



**NOTES:**  
- EXISTING CONDITION PLAN DERIVED FROM VARYING SOURCES (I.E. GIS, SURVEY, AERIAL RECONNAISSANCE AND SITE OBSERVATIONS). ACTUAL SITE AND/OR CONTEXT CONDITIONS MAY VARY. TO THE FULL KNOWLEDGE OF THE PETITIONER, ALL KNOWN EXISTING EASEMENTS AND ROW RESERVATIONS ARE SHOWN.

KEY MAP

SCALE

**NOT FOR CONSTRUCTION**

**COMMUNITY RESOURCE CENTER -**

SOUTHWEST LOCATION  
MECKLENBURG COUNTY -  
ASSET & FACILITY MANAGEMENT DEPARTMENT  
CHARLOTTE, NC

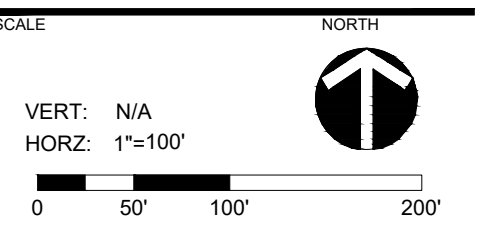
REZONING PETITION # 2020-XXX

LANDDESIGN PROJ.# 1019419

**REVISION / ISSUANCE**

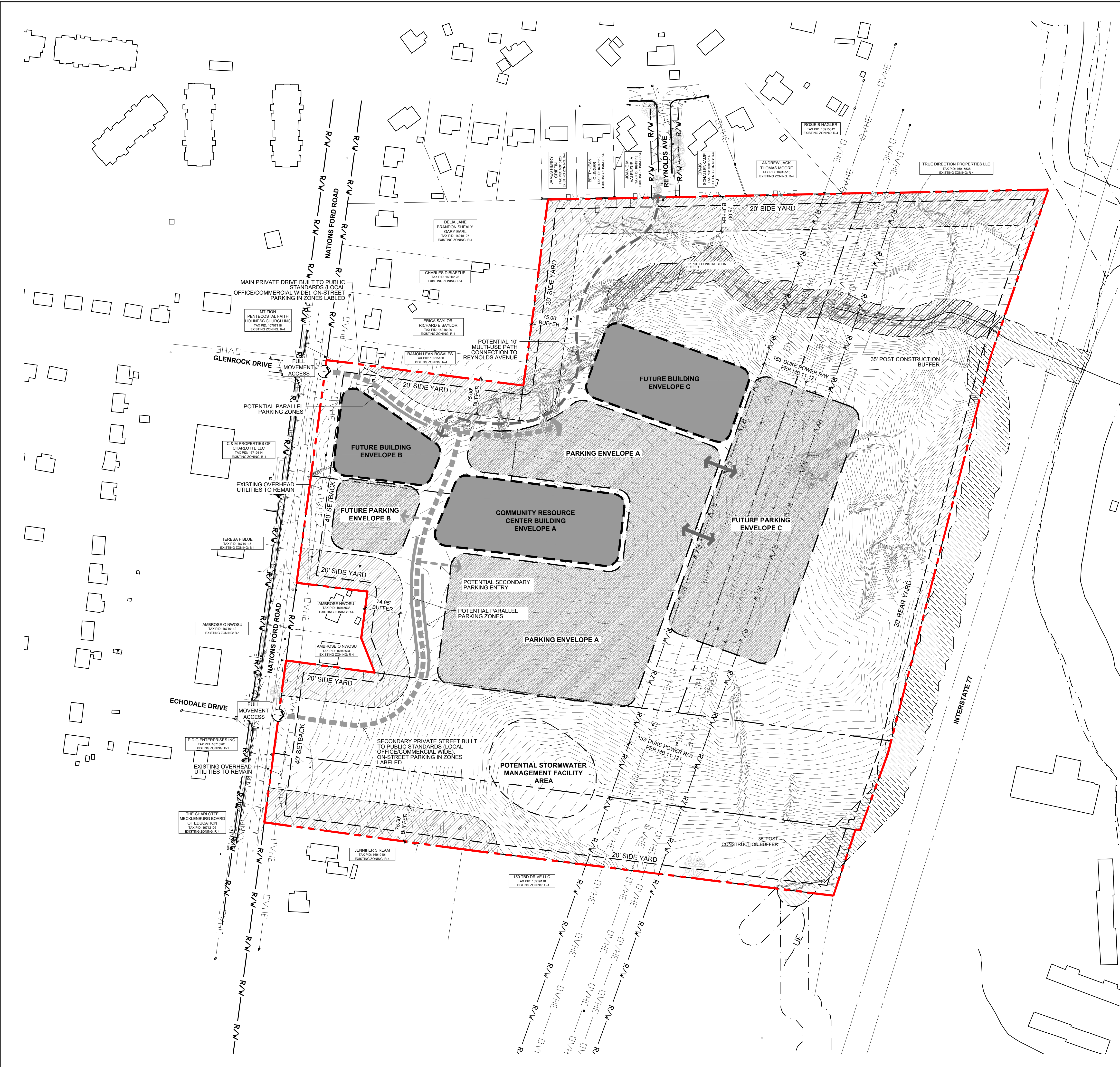
NO.	DESCRIPTION	DATE
1	1ST REZONING SUBMITTAL	05.26.2020

DESIGNED BY: RJP/SAH  
DRAWN BY: SAH  
CHECKED BY: RJP/SAH



EXISTING CONDITIONS

SHEET NUMBER  
**RZ-EC**



**DEVELOPMENT DATA TABLE**

**SITE AREA:** ±40.85 ACRES

**TAX PARCELS:** 16915117, 16915116, 16915115, 16915114, 16915113, 16915112, 16915111, 16915110, 16915109, 16915108, 16915107, 16915106, 16915105, 16915104, 16915103, 16915102, 16915101, 16915132, 16915131, 16915515, 16915516, 16915517, 16915518, 16915519, 16915520, 16915521, 16915522, 16915523, 16915524, 16915525, 16915526, 16915527, 16915528, 16915529, 16915530, 16915531, 16915532, 16915535, 16915536, 16915537

**EXISTING ZONING:** R-4 (SINGLE FAMILY RESIDENTIAL)

**PROPOSED ZONING:** INST (INSTITUTIONAL)

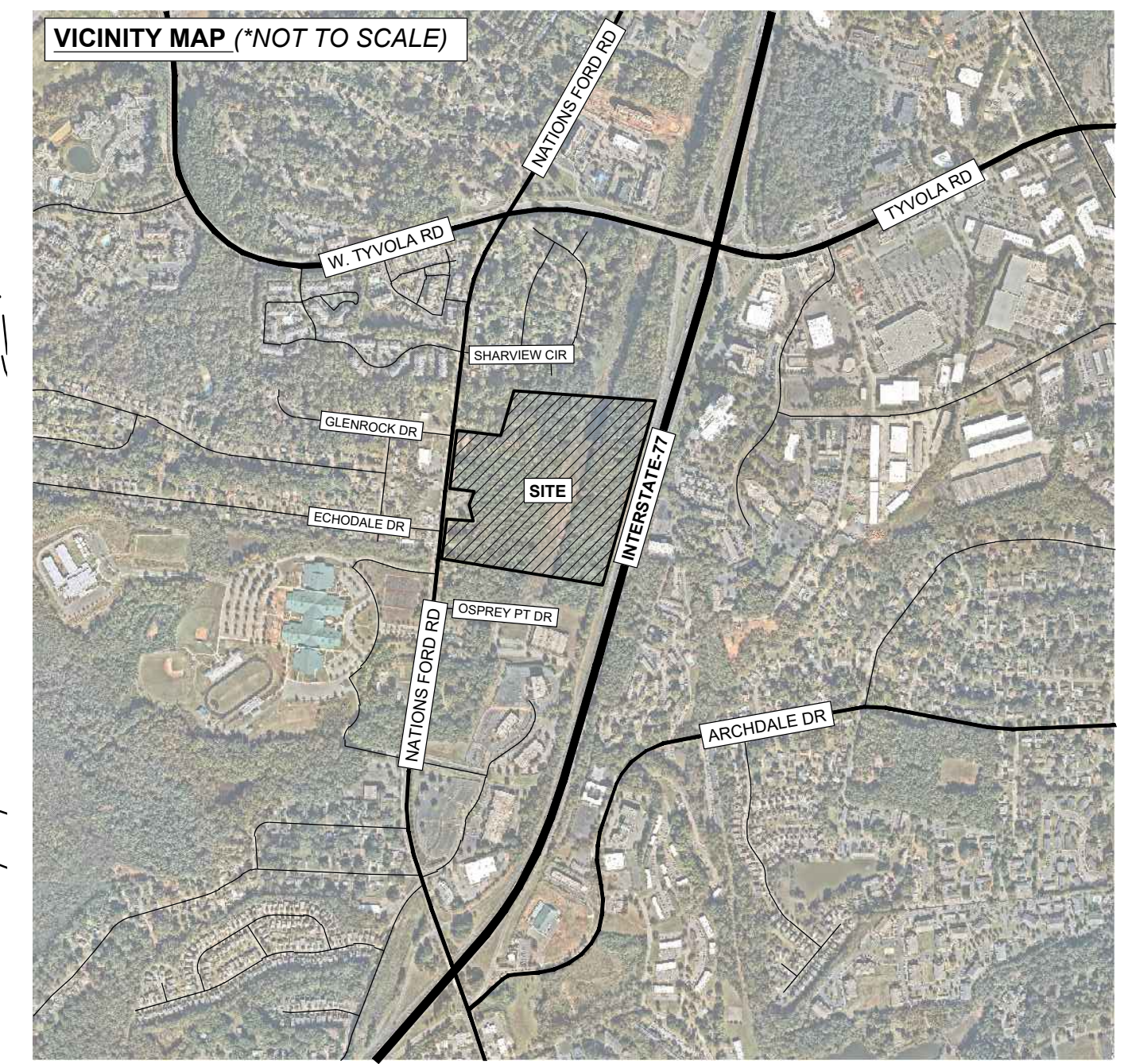
**EXISTING USE:** ONE (1) SINGLE FAMILY HOME, FORESTED

**PROPOSED USE(S):** CLINIC AND OFFICES, CIVIC FACILITY, AND GOVERNMENT BUILDING AS PERMITTED BY RIGHT. \*REFER TO NOTE 2 (B) AND 2 (C) IN THE DEVELOPMENT STANDARDS FOR LAND USE EXCLUSIONS.

