

OAK
ENGINEERING
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NORTH CAROLINA PROFESSIONAL ENGINEERING REGISTRATION BOARD LICENSE #1742
oak-engineering.com

PE SEAL:
NORTH CAROLINA PROFESSIONAL ENGINEERING REGISTRATION BOARD
SEAL 33996
PROFESSIONAL ENGINEER
CIVIL
STATE OF NORTH CAROLINA

MOVEMENT SCHOOL EAST
CENTRAL AVENUE
CHARLOTTE, NORTH CAROLINA
MOVEMENT FOUNDATION
SITE PLAN AMENDMENT FOR PETITION # 2019-055

EXISTING ZONING LINE (TYP)

PROPOSED BUILDING

PROPOSED FENCED PLAYGROUND

EXISTING BUILDING

LIMITS OF REZONING REQUEST

EXISTING RIGHT-IN / RIGHT-OUT DRIVEWAY

RIGHT-OF-WAY TO BE DEDICATED, MEASURED 53' FROM C/L OF CENTRAL AVE (REFER TO NOTE D.4 OF THE DEVELOPMENT STANDARDS)

20' SETBACK (MEASURED FROM FUTURE BACK OF CURB)

FUTURE 30" CURB & GUTTER

POTENTIAL FUTURE FREE-STANDING RETAIL AND/OR RESTAURANT
MAX SF 6,000 SF

CONNECT INTERNAL SIDEWALK TO EXISTING SIDEWALK ALONG CENTRAL (EXACT TIE-IN LOCATION MAY VARY)

PROPOSED 5' SIDEWALK

PROPOSED 5' SIDEWALK

PROPOSED STUB FOR FUTURE CONNECTION

PROPOSED STUB FOR FUTURE CONNECTION

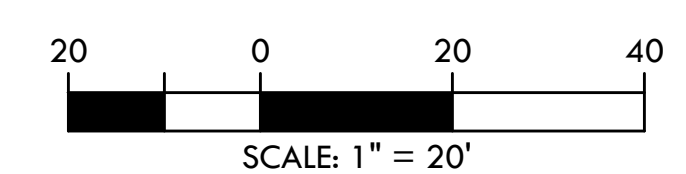
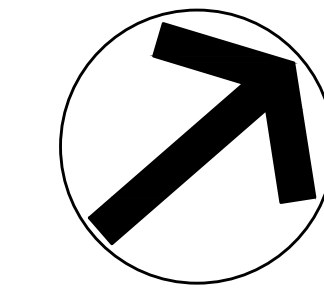
PROPOSED ZONING LINE

SITE DEVELOPMENT TABLE

| | |
|---------------------|---|
| PROJECT NAME: | MOVEMENT SCHOOL EAST |
| PETITION NO.: | # 2019 - 055 SPA |
| PETITIONER: | MOVEMENT RESOURCES |
| PLANS PREPARED BY: | OAK ENGINEERING, PLLC |
| TAX PARCEL NUMBERS: | 10304127 |
| COMBINED LOT SIZE: | ±4.185 ACRES |
| CURRENT ZONING: | MUDD-O (PETITION #2019-055) |
| PROPOSED ZONING: | MUDD-O SPA |
| OVERLAY DISTRICT: | NONE |
| EXISTING LAND USE: | ELEMENTARY & SECONDARY SCHOOL, RELIGIOUS INSTITUTION, TYPE 1 EATING, DRINKING AND ENTERTAINMENT ESTABLISHMENT |
| PROPOSED LAND USE: | ELEMENTARY & SECONDARY SCHOOL, RELIGIOUS INSTITUTION, TYPE 1 EATING, DRINKING AND ENTERTAINMENT ESTABLISHMENT, HEALTHCARE CLINIC, AND 6,000 SF FREE STANDING RETAIL OR RESTAURANT |
| MAXIMUM GFA: | 106,000 SF (2,000 SF OF WHICH MAY BE DEVOTED TO A TYPE 1 EATING, DRINKING AND ENTERTAINMENT ESTABLISHMENT) |
| JURISDICTION: | CITY OF CHARLOTTE |
| WATERSHED DISTRICT: | MCALPINE CREEK (CENTRAL CATAWBA PC) |
| FEMA INFORMATION: | MAP NO. 3710457300K MAP DATES: 2/19/2014 FLOOD ZONE: N/A |

EASTLAND MALL SITE
B-1SCD ZONING
(PETITION # 1985-038)

DRAWING INFORMATION



- REVISIONS:
- 06/10/19 - PER CITY COMMENTS
 - 08/16/19 - PER CDOT COMMENTS
 - 09/16/19 - PER CITY COMMENTS
 - 12/07/20 - SITE PLAN AMENDMENT

ENGINEER: GTW
DRAWN BY: GTW
CHECKED BY: JLB
PROJECT #: 019101

SHEET
RZ-1
SHEET 1 OF 2

DECEMBER 7, 2020

A. GENERAL PROVISIONS

1. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY MOVEMENT RESOURCES TO ACCOMMODATE THE DEVELOPMENT AND OPERATION OF AN ELEMENTARY AND SECONDARY SCHOOL AND OTHER USES SPECIFIED IN THESE DEVELOPMENT STANDARDS ON THAT APPROXIMATELY 4.140 ACRE SITE LOCATED ON THE NORTH SIDE OF CENTRAL AVENUE BETWEEN NORTH SHARON AMITY ROAD AND LOS AMIGOS AVENUE, WHICH SITE IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL NO. 103-041-27.
2. THE DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE"). SUBJECT TO THE OPTIONAL PROVISIONS SET OUT BELOW, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE MIXED USE DEVELOPMENT DISTRICT ("MUDD") ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THE SITE.
3. THE DEVELOPMENT DEPICTED ON THE REZONING PLAN IS SCHEMATIC IN NATURE AND INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF USES AND IMPROVEMENTS ON THE SITE. ACCORDINGLY, THE CONFIGURATIONS, PLACEMENTS AND SIZES OF THE BUILDING FOOTPRINTS AS WELL AS THE INTERNAL DRIVES AND PARKING AREAS DEPICTED ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND, SUBJECT TO THE TERMS OF THESE DEVELOPMENT STANDARDS AND THE ORDINANCE, ARE SUBJECT TO MINOR ALTERATIONS OR MODIFICATIONS DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES.
4. 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 SECTION 6.207 OF THE ORDINANCE.

B. OPTIONAL PROVISIONS

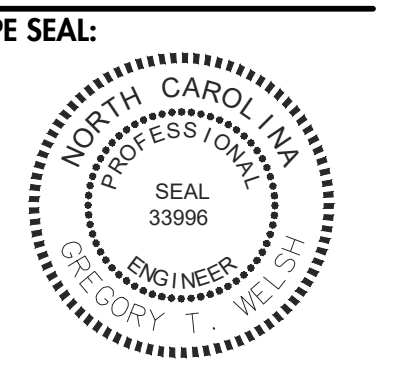
THE OPTIONAL PROVISIONS SET OUT BELOW SHALL APPLY TO THE SITE.

1. PARKING, VEHICULAR CIRCULATION AND VEHICULAR MANEUVERING SPACE MAY BE LOCATED BETWEEN THE BUILDINGS LOCATED ON THE SITE AND THE REQUIRED SETBACK FROM CENTRAL AVENUE.
2. VALET PARKING SERVICE AREA(S) MAY BE LOCATED BETWEEN THE BUILDINGS LOCATED ON THE SITE AND CENTRAL AVENUE.
3. THE BUILDING ENTRANCE REQUIREMENTS OF SECTION 9.8506(2)(H) OF THE ORDINANCE SHALL NOT APPLY TO THE BUILDINGS LOCATED ON THE SITE.
4. AN EXISTING BUILDING LOCATED ON THE SITE SHALL NOT BE REQUIRED TO MEET THE URBAN DESIGN AND DEVELOPMENT STANDARDS SET OUT IN SECTION 9.8506(2)(A) OF THE ORDINANCE.
5. A MAXIMUM OF ONE USE LOCATED ON THE SITE MAY HAVE ACCESSORY DRIVE-IN, DRIVE-THROUGH WINDOWS.

C. PERMITTED USES/DEVELOPMENT LIMITATIONS

1. SUBJECT TO THE LIMITATIONS SET OUT BELOW IN PARAGRAPHS 2 THROUGH 6, THE SITE MAY BE DEVOTED ONLY TO THE USES SET OUT BELOW (INCLUDING ANY COMBINATION OF SUCH USES), TOGETHER WITH ANY INCIDENTAL OR ACCESSORY USES ASSOCIATED THEREWITH THAT ARE PERMITTED UNDER THE ORDINANCE IN THE MUDD ZONING DISTRICT, INCLUDING, WITHOUT LIMITATION, DRIVE-IN, DRIVE-THROUGH WINDOWS.
 - (a) AN ELEMENTARY AND SECONDARY SCHOOL COMPRISED OF A KINDERGARTEN, AN ELEMENTARY SCHOOL AND A MIDDLE SCHOOL (THE "SCHOOL").
 - (b) EATING, DRINKING AND ENTERTAINMENT ESTABLISHMENTS (TYPE 1 AND/OR TYPE 2).
 - (c) PROFESSIONAL BUSINESS AND GENERAL OFFICES SUCH AS BANKS, CLINICS, MEDICAL, DENTAL AND DOCTORS OFFICES, VETERINARY CLINICS, GOVERNMENT, POST OFFICES, OPTICIANS' OFFICES, AND SIMILAR USES.
 - (d) RETAIL SALES LIMITED TO USES PERMITTED IN THE B-1 ZONING DISTRICT.
 - (e) SERVICES SUCH AS BEAUTY SHOPS AND BARBERSHOPS.
 - (f) A RELIGIOUS INSTITUTION AS A SECONDARY, NON-PRINCIPAL AND/OR ACCESSORY USE TO THE SCHOOL. AS A RESULT, IN THE EVENT THAT THE SCHOOL USE IS DISCONTINUED FOR 6 CONSECUTIVE MONTHS (EXCLUDING SUMMER VACATION AND SCHOOL HOLIDAYS) AND NOT RE-ESTABLISHED WITHIN SUCH 6 MONTH PERIOD, THEN THE RELIGIOUS INSTITUTION SHALL NO LONGER BE A PERMITTED USE ON THE SITE AND SHALL BE DISCONTINUED.
 2. A MAXIMUM OF THREE PRINCIPAL BUILDINGS MAY BE LOCATED ON THE SITE.
 3. THE TOTAL MAXIMUM GROSS FLOOR AREA OF THE PRINCIPAL BUILDINGS LOCATED ON THE SITE SHALL BE 106,000 SQUARE FEET.
 4. OF THE ALLOWED 106,000 SQUARE FEET OF GROSS FLOOR AREA THAT MAY BE LOCATED ON THE SITE, A TOTAL MAXIMUM OF 8,000 SQUARE FEET MAY BE DEVOTED TO EATING, DRINKING AND ENTERTAINMENT ESTABLISHMENTS (TYPE 1 OR TYPE 2), RETAIL SALES AND SERVICE USES.
 5. OF THE ALLOWED 106,000 SQUARE FEET OF GROSS FLOOR AREA THAT MAY BE LOCATED ON THE SITE, A TOTAL MAXIMUM OF 15,000 SQUARE FEET MAY BE DEVOTED TO PROