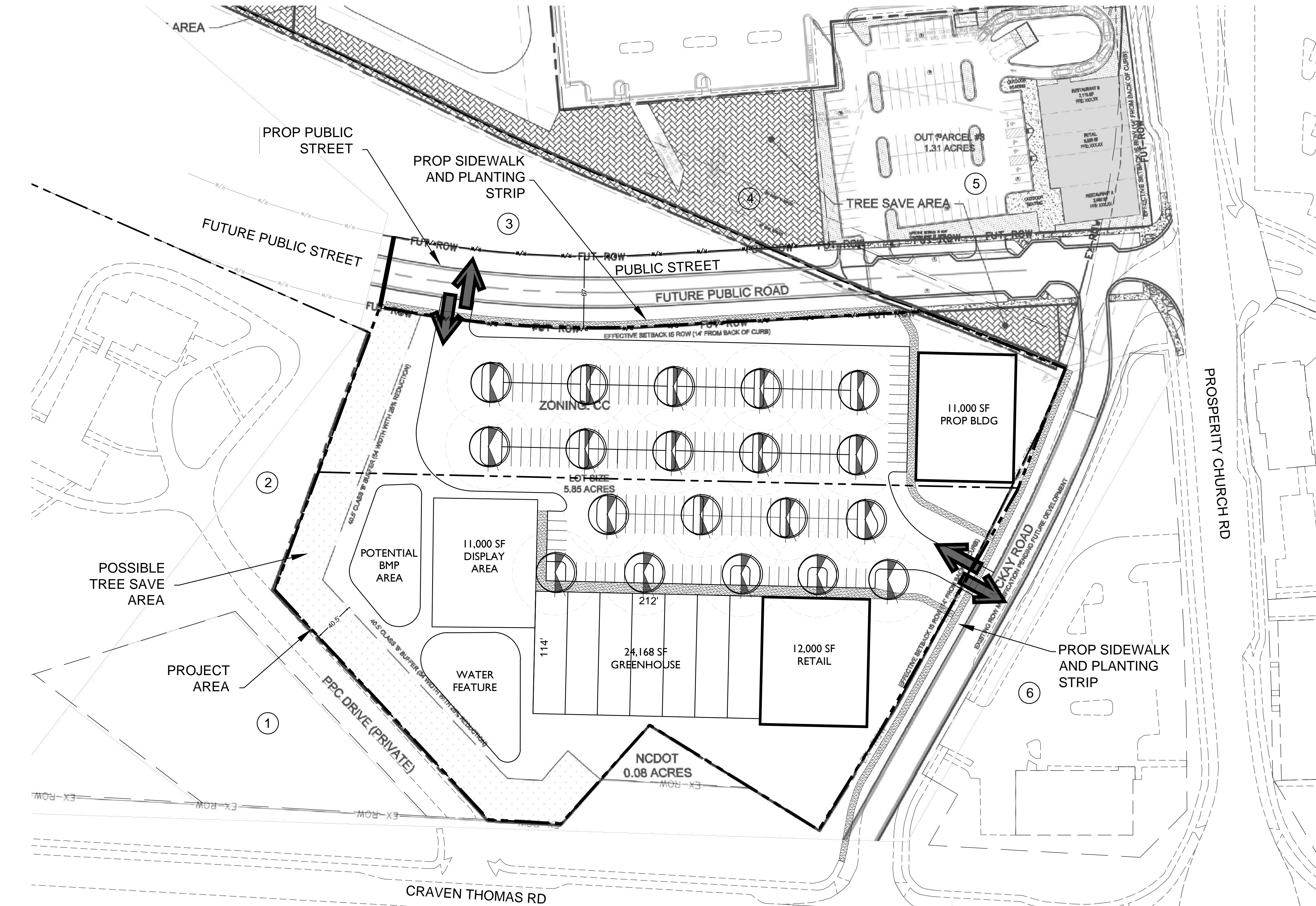




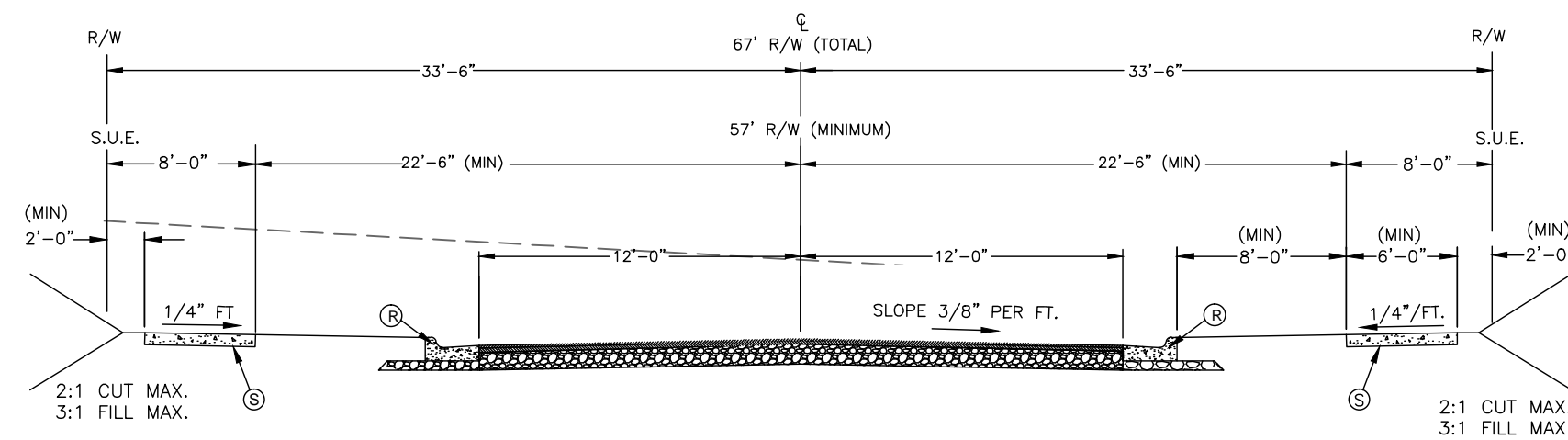
**RZI.0**  
Sheet 1 of 3



C:\Users\CHASE\AppData\Local\Temp\ACPublish\_7560\Pike-Highland-Creek-Schematic-DWG R2200 3/21/2019 9:13:24 AM HR02.CTB CHASE



PROPOSED CROSS SECTION



- NOTES:
- USE OF VALLEY GLITTER PROHIBITED.
  - WIDER SIDEWALKS MAY BE REQUIRED UNDER CIRCUMSTANCES AS IDENTIFIED IN THE USDO.
  - DEVELOPER MAY SUBMIT AN ALTERNATIVE PAVEMENT DESIGN TO CITY ENGINEER.
  - AN ALTERNATIVE PAVEMENT DESIGN MAY BE REQUIRED BY CDD/NCDDT BASED ON SPECIFIC TRAFFIC PARAMETERS.
  - AMENITY ZONE (HARDSCAPE) ALLOWED IN LIEU OF PLANTING STRIP WITH PRIOR APPROVAL FROM ENGINEERING, CDDT, AND PLANNING.
  - FOR EXPLANATION OF RIGHT-OF-WAY WIDTHS REFER TO CITY OF CHARLOTTE SUBDIVISION ORDINANCE SECTION 20-22(d).

NOT TO SCALE

**SITE DEVELOPMENT DATA**

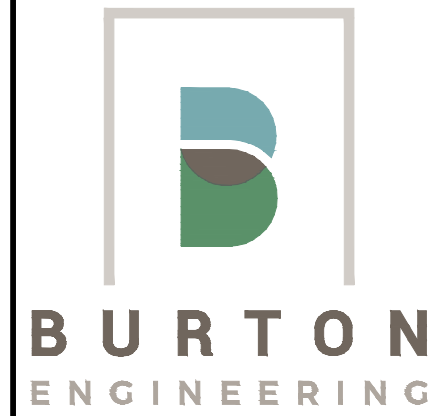
- ACREAGE: ± 5.85 ACRES
- TAX PARCEL #: PORTION OF 027-561-11.
- EXISTING ZONING: CC
- PROPOSED ZONING: CC
- EXISTING USES: VACANT
- PROPOSED USES: RETAIL, EATING DRINKING ENTERTAINMENT ESTABLISHMENTS (EDEE), GENERAL OFFICE USES, AS ALLOWED IN THE CC ZONING DISTRICT, TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE CC ZONING DISTRICT (AS MORE SPECIFICALLY DESCRIBED AND RESTRICTED IN SECTION 2 ON SHEET R21.2).
- MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT: UP TO 25,000 SQUARE FEET OF GROSS FLOOR AREA WITHIN THE PORTION OF THE SITE ZONED CC.
- MAXIMUM BUILDING HEIGHT: A MAXIMUM HEIGHT OF TWO (2) STORIES AND UP TO 40 FEET WILL BE ALLOWED ON THE PORTION OF THE SITE ZONED CC.
- PARKING: PARKING WILL BE PROVIDED AS REQUIRED BY THE ORDINANCE.

**ADJACENT PROPERTY OWNERS**

1	Parcel ID: 02707210 PROSPERITY CHURCH INCORPORATED 5533 PPC DRIVE, CHARLOTTE, NC 28269 ZONING: R-3	DB: 31864 USE: N/A	PG:533
2	Parcel ID: 02707203 PROSPERITY CHURCH INCORPORATED 5533 PPC DRIVE, CHARLOTTE, NC 28269 ZONING: R-3	DB: 04063 USE: INSTITUTIONAL	PG:090
3	Parcel ID: 02756111 LEZTIER LIMITED PARTNERSHIP 1970 ODELL SCHOOL ROAD, CONCORD, NC 28027 ZONING: CC	DB: 21884 USE: N/A	PG:69
4	Parcel ID: 02756127 HEPVS LLC C/O EZON INC 1100 5TH AVE SOUTH UNIT 409, NAPLES, FL 34102 ZONING: CC	DB: 30366 USE: COMMERCIAL/RETAIL	PG:883
5	Parcel ID: 02756123 SHW LLC 851 S FEDERAL HWY STE 201, BOCA RATON, FL 33432 ZONING: CC	DB: 32379 USE: RETAIL	PG:397
6	Parcel ID: 02931133 MECKLENBURG COUNTY ALCOHOLIC BEVERAGE CONTROL BOARD 3333 N TRYON STREET, CHARLOTTE, NC 28206 ZONING: NS	DB: 29465 USE: RETAIL	PG:466

**TREE SAVE NOTES**

- CC**
- A MINIMUM OF 15% OF THE CC ZONED SITE SHALL BE PRESERVED AS TREE SAVE AREA AS DEFINED BY THE ORDINANCE.



5950 FAIRVIEW RD STE 100  
CHARLOTTE NC 28210  
(770) 704.553.8881  
burtonengineering.com  
FIRM #C-1157

PIKE NURSERY - HIGHLAND CREEK

CHARLOTTE  
MECKLENBURG COUNTY, NC

SCHEMATIC SITE PLAN

PR ChB  
ENG CTB  
ChB  
DRAWN BY  
DATE

REVISIONS

THIS DRAWING IS THE PROPERTY OF BURTON ENGINEERING ASSOCIATES AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT IS NOT TO BE USED ON ANY OTHER PROJECT AND IS TO BE RETURNED UPON REQUEST.

PROJECT NUMBER  
XXX.XXX.XXX

RZI.1  
Sheet 2 of 3



P:\DWG017\604\002 PIKE NURSERIES - LAKE NORMAN\4. CORRESPONDENCE\FILES TO PIKE\PIKE HIGHLAND CREEK\SP18.DWG RZ100 3/21/2018 11:03:06 AM HP02.CTB CHASE

DEVELOPMENT STANDARDS  
March 26, 2018

1. General Provisions

- A. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Pike Nurseries (the "Petitioner") for an approximately 5.85 acre site located on the west side of McKay Road, near its intersection with Craven Thomas Road, which site is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of a portion of Tax Parcel No. 027-561-11.
- B. Development of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the CC zoning district shall govern the development and use of the Site.
- C. The development depicted on the Rezoning Plan is schematic in nature and intended to depict the general arrangement of uses and improvements on the Site. Accordingly, the configurations, placements and sizes of the building footprints as well as the internal drives, parking areas and internal sidewalks depicted on the Rezoning Plan are schematic in nature and, subject to the terms of these Development Standards and the Ordinance, may be altered or modified during design development and construction document phases.
- D. The Site shall be considered to be a planned/unified development. Therefore, side and rear yards, buffers, building height separation requirements and other zoning standards shall not be required internally between improvements and uses on the Site. The Site shall be required to meet side and rear yard requirements and buffer requirements with respect to the exterior boundaries of the Site.
- E. Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner or owners of the Site in accordance with the provisions of Chapter 6 of the Ordinance. Alterations to the Rezoning Plan are subject to Section 6.207 of the Ordinance.

2. Permitted Uses/DEVELOPMENT LIMITATIONS

- A. That portion of the Site designated as Development Area 1 on the Rezoning Plan may only be devoted to a commercial nursery and greenhouse with an outdoor display area, and to any incidental and accessory uses relating thereto that are allowed in the CC zoning district.
- B. That portion of the Site designated as Development Area 1 on the Rezoning Plan may be developed with a building containing up to 12,000 square feet of gross floor area, a greenhouse containing up to 25,000 square feet of gross floor area and a maximum 17,500 square foot outdoor display area as generally depicted on the Rezoning Plan.
- C. That portion of the Site designated as Development Area 2 on the Rezoning Plan may be developed with a building containing a maximum of 11,000 square feet of gross floor area, and such building may be devoted only to the uses set out below (including any combination of such uses), together with any incidental or accessory uses associated therewith that are permitted under the Ordinance in the CC zoning district.
- (1) Clinics, medical, dental and optical.
- (2) Dry cleaning and laundry establishments, without drive through (not to exceed 4,500 square feet).
- (3) Offices.
- (4) Retail establishments permitted in the B-1 district.
- (5) Barber and beauty shops.
- (6) Jewelers.
- (7) Business, personal and recreation services permitted in the B-1 district.
- (8) Eating, drinking and entertainment establishments (Type 1), and eating, drinking and entertainment establishments (Type 2) subject to the applicable regulations of Section 12.546 of the Ordinance.
- D. Accessory drive-in and drive-through service lanes/windows shall not be permitted on the Site.

3. Transportation

- A. Vehicular access to the Site shall be as generally depicted on the Rezoning Plan. The placement and configuration of the vehicular access points are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required for approval by the Charlotte Department of Transportation ("CDOT") and/or the North Carolina Department of Transportation ("NCDOT") in accordance with applicable published standards.
- B. Off-street vehicular parking shall be provided in accordance with the requirements of the Ordinance.
- C. The alignment of the internal drives and vehicular circulation areas may be modified by Petitioner to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval by CDOT and/or NCDOT in accordance with applicable published standards.
- D. Petitioner shall construct a public street from McKay Road to the western boundary of the Site as more particularly depicted on the Rezoning Plan. Petitioner shall not be required to construct and install a planting strip and a sidewalk on the northern side of such public street.
- E. Internal sidewalks and pedestrian connections shall be provided on the Site as generally depicted on the Rezoning Plan.
- F. All required transportation improvements shall be constructed and approved prior to the issuance of the first certificate of occupancy for a new building to be constructed on the Site.

4. Architectural Standards

- A. The maximum height of any structure to be located on the Site shall be 40 feet.

5. STREETScape/Landscaping/Buffer

- A. Petitioner shall establish a minimum 40.5 foot wide Class B buffer along the western and southwestern boundary lines of the Site as more particularly depicted on the Rezoning Plan, which buffer shall conform to the standards of Section 12.302 of the Ordinance. Pursuant to Section 12.302(8) of the Ordinance, this Class B buffer has been reduced in width by 25% from 54 feet to 40.5 feet as a result of Petitioner's commitment to meet the requirements of Section 12.302(8) of the Ordinance.
- B. In the event that an adjacent parcel of land is either rezoned to a zoning district or devoted to a use that eliminates or reduces the buffer requirements on the Site, Petitioner may reduce or eliminate, as the case may be, the relevant buffer areas accordingly.

6. Environmental Features

- A. Development of the Site shall comply with the City of Charlotte Tree Ordinance.
- B. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance.

7. SIGNS

- A. All signs installed on the Site shall comply with the requirements of the Ordinance.

8. Lighting

- A. All freestanding lighting fixtures installed on the Site (excluding street lights and lower, decorative lighting that may be installed along the driveways, sidewalks and parking areas and in the landscaped and outdoor display areas) shall be fully capped and shielded and the illumination downwardly directed so that direct illumination does not extend past any property line of the Site.
- B. The maximum height of any freestanding lighting fixture installed on the Site shall be 21 feet.
- C. Any lighting fixtures attached to the buildings to be constructed on the Site shall be decorative, capped and downwardly directed.

9. Binding Effect of the Rezoning Documents and Definitions

- A. If this Rezoning Petition is approved, all conditions applicable to the use and development of the Site imposed under these Development Standards and the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.
- B. Throughout these Development Standards, the term "Petitioner" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Petitioner or the owner or owners of the Site from time to time who may be involved in any future development thereof.
- C. Any reference to the Ordinance herein shall be deemed to refer to the requirements of the Ordinance in effect as of the date this Rezoning Petition is approved.



**BURTON**  
ENGINEERING

5950 FAIRVIEW RD STE 100  
CHARLOTTE NC 28210  
(T) 704.553.8881  
burtonengineering.com  
FIRM #C-1157

PIKE NURSERY - HIGHLAND CREEK  
CHARLOTTE  
MECKLENBURG COUNTY, NC  
DEVELOPMENT STANDARDS

REVISIONS


PR ChB  
ENG CTB  
ChB  
DRAWN BY  
03/21/18  
DATE

THIS DRAWING IS THE PROPERTY OF  
BURTON ENGINEERING ASSOCIATES AND IS  
NOT TO BE REPRODUCED OR COPIED IN  
WHOLE OR IN PART. IT IS NOT TO BE USED  
ON ANY OTHER PROJECT AND IS TO BE  
RETURNED UPON REQUEST.

PROJECT NUMBER  
XXX.XXX.XXX

RZI.2  
Sheet 3 of 3