

LOCATION MAP

LEGEND

- PROPERTY BOUNDARY
DEVELOPMENT AREA
PROPOSED RIGHT OF WAY

LAND USE AND ZONING INFORMATION

1. APPLICANT: LIDL US OPERATIONS, LLC
3500 S CLARK STREET
ARLINGTON, VA 22202
CONTACT: DON KEUM
PHONE: (703) 486-6314
2. OWNER: 21901105
YDG SOUTHPOINTE LLC
14021 COLAN CIRCLE, STE B-10
CHARLOTTE, NC 28277
3. PARCEL: 2.84 AC
21901105
11225 S. TRYON ST.
CITY OF CHARLOTTE
MECKLENBURG COUNTY, NC
4. ZONING:
EXISTING: NS (NEIGHBORHOOD SERVICES)
PROPOSED: NS (SPA) (NEIGHBORHOOD SERVICES)
5. USES:
EXISTING: VACANT
PROPOSED: RETAIL USES, GROCERY STORE, AS ALLOWED IN THE NS ZONING DISTRICT
6. PARKING WILL BE PROVIDED AS REQUIRED BY THE ORDINANCE.
7. MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT: UP TO 30,500 SQUARE FEET OF GROSS FLOOR AREA.

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ENGINEERING NC, PLLC

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
TRANSPORTATION SERVICES

REVISIONS			
REV	DATE	COMMENT	BY
1	03/11/2019	RZ SUBMITTAL 2	RCB
2	04/22/2019	RZ SUBMITTAL 3	RCB

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PROJECT No.:	NCC181009
DRAWN BY:	RCB
CHECKED BY:	RDH
DATE:	01/11/2019
SCALE:	1" = 30'
CAD I.D.:	R22

PROJECT: **PROP. REZONING DOCUMENTS** FOR **LIDL US OPERATIONS, LLC**

LOCATION OF SITE
S. TRYON STREET & MOSS ROAD
CHARLOTTE, NC

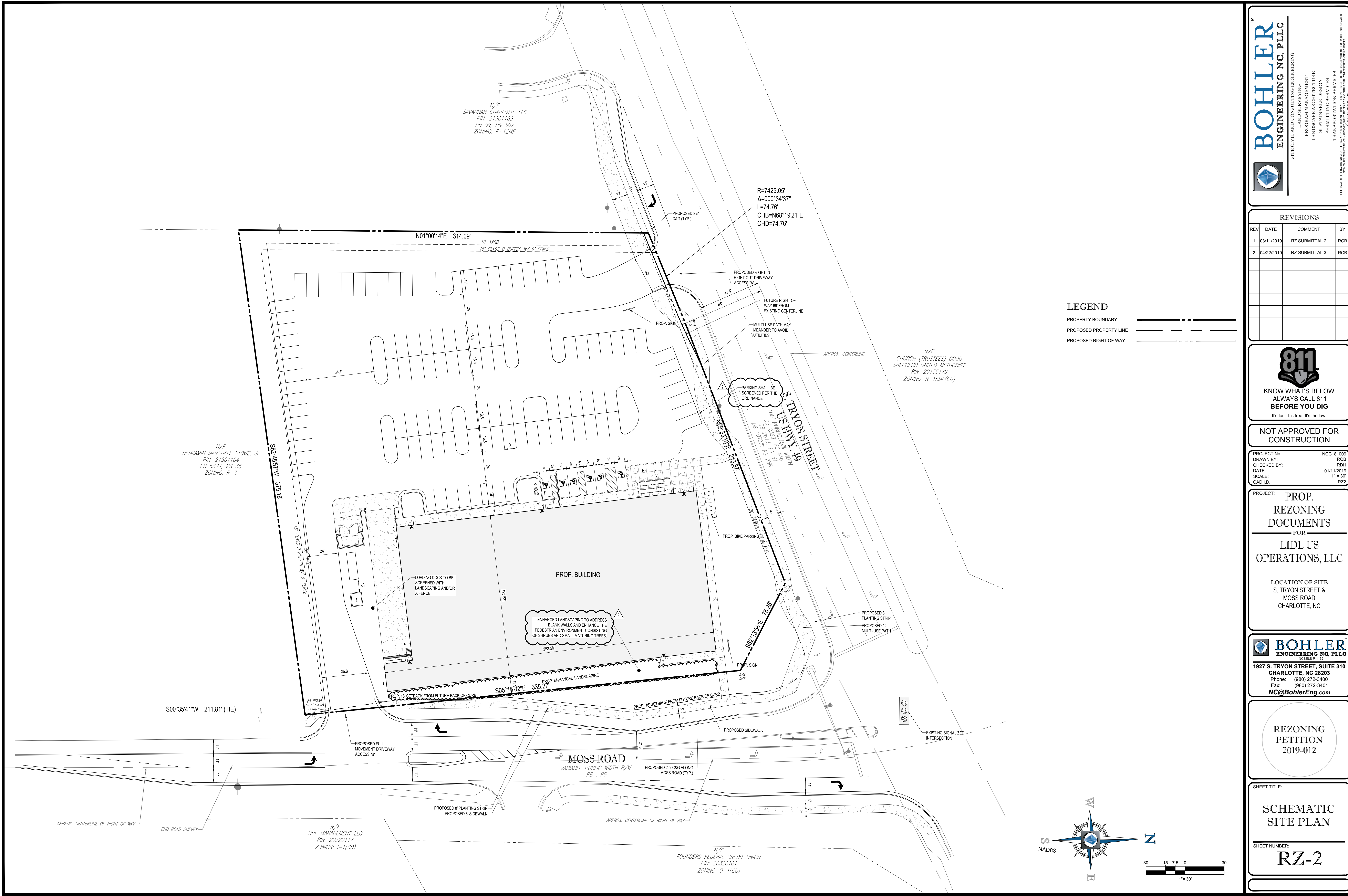
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1927 S. TRYON STREET, SUITE 310
CHARLOTTE, NC 28203
Phone: (980) 272-3400
Fax: (980) 272-3401
NC@BohlerEng.com

REZONING PETITION
2019-012

SHEET TITLE: **TECHNICAL DATA SHEET**

SHEET NUMBER: **RZ-1**



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FOR
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LOCATION OF SITE
S. TRYON STREET &
MOSS ROAD
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REZONING
PETITION
2019-012

SHEET TITLE:
**SCHEMATIC
SITE PLAN**

SHEET NUMBER:
RZ-2

LIDL US OPERATIONS, LLC
DEVELOPMENT STANDARDS
JULY 2019
REZONING PETITION NO. 2019-012

SITE DEVELOPMENT DATA:

- ACREAGE: ± 2.841 ACRES
- TAX PARCEL #: 219-010-05
- EXISTING ZONING: NS
- PROPOSED ZONING: NS (SPA)
- 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 NS ZONING DISTRICT (AS MORE SPECIFICALLY DESCRIBED AND RESTRICTED BELOW IN SECTION 2).
- PROHIBITED USES: THE FOLLOWING USES ARE NOT PERMITTED ON THE SITE: AUTOMOTIVE SERVICE STATIONS WITH OR WITHOUT A CONVENIENCE STORE, AND EDEE /RETAIL USES WITH AN ACCESSORY DRIVE-THROUGH WINDOW.
- MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT: UP TO 30,500 SQUARE FEET OF GROSS FLOOR AREA.
- MAXIMUM BUILDING HEIGHT: AS ALLOWED BY THE ORDINANCE.
- PARKING: PARKING WILL BE PROVIDED AS REQUIRED BY THE ORDINANCE.

I. GENERAL PROVISIONS:

- a. **SITE LOCATION:** THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN (THE "REZONING PLAN") ASSOCIATED WITH THE REZONING PETITION FILED BY LIDL US OPERATIONS, LLC ("PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF A COMMERCIAL BUILDING WITH UP TO 30,500 SQUARE FEET OF GROSS FLOOR AREA OF USES ALLOWED IN THE NS ZONING DISTRICT ON APPROXIMATELY 2.841 ACRE SITE LOCATED AT THE INTERSECTION OF S. TRYON STREET AND MOSS 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 ONE (1). 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. EXCEPT AS SET FORTH BELOW IN SUBSECTION 2.B., THE SITE MAY BE DEVELOPED WITH UP TO 30,500 SQUARE FEET OF GROSS FLOOR AREA OF USES ALLOWED IN THE NS ZONING DISTRICT, TOGETHER WITH ACCESSORY USES AS ALLOWED IN THE NS ZONING DISTRICT.

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) AND OUTDOOR SEATING OR SERVICE AREAS.

- b. **THE FOLLOWING USES WILL NOT ALLOWED ON THE SITE:** AUTOMOTIVE SERVICE STATIONS WITH OR WITHOUT A CONVENIENCE STORE, AND EDEE/RETAIL USES WITH AN ACCESSORY DRIVE-THROUGH WINDOW (EDEE AND RETAIL USES WITHOUT AN ACCESSORY DRIVE-THROUGH WINDOW ARE ALLOWED USES).

3. ACCESS AND TRANSPORTATION:

I. PROPOSED IMPROVEMENTS:

THE PETITIONER PLANS TO PROVIDE OR CAUSE TO BE PROVIDED ON ITS OWN OR IN COOPERATION WITH OTHER PARTIES WHO MAY IMPLEMENT PORTIONS OF THE IMPROVEMENTS, THE IMPROVEMENTS SET FORTH BELOW TO BENEFIT OVERALL TRAFFIC PATTERNS THROUGHOUT THE AREA IN ACCORDANCE WITH THE FOLLOWING IMPLEMENTATION PROVISIONS:

a. **TRYON STREET AND MOSS ROAD**

- CONSTRUCT A NORTHBOUND RIGHT TURN LANE ON MOSS ROAD. IT IS RECOMMENDED THE TURN LANE BE CONSTRUCTED FULL WIDTH UNTIL REACHING THE EXISTING FOUNDERS FEDERAL CREDIT UNION DRIVEWAY ON MOSS ROAD, APPROXIMATELY 225 FEET.
- MODIFY THE SIGNAL AS NECESSARY.

b. **TRYON STREET AND ACCESS A**

- CONSTRUCT AN EASTBOUND RIGHT TURN LANE WITH 75 FEET OF STORAGE AND APPROPRIATE TAPER.
- CONSTRUCT ACCESS A WITH ONE INGRESS LANE AND ONE EGRESS LANE (RIGHT ONLY).

c. **MOSS ROAD AND ACCESS B**

- CONSTRUCT A SOUTHBOUND RIGHT TURN LANE WITH 75 FEET OF STORAGE AND APPROPRIATE TAPER.
- CONSTRUCT A NORTHBOUND LEFT TURN LANE WITH 100 FEET OF STORAGE AND 100 FEET OF TAPER.
- CONSTRUCT ACCESS B WITH ONE INGRESS LANE AND ONE EGRESS LANE (SHARED LEFT/RIGHT).

THE ABOVE-REFERENCED IMPROVEMENTS SHALL BE SUBSTANTIALLY COMPLETED PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR THE FIRST NEW BUILDING CONSTRUCTED ON THE SITE.

II. STANDARDS, PHASING AND OTHER PROVISIONS.

- a. **CDOT/NC DOT STANDARDS:** ALL OF THE FOREGOING PUBLIC ROADWAY IMPROVEMENTS WILL BE SUBJECT TO THE STANDARDS AND CRITERIA OF CDOT AS APPLICABLE. IT IS UNDERSTOOD THAT SUCH IMPROVEMENTS MAY BE UNDERTAKEN BY THE PETITIONER ON ITS OWN OR IN CONJUNCTION WITH OTHER DEVELOPMENT OR ROADWAY PROJECTS TAKING PLACE WITHIN THE AREA, BY WAY OF A PRIVATE/PUBLIC PARTNERSHIP EFFORT OR OTHER PUBLIC SECTOR PROJECT SUPPORT.

- b. **RIGHT OF-WAY DEDICATION:** SUBJECT TO THE QUALIFICATIONS SET FORTH HEREIN, RIGHT-OF-WAY TO BE DEDICATED FOR THE REQUIRED ROADWAY IMPROVEMENTS DESCRIBED IN ABOVE WILL BE DEDICATED VIA FEE SIMPLE CONVEYANCE BEFORE THE CERTIFICATE OF OCCUPANCY IS ISSUED FOR THE LEVEL OF IMPROVEMENTS REQUIRED BY THE PHASING TIED TO THE IDENTIFIED ROADWAY IMPROVEMENTS AS DESCRIBED ABOVE AND ON THIS REZONING PLAN. THE PETITIONER WILL PROVIDE A PERMANENT SIDEWALK EASEMENT FOR ANY OF THE PROPOSED SIDEWALKS LOCATED ALONG THE PUBLIC STREETS LOCATED OUTSIDE OF THE RIGHT-OF-WAY. THE PERMANENT SIDEWALK EASEMENT WILL BE LOCATED AT A MINIMUM OF TWO (2) FEET BEHIND THE SIDEWALK WHERE FEASIBLE.

- c. **SUBSTANTIAL COMPLETION:** REFERENCE TO "SUBSTANTIAL COMPLETION" OR "SUBSTANTIALLY COMPLETED" FOR CERTAIN IMPROVEMENTS AS SET FORTH IN THE PROVISIONS OF SECTION 41 ABOVE SHALL MEAN COMPLETION OF THE ROADWAY IMPROVEMENTS IN ACCORDANCE WITH THE STANDARDS SET FORTH IN SECTION 41.A ABOVE PROVIDED, HOWEVER, IN THE EVENT CERTAIN NON-ESSENTIAL ROADWAY IMPROVEMENTS (AS REASONABLY DETERMINED BY CDOT) ARE NOT COMPLETED AT THE TIME THAT THE PETITIONER SEEKS TO OBTAIN A CERTIFICATE OF OCCUPANCY FOR BUILDINGS ON THE SITE IN CONNECTION WITH RELATED DEVELOPMENT PHASING DESCRIBED ABOVE, THEN CDOT WILL INSTRUCT APPLICABLE AUTHORITIES TO ALLOW THE ISSUANCE OF CERTIFICATES OF OCCUPANCY FOR THE APPLICABLE BUILDINGS, AND IN SUCH EVENT THE PETITIONER MAY BE ASKED TO POST A LETTER OF CREDIT OR A BOND FOR ANY IMPROVEMENTS NOT IN PLACE AT THE TIME SUCH A CERTIFICATE OF OCCUPANCY IS ISSUED TO SECURE COMPLETION OF THE APPLICABLE IMPROVEMENTS.

- d. **RIGHT-OF-WAY AVAILABILITY:** IT IS UNDERSTOOD THAT SOME OF THE PUBLIC ROADWAY IMPROVEMENTS REFERENCED IN SUBSECTION 1 ABOVE MAY NOT BE POSSIBLE WITHOUT THE ACQUISITION OF ADDITIONAL RIGHT OF WAY. IF AFTER THE EXERCISE OF DILIGENT GOOD FAITH EFFORTS OVER A MINIMUM OF A 60 DAY PERIOD, THE PETITIONER IS UNABLE TO ACQUIRE ANY LAND NECESSARY TO PROVIDE FOR ANY SUCH ADDITIONAL RIGHT OF WAY UPON COMMERCIALY REASONABLE TERMS AND AT MARKET PRICES, THEN CDOT, THE CITY OF CHARLOTTE ENGINEERING DIVISION OR OTHER APPLICABLE AGENCY, DEPARTMENT OR GOVERNMENTAL BODY MAY AGREE TO PROCEED WITH ACQUISITION OF ANY SUCH LAND. IN SUCH EVENT, THE PETITIONER SHALL REIMBURSE THE APPLICABLE AGENCY, DEPARTMENT OR GOVERNMENTAL BODY FOR THE COST OF ANY SUCH ACQUISITION INCLUDING COMPENSATION PAID BY THE APPLICABLE AGENCY, DEPARTMENT OR GOVERNMENTAL BODY FOR ANY SUCH LAND AND THE EXPENSES OF SUCH PROCEEDINGS. FURTHERMORE, IN THE EVENT PUBLIC ROADWAY IMPROVEMENTS REFERENCED IN SUBSECTION A. ABOVE ARE DELAYED BECAUSE OF DELAYS IN THE ACQUISITION OF ADDITIONAL RIGHT-OF-WAY AS CONTEMPLATED HEREIN AND SUCH DELAY EXTENDS BEYOND THE TIME THAT THE PETITIONER SEEKS TO OBTAIN A CERTIFICATE OF OCCUPANCY FOR BUILDINGS ON THE SITE IN CONNECTION WITH RELATED DEVELOPMENT PHASING DESCRIBED ABOVE, THEN CDOT WILL INSTRUCT APPLICABLE AUTHORITIES TO ALLOW THE ISSUANCE OF CERTIFICATES OF OCCUPANCY FOR THE APPLICABLE BUILDINGS; PROVIDED, HOWEVER, PETITIONER CONTINUES TO EXERCISE GOOD FAITH EFFORTS TO COMPLETE THE APPLICABLE ROAD-WAY IMPROVEMENTS, IN SUCH EVENT THE PETITIONER MAY BE ASKED TO POST A LETTER OF CREDIT OR A BOND FOR ANY IMPROVEMENTS NOT IN PLACE AT THE TIME SUCH A CERTIFICATE OF OCCUPANCY IS ISSUED TO SECURE COMPLETION OF THE APPLICABLE IMPROVEMENTS.

