

TECHNICAL DATA SHEET

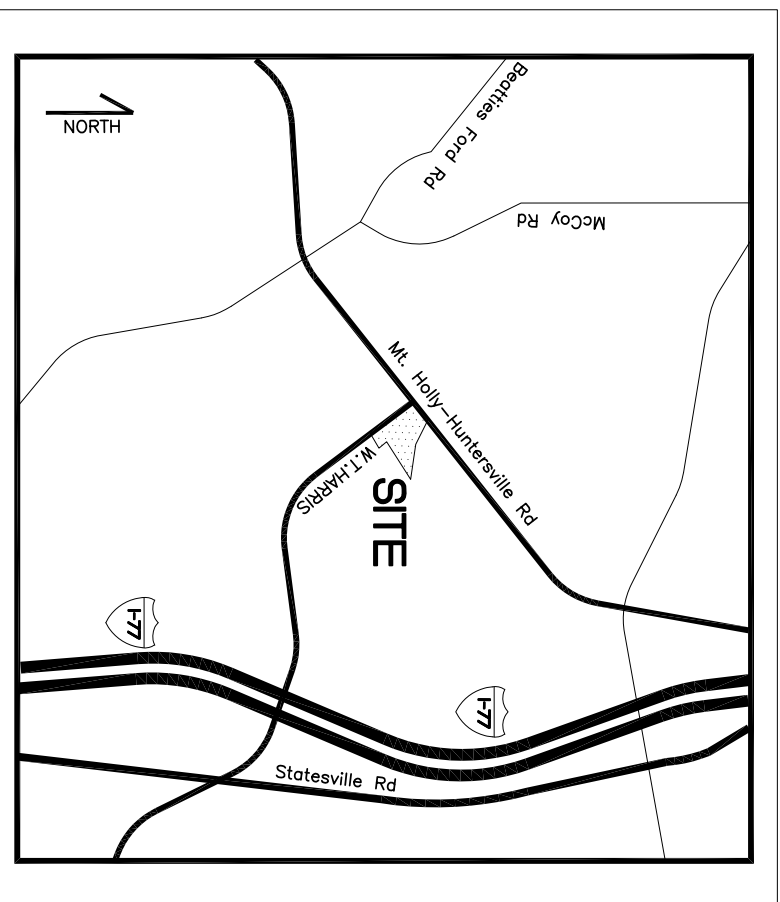
Pecan Ridge of Charlotte LLC

Development Standards

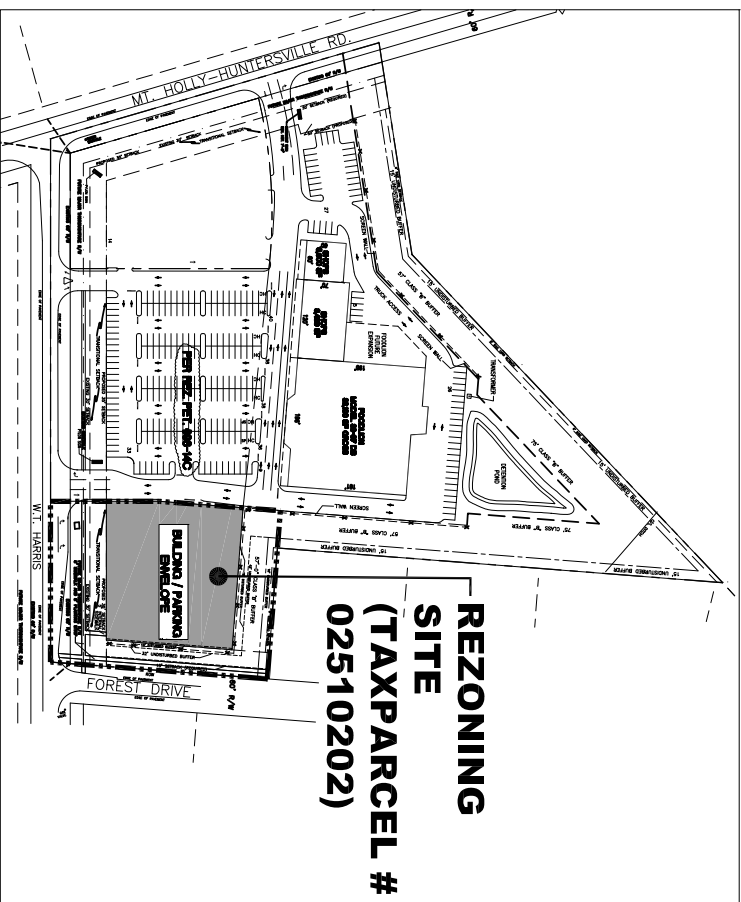
