

SITE PLAN AMENDMENT
PETITION NO. 2017 - 038
DEVELOPMENT STANDARDS
CHILDRESS KLEIN PROPERTIES

Development Data Table:

Acreage: ±2.12 acres
Tax Parcels: 143-041-23
Existing Zoning: I-1(CD)
Proposed Zoning: I-1(CD) S.P.A. (5 year vested rights)
Existing Uses: Vacant
Proposed Uses: Up to 10,000 s.f. of Commercial Uses

I. General Provisions

These Development Standards form part of the Technical Data Sheet associated with the I-1(CD) Site Plan Amendment filed by Childress Klein Properties, Inc. to modify several provisions of an I-1(CD) Rezoning Plan which was approved by the City Council on January 20, 1999 in Rezoning Petition No. 1998-125, as thereafter amended administratively on March 5, 2015.

This Site Plan Amendment applies only to that approximately 2.12 acre part of the LakePointe Development which is located at the southeast intersection of West Tyvola Road and Cascade Pointe Boulevard and which has been designated by Mecklenburg County as Tax Parcel 143-041-23 (the "Site").

Unless the Technical Data Sheet, these Development Standards or the accompanying Conceptual Architectural Renderings establish more stringent standards, the regulations established under the Ordinance for the I-1 Zoning District shall govern all development taking place on the Site.

II. Permitted Uses

The Site may be developed with up to 10,000 square feet of retail, office and EDEE uses allowed in the I-1 district (exclusive of areas used for building and equipment access, such as stairs, elevator shafts and maintenance crawl space) within up to two buildings. The purpose of this Site Plan Amendment is to allow one drive-through window as an accessory use to an EDEE. However, this Site Plan Amendment is not intended to accommodate "fast-food" EDEE uses. Notwithstanding the foregoing paragraph of this Section 2, the following uses shall not be allowed on the Site:

- Free-standing EDEE uses with accessory drive-through windows;
- Convenience stores with gasoline sales;
- Car washes; and
- Automotive service stations.

III. Transportation

All access points shall be as generally depicted on the Technical Data Sheet.

IV. Architectural Standards, Streetscape and Landscaping

- Vehicular access points will be placed on internal project streets. No access will be allowed off of West Tyvola Road.
- All buildings placed within out parcels must be constructed of masonry or stucco or stucco-like materials (EIFS) and designed such that each such building is in harmony with adjoining buildings through the use of similar architectural features, scale and landscaping.
- Buffer requirements will conform to the standards established in the Ordinance for the I-1 zoning district.
- The drive-through service window must be oriented internally to the Site, and the drive-through circulation lanes servicing this window must not be located between that building and adjacent streets.
- Any design for drive-through lanes constructed on the Site must incorporate areas for safe pedestrian crossing.

V. Screening

- The parking area will be adequately screened from Cascade Pointe Boulevard. Such screening will include evergreen shrubs, which may be planted on a berm.
- All dumpsters will be located in enclosures constructed of either masonry walls or wooden fences and will be provided with gates. If one or more sides of the dumpster area adjoins a side or rear wall of a building, the wall or walls may be substituted for the fence along each such side.
- The drive-through service window and circulation lane will be screened from view from the public streets through use of low walls and landscaping.

VI. Signs

- All freestanding signs will be of the ground mounted type and no pylon signs will be allowed on the site.
- Ground mounted sign panels for retail uses will be limited to four (4) feet in height above a sign based which will be limited to two and one-half (2 1/2) feet in height for a total height of six and one-half (6 1/2) feet in height. The sign panel will be no larger than fifty (50) square feet.
- Billboards will not be allowed on the Site.

VII. Lighting

- A uniform lighting system will be employed throughout the project and will include shoebox fixtures which do not, including their bases, exceed thirty (30) feet in height.
- Consideration will be given to the impact of lighting both within and outside the project. Items for consideration will include intensity, cutoff angles, color, energy efficiency and shielding of sources of light, the intent being to eliminate glare towards adjacent streets and properties.
- Detached lighting will be a fully cut-off feature that is capped and downwardly directed.

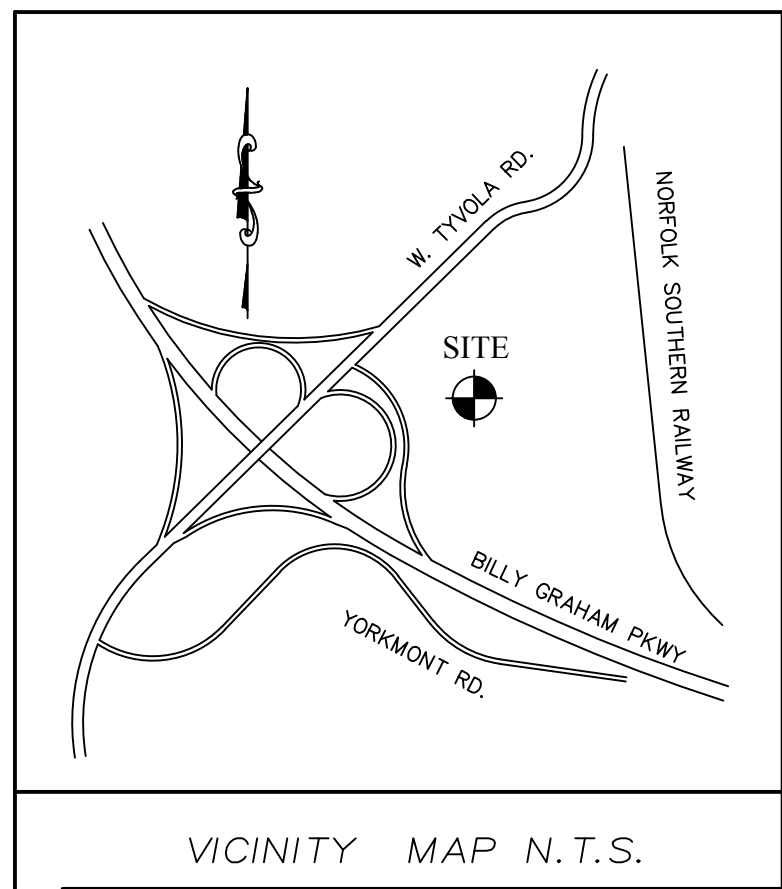
VIII. Amendments to Rezoning Plan

Future amendments to the Technical Data Sheet or these Development Standards may be applied for by the then Owner or Owners of the parcel or parcels within the Site involved in accordance with the provisions of Chapter 6 of the Ordinance.

IX. Binding Effect of the Rezoning Documents and Definitions

If this Site Plan Amendment is approved, all conditions applicable to development of the Site imposed under the Technical Data Sheet will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.

Throughout these Development Standards, the terms, "Petitioner" and "owner" and "owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owners of the Site from time to time who may be involved in any future development thereof.



PROJECT NUMBER	PROJECT NAME	PROJECT ADDRESS	PROJECT CITY	PROJECT STATE	PROJECT ZIP	PROJECT DATE
143-041-23	LAKEPOINTE RETAIL	14304122	CHARLOTTE	NC	28217	03/17
DESIGNED BY	DRAWN BY	CHECKED BY	FILE NAME	FILE DATE		
AKP	AKP	AKP	LAKEPOINTE	03/17		

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Charlotte, NC 28217
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NC REG. LICENSE # C-27804

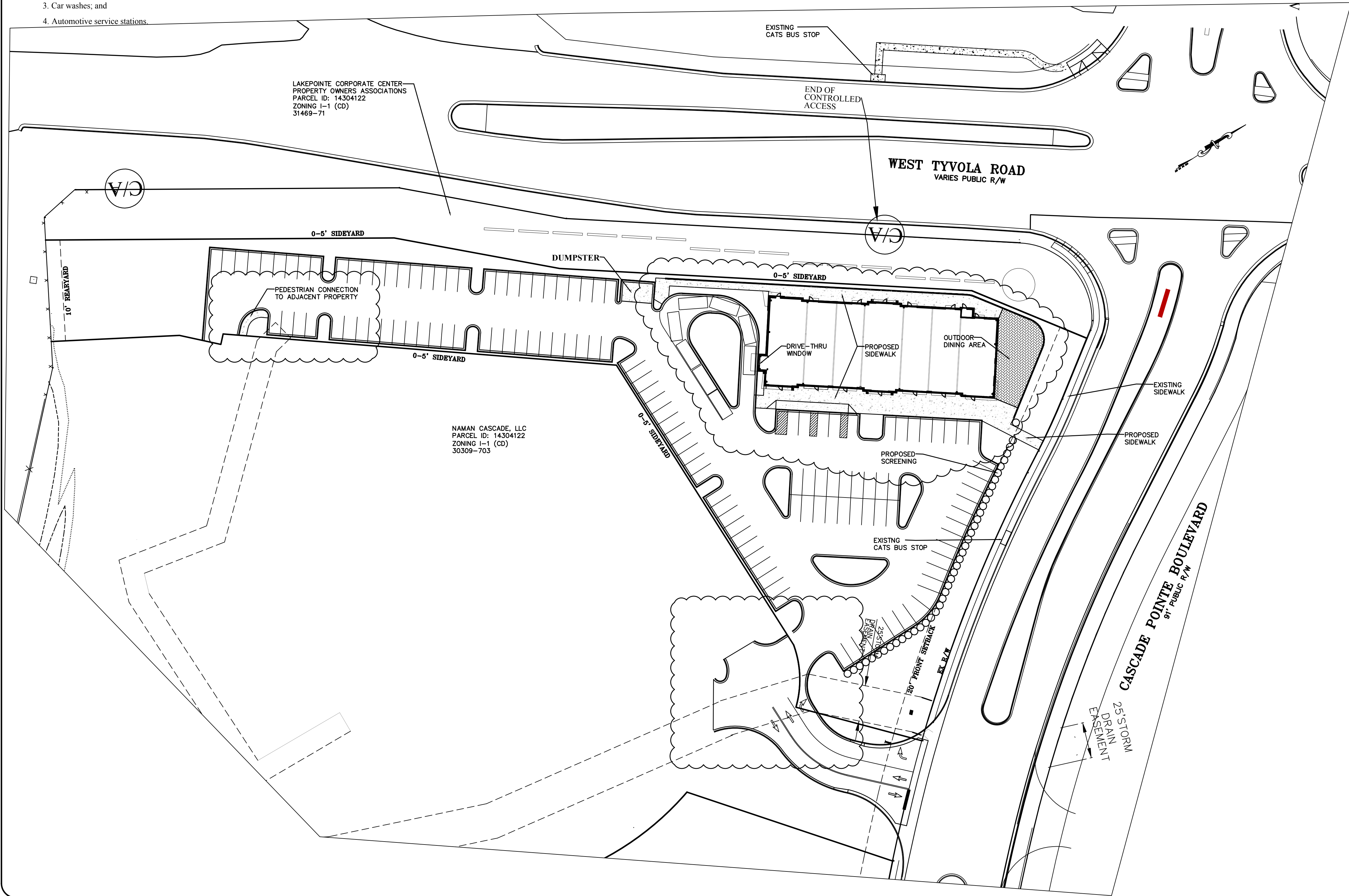
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- ☐ ISSUED FOR BIDDING
- ☐ ISSUED FOR PERMIT
- ☒ ISSUED FOR CONSTRUCTION

