## **DEVELOPMENT DATA:** PENCE RD . PARCEL ID: 109-102-04 **DEVELOPMENT STANDARDS** C. An eating, drinking and entertainment establishment with accessory drive-through service DB: 33210, PG. 306 Petitioner shall dedicate and convey all relevant right of way to the City of Charlotte anes/windows shall have indoor seating that can accommodate a minimum of 50 patrons. (4) Building elevations shall not have expanses of blank walls greater than 20 feet in all LEGAL DESC.: M4-643 December 16, 2019 prior to the issuance of the first certificate of occupancy for a new building constructed directions and architectural features such as but not limited to banding, medallions or VIOLA DR SITE AREA: ±1.217 AC. on the Site. The right of way shall be setback 2 feet behind the multi-use path where The maximum size of an outdoor dining patio located on the Site shall be 1,000 square design features or materials will be provided to avoid a sterile, unarticulated blank feasible. If it is not feasible, the multi-use path, or portions thereof, may be located in a treatment of such walls. 2. SITE ADDRESS: 8837 ALBEMARLE ROAD sidewalk utility easement. CHARLOTTE, NC 28227 (5) Building elevations shall be designed with vertical bays or articulated architectural GENERAL PROVISIONS 3. TRANSPORTATION 3. EXISTING ZONING: B-1 (CD) features which shall include a combination of at least three of the following: a Subject to the approval of NCDOT and prior to the issuance of the first certificate of combination of exterior wall offsets (projections and recesses), columns, pilasters, change PROPOSED ZONING: NS occupancy for the new building to be constructed on the Site, Petitioner shall A. These Development Standards form a part of the Rezoning Plan associated with the Vehicular access shall be as generally depicted on the Rezoning Plan. The placement and EXISTING USE: RESIDENTIAL in materials or colors, awnings, arcades, or other architectural elements. substantially complete the transportation improvement set out below. Rezoning Petition filed by Albemarle Road Partners, LLC (the "Petitioner") for an configuration of the vehicular access points are subject to any minor modifications PROPOSED USE: SEE DEVELOPMENT STANDARDS approximately 1.217 acre site located on the north side of Albemarle Road between required by the Charlotte Department of Transportation and/or the North Carolina (6) Multi-story buildings should have a minimum of 20% transparency on all upper stories. (1) A westbound right turn lane on Albemarle Road at the vehicular access point into the Site Hollirose Drive and Circumferential Road, which site is more particularly depicted on Department of Transportation ("NCDOT"). 4. PROPOSED BUILDING AREA: MAXIMUM 4,700 S.F. from Albemarle Road as generally depicted on the Rezoning Plan. the Rezoning Plan (hereinafter referred to as the "Site"). The Site is comprised of Tax 5. MAXIMUM BUILDING HEIGHT: 40' Parcel No. 109-102-04. 5. STREETSCAPE AND LANDSCAPING B. The alignments of the internal drives and circulation areas to be located on the Site are Notwithstanding the foregoing, this transportation improvement may be modified by subject to any minor modifications or alterations required during the construction 6. ADDITIONS: ±1000 S.F. OUTDOOR PATIO NCDOT during the permitting process. Development of the Site will be governed by the Rezoning Plan, these Development An 8 foot wide planting strip and a 12 foot wide multi-use path shall be installed along permitting process. 7. SETBACKS AND YARDS: PER NS ZONING Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the the Site's frontage on Albemarle Road as generally depicted on the Rezoning Plan. The In connection with the construction and installation of the right turn lane described above $\langle$ Internal sidewalks and pedestrian connections shall be provided on the Site as generally southern edge of the 8 foot wide planting strip shall be located 52 feet from the existing 8. PARKING: in paragraph L, Petitioner shall relocate that portion of the existing 6 foot wide sidewalk \ PARKING RATIO FOR BLDG: 1 PER 145 S.F. = 32 SPACES centerline of Albemarle Road, and the southern edge of the 12 foot wide multi-use path depicted on the Rezoning Plan. C. Unless the Rezoning Plan or these Development Standards establish more stringent PARKING RATIO FOR PATIO: 1 PER 150 S.F. = 7 SPACES located to the east of the Site between the eastern boundary of the Site and the existing shall be located 60 feet from the existing centerline of Albemarle Road. standards, the regulations established under the Ordinance for the Neighborhood Services TOTAL PARKING REQUIRED = 39 SPACES driveway into Tax Parcel No. 109-102-08 as generally depicted on the Rezoning Plan. D. Off-street vehicular parking shall be provided at the rate of 1 parking space per 145 The relocated sidewalk shall have a width of 6 feet. Additionally, Petitioner will acquire) PARKING PROVIDED = 45 SPACES ("NS") zoning district shall govern the development and use of the Site. VICINITY MAP square feet of gross floor area for the principal building to be located on the Site. A minimum 20 foot wide landscape area that is planted to the standards of a Class B HANDICAP PARKING REQ'D = 2 SPACES, PROVIDED = 2 and dedicate right of way to accommodate the future upgrade (by others) of the relocated ) buffer shall be established along the western and northern boundary lines of the Site as SPACES ALL VAN ACCESSIBLE. The development and uses depicted on the Rezoning Plan are schematic in nature and are 6 foot wide sidewalk to a 12 foot wide multi-use path. Off-street vehicular parking shall be provided at the rate of 1 parking space per 150 depicted on the Rezoning Plan. intended to depict the general arrangement of uses and improvements on the Site. . THIS PROPERTY IS NOT LOCATED WITHIN A FEMA FLOOD square feet of gross floor area for the outdoor dining patio to be located on the Site. Accordingly, the ultimate layout, locations and sizes of the development and site ARCHITECTURAL STANDARDS ZONE AS PER FEMA FLOOD PANEL #: 3710459300K, 6. ENVIRONMENTAL FEATURES The commercial driveway providing access to and from the Site from