**MAXIMUM BUILDING HEIGHT:** HEIGHT AS PERMITTED BY ORDINANCE AND WILL BE MEASURED AS DEFINED BY THE ORDINANCE.

**PARKING:** AS REQUIRED BY THE ORDINANCE FOR THE PROPOSED USES.

- NOTES:**
1. THE IMAGES ARE ILLUSTRATIVE TO SHOW GENERAL INTENT, CHARACTER, RELATIONSHIPS OF USES, CIRCULATION, AND BUILDING CONFIGURATION FOR THE PURPOSES OF REZONING. FINAL CONSTRUCTION MAY VARY BASED ON PERMITTING AND UNFORESEEN CONDITIONS.
  2. REFER TO SHEETS AND NOTES AS PART OF THIS SET FOR ADDITIONAL INFORMATION.



KEY MAP

SCALE

**NOT FOR CONSTRUCTION**

**COMMUNITY RESOURCE CENTER -**

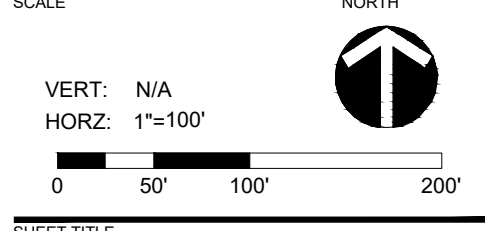
SOUTHWEST LOCATION  
MECKLENBURG COUNTY -  
ASSET & FACILITY MANAGEMENT DEPARTMENT  
CHARLOTTE, NC  
REZONING PETITION # 2020-XXX

