



SCALE: 1" = 60'

NO.	DATE	BY	DESCRIPTION
2	02/05/2021	DLV	CITY COMMENTS
1	11/03/2020	DLV	CITY COMMENTS

DRAWN BY: DLV  
 APPROVED BY: TMM  
 CHECKED BY: TMM  
 DATE: OCTOBER 30, 2020

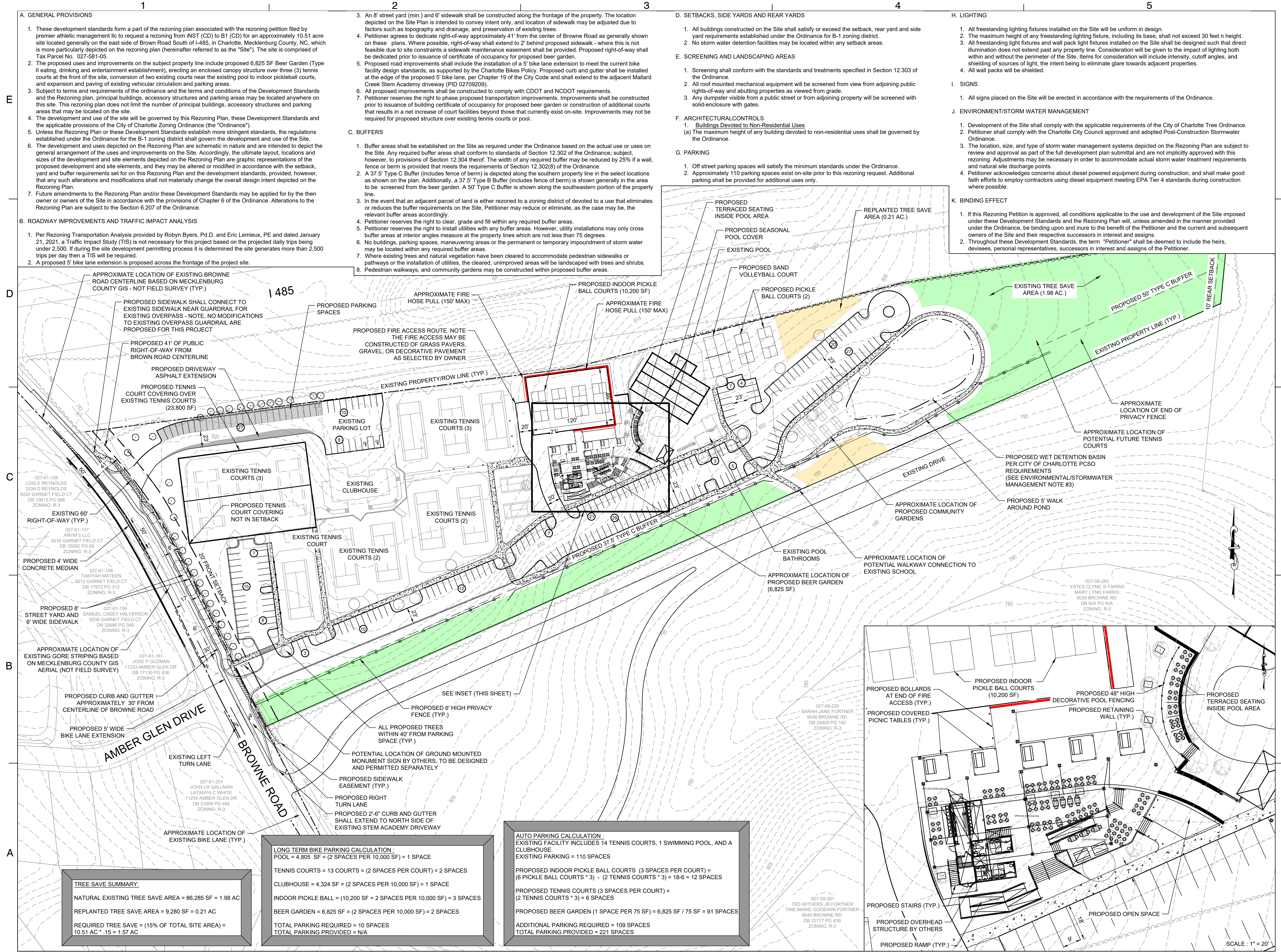
TITLE:

**REZONING  
SITE PLAN**

DEI PROJECT NO: 50131961

SHEET NO.