and to Albemarle elements depicted on the Rezoning Plan are graphic representations of the proposed DATED: 02/19/2014 development and site elements, and they may be altered or modified in accordance with Road shall be designed and constructed in accordance with the Charlotte Land A. The maximum height in feet of any building constructed on the Site shall be 40 feet as Development of the Site shall comply with the requirements of the City of Charlotte Tree the setback, yard and landscape area requirements set forth on this Rezoning Plan and the Development Design Standards Manual (CLDSM) 10.25E – Type II Modified Driveway. measured under the Ordinance. Development Standards, provided, however, that any such alterations and modifications Petitioner shall install a 12 foot wide multi-use path along the Site's frontage on shall not materially change the overall design intent depicted on the Rezoning Plan. B. The architectural and design standards set out below shall apply to any building Petitioner shall comply with the Charlotte City Council approved and adopted Post-Albemarle Road. constructed on the Site. Future amendments to the Rezoning Plan and/or these Development Standards may be Construction Stormwater Ordinance. applied for by the then owner or owners of the Site in accordance with the provisions of Petitioner shall install a stop sign at the driveway connection to the adjacent property (1) Facades fronting streets shall include a combination of windows and operable doors for a EXISTING D/W LIGHTING Chapter 6 of the Ordinance. Alterations to the Rezoning Plan are subject to Section located to the east of the Site where the driveway enters the Site. minimum of 60% of each frontage elevation with transparent glass between 2 feet and 10 6.207 of the Ordinance. feet on the first floor. Up to 20% of this requirement may be comprised of display A stub driveway shall be provided to the western boundary line of the Site as generally All freestanding lighting fixtures installed on the Site (excluding street lights, lower, windows. These display windows must maintain a minimum of 3 foot clear depth depicted on the Rezoning Plan. This stub driveway shall be opened to vehicular traffic 2. PERMITTED USES/DEVELOPMENT LIMITATIONS decorative lighting that may be installed along the driveways and sidewalks and between window and rear wall. Windows within this zone shall not be screened by film, from the parcel of land located to the west of the Site only in the event that the parcel of landscaping lighting) shall be fully capped and shielded and the illumination downwardly decals, and other opaque material, glazing finishes or window treatments. The maximum -6 TREES/100 F.T. A. Subject to the limitations set out below, the Site may be devoted to any use or uses land located to the west of the Site is redeveloped for non-residential purposes and an directed so that direct illumination does not extend past any property line of the Site. sill height for required transparency shall not exceed 4 feet above the adjacent street allowed by right or under prescribed conditions in the NS zoning district, together with appropriate reciprocal cross-easement agreement is entered into by the owner of the Site any incidental or accessory uses associated therewith that are permitted under the and the owner of the parcel of land located to the west of the Site. The maximum height of any freestanding lighting fixture installed on the Site shall be 21 (2) The facades of first/ground floor of the buildings along streets shall incorporate a 00000000000000<del>|</del>−−− 40 SHRUBS/100 F.T. Ordinance in the NS zoning district, including, without limitation, drive-through service minimum of 30% masonry materials such as brick or stone. Cross access shall be provided to and from the Site from and to Tax Parcel No. 109-102lanes/windows and outdoor dining. 08 located to the east of the Site by way of the 30 foot wide driveway connection Any lighting fixtures attached to the buildings to be constructed on the Site shall be (3) Direct pedestrian connection should be provided between street facing doors, corner B. The maximum gross floor area of the principal building to be constructed on the Site depicted on the Rezoning Plan as contemplated under Rezoning Petition No. 2014-111. decorative, capped and downwardly directed. features to sidewalks on adjacent streets. shall be 4,700 square feet. 8. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS 20' WIDE LANDSCAPE AREA ADJACENT **EASEMENT FOR 12' MULTI-**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 PURPOSE PATH TO BE TO RESIDENTIAL, PLANTED AS CLASS "B" BUFFER Plan will, unless amended in the manner provided under the Ordinance, be binding upon OBTAINED BY DEVELOPER and inure to the benefit of Petitioner and the current and subsequent owners of the Site EASEMENT 72' FROM CL OF and their respective successors in interest and assigns. ALBEMARLE ROAD Throughout these Development Standards, the term "Petitioner" shall be deemed to RELOCATE EX include the heirs, devisees, personal representatives, successors in interest and assigns of **Planning Department** 6' SIDEWALK Petitioner or the owner or owners of the Site from time to time who may be involved in CHARLOTTE. any future development thereof. ROAD IMPROVEMENTS TO Any reference to the Ordinance herein shall be deemed to refer to the requirements of the **APPROVED BY CITY COUNCIL** ALBEMARLE ROAD TO BE Ordinance in effect as of the date this Rezoning Petition is approved. COORDINATED WITH NCDOT & CDOT DURING FINAL DESIGN. (A)5.5 December 16, 2019 -CONNECTION PURSUANT **EXISTING O'Reilly AUTO PARTS** TO REZONING PET. 2014-111 CHARLOTTE COMMO ALBEMARLE, LLC M.B. 58 Pd. LOT 1, M.B. 59 PG. 210 D.B. 31554 PG. 443 30' DRIVEWAY ZONMG: B-1(CD)TO ADJACENT north PROPERTY - PROP. GATED & SCREENED DUMPSTER ENCLOSURE MINIMUM 5' PLANTING STRIP \S07°17'40"E 371.76" RIGHT TURN MINIMUM 5' PLANTING STRIP LANE MINIMUM 5' PLANTING STRIP NEW STREET TREES @ 40' O.C PROPOSED 1'-6" CURB **ASPHALT** AND GUTTER (TYP.) PARKING ACCESSIBLE PARKING & SIGNAGE 52' TO FRONT EDGE OF 8' PLANTING STRIP 12' MULTI-USE PATH 8' PLANTING STRIP BENNY F. &

