

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

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.

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.

Inasmuch as planning for the proposed redevelopment of the Site has not yet advanced beyond the formative stage, the ultimate layouts of the development proposed, the exact alignments of streets and points of access, the configurations and placements of parking areas and the heights and masses of buildings have not yet been determined. As a consequence, the configurations, placements and sizes of the buildings and parking areas depicted on Technical Data Sheet are schematic in nature and therefore are subject to refinements as part of the total design process. They may, therefore, be altered or modified during design development and construction document phases so long as the maximum parking and building envelope lines established on the Technical Data Sheet are not violated and the proposed alterations or modifications do not exceed the parameters established under these Development Standards and under the Ordinance for the I-1 District.

The Site may be developed with up to 10,000 square feet of commercial floor area (exclusive of areas used for building and equipment access, such as stairs, elevator shafts and maintenance crawl space) within up to two buildings. Except as otherwise provided in the next succeeding paragraph, the Site may be devoted to any uses (including any incidental or accessory uses associated therewith) which are permitted by right or under prescribed conditions in the I-1 Zoning District under the Ordinance. Only accessory drive-through use shall be permitted.

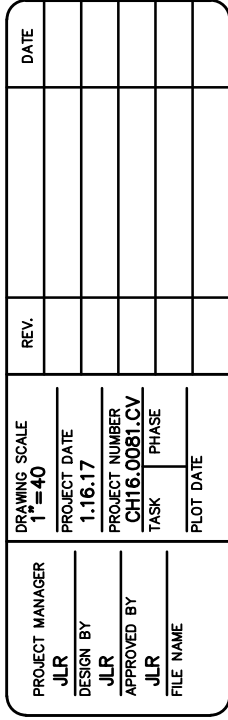
1. Convenience stores with gasoline sales;
2. Car washes; and
3. Automotive service stations.

1. Upon establishment and completion of the configuration of out parcels, buildings constructed on out parcels will conform to the front yard, rear yard and setback requirements established under the Ordinance.
2. Vehicular access points to each out parcel will be placed on internal project streets. No access to out parcels will be allowed off of West Tyvola Road.
3. All buildings placed within out parcels must be constructed of masonry or stucco or stucco-like materials and designed such that each such building is in harmony with adjoining buildings through the use of similar architectural features, scale and landscaping.
4. Buffer requirements will conform to the standards established in the Ordinance for the I-1 zoning district.
5. 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.
6. Any design for drive-through lanes constructed on the Site must incorporate areas for safe pedestrian crossing.

1. Development screening will conform to the standards established under Section 12.303 of the Ordinance.
2. 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.
3. The drive-through service window and circulation lane will be screened from view from the public streets through use of low walls and landscaping.

1. A master signage and graphics system will be adopted and implemented throughout the Site.
2. All signs placed on the Site will be erected in accordance with the requirements of the Ordinance.
3. Permanent project identification signs and directional signs may be located along West Tyvola Road.
4. All freestanding signs will be of the ground mounted type and no pylon signs will be allowed on the site.
5. Ground mounted sign panels for retail uses will be limited to four (4) feet in height above a sign base 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.
6. Billboards will not be allowed on the Site.

If this Rezoning Petition is approved by the Charlotte City Council then, pursuant to Section 1.110 of the Ordinance, the Petitioner hereby requests a five-year vested right to undertake and complete the development of this Site under the terms and conditions as so approved, commencing upon approval of this Rezoning Petition by the Charlotte City Council. The Petitioner makes this request for a five-year vested right due to the size and phasing of the proposed development, market conditions and the level of investment involved.



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Drawing Status

LAKEPOINTE RETAIL
CHARLOTTE, NORTH CAROLINA

REZONING PETITION

RZ1



SCALE: 1" = 40'



LAKE POINTE RETAIL

FRONT ELEVATION

ROBERT JOHNSON architects



SCHEMATIC EXTERIOR VIEWS - RJA PROJECT SP #900 - 11.01.16

NOT TO SCALE



LAKE POINTE RETAIL

VIEW FROM CORNER

ROBERT JOHNSON architects



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NOT TO SCALE



LAKE POINTE RETAIL

VIEW FROM CORNER

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NOT TO SCALE



LAKE POINTE RETAIL

VIEW FROM TRYON

ROBERT JOHNSON architects



SCHEMATIC EXTERIOR VIEWS - RJA PROJECT SP #900 - 11.01.16

NOT TO SCALE



DATE	REV.	DATE	REV.

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- ☒ ISSUED FOR CONSTRUCTION

Drawing Status

LAKEPOINTE RETAIL
 CHARLOTTE, NORTH CAROLINA

REZONING PETITION

RZ2