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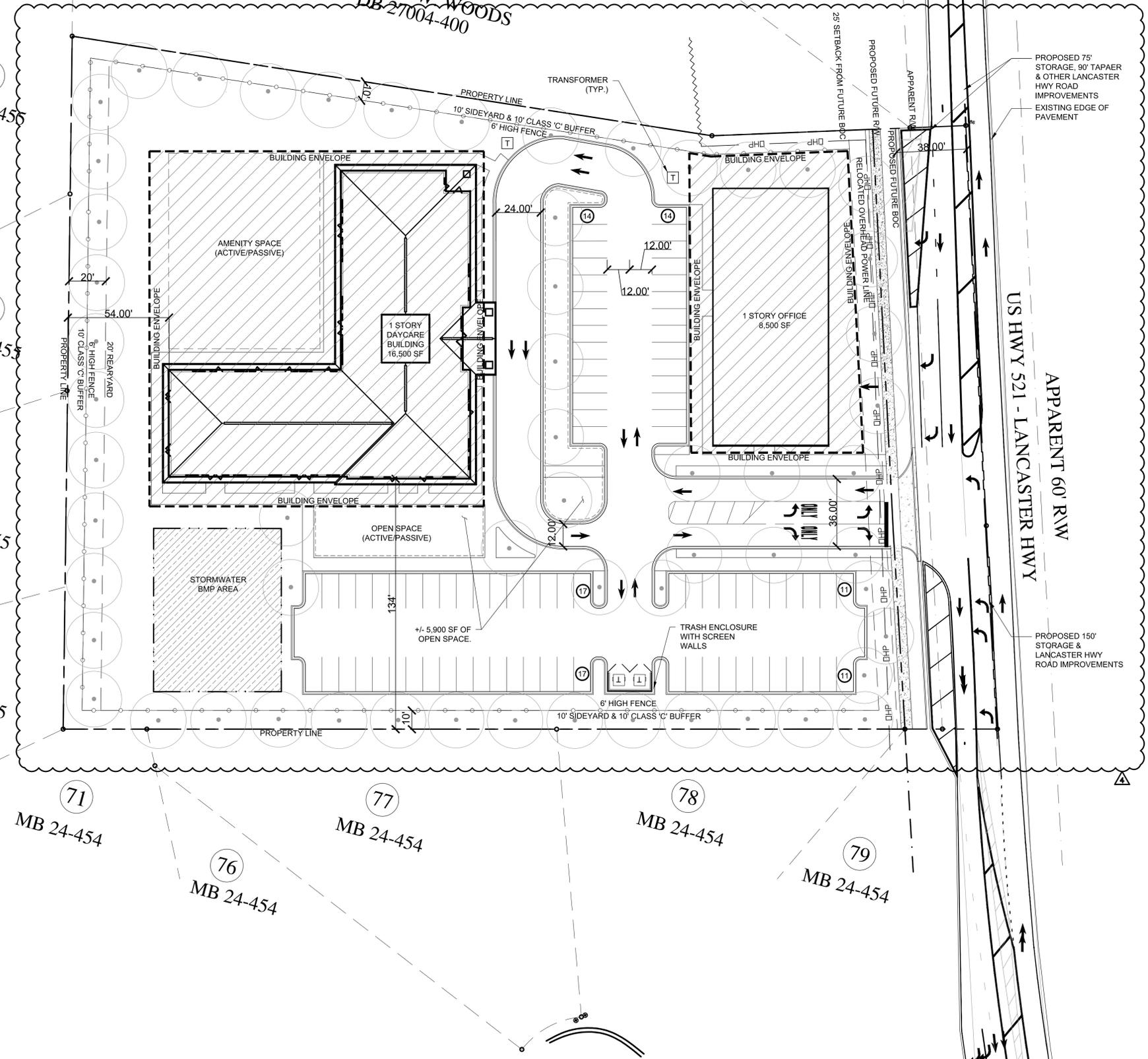
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ROBERT W. WOODS  
DB-27004-400



**DEVELOPMENT DATA**  
 Tax parcel id #'s: 223-451-81  
 Zoning jurisdiction: Mecklenburg county  
 Total site acreage: (3.78) 3.62 ac net of existing r/w  
 Required parking: 58 stalls (NS district)  
 Parking provided: 84 stalls provide. A minimum of 1.0 parking spaces per 10 children, 1 space per employee, and minimum of 1.0 parking space for each 350 gross square feet of office use will be provided.

**Zoning:**  
 Existing zoning: R8-MF (CD)  
 Existing use: Single family dwelling unit (structure) & vacant land  
 Proposed zoning: NS (Neighborhood Services)  
 Proposed use: Up to 16,500 square feet of Daycare use and up to 8,500 sq.ft. of gross floor area of general and medical office use together with accessory uses, as allowed in the ns zoning district.

**Neighborhood services data:**  
 Min. setback : 25' \*\*  
 Min. sideyard: 10'  
 Min. rearyard: 20'  
 Max. bldg height: \*  
 \*Not to exceed (1) story or 30 feet for Daycare building; and not to exceed One (1) story and 30 feet for the proposed office buildings, building height to be measured as defined by the ordinance.

▲ \*\*25' from back of existing or proposed curb, whichever is greater

- Legend:**
- Existing trees to be saved
  - Proposed street trees
  - Proposed Stormwater BMP
  - Proposed bldg envelope

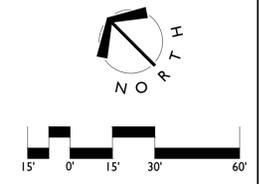
**LandDesign**  
 223 N Graham Street Charlotte, NC 28202  
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 www.LandDesign.com

**LANCASTER HWY  
 CONCEPTUAL SITE PLAN**  
 SOUTHERN APARTMENT GROUP, MECKLENBURG COUNTY  
 CITY OF CHARLOTTE REZONING 2014-001(C)

**REVISIONS:**  
 09/17/14 - REZONING COMMENTS  
 11/20/14 - COMMUNITY COMMENTS  
 10-12-15 - ADMINISTRATIVE AMENDMENT  
 03-06-17 - ADMINISTRATIVE AMENDMENT  
 02-27-18 - ADMINISTRATIVE AMENDMENT REV. 1

DATE: 06/23/14  
 DESIGNED BY: LDB  
 DRAWN BY: LDB  
 CHECKED BY: NLD  
 SCALE: PER SHEET  
 PROJECT #: 1013226  
 SHEET #: **RZ-2**

PETITION #: 2014-001(C)  
 CITY OF CHARLOTTE



**Site Development Data:**

- Acreage: ± 3.62 acres net of existing right-of-way (± 3.78 acres total)
- Tax Parcel #: 223-451-81
- Existing Zoning: R-8MF(CD) (by Rezoning Petition No. 2008-001(c))
- Proposed Zoning: NS
- Existing Uses: A single-family dwelling unit.
- Proposed Uses: Up to 16,500 square feet of gross floor area of Daycare use and up to 11,000 square feet of gross floor area of general and medical office uses together with accessory uses, as allowed in the NS zoning district.
- Max. Bldg. Height: Not to exceed (1) story or 30 feet for the multi-family residential building; and not to exceed one (1) story and 30 feet for the proposed office buildings, building height to be measured as defined by the Ordinance.
- Parking: A minimum of 1.5 parking spaces per dwelling unit and a minimum of 1.0 parking space for each 350 gross square feet of office uses will be provided.