**C1.01**



- A. GENERAL PROVISIONS**
  - These development standards form a part of the rezoning plan associated with the rezoning petition filed by premier athletic management llc to request a rezoning from INST (CD) to B1 (CD) for an approximately 10.51 acre site located generally on the east side of Brown Road South of I-485, in Charlotte, Mecklenburg County, NC, which is more particularly depicted on the rezoning plan (hereinafter referred to as the "Site"). The site is comprised of Tax Parcel No. 027-581-05.
  - The proposed uses and improvements on the subject property line include proposed 6,825 SF Beer Garden (Type II eating, drinking and entertainment establishment), erecting an enclosed canopy structure over three (3) tennis courts at the front of the site, conversion of two existing courts near the existing pool to indoor pickleball courts, and expansion and paving of existing vehicular circulation and parking areas.
  - Subject to terms and requirements of the ordinance and the terms and conditions of the Development Standards and the Rezoning plan, principal buildings, accessory structures and parking areas may be located anywhere on this site. This rezoning plan does not limit the number of principal buildings, accessory structures and parking areas that may be located on the site.
  - The development and use of the site will be governed by this Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance").
  - Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the B-1 zoning district shall govern the development and use of the Site.
  - The development and uses depicted on the Rezoning Plan are schematic in nature and are intended to depict the general arrangement of the uses and improvements on the Site. Accordingly, the ultimate layout, locations and sizes of the development and site elements depicted on the Rezoning Plan are graphic representations of the proposed development and site elements, and they may be altered or modified in accordance with the setback, yard and buffer requirements set for on this Rezoning Plan and the development standards, provided, however, that any such alterations and modifications shall not materially change the overall design intent depicted on the Rezoning Plan.
  - 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 Chapter 6 of the Ordinance. Alterations to the Rezoning Plan are subject to the Section 6.207 of the Ordinance.
- B. ROADWAY IMPROVEMENTS AND TRAFFIC IMPACT ANALYSIS**
  - Per Rezoning Transportation Analysis provided by Robyn Byers, Pd.D. and Eric Lemieux, PE and dated January 21, 2021, a Traffic Impact Study (TIS) is not necessary for this project based on the projected daily trips being under 2,500. If during the site development permitting process it is determined the site generates more than 2,500 trips per day then a TIS will be required.
  - A proposed 5' bike lane extension is proposed across the frontage of the project site.
- C. BUFFERS**
  - Buffer areas shall be established on the Site as required under the Ordinance based on the actual use or uses on the Site. Any required buffer areas shall conform to standards of Section 12.302 of the Ordinance; subject, however, to provisions of Section 12.304 thereof. The width of any required buffer may be reduced by 25% if a wall, fence or berm is provided that meets the requirements of Section 12.302(9) of the Ordinance.
  - A 37.5' Type C Buffer (includes fence of berm) is depicted along the southern property line in the select locations as shown on the plan. Additionally, a 37.5' Type B Buffer (includes fence of berm) is shown generally in the area to be screened from the beer garden. A 57.5' Type C Buffer is shown along the southeastern portion of the property line.
  - In the event that an adjacent parcel of land is either rezoned to a zoning district of devoted to a use that eliminates or reduces the buffer requirements on the Site, Petitioner may reduce or eliminate, as the case may be, the relevant buffer areas accordingly.
  - Petitioner reserves the right to clear, grade and fill within any required buffer areas.
  - Petitioner reserves the right to install utilities within any buffer areas. However, utility installations may only cross buffer areas at interior angles measure at the property lines which are not less than 75 degrees.
  - No buildings, parking spaces, maneuvering areas or the permanent or temporary impoundment of storm water may be located within any required buffer areas.
  - Where existing trees and natural vegetation have been cleared to accommodate pedestrian sidewalks or pathways or the installation of utilities, the cleared, unimproved areas will be landscaped with trees and shrubs.
  - Pedestrian walkways, and community gardens may be constructed within proposed buffer areas.
- D. SETBACKS, SIDE YARDS AND REAR YARDS**
  - All buildings constructed on the Site shall satisfy or exceed the setback, rear yard and side yard requirements established under the Ordinance for B-1 zoning district.
  - No storm water detention facilities may be located within any setback areas.
- E. SCREENING AND LANDSCAPING AREAS**
  - Screening shall conform with the standards and treatments specified in Section 12.303 of the Ordinance.
  - All roof mounted mechanical equipment will be screened from view from adjoining public rights-of-way and abutting properties as viewed from grade.
  - Any dumpster visible from a public street or from adjoining property will be screened with solid-enclosure with gates.
- F. ARCHITECTURAL CONTROLS**
  - Buildings Devoted to Non-Residential Uses**
    - The maximum height of any building devoted to non-residential uses shall be governed by the Ordinance.
- G. PARKING**
  - Off street parking spaces will satisfy the minimum standards under the Ordinance.
  - Approximately 110 parking spaces exist on-site prior to this rezoning request. Additional parking shall be provided for additional uses only.
- H. LIGHTING**
  - All freestanding lighting fixtures installed on the Site will be uniform in design.
  - The maximum height of any freestanding lighting fixture, including its base, shall not exceed 30 feet in height.
  - All freestanding light fixtures and wall pack light fixtures installed on the Site shall be designed such that direct illumination does not extend past any property line. Consideration will be given to the impact of lighting both within and without the perimeter of the Site. Items for consideration will include intensity, cutoff angles, and shielding of sources of light, the intent being to eliminate glare towards adjacent properties.
  - All wall packs will be shielded.
- I. SIGNS**
  - All signs placed on the Site will be erected in accordance with the requirements of the Ordinance.
- J. ENVIRONMENT/STORM WATER MANAGEMENT**
  - Development of the Site shall comply with the applicable requirements of the City of Charlotte Tree Ordinance.
  - Petitioner shall comply with the Charlotte City Council approved and adopted Post-Construction Stormwater Ordinance.
  - 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.
  - Petitioner acknowledges concerns about diesel powered equipment during construction, and shall make good faith efforts to employ contractors using diesel equipment meeting EPA Tier 4 standards during construction where possible.
- K. BINDING EFFECT**
  - 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 the Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.
  - Throughout these Development Standards, the term "Petitioner" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner.

