

TECHNICAL DATA SHEET

Pecan Ridge of Charlotte LLC

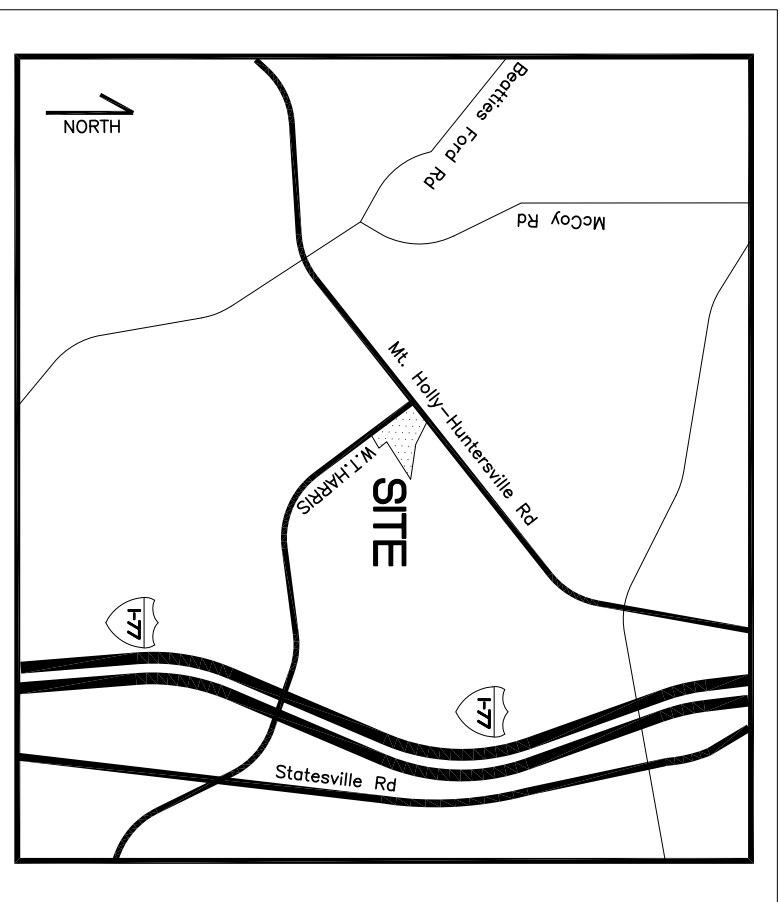
Development Standards

06/15/2020

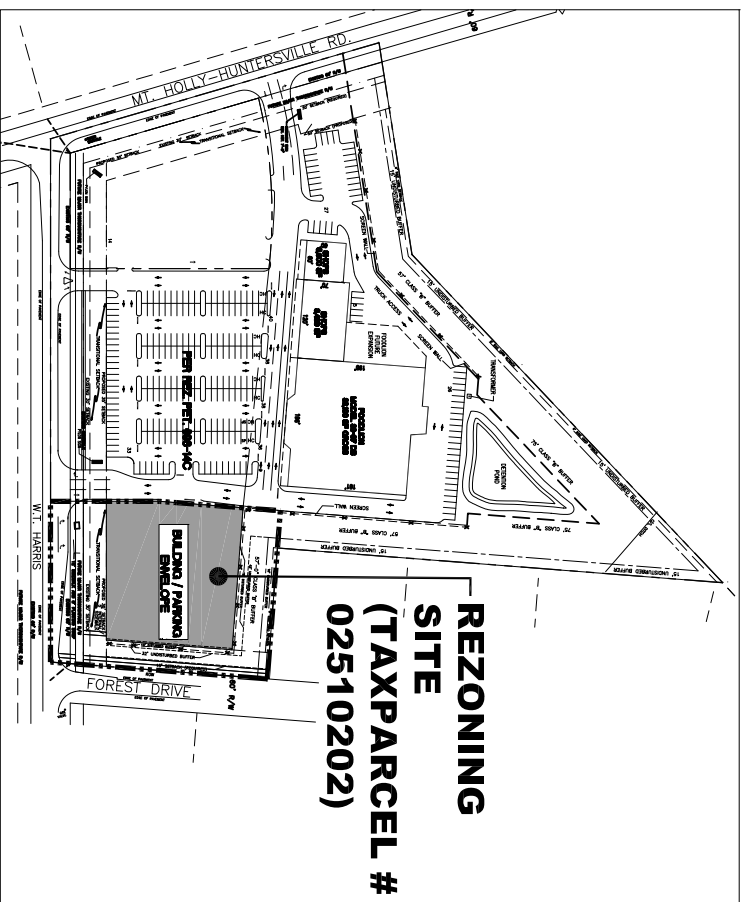
Rezoning Petition RZP-2020-047



LOCATOR AERIAL



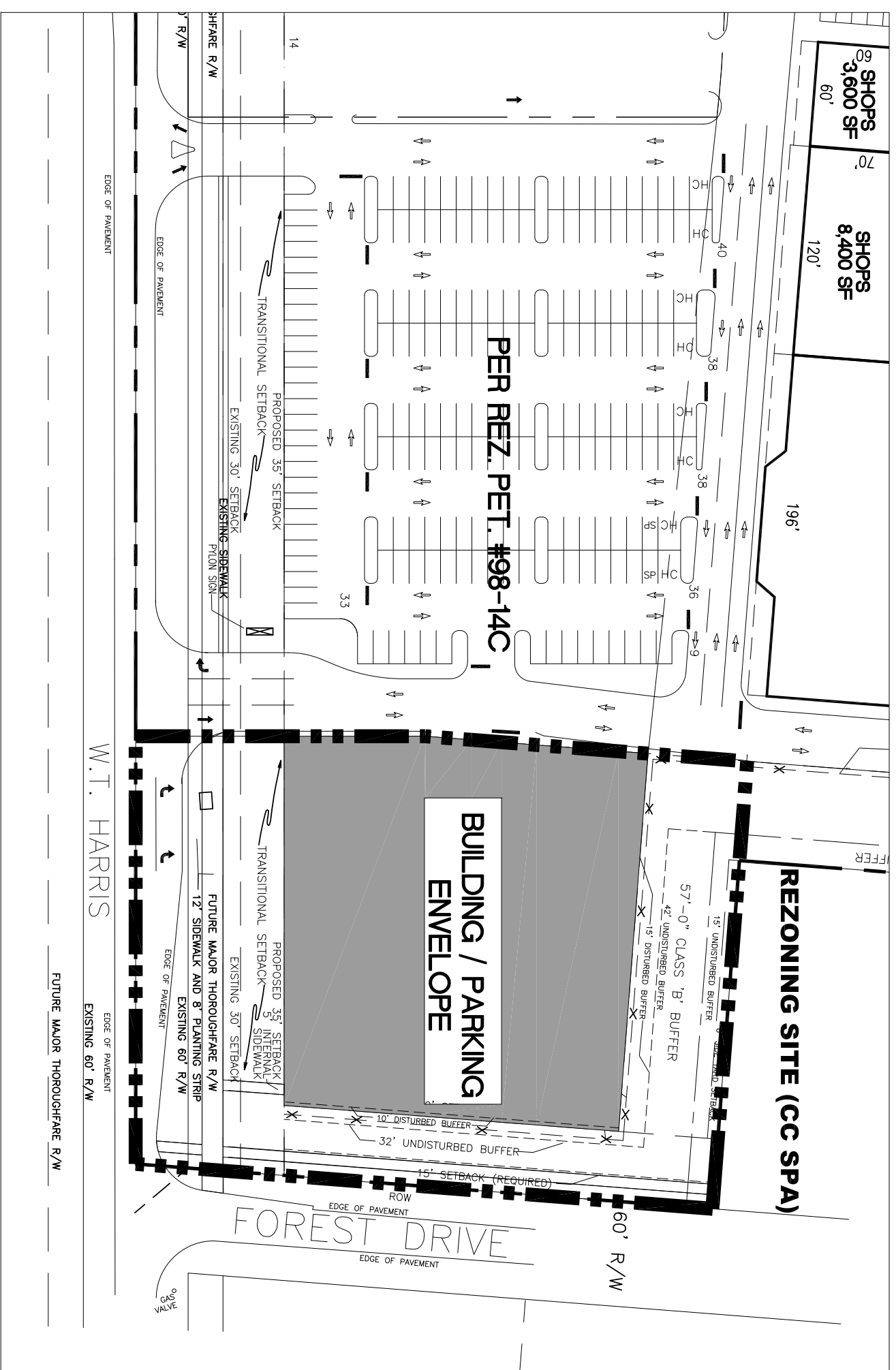
ADJACENT SHOPPING CENTER SITE (TAX PARCEL #02510201)



REZONING SITE (TAX PARCEL # 02510202)

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.