**DEVELOPMENT STANDARDS**

**December 17, 2018**

**1. GENERAL PROVISIONS**

- A. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Ascent Real Estate Capital, LLC (the "Petitioner") to request an amendment to the approved Conditional Rezoning Plan relating to Rezoning Petition No. 2014-001(c) (the "Approved Plan"). The Approved Plan currently governs the development and use of the site subject to this site plan amendment request, which is an approximately 3.42 acre site located on the west side of Lancaster Highway, north of the intersection of Lancaster Highway and Winghurst Drive (the "Site"). The Site is more particularly depicted on the Rezoning Plan and is comprised of Tax Parcel Nos. 223-451-81, 223-451-95 and 223-451-96.
- B. The development and use of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the Mecklenburg County Zoning Ordinance (the "Ordinance").
- C. Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the NS (Neighborhood Services) zoning district shall govern the use and development of the Site.
- D. 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 private drives and parking and circulation areas depicted on the Rezoning Plan are schematic in nature and, subject to the terms of these Development Standards and the Ordinance, are subject to minor alterations or modifications during the design development and construction document phases.
- 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 the Ordinance.

**2. PERMITTED USES/DEVELOPMENT LIMITATIONS**

- A. Subject to the limitations set out below in paragraphs B, C, D and E, the Site may be devoted only to the uses set out below, together with any incidental or accessory uses associated therewith that are permitted under the Ordinance in the NS zoning district.
  - (1) Professional business, general and medical office uses.
  - (2) A childcare center, subject to the regulations of Section 12.502 of the Ordinance.
- B. The total maximum gross floor area that may be devoted to professional business, general and medical office uses shall be 8,500 square feet.
- C. The childcare center may accommodate a maximum of 190 children.
- D. The maximum gross floor area of the building that will contain a childcare center shall be 16,50 square feet.
- E. A maximum of 2 principal buildings may be located on the Site. Accessory buildings and structures located on the Site shall not be considered in any limitation on the number of principal buildings located on the Site.

**3. TRANSPORTATION**

- A. Vehicular access shall be as generally depicted on the Rezoning Plan. The placement and configuration of the access points are subject to any minor modifications required by the Charlotte Department of Transportation ("CDOT") and/or the North Carolina Department of Transportation ("NCDOT").
- B. The alignments of the internal private drives and the parking 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.
- C. Internal sidewalks and pedestrian connections shall be provided on the Site as generally depicted on the Rezoning Plan.
- D. Prior to the issuance of the first certificate of occupancy for a new building constructed on the Site, Petitioner shall dedicate and convey to the City of Charlotte or to NCDOT (subject to a reservation for any necessary utility easements) those portions of the Site located immediately adjacent to Lancaster Highway as required to provide right of way measuring 50 feet from the existing center line of Lancaster Highway to the extent that such right of way does not exist.
- E. Petitioner shall install curb, gutter and sidewalk along the Site's frontage on Lancaster Highway as generally depicted on the Rezoning Plan.

**4. ARCHITECTURAL STANDARDS**

- A. The maximum height in stories of any building located on the Site shall be 1 story.
- B. The maximum height in feet of any building located on the Site shall be 30 feet as measured under the Ordinance.
- C. HVAC and related mechanical equipment will be screened from public view and from the view of adjacent properties at grade.
- D. Dumpster areas and recycling areas will be enclosed by a solid wall or fence with one side being a decorative gate.

**5. STREETScape/LANDSCAPING**

- A. A minimum 10 foot wide landscape area that is planted to the standards of a Class C buffer shall be established along the northern, southern and western boundary lines of the Site as more particularly depicted on the Rezoning Plan. The trees planted within this landscape area will be evergreen trees with a minimum height of 8 feet at the time of installation.
- B. A minimum 6 foot tall wooden screen fence shall be installed along the northern, southern and western boundary lines of the Site as more particularly depicted on the Rezoning Plan.
- C. Petitioner shall install a minimum 8 foot wide planting strip and a minimum 6 foot wide sidewalk along the Site's frontage on Lancaster Highway as generally depicted on the Rezoning Plan.

**6. ENVIRONMENTAL FEATURES**

- A. Petitioner shall comply with the Mecklenburg County approved and adopted Post Construction Stormwater Ordinance.
- B. The location, size and type of storm water management systems depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.

**7. LIGHTING**

- A. All freestanding lighting fixtures installed on the Site (excluding lower, decorative lighting that may be installed along the driveways, sidewalks and parking areas and landscaping lighting) 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 15 feet.

**8. 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.