05/11/2020

Rezoning Petition RZP-2024-047

LOCATOR AERIAL



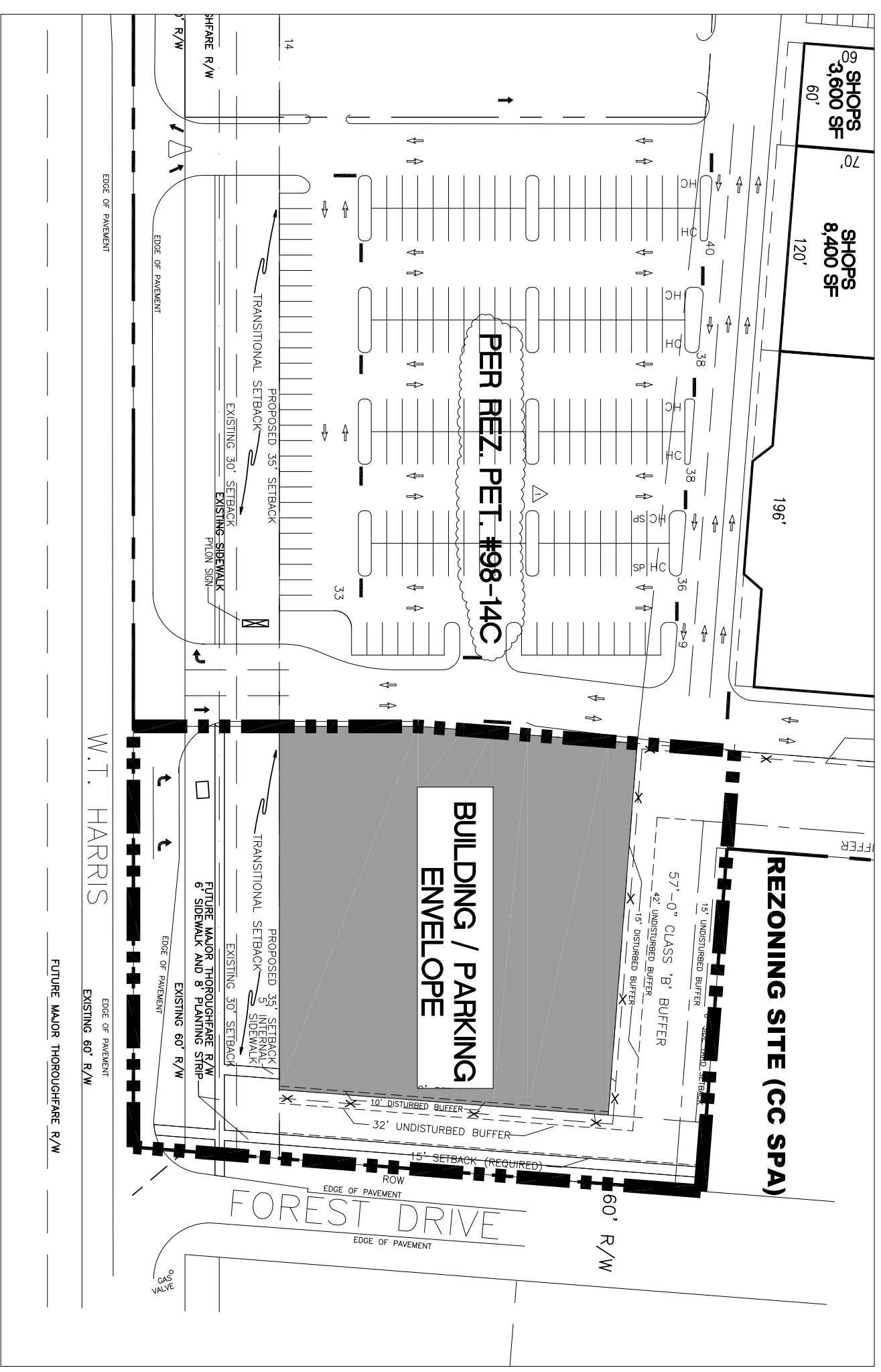
ADJACENT SHOPPING CENTER SITE (TAX PARCEL #02510201)