LANDDESIGN PROJ.# 1019419

**REVISION / ISSUANCE**

NO.	DESCRIPTION	DATE
1	1ST REZONING SUBMITTAL	05.26.2020

DESIGNED BY: RJP/SAH  
DRAWN BY: SAH  
CHECKED BY: RJP/SAH



TECHNICAL DATA

SHEET NUMBER  
**RZ-01**

**Community Resource Center**

**Development Standards**

05/26/2020

**Rezoning Petition No. 2020-XXX**

**Site Development Data:**

- **Site Acreage:** +/-40.85 Acres
- **Tax Parcels:** 16915117, 16915116, 16915115, 16915114, 16915113, 16915112, 16915111, 16915110, 16915109, 16915108, 16915107, 16915106, 16915105, 16915104, 16915103, 16915102, 16915101, 16915132, 16915131, 16915515, 16915516, 16915517, 16915518, 16915519, 16915520, 16915521, 16915522, 16915523, 16915524, 16915525, 16915526, 16915527, 16915528, 16915529, 16915530, 16915531, 16915532, 16915535, 16915536, 16915537
- **Existing Zoning:** R-4
- **Proposed Zoning:** INST (Institutional)
- **Existing Uses:** One (1) Single family home, forested
- **Proposed Uses:** Clinic and Offices, Civic facility, and Government Building as permitted by right.
- **Maximum Gross Square Feet of Development:** Up to 300,000 square feet of gross floor area
- **Maximum Building Height:** Height as permitted by Ordinance and will be measured as defined by the Ordinance.
- **Parking:** As required by the Ordinance for the proposed uses.

**1. General Provisions:**

- a. **Site Location:** These Development Standards, Schematic Site Plan and other graphics set forth on Sheet RZ-01 form this rezoning plan (collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by Mecklenburg County ("Petitioner") to accommodate the development of institutional uses on an approximately 40.85 acre site located along Nations Ford Road (the "Site"). The existing plat including the unopened portion of Reynolds Ave., unopened Tocoma Drive, and single family lots will go through the ROW abandonment/recombination process.
- 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 INST zoning classification shall govern all development taking place on the Site.
- c. **Graphics and Alterations:** Any schematic depictions of the building envelopes, parking areas, sidewalks, driveways, streets, 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. Any layouts, 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:

- i. Minor and don't materially change the overall design intent depicted on the Rezoning Plan; such as minor modifications to the configurations of any building envelope, driveways and parking area dimensions and the like as long as the modifications maintain the general building/parking orientation and character of the development generally 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. **Planned/Unified Development:** The Site shall be viewed in the aggregate as a planned/unified development plan as to the elements and portions of the Site generally depicted on the Rezoning Plan. As such, side and rear yards, buffers, building height separation standards, and other similar zoning standards will not be required internally between improvements and other site elements located on the Site.

- e. **Number of Buildings Principal and Accessory:** Notwithstanding the number of building(s) shown on the Rezoning Plan, the total number of principal buildings to be developed on the Site will be limited to three (3). 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(s).

**2. Permitted Uses, Development Area Limitations:**

- a. The Site may be developed with up to 300,000 square feet gross floor area of Clinic and Offices, Civic facility, and Government Building as permitted by right.
- b. Uses permitted under prescribed conditions as listed in the Institutional District ordinance are to exclude:
  - b.a. Section 9.503 (3) Cemeteries
  - b.b. Section 9.503 (6) Dormitories
  - b.c. Section 9.503 (7) Funeral homes
  - b.d. Section 9.503 (9) Jails and prisons uses
  - b.e. Section 9.503 (9.1) Land clearing and inert debris landfills (LCID): offsite
  - b.f. Section 9.503 (20.5) (c) Shelters - Homeless Shelter
  - b.g. Section 9.503 (21) Stadiums and arenas
- c. Permitted accessory uses and structures as listed in the Institutional District ordinance are to exclude:
  - c.a. Section 9.504 (1.5) Crematory facilities, within a cemetery
  - c.b. Section 9.504 (2) Drive-n service windows as an accessory tot he principal use.
  - c.c. Section 9.504 (6) Land clearing and inert landfill (LCID)
  - c.d. Section 9.504 (8) Petroleum storage
  - c.e. Section 9.504 (8.5) Satellite dish farm, used in conjunction with telecommunications and data storage facility