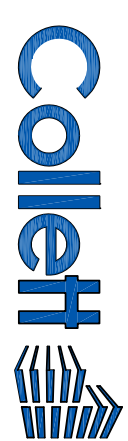


W.T. HARRIS / FOREST DRIVE

CHARLOTTE, NORTH CAROLINA

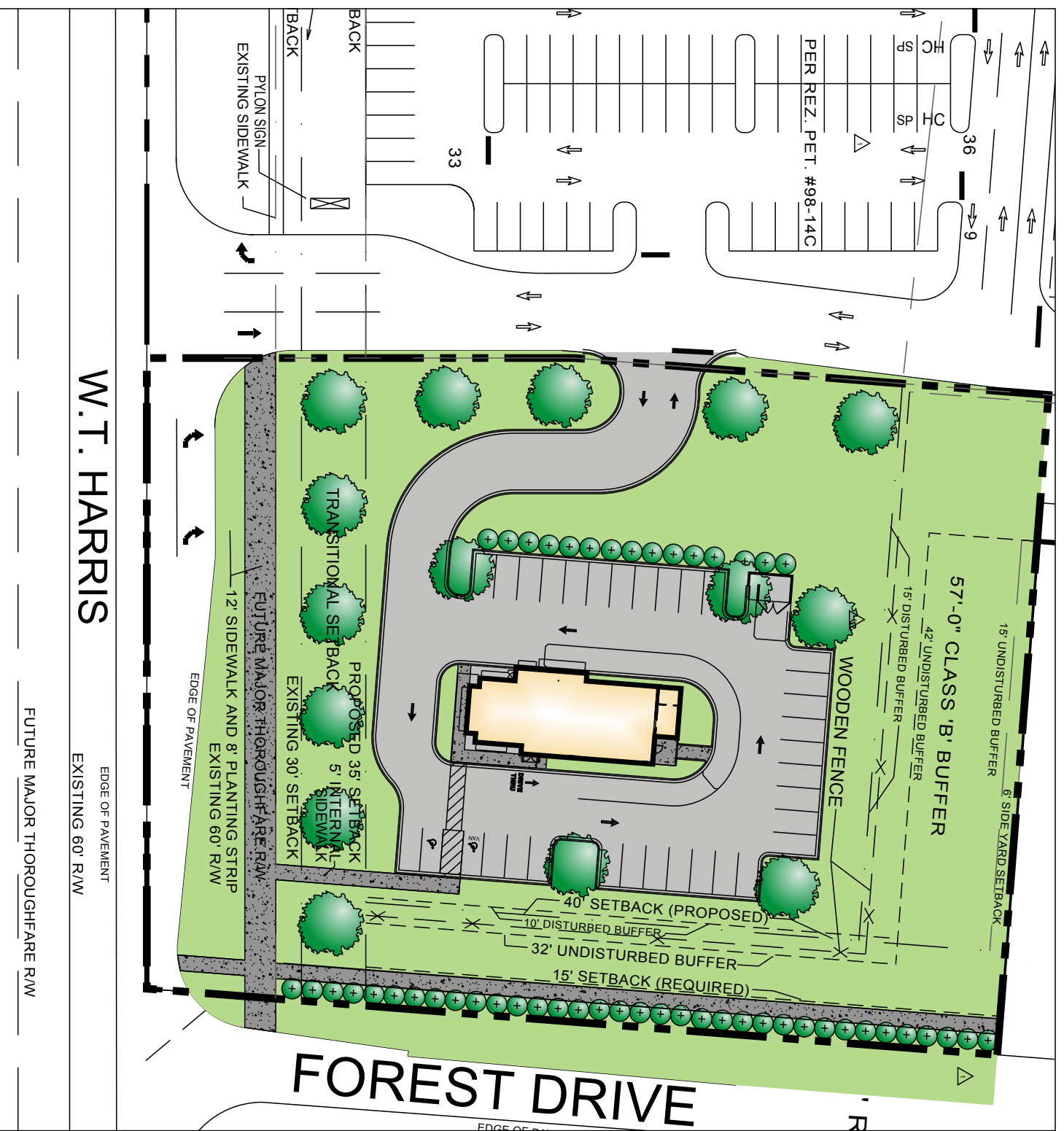
PREPARED JUNE 15, 2020

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1ST ROUND OF STAFF COMMENTS: 06/11/20
2ND ROUND OF STAFF COMMENTS: 06/11/20