RZ - 1

Site Development Data:

- Acreage: ± 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, EDDE (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 EDDE with drive-through accessory use).
- Maximum Building Height: As allowed by the Ordinance.
- Parking: Parking will be provided as required by the Ordinance.

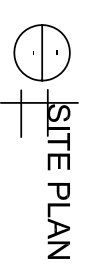


W.T. HARRIS / FOREST DRIVE

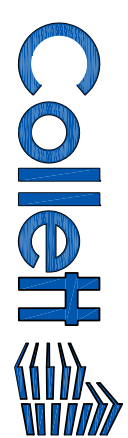
CHARLOTTE, NORTH CAROLINA

PREPARED MAY 11, 2020

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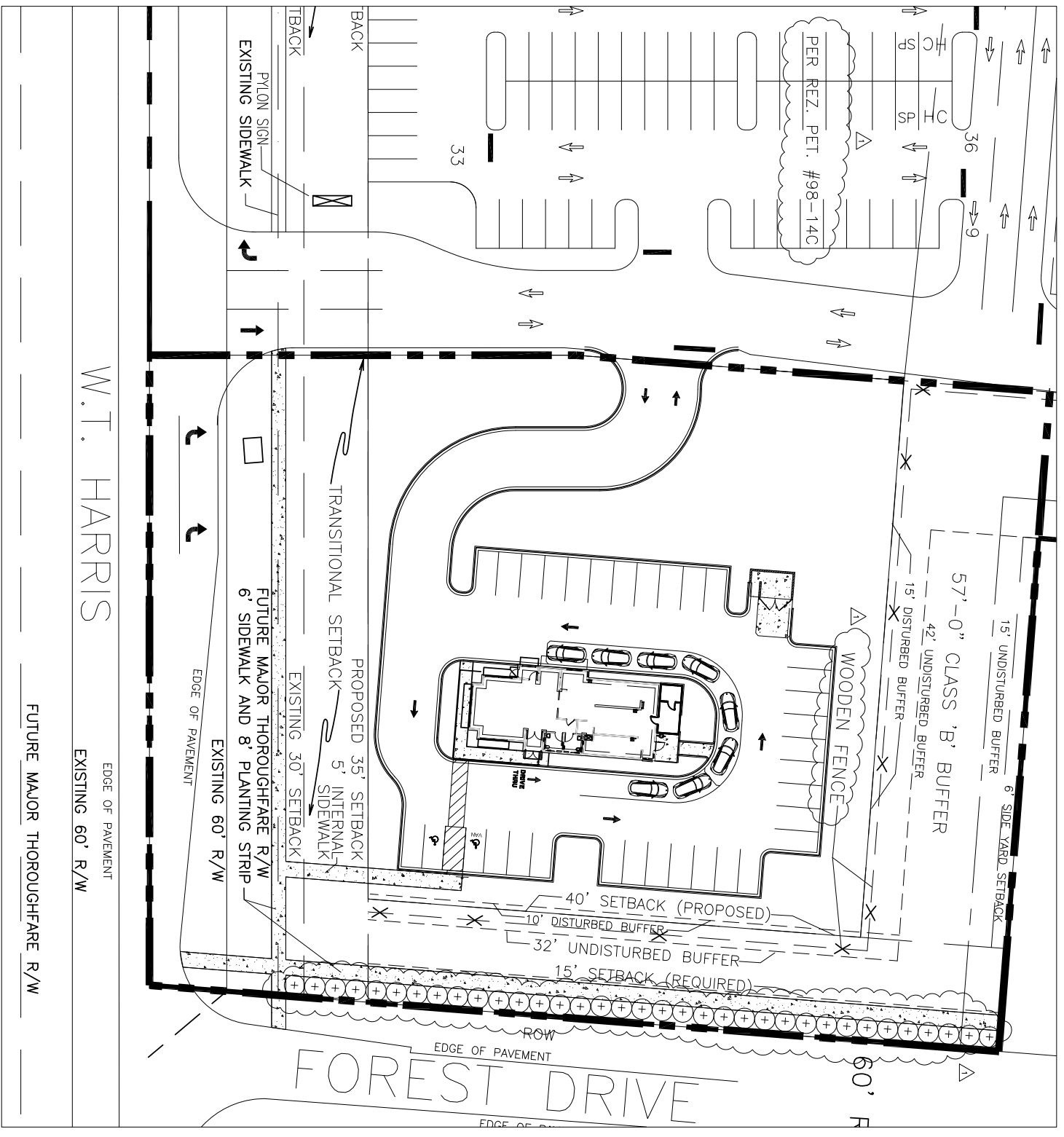


