

Conditional Development Standards

General Provisions.

- 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 6.207 of the Zoning Ordinance.
- The Petitioner acknowledges that other standard development requirements imposed by other city ordinances, such as those that regulate streets, sidewalks, 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 that may be applicable to the site.
- 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
To develop a small center to accommodate neighborhood services and retail uses.

Permitted Uses
Uses allowed on the property included in this Petition are those uses that are permitted in the NS district except as may be further limited by the specific provisions of this site plan. Development on the site will not exceed a total of 13,000 square feet of floor area and accessory no drive through service windows will be permitted.

Transportation

- The site will utilize driveways that connect to Sugar Creek Rd. and to Merlane Drive as generally depicted on the site plan.
- Parking areas are generally depicted on the concept plan for the site.
- The Petitioner will work with CATS during the development review and permitting process to determine a mutually agreeable location for a concrete bench pad for a new bus stop to be constructed by the Petitioner. Such construction will occur at the time that sidewalk along the street where the pad is to be located is constructed.
- The Petitioner reserves the right, in conjunction with the development of properties to the rear of the site, to use parcel 08707125 to provide public or private street access to those properties to the rear of the site as generally depicted on the site plan as "Alternate Use".
- The Petitioner agrees to dedicate up to 40 feet of right-of-way measured from the centerline of West Sugar Creek Rd.

Architectural Standards
The development of the site will be governed by the district regulations of the Zoning Ordinance for the NS. Large expanses of wall exceeding 20-feet in length will be avoided through the introduction of articulated facades, using various materials such as precast masonry and other masonry products, cementitious board, stone, different colors of paint, glass windows, water table, and/or soldier course on all 4 sides of the building. The primary building entrance for each building will be a corner entrance that is oriented to Sugar Creek Rd. as generally depicted on the site plan. 25% of the building facade on sugar Creek rd. shall have transparent windows or doors with active used visible from the street. The measurement of the facade will include the corner elevation. The building height will be limited to 30'.

Streetscape and Landscaping
Streetscape Improvements will be installed as the various portions of the site are developed..

Environmental Features
No water supply well, including irrigation wells and open loop geothermal wells will be constructed on the properties.

Parks, Greenways, and Open Space
Reserved

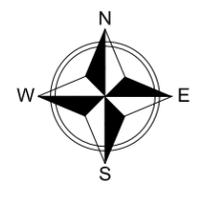
Fire Protection
Reserved

Signage
Reserved

Lighting
a. Freestanding lighting on the site will be limited to 25' in total height and will utilize full cut-off luminaires and no "wall pack" type lighting will be utilized, except that architectural lighting on the exterior of buildings will be permitted

Phasing
Reserved

Initial submission 9/28/15, 1.0
Revised per staff comments 11/13/15, 1.2
Revised per staff analysis, 12/23/15, 1.3



CHARLOTTE, NC:
W SUGAR CREEK RD
& MERLANE DR

SITE PLAN #

Site Data Summary

Area Summary: Parcel 1 - 51,041 sf (1.17 ACRES)
Parcel 2 - 29,267 sf (0.67 ACRES)

Parcel ID: a portion of 08707124 & 08707125

Existing Zoning: R-4
Proposed Zoning: NS

Proposed Use:
Those uses that are permitted in the NS district except as may be further limited by the specific provisions of this site plan

Number of Residential Units by Housing Type: N/A

Residential Density: N/A

Square footage of Non-Residential Uses by Type (retail, office, industrial, etc.):
Total - Office/Retail = 13,000 SF

Maximum Building Heights: 30'

- Parking Summary:**
- In accordance with ordinance provisions
- Tree Save Calculations:**
- In accordance with ordinance provisions
- Site Signage:**
- In accordance with ordinance provisions
- Building Setbacks:**
- In accordance with ordinance provisions
- Landscape Requirements / Notes:**
- In accordance with ordinance provisions

Date Prepared: 10/31/2014	Drawn By: SK
Rev #1 09/18/2015	MM
Rev #2 11/03/2015	MM
Rev #3 11/12/2015	MM
Rev #3 12/21/2015	MM
Rev #3 01/13/2016	MM

Prepared For:



CORPORATE OFFICE:
106 FOSTER AVE
CHARLOTTE, NC 28203
PITTSBURGH OFFICE:
5500 BROOKTREE RD; SUITE 303
WEXFORD, PA 15090