

DEVELOPMENT SUMMARY

TAX PARCEL ID #: 157-072-01 157-072-06 157-072-(08 to 17) 157-071-02 157-071-(06 to 08) 157-071-(11 to 12)

TOTAL SITE AREA: ±10.20 AC R-22 MF **EXISTING ZONING:** PROPOSED ZONING: B-D (CD)

PROPOSED USE: SEE NOTES

SETBACKS: B-D (CD) SIDE: REAR:

> FRONT: 14' FROM BOC SIDE:

MAX. BUILDING HEIGHT: PER ORDINANCE

PARKING: PER ORDINANCE (VEHICULAR AND BICYCLE)

## **DEVELOPMENT STANDARDS**

- A. 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.
- B. 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. Even if 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.
- 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.

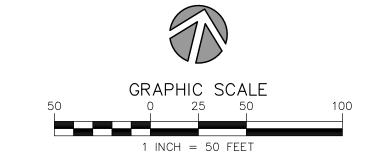
To redevelop a tract of land for a combination of uses including limited retail, office, neighborhood services, and conditioned storage.

Uses allowed on the property included in this Petition are those uses that are permitted in the Neighborhood Services (NS) district and the Distributive Business (BD) district except as may be further limited by the specific provisions of this site plan.

- A. The site will utilize public street and private driveway connections to Wendover Rd, Billingsley Rd, and Ellington Street as generally depicted on the concept site plan.
- B. Parking areas are generally depicted on the concept plan for the site.
- C. The Petitioner will install painted crosswalks, subject to CDOT approval, at all public street
- intersections that adjoin the site and at all of the driveway connections from the site to public streets to enhance pedestrian safety in the community.

Parks, Greenways, and Open Space

A. New freestanding lighting on the site will be limited to 25' in total height and will utilize full cut-off luminaries. No "wall pak" type lighting will be utilized, except that architectural lighting on the exterior of buildings will be permitted.





PARTNERS

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