

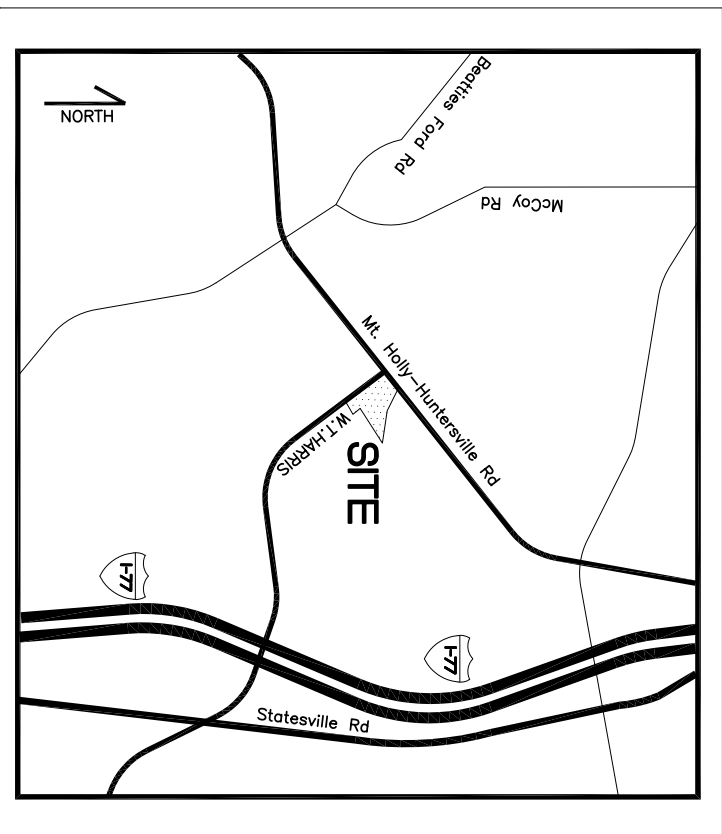
TECHNICAL DATA SHEET

Pecan Ridge of Charlotte LLC
 Development Standards
 07/31/2020
 Rezoning Petition RZF-2020-047

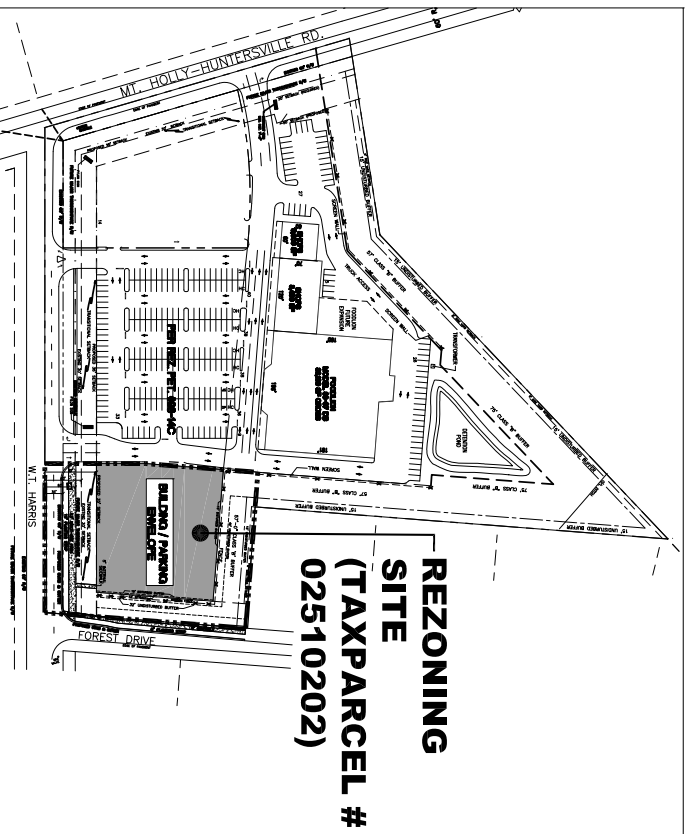


△ 1ST ROUND OF STAFF COMMENTS. 05/11/20
 △ 2ND ROUND OF STAFF COMMENTS. 06/11/20
 △ 3RD ROUND OF STAFF COMMENTS. 07/21/20
 △ 4TH ROUND OF STAFF COMMENTS. 07/31/20

LOCATOR AERIAL



ADJACENT SHOPPING CENTER SITE (TAX PARCEL #02510201)



REZONING SITE (TAX PARCEL # 02510202)

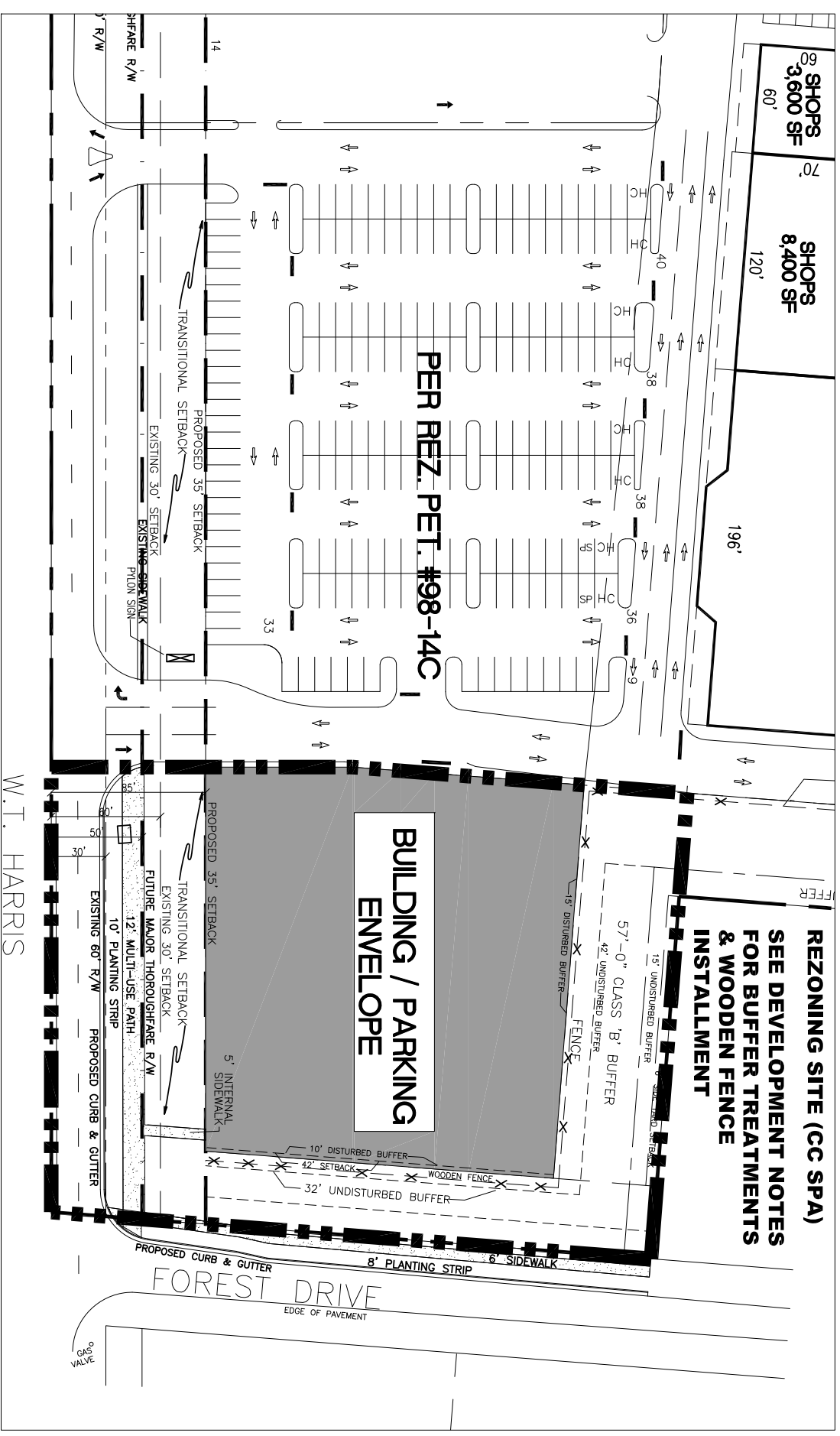
- Site Development Data:**
- Average: ± 1.72 acres
 - Tax Parcel #: 025-102-02
 - Existing Zoning: CC per Rez. Pet. #98-14C
 - Proposed Zoning: CC SPA for portion identified
 - Existing Uses: Vacant
 - Proposed Uses: Retail, EDEE (restaurants), personal services, and office uses as permitted by right and under prescribed conditions together with accessory uses, as allowed in the CC zoning district (as more specifically described below in Section 2).
 - Prohibited Uses: The following use is not permitted on the Site: automotive service stations with or without a convenience store.
 - Maximum Gross Square feet of Development: Up to 10,000 square feet of gross floor area (only 3,000 sf if EDEE with drive-through accessory use).
 - Maximum Building Height: As allowed by the Ordinance.
 - Parking: Parking will be provided as required by the Ordinance.



Charlotte
 Planning Department

APPROVED BY CITY COUNCIL

September 21, 2020

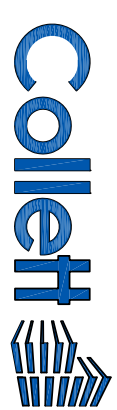
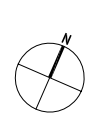
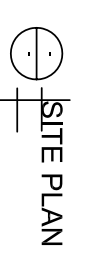


REZONING SITE (CC SPA)
**SEE DEVELOPMENT NOTES
 FOR BUFFER TREATMENTS
 & WOODEN FENCE
 INSTALLMENT**

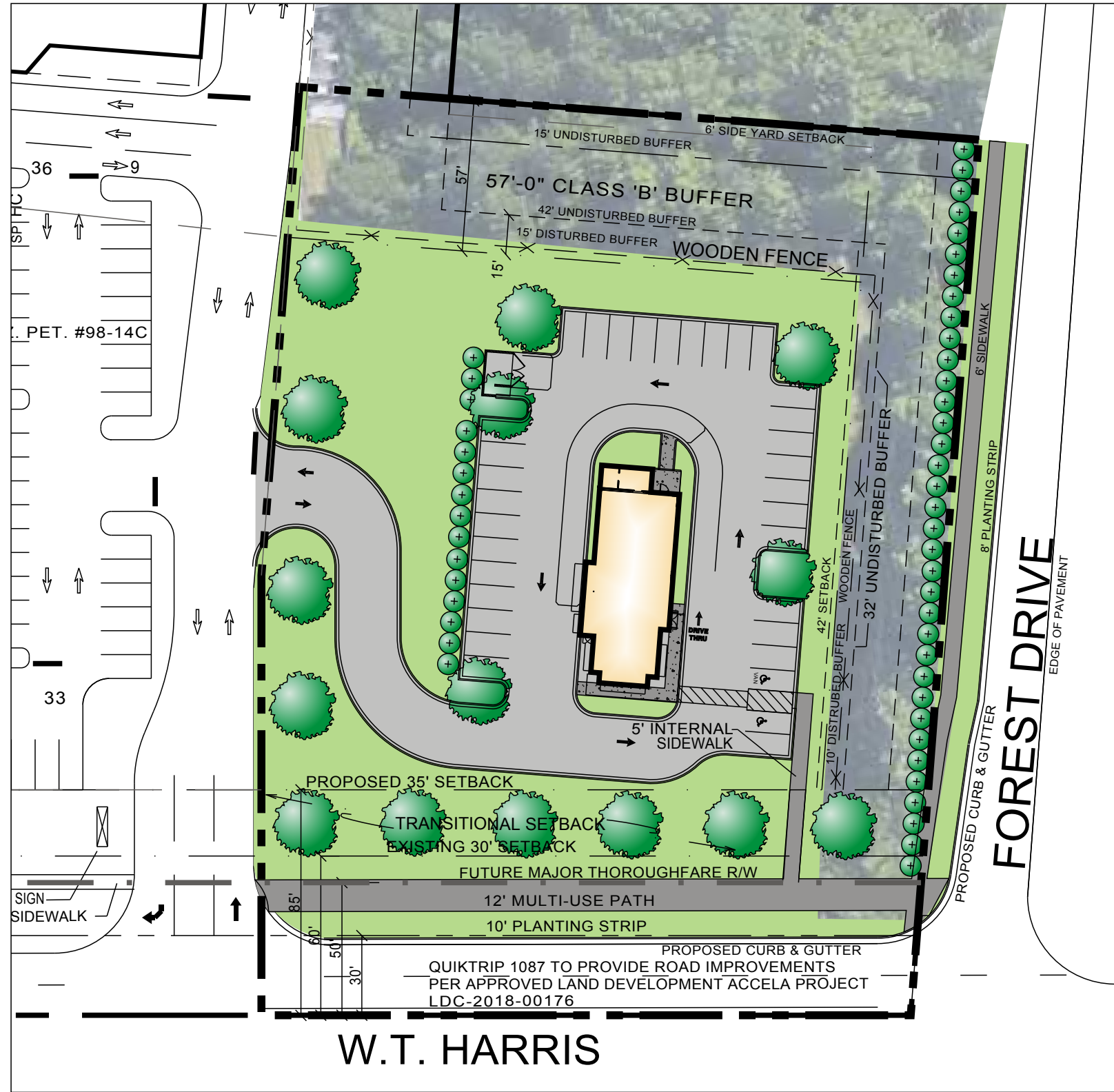
**BUILDING / PARKING
 ENVELOPE**

PER REZ. PET. #98-14C

W.T. HARRIS / FOREST DRIVE
 CHARLOTTE, NORTH CAROLINA



ALTERNATIVE USE SITE PLAN



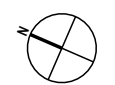
W.T. HARRIS

W.T. HARRIS / FOREST DRIVE
 CHARLOTTE, NORTH CAROLINA

DRAWING PREPARED JULY 31, 2020

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SITE PLAN



Pecan Ridge of Charlotte LLC

Development Standards

07/31/2020

Rezoning Petition RZP-2020-047

1. General Provisions:

- a. Site Location. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Pecan Ridge of Charlotte LLC ("Petitioner") to accommodate the development of a commercial building with up to 10,000 square feet of gross floor area of uses allowed in the CC zoning district on +/-7.2 acre site located at 9523 Forest Drive (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 CC zoning classification shall govern. This Rezoning Plan supersedes and takes the place of any and all prior rezonings including without limitation Rez. Pet. 98-14C, provided Rez. Pet. 98-14C remains for the adjacent property governed thereby and not identified as the Site on this Rezoning Plan.
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, 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.

- e. Planned/Unified Development. The Site shall be viewed as a planned/unified development plan as to the Development/Site Elements and portions of the Site generally depicted on the Rezoning Plan and as to the same located on the adjacent Pecan Ridge Shopping Center (Tax Parcel # 025-102-01) (the "Shopping Center"). As such, side and rear yards, buffers, building height separation standards, FAR requirements, and other similar zoning standards will not be required internally between improvements and other Development/Site Elements located within the Site and the Shopping Center, provided, however, all such separation standards along the exterior boundary of the Site and the Shopping Center, not in common with the Site, as expressly described in the Rezoning Plan shall be adhered to.

- f. Personal Services. The terms "personal service uses" and/or "personal services" (whether capitalized or not) will mean and refer to uses that primarily provide or sell a service to customers versus the selling of goods. A personal service use may also sell products or merchandise but the sale of products and merchandise is typically ancillary. Examples of Personal Service uses include but are not limited to: beauty salons and barber shops, Spas, Yoga and exercise studios, fitness and wellness facilities, nail salons, martial art training studios, laundries and dry cleaning establishments, locksmiths, funeral homes and the like.

2. Permitted Uses & Development Area Limitation:

- a. The Site may be developed with up to 10,000 square feet of gross floor area of retail, EDEE (restaurants), personal services, and office uses as permitted by right and under prescribed conditions, together with accessory uses as allowed in the CC zoning district; provided, however, an EDEE with drive-through window facility use shall not exceed 3,000 square feet of gross floor area.

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 (parking will be provided for outdoor seating areas associated with a restaurant).

- b. Only one use with an accessory drive-through window will be allowed on the Site.
c. The following use is not allowed on the Site: automotive service stations with or without a convenience store.

3. Access and Transportation:

- a. Vehicular access to the Site will be from W.T. Harris Blvd across the Shopping Center in the manner generally depicted on the Rezoning Plan.
b. The placement and configuration of the vehicular access point is subject to any minor modifications required to accommodate final site development and construction plans and to any adjustments required for approval by NCDOT and/or CDOT as applicable in accordance with applicable published standards.
c. 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 NCDOT and/or CDOT as applicable in accordance with published standards.
d. The future location of curb and gutter for the development along the right of way W.T. Harris Boulevard shall be placed in the manner generally depicted on the Technical Data Sheet RZ-1 in coordination with the extension of the existing right turn lane into the first Shopping Center entrance as a through/right turn lane such extension of through/right turn lane being constructed by a third party (i.e. not Petitioner) in connection with approved land development Accela Project LDC-2018-00176- Quicktrip 1087 (Sheet PMP-7) provided, however, subject to CDOT/NCDOT's consent, such cross-section may require consideration of easements for the streetscape improvements along W.T. Harris as described below in subsection 3.e. in order to avoid undue encroachment of the right of way and resulting setbacks for parking/improvements to be developed on the Site. The curb and gutter for such cross-section is labeled and dimensioned from the centerline of each applicable road as generally depicted on the Technical Data Sheet RZ-1.

- e. As referenced in subsection 3.d. above as to the future curb location along W.T. Harris Boulevard, Petitioner will construct a 10 foot planting strip and a 12 foot multi-use path together with curb and gutter along the Site's frontage with W.T. Harris Boulevard for a total pedestrian zone of 22 feet; as described above, such cross-section may require, with the consent of CDOT/NCDOT, consideration of easements for the streetscape improvements along W.T. Harris as described in this subsection 3.e. in order to avoid undue encroachment of the right of way and resulting setbacks for parking/improvements to be developed on the Site.

- f. The location of curb and gutter and along Forest Drive shall be placed from the existing edge of pavement and as described below the new 6' foot sidewalk and 8' planting strip will be placed within the right of way to the extent sufficient right of way exists and any portion is outside the right of way will be permitted by customary easements.

- g. Applicable right-of-way reasonably required for any access or transportation improvements specifically required in this Rezoning Plan, as the same may be phased herein, shall be conveyed/dedicated to the City prior to the first certificate of occupancy for the principal building on the Site, subject to any phasing, and such right of way shall be set at 2' behind back of sidewalk where feasible and applicable.

- h. Roadway and streetscape improvements required to be installed by Petitioner shall be installed and approved prior to the first certificate of occupancy for the first principal building on the Site.

4. Architectural Standards:

- a. The building materials used on the principal buildings constructed on Site will be a combination of portions of the following: brick, stone, precast stone, precast concrete, synthetic stone, cementitious siding (such as hardi-plank), stucco, EIFS, decorative block, architectural metal panels and/or wood. Vinyl as a building material may only be used on windows, soffits, and on handrails/railings.
b. The building facade on W.T. Harris Blvd will have building entrance that connects to the sidewalk system along W.T. Harris Blvd and Forest Drive. The entrances to the sidewalks along the abutting streets will be open and operable during the business hours of the associated use.
c. The service side of the building shall not be oriented directly toward W.T. Harris Blvd or Forest Drive

5. Streetscape, Buffers, Yards and Landscaping:

- a. The setback along W.T. Harris Blvd will be thirty-five feet (35') feet as measured from the future back of curb, as generally depicted on the Rezoning Plan, and as described above as to the provision of easements for streetscape improvements to avoid undue adverse impact from setbacks for parking and improvements.
b. The setback along Forest Drive shall be forty-two feet (42') as measured from the future back of curb (together with a wooden fence), as generally depicted on the Rezoning Plan. In addition, a thirty-two foot (32') wide undisturbed buffer and an additional ten foot (10') wide disturbed buffer (for a total buffer of 42') shall be maintained as generally depicted on the Rezoning Plan and herein. Such 10' wide disturbed portion of the buffer shall include plantings of shrubs at a Class B buffer standard. Such 32' undisturbed portion of the buffer shall include the preservation of trees of four-inch (4") caliper or greater to support visual screening along Forest Drive and in areas where the existing tree canopy is materially absent, trees of three-inch (3") caliper or greater shall be installed to supplement the existing tree canopy, subject to disturbance and removal of trees to the extent reasonably required to install the new sidewalk and planting strip along Forest Drive. In addition, a six (6) foot minimum opaque wooden fence shall be installed along the buffer at the inner project edge, to further support visual screening along Forest Drive. Petitioner shall maintain such buffer areas in quality manner, including without limitation pruning/replacement of dead limbs/trees/vegetation and regular trash clean-up as applicable.
c. A six foot (6') wide side yard, a forty-two foot (42') wide undisturbed buffer and an additional fifteen foot (15') disturbed buffer (for a total buffer wide of 57') shall be maintained along the easterly boundary (rear) of the Site, as generally depicted on the Rezoning Plan and herein. Such 15' wide disturbed portion of the buffer shall include plantings at a Class B buffer standard. Such 42' undisturbed portion of the buffer shall include the preservation of trees of four inch (4") caliper or greater to support visual screening along such boundary of the Site and in areas where the existing tree canopy is materially absent, trees of three-inch (3") caliper or greater shall be installed to supplement the existing tree canopy. In addition, a six (6) foot minimum opaque wooden fence shall be installed along the buffer at the inner project edge, to further support visual screening along this boundary of the Site. Petitioner shall maintain such buffer areas in a quality manner, including without limitation pruning/replacement of dead limbs/trees/vegetation and regular trash clean-up as applicable.
d. As described above, the Petitioner will provide an (ten (10) foot planting strip and twelve (12) foot multi-use path along the Site's frontage on W.T. Harris Boulevard , and an eight (8) foot planting strip and a six (6) foot sidewalk along Forest Drive (within the right of way as described above) as generally depicted on the Rezoning Plan.
e. 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 this internal sidewalk will be five (5) feet.
f. The Petitioner will provide landscaping to screen parking areas and the proposed drive-through lane(s) along the Site's frontage on W.T. Harris Boulevard as generally depicted on the Rezoning Plan. Screening along the Site's frontage on Forest Drive will be provided in the manner described above as generally depicted on the Rezoning Petition.
g. Above-ground backflow preventers will be screened from public view.
h. Dumpster areas and recycling areas will be enclosed by a wooden fence with one side being a decorative gate. The fence used to enclose the dumpster will be architecturally compatible with the colors used on the principal building.
i. Buffers shall be provided as described above and as generally depicted on Sheet RZ-2.

6. Environmental Features:

- a. The Site shall comply with the Charlotte City Council approved and adopted Post-Construction Stormwater Ordinance. The Site shall not be eligible for any exemptions referenced in Section 18-105 of the Post-Construction Stormwater Ordinance. Furthermore, Petitioner shall analyze the adequacy of the existing storm water conveyance from the Site to the Forest Drive public right-of-way. If such existing storm water conveyance is found to be inadequate based upon storm water flow from the Site, the Petitioner shall make a good faith effort to improve such storm water conveyance or mitigate the storm water discharge to the extent reasonably needed to address the additional storm water flow from the Site.
b. The Site will comply with the Tree Ordinance. Where a fence is used to provide screening, the fence will be located outside of any required tree save areas or hand installed within any such required tree save areas.

7. 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. No wall pak lighting shall be allowed.

8. 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.

9. 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.

W.T. HARRIS / FOREST DRIVE
CHARLOTTE, NORTH CAROLINA

DRAWING PREPARED JULY 31, 2020

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