SITE PLAN



Pecan Ridge of Charlotte LLC
 Development Standards
 05/11/2020
 Rezoning Petition RZP-2020-047

ALTERNATIVE USE SITE PLAN



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 ±1.72 acre site located at 9523 Forest Drive (the "Site").
 - b. **Zoning District 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") which the Rezoning Plan substitutes the original standards for rezoning standards under the Ordinance for the rezoning district. This Rezoning Plan supersedes and takes the place of any and all prior rezonings including without limitation the Rezoning Petition filed by Pecan Ridge of Charlotte LLC on 05/11/2020. The Ordinance remains in effect for the adjacent property governed thereby and not identified as the Site on this Rezoning Plan.
 - c. **Graphics and Alterations:** The schematic graphics of the rezoning plan, including site plans, site sections, and other development standards 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 such instance, however, subject to the Petitioner's appeal rights set forth in the Ordinance.
4. **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/Unplanned Development:** The Site shall be viewed as a planned/united 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 # 025-10241) (the "Shopping Center"). As such, site and site plan, 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 said 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, FDEE (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 uses shall not exceed 3,000 square feet of gross floor area.
 - For purposes of the development limitations set forth in these Development Standards that 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 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 uses 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 applicable published standards.
 - d. 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 first 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.
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 concrete, synthetic stone, cementitious siding (such as hand-blend), 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/staircases.
 - 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 adjoining 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.
 - b. The setback along Forest Drive shall be forty feet (40') 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 wide (10') disturbed buffer shall be maintained as generally depicted on the Rezoning Plan.
 - c. A six foot (6') side yard and a thirty-two foot wide (42') undisturbed buffer shall and an additional fifteen foot (15') disturbed buffer be maintained along the easterly boundary of the Site, as generally depicted on the Rezoning Plan.
 - d. The Petitioner will provide an eight (8') foot planting strip and a six (6') foot sidewalk along the Site's frontage on W.T. Harris Boulevard and Forest Drive, 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 adjoining 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 lanes 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 as required by the Ordinance 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 solid wall or wooden 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.
 - i. Buffers shall be provided as generally depicted on Sheet RZ-2.
6. **Environmental Features:**

The Site shall comply with the City of Charlotte Stormwater Management Ordinance. 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 pad 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 MAY 11, 2020

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SITE PLAN