- e. **ALTERNATIVE IMPROVEMENTS.** IN ADDITION TO OTHER PROVISIONS SET FORTH HEREIN, CHANGES TO THE ABOVE REFERENCED ROADWAY IMPROVEMENTS CAN BE APPROVED THROUGH THE ADMINISTRATIVE AMENDMENT PROCESS UPON THE DETERMINATION AND MUTUAL AGREEMENT OF PETITIONER, CDOT AND THE PLANNING DIRECTOR, PROVIDED, HOWEVER, THE PROPOSED ALTERNATE TRANSPORTATION IMPROVEMENTS PROVIDE (IN THE AGGREGATE) COMPARABLE TRANSPORTATION NETWORK BENEFITS TO THE IMPROVEMENTS IDENTIFIED IN THIS PETITION.

III. ACCESS, AND PEDESTRIAN CIRCULATION.

- a. **EXTERNAL ACCESS POINTS:** VEHICULAR ACCESS TO THE SITE WILL BE FROM S. TRYON STREET AND MOSS ROAD IN THE MANNER GENERALLY DEPICTED ON THE REZONING PLAN.
- b. **MODIFICATIONS:** 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. **INTERNAL ACCESS POINTS:** 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 THE SITE WILL BE A COMBINATION OF PORTIONS OF THE FOLLOWING: BRICK, BRICK VENEER, MANUFACTURED STONE, SPLIT-FACE CONCRETE MASONRY UNITS, PRECAST CONCRETE, CAST-IN-PLACE CONCRETE, CEMENTITIOUS SIDING, ARCHITECTURAL METALS, STUCCO, EIFS, DECORATIVE BLOCK, TRANSPARENT GLAZING, AND SPANDREL GLAZING. VINYL AS A BUILDING MATERIAL IS ACCEPTABLE ONLY ON WINDOWS, SOFFITS, AND HANDRAILS / RAILINGS.

- b. UNINTERRUPTED BLANK WALLS SHALL BE LIMITED TO FIFTY (50) FEET MEASURED HORIZONTALLY FROM THE NEAREST ARCHITECTURAL ELEMENT. THE INTENT IS TO MINIMIZE THE APPEARANCE OF UNINTERRUPTED BLANK WALLS ALONG PUBLIC FACING RIGHT OF WAYS. THIS MAY BE SATISFIED BY ANY ONE OR A COMBINATION OF THE FOLLOWING ELEMENTS: CHANGE OF MATERIALS, FENESTRATIONS INCLUDING OPENINGS, DOORS, AND WINDOWS, PROJECTIONS INCLUDING CANOPIES, AWNINGS, OVERHANGS, COLUMNS, AND PILASTERS IN EXCESS OF FOUR (4) INCHES IN DEPTH, STOREFRONT / CURTAINWALL MULLIONS, AND/OR SIGNAGE.