Drawing Status

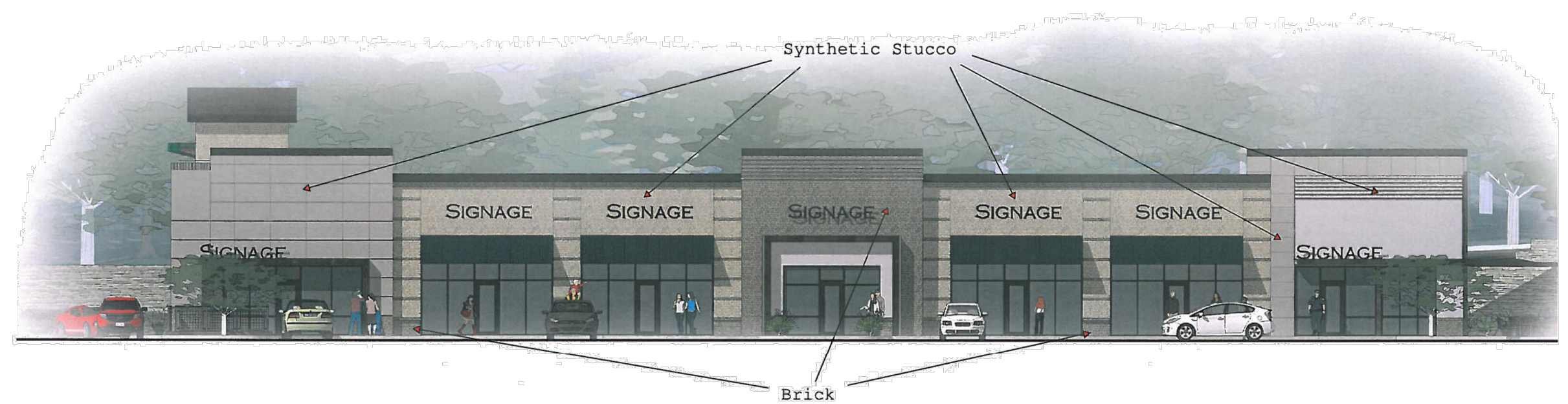
LAKEPOINTE RETAIL
CHARLOTTE, NORTH CAROLINA

REZONING PETITION
2017-038

RZ1



SCALE: 1" = 40'



