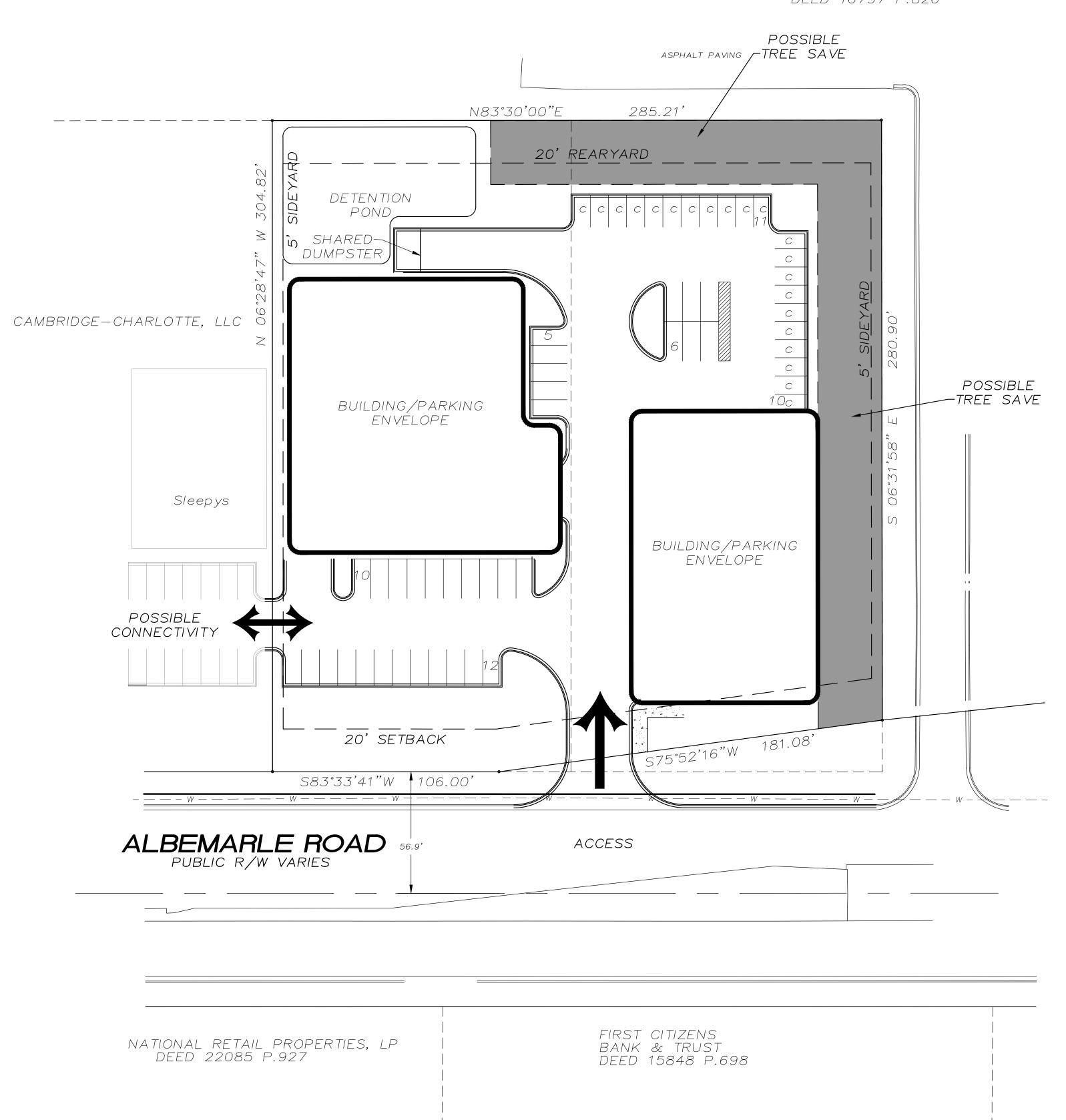
SCALE: 1" = 30'

CORNERSTONE BAPTIST CHURCH OF CHARLOTTE DEED 16797 P.826



<u>Development Standards</u> <u>06/18/15</u> Rezoning Petition No. 2016-000

Site Development Data:

- **--Acreage**: ± 1.95 acres
- --Tax Parcel #: 109-102-05
- --Existing Zoning: B-1(CD)
- --Proposed Zoning: B-2(CD)
 --Existing Uses: Vacant
- **--Proposed Uses:** Retail, personal service, EDEE (restaurants) and other uses permitted by right and under prescribed conditions together with accessory uses, as allowed in the B-2(CD) zoning district (as more specifically described and restricted below in Section 2).
- --Prohibited Uses: The following use is not permitted on the Site: automotive service stations with or without a convenience store.
- --Maximum Gross Square feet of Development: Up to 15,000 square feet of gross floor area.
- -- Maximum Building Height: As allowed by the Ordinance.
- **--Parking:** Parking will be provided as required by the Ordinance.

1. General Provisions:

- a. **Site Location**. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Harris Doulaveris ("Petitioner") to accommodate the development of a small commercial center with up to 15,000 square feet of gross floor area of uses allowed in the B-2 zoning district on approximately 1.95 acre site located at 8915 Albemarle Road (the "Site").
- b. **Zoning Districts/Ordinance**. Development of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Rezoning Plan establishes more stringent standards the regulations established under the Ordinance for the NS zoning classification shall govern.
- c. **Graphics and Alterations**. The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, driveways, and other development matters and site elements (collectively the "Development/Site Elements") set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. The layout, locations, sizes and formulations of the Development/Site Elements depicted on the Rezoning Plan are graphic representations of the Development/Site elements proposed. Changes to the Rezoning Plan not anticipated by the Rezoning Plan will be reviewed and approved as allowed by Section 6.207 of the Ordinance.