**3. Transportation:**

- a. The Petitioner will provide access to the Site as generally depicted on the Rezoning Plan.
- b. Provide for unsignalized, full movement intersection aligned with Glenrock Drive to be coordinated with CDOT.
- c. Provide for unsignalized, full movement intersection aligned with Echodale Drive to be coordinated with CDOT.
- d. Internal streets will be private streets built per the USDG local office/commercial wide cross section.
- e. Parallel parking to provided on South side of main private drive. Final location to be coordinated with final plan, parking access, and coordination with CDOT/Planning.
- f. Parallel parking to provided on West and East sides of secondary private drive. Final location to be coordinated with final plan, parking access, and coordination with CDOT/Planning.
- g. Provide a 10' wide pedestrian/bike multi use path connection to Reynolds Avenue as depicted on the Rezoning Plan. This path is to be limited to pedestrians/bikers and will not include vehicular traffic.

**4. Setbacks, Buffers and Screening:**

- a. A forty (40) foot setback shall be provided as defined by the Ordinance from public streets.
- b. A seventy-five (75) foot Class B Buffer that can be reduced per ordinance, and a twenty (20) foot side yard will be provided along the site's property boundaries that abut single family uses or zoning along the Site's north, south, and west property lines as generally depicted on the Rezoning Plan.
  - b.a. Buffer along the north property line abutting parcel 16915130 will need to be reduced in order to accommodate the private drive full movement intersection connection to Glenrock Drive. To be coordinated with with CDOT, planning, and final site plan.
  - b.b. Buffers to be implemented per ordinance standards. The width of any required buffer may be reduced per ordinance.
- c. A twenty (20) foot side yard shall be provided along the Site's south and west property boundary.
- d. A twenty (20) foot rear yard shall be provided along the Site's eastern property boundary.

**5. Architectural Standards:**

- a. **Building Materials:** The principal building(s) constructed on the Site may use a variety of building materials. The building materials used for buildings will be a combination of the following: glass, brick, stone, simulated stone, pre-cast stone, precast concrete, synthetic stone, stucco, cementitious siding (such as hardi-plank), metal panels, EIFS, cast on site concrete panel or wood. Vinyl as a building material will not be allowed except on windows and soffits.
- b. **Mechanical Equipment Screening:** HVAC and related mechanical equipment will be screened from public view and from view of adjacent properties and proposed public streets at grade.

- c. **Dumpster Screening:** Dumpster areas and recycling areas will be enclosed by a solid wall or fence.

- d. **Pedestrian Entrances:** All pedestrian entrances, excluding emergency exits, will be architecturally defined with glazing, awnings, canopies and/or other architectural element.

- e. **Loading Areas and Screening:** Loading and service areas will be screened as required by the Ordinance for the proposed uses.

**6. Environmental Features:**

- a. The Site shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.
- b. The site will comply with the City of Charlotte Tree Ordinance.

**7. Signage:**

- a. Signage as allowed by the ordinance.

**8. Lighting:**

- a. All new lighting shall be full cut-off type lighting fixtures excluding lower, decorative lighting that may be installed along the driveways, sidewalks, plazas, and parking areas.

**9. 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 applicable Development Area portion of the Site affected by such amendment in accordance with the provisions herein and of Chapter 6 of the Ordinance.

**10. 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 herein and under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site or Development Areas, as applicable, and their respective heirs, devisees, personal representatives, successors in interest or assigns.

KEY MAP

SCALE

**NOT FOR CONSTRUCTION**

**COMMUNITY RESOURCE CENTER -**

SOUTHWEST LOCATION

MECKLENBURG COUNTY -

ASSET & FACILITY MANAGEMENT DEPARTMENT

CHARLOTTE, NC

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LANDDESIGN PROJ.# 1019419

**REVISION / ISSUANCE**

NO.	DESCRIPTION	DATE
1	1ST REZONING SUBMITTAL	05.26.2020

DESIGNED BY: RJP/SAH  
DRAWN BY: SAH  
CHECKED BY: RJP/SAH

SCALE: NORTH

VERT: N/A  
HORZ: N/A

SHEET TITLE

DEVELOPMENT STANDARDS

SHEET NUMBER

**RZ-N1**