LAKE POINTE RETAIL

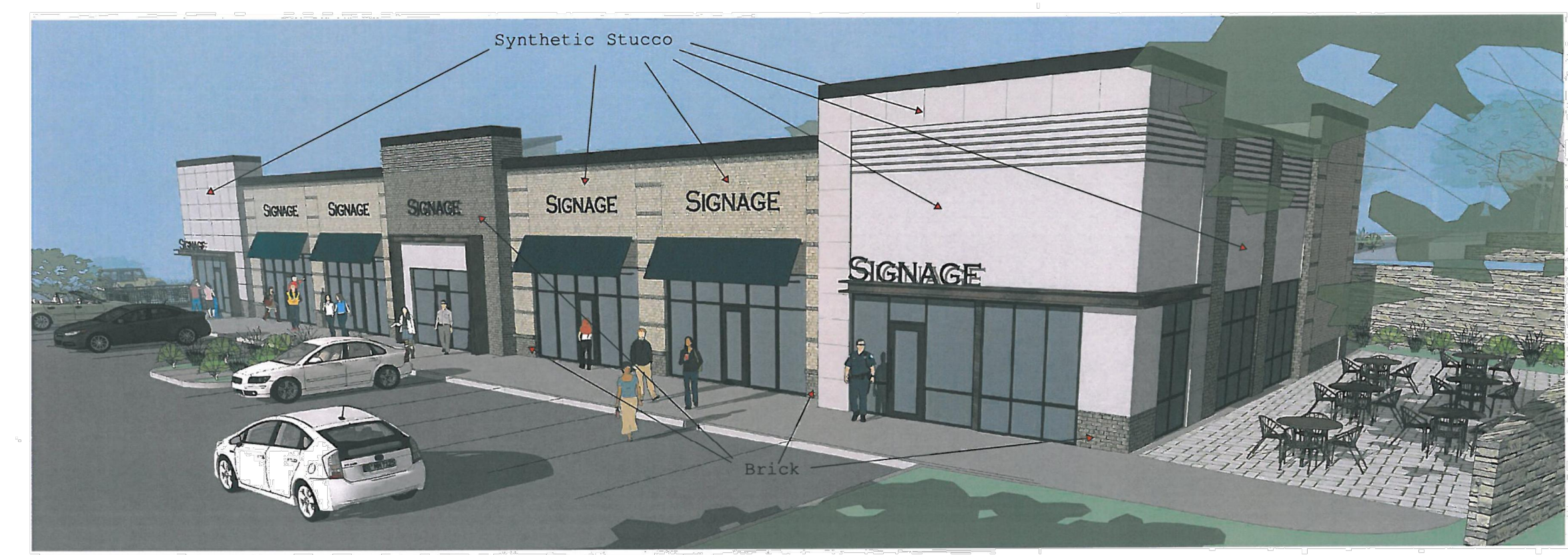
FRONT ELEVATION

ROBERT JOHNSON architects



SCHEMATIC EXTERIOR VIEWS - RJA PROJECT #1703 - 06.20.17

NOT TO SCALE



LAKE POINTE RETAIL

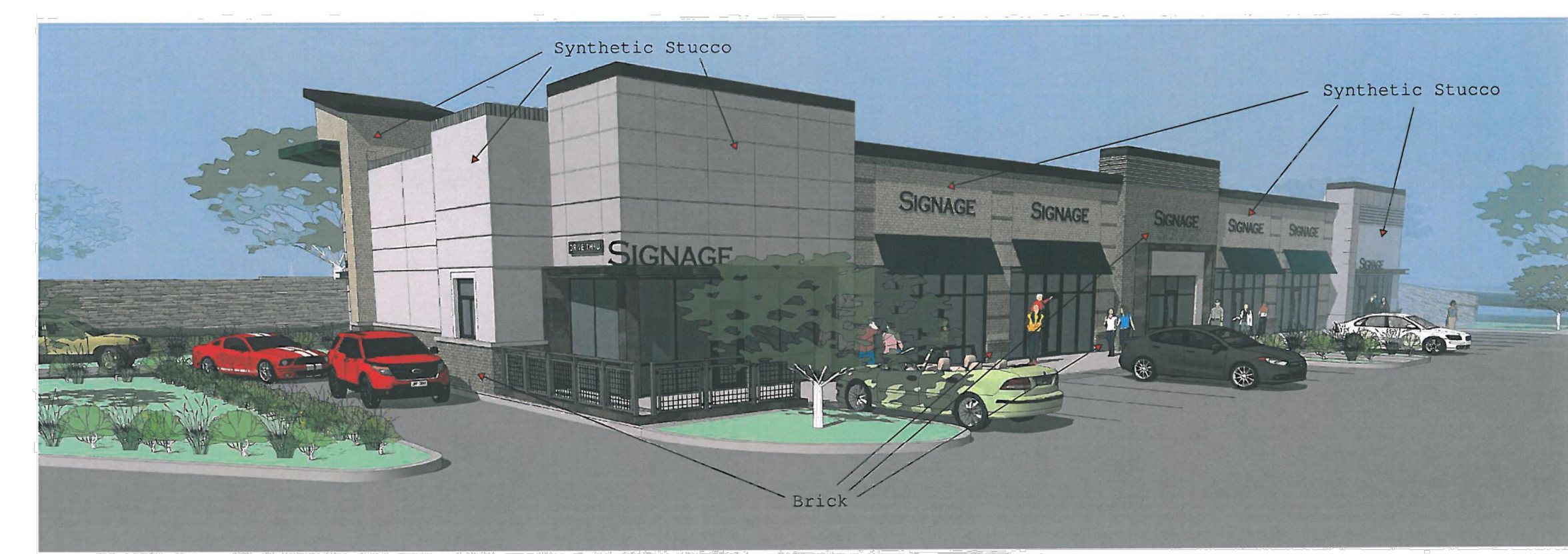
VIEW FROM CORNER

ROBERT JOHNSON architects



SCHEMATIC EXTERIOR VIEWS - RJA PROJECT #1703 - 06.20.17

NOT TO SCALE



LAKE POINTE RETAIL

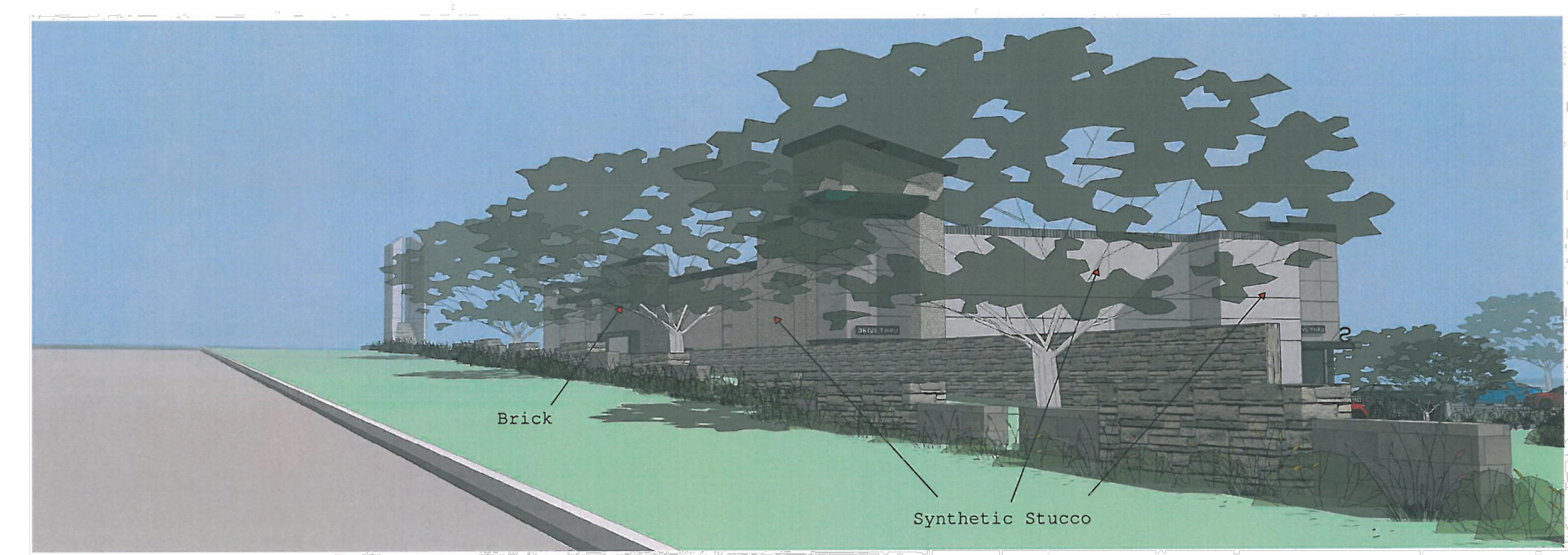
VIEW FROM CORNER

ROBERT JOHNSON architects



SCHEMATIC EXTERIOR VIEWS - RJA PROJECT #1703 - 06.20.17

NOT TO SCALE



LAKE POINTE RETAIL

VIEW FROM TRYON

ROBERT JOHNSON architects



SCHEMATIC EXTERIOR VIEWS - RJA PROJECT #1703 - 06.20.17

NOT TO SCALE

PROJECT MANAGER	DATE
ALP	
DESIGN BY	
ALP	
PROJECT NUMBER	
1703	
DATE	
06.20.17	
FILE NAME	
LAKE POINTE	

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Drawing Status

LAKEPOINTE RETAIL
CHARLOTTE, NORTH CAROLINA

REZONING PETITION

RZ2