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 41.72 acre located at 49323 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"). Unless the Rezoning Plan establishes more stringent standards for regulations established under the Ordinance for the CC zoning classification shall govern. This Rezoning Plan expresses and takes the place of any and all prior rezonings including without limitation Rez. Pet. #9-14C, provided Rez. Pet. #9-14C remains for the adjacent property governed hereby and not identified as the Site on this Rezoning Plan.
 - c. **Graphics and Attachments:** 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 5.207 of the Ordinance. These instances would include changes to graphics if they are minor and do not 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.
 - 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.
 - Planned Utility Development:** The Site shall be served as a planned utility development plan as to the Development Site Elements and portions of the Site generally depicted on the Rezoning Plan and as to the same parcel as the adjacent Pecan Ridge Shopping Center (The Project) at 405-102-010 (the "Shopping Center"). A such site and rear yards, buffers, building height separation standards, PARK requirements, and other similar zoning standards will not be contained therein, but will be contained therein between boundaries of the Shopping Center 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.
 - Personal Services:** The terms "personal services" and/or "personal services" (whether equipped 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 for the site's products and merchandise to typical ancillary. Examples of personal service uses include, but are not limited to, beauty salons and tanning salons, spas, Togo and exercise studios, fitness and wellness facilities, nail salons, manual tanning salons, hairdressers and day spas, cleaning establishments, locksmiths, floral businesses and the like.
 - Permitted Uses & Development Area Limitation:**
 - a. The Site may be developed with up to 10,000 square feet of gross floor area of retail, EDJE (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 EDJE with drive-through window facility use shall not exceed 1,000 square feet of gross floor area.
- For purposes of the development limitations set forth in these Development Standards that are not considered a limitation on PARK 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: subject of treatment parking facilities, and all loading docks (open or enclosed) and outdoor storage or service areas (loading will provided for outdoor storage areas associated with a restaurant).*
2. **Access and Transportation:**
 - a. Only one use with an accessory drive-through window will be allowed on the Site.
 - b. The following use stand allowed on the Site: automobile 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 former location of curb and gutter for the development along the right-of-way of W. T. Harris Boulevard shall be placed in a manner to allow construction of a right turn lane from the future edge of pavement to be constructed by a third party (i.e. not Petitioner) in connection with approved land development Acacia Project LDC-2018-00176-Quadrap 1/87 (Sheet MPF-7) provided, however, such construction may require consideration of assessment 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.
 - e. As referenced in subsection 3.d. above as to the future curb location along W. T. Harris Boulevard, Petitioner will construct a 8 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 20 feet provided, however, such installation shall take into account the construction of a third turn lane improvements described in subsection 3.d. which are approved and to be installed by third party, and any delay in such improvements shall prevent issuance of the certificate of occupancy for the development contemplated herein. In order to avoid undue encroachment of the right-of-way and resulting setbacks for parking improvements to be developed on the Site, each cross-section may require 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 along Forest Drive shall be placed from the existing edge of pavement.
 4. **Applicable Right-of-Way Reasonably Required for Access or Transportation Improvements Specifically Required in this Rezoning Plan, at the same time by planning, however, such improvements shall be subject to any delay in the right-of-way improvements described in subsection 3.d. above, which as described above shall not delay issuance of the certificate of occupancy for the development contemplated herein.**
 5. **Structural Buffers, Yards and Landscaping:**
 - a. The setbacks from the front, side and rear of the building shall be 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.
 - b. A six-foot (6') side and a forty-two-foot wide (42') undisturbed buffer shall and an additional fifteen foot (15') disturbed buffer be maintained along the side of the building as generally depicted on the Rezoning Plan.
 - c. As described above and subject to the provisions above, the Petitioner will provide an eight (8) 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 six (6) foot sidewalk along Forest Drive, as generally depicted on the Rezoning Plan.
 - d. As described above and subject to the provisions above, the Petitioner will provide an eight (8) 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 six (6) foot sidewalk along Forest Drive, as generally depicted on the Rezoning Plan.
 - e. As described above and subject to the provisions above, the Petitioner will provide an eight (8) foot planting strip and twelve (12) foot multi-use path along the Site's frontage 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 utility enclosures will be screened from public view.
 - h. Dumpster areas and recycling areas will be enclosed by a wooden fence with a decorative gate. The fence used to enclose the dumpster will be architecturally compatible with the colors used on the principal building.
 6. **Environmental Features:**
 - a. The Site shall comply with the Charlotte City Council approved and adopted Forest Conservation 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.
 7. **Labeling:**
 - a. All new detached and attached lighting shall be full-cast-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 35 feet in height. No wall pack 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.