BENNY F. &

CAROL S. NORWOOD

D.B. 10491 PG. 941

ZONING: R−3

20' LANDSCAPED AREA-

"B" BUFFER TO SCREEN

PLANTED AS A CLASS

BETWEEN USES

CAROL S. NORWOOD!

D.B. 10491 PG. 941 ZONING: R-3

20' REAR YARD & -

BETWEEN USES

LANDSCAPED AREA

PLANTED AS A CLASS "B" BUFFER TO SCREEN

CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO REGINNING CONSTRUCTION.

CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAGMEN, ETC., AS NECESSARY TO INSURE SAFETY

L PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO E REPLACED ACCORDING TO STANDARDS OF THE NORTH AROLINA DEPARTMENT OF TRANSPORTATION.

SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMMENDED.

Know what's **below.** 

Call before you dig.

**REVISIONS** 

ENGINEERING, INC

16507-A NORTHCROSS DRIVE

HUNTERSVILLE, N.C. 28078

PHONE: (704) 895-8484

FAX: (704) 237-4362

OCTOBER 14, 2019

DATE

ALBEMARLE ROAD

PARTNERS, LLC

**568 JETTON STREET** 

SUITE 200

DAVIDSON, NC 28036

PH: 704-895-2084

atson@piedmontlanddevelopment.co

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NOLLI

PE

60' TO FRONT EDGE

OF 12' MULTI-USE PATH

PROPOSED MONUMENT

55' FROM EX. CL

(F.O.C.)

PROPOSED

**ASPHALT** 

**PARKING** 

SHRUBS 5' O.C.

FOR PARKING LOT

SCREENING (TYP)

PROPOSED

**DINING AREA** 

**OUTDOOR PATIO** 

NO LEFT TURN

GRAPHIC SCALE

( IN FEET )

1 inch = 20 ft.

AD

ALBEMARL

8837

N.C. CORP. LIC. C-1815

PROJECT NO.: 2019.13 SCALE: 1" = 20' DRAWN BY: PAB

CHECKED BY: JLW

SHEET NO: