION OF TWO ACCESS POINTS THAT WERE NOT SHOWN ON THE ORIGINALLY APPROVED PLAN. TO ACHIEVE THIS PURPOSE, THE APPLICATION SEEKS THE REZONING OF A SMALL PORTION OF THE OVERALL BEREWICK MASTER PLAN SITE FROM R17 MF(CD) LLWPA TO CC LLWPA.

PERMITTED USES

USES ALLOWED ON THE PROPERTY INCLUDED IN THIS PETITION ARE THOSE USES THAT ARE PERMITTED IN THE PREVIOUSLY APPROVED ZONING PLAN FOR THE TOWN CENTER. DEVELOPMENT ON THE SITE MAY INCLUDE FROM ONE TO THREE BUILDINGS OR DEVELOPMENT SITES.

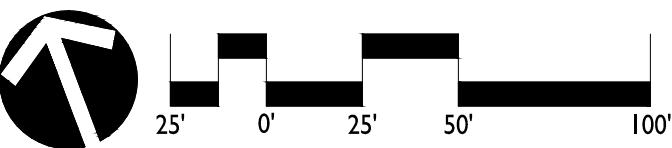
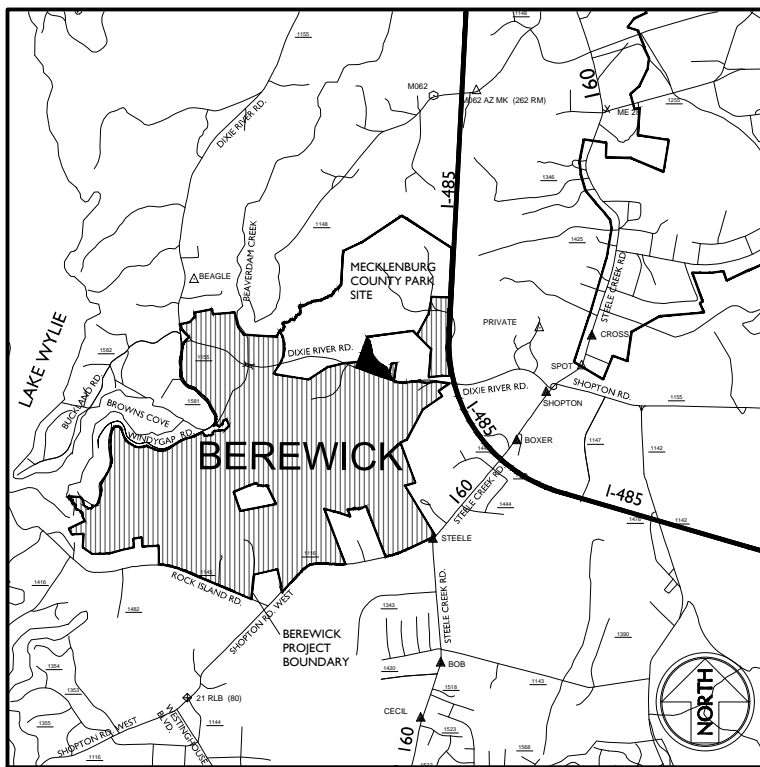
TRANSPORTATION

TRANSPORTATION ACCESS POINTS AND OTHER COMMITMENTS THAT WERE APPORVED AS PART OF THE PREVIOUSLY APPROVED BEREWICK MASTER PLAN WILL STILL APPLY.

ARCHITECTURAL STANDARDS

- RESERVED.
- STREETSCAPE AND LANDSCAPING
  - RESERVED.
- ENVIRONMENTAL FEATURES
  - RESERVED
- PARKS, GREENWAYS, AND OPEN SPACE
  - RESERVED
- FIRE PROTECTION
  - RESERVED
- SIGNAGE
  - RESERVED
- LIGHTING
  - RESERVED
- PHASING
  - RESERVED
- INITIAL SUBMISSION: 9/28/15, 1.0

VICINITY MAP - NOT TO SCALE



FOR PUBLIC HEARING  
PETITION NO. 2015-000