**TREE SAVE SUMMARY:**  
 NATURAL EXISTING TREE SAVE AREA = 86,285 SF = 1.98 AC  
 REPLANTED TREE SAVE AREA = 9,280 SF = 0.21 AC  
 REQUIRED TREE SAVE = (15% OF TOTAL SITE AREA) = 10.51 AC \* 15 = 1.57 AC

**LONG TERM BIKE PARKING CALCULATION:**  
 POOL = 4,805 SF = (2 SPACES PER 10,000 SF) = 1 SPACE  
 TENNIS COURTS = 13 COURTS = (2 SPACES PER COURT) = 2 SPACES  
 CLUBHOUSE = 4,324 SF = (2 SPACES PER 10,000 SF) = 1 SPACE  
 INDOOR PICKLE BALL = (10,200 SF = 2 SPACES PER 10,000 SF) = 3 SPACES  
 BEER GARDEN = 6,825 SF = (2 SPACES PER 10,000 SF) = 2 SPACES  
 TOTAL PARKING REQUIRED = 10 SPACES  
 TOTAL PARKING PROVIDED = N/A

**AUTO PARKING CALCULATION:**  
 EXISTING FACILITY INCLUDES 14 TENNIS COURTS, 1 SWIMMING POOL, AND A CLUBHOUSE.  
 EXISTING PARKING = 110 SPACES  
 PROPOSED INDOOR PICKLE BALL COURTS (3 SPACES PER COURT) = (6 PICKLE BALL COURTS \* 3) - (2 TENNIS COURTS \* 3) = 18-6 = 12 SPACES  
 PROPOSED TENNIS COURTS (3 SPACES PER COURT) = (2 TENNIS COURTS \* 3) = 6 SPACES  
 PROPOSED BEER GARDEN (1 SPACE PER 75 SF) = 6,825 SF / 75 SF = 91 SPACES  
 ADDITIONAL PARKING REQUIRED = 109 SPACES  
 TOTAL PARKING PROVIDED = 221 SPACES

SCALE: 1" = 20'