Since the project has not undergone the design development and construction phases, it is intended that this Rezoning Plan provide for flexibility in allowing some alterations or modifications from the graphic representations of the Development/Site Elements. Therefore, there may be instances where minor modifications will be allowed without requiring the Administrative Amendment Process per Section 6.207 of the Ordinance. These instances would include changes to graphics if they are:

i. minor and don't materially change the overall design intent depicted on the Rezoning Plan.

The Planning Director will determine if such minor modifications are allowed per this amended process, and if it is determined that the alteration does not meet the criteria described above, the Petitioner shall then follow the Administrative Amendment Process per Section 6.207 of the Ordinance; in each instance, however, subject to the Petitioner's appeal rights set forth in the Ordinance.

d. **Number of Buildings Principal and Accessory**. The total number of principal buildings to be developed on the Site shall not exceed three (3). Accessory buildings and structures located on the Site shall not be considered in any limitation on the number of buildings on the Site. Accessory buildings and structures will be constructed utilizing similar building materials, colors, architectural elements and designs as the principal building located on the Site.

2. Permitted Uses & Development Area Limitation:

- a. The Site may be developed with up to 15,000 square feet of gross floor area of uses allowed in the B-2 zoning district, together with accessory uses as allowed in the B-2 zoning district.
- b. Only one of the following will be allowed on the Site: (i) a use with accessory drive-through window(s); or (ii) drive-in eating, drinking and entertainment establishment.

For purposes of the development limitations set forth in these Development Standards (but not to be construed as a limitation on FAR requirements), the following items will not be counted as part of the allowed gross floor area (floor area as defined by the Ordinance) for the Site: surface or structured parking facilities, and all loading dock areas (open or enclosed).

- c. <u>The following use is not be allowed on the Site:</u> automotive service stations with or without a convenience store.
- d. The setback along Albemarle Road will be 20 feet as measured from the existing right-of-way line, as generally depicted on the Rezoning Plan.
- 3. Access and Transportation:
- a. Access to the Site will be from Albemarle Road in the manner generally depicted on the Rezoning Plan. Access and connections to the Site from the adjacent parcel (tax parcel # 109-102-10) will also be allowed as generally depicted on the Rezoning Plan.
- b. The placement and configuration of the vehicular access points are subject to any minor modifications required to accommodate final site development and construction plans and to any adjustments required for approval by CDOT in accordance with applicable published standards.
- c. The alignment of the internal vehicular circulation and driveways may be modified by the Petitioner to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval by CDOT in accordance with published standards.

4. Architectural Standards:

- a. The building materials used on the principal buildings constructed on Site will be a combination of portions of the following: brick, stone, precast stone, precast concrete, synthetic stone, cementitious siding (such as hardi-plank), stucco, EIFS, decorative block, architectural metal panels and/or wood. Vinyl as a building material may only be used on windows, soffits, and on handrails/railings.
- b. The service side of the buildings may not be oriented to Albemarle.

 5. Streetscape Buffers Vards and Landscaping:
- 5. <u>Streetscape, Buffers, Yards and Landscaping:</u>
- a. Along the Site's frontage on Albemarle Road the Petitioner will provide an eight (8) foot planting strip and a six (6) foot sidewalk as generally depicted on the Rezoning Plan.
- b. The Petitioner will provide a sidewalk network that links each building on the Site to the sidewalk along Albemarle Road in the manner generally depicted on the Rezoning Plan. The minimum width for this internal sidewalk will be five (5) feet.
- c. Screening requirements of the Ordinance will be met.
- d. Above-ground backflow preventers will be screened from public view and will be located outside of the required setbacks.
- e. Dumpster areas and recycling areas will be enclosed by a solid wall or fence with one side being a decorative gate. The wall or fence used to enclose the dumpster will be architecturally compatible with the building materials and colors used on the principal building.
- 6. Environmental Features:
- a. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Ordinance.
- b. The Site will comply with the Tree Ordinance.
- c. Any existing street trees in the street right of way along Woodlawn Road that are to remain must be protected during all phases of construction by fencing.7. Signage:
- a. Signage as allowed by the B-2 zoning district may be provided.
- b. Wall signs as allowed by the Ordinance may be provided.
- 8. <u>Lighting</u>:
- a. All new detached and attached lighting shall be full cut-off type lighting fixtures excluding lower, decorative lighting that may be installed along the driveways, sidewalks, and parking areas.
- b. Detached lighting on the Site will be limited to 26 feet in height.
- 9. Amendments to the Rezoning Plan:
- a. Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner or Owners of the portion of the Site affected by such amendment in accordance with the provisions of Chapter 6 of the Ordinance.

 10. Binding Effect of the Rezoning Application:
- a. If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns.

PROJECT MANAGER

JLR

DESIGN BY

JLR

APPROVED BY

KSC

FILE NAME

PLOT DATE

DATE

DATE

DATE

DATE

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GROUP

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PRELIMINARY NOT FOR CONSTRUCTION specific specif

BIDDING

ISSUED FOR
PERMIT

ISSUED FOR CONSTRUCTION

ALBEMARLE ROAD MIXED USE CHARLOTTE, NORTH CAROLINA

EZONING PETITION

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