- c. THE SERVICE SIDE OF THE BUILDING MAY NOT BE ORIENTED DIRECTLY TO MOSS ROAD OR S. TRYON STREET.

5. STREETScape, BUFFERS, YARDS AND LANDSCAPING:

- a. THE SETBACK ALONG S. TRYON STREET WILL BE TWENTY (20) FEET AS MEASURED FROM THE FUTURE BACK OF CURB, AS GENERALLY DEPICTED ON THE REZONING PLAN.
- b. THE PETITIONER SHALL DEDICATE RIGHT OF WAY SIXTY-SIX (66) FEET FROM THE EXISTING CENTER LINE OF S. TRYON STREET AS GENERALLY DEPICTED ON THE REZONING PLAN.
- c. ALONG THE SITE'S FRONTAGE ON S. TRYON STREET THE PETITIONER WILL PROVIDE AN EIGHT (8) FOOT PLANTING STRIP AND A TWELVE (12) FOOT MULTI-USE PATH AS GENERALLY DEPICTED ON THE REZONING PLAN.
- d. THE SETBACK ALONG MOSS ROAD WILL BE SIXTEEN (16) FEET AS MEASURED FROM THE FUTURE BACK OF CURB, AS GENERALLY DEPICTED ON THE REZONING PLAN.
- e. ALONG THE SITE'S FRONTAGE ON MOSS ROAD THE PETITIONER WILL PROVIDE AN EIGHT (8) FOOT PLANTING STRIP AND A SIX (6) FOOT SIDEWALK AS GENERALLY DEPICTED ON THE REZONING PLAN.
- f. THE PETITIONER WILL PROVIDE A SIDEWALK NETWORK THAT LINKS THE PROPOSED BUILDING ON THE SITE TO THE SIDEWALK ALONG EACH OF THE ABUTTING PUBLIC STREETS IN THE MANNER GENERALLY DEPICTED ON THE REZONING PLAN. THE MINIMUM WIDTH FOR INTERNAL SIDEWALKS WILL BE FIVE (5) FEET.
- g. ABOVE-GROUND BACKFLOW PREVENTERS WILL BE SCREENED FROM PUBLIC VIEW AND WILL BE LOCATED OUTSIDE OF THE REQUIRED SETBACKS.
- h. A 15 FOOT BUFFER WITH A FENCE WILL BE PROVIDED ALONG THE WESTERN AND SOUTHERN PROPERTY BOUNDARIES AS GENERALLY DEPICTED ON THE REZONING PLANS.
- i. 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.

7. SIGNAGE:

- a. RESERVED.

8. LIGHTING:

- 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. CATS:

- a. THE PETITIONER WILL COORDINATE WITH CATS TO RELOCATE AND CONSTRUCT A BUS STOP WAITING PAD ON TRYON STREET AS PART OF THE DEVELOPMENT OF THE SITE.

10. 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.

11. 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.

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REZONING
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SHEET TITLE:
**DEVELOPMENT
STANDARDS**

SHEET NUMBER:
RZ-3

THIS DRAWING IS CONCEPTUAL IN NATURE TO ILLUSTRATE DESIGN INTENT AND THEREFORE IS SUBJECT TO REASONABLE CHANGES AND MODIFICATIONS AS THE DESIGN IS REFINED AND DEVELOPED, INCLUDING BUT NOT LIMITED TO COLORS, MATERIALS, MASSING AND THE HEIGHT DEPICTED.

1417 Charlotte - 11225 South Tryon Street



SCHEMATIC ELEVATIONS

LIDL US, LLC | GROCERY STORE - 1417 CHARLOTTE | 1213118 | KAZAK progressive A 01

1417 Charlotte - 11225 South Tryon Street



SCHEMATIC ELEVATIONS

LIDL US, LLC | GROCERY STORE - 1417 CHARLOTTE | 1213118 | KAZAK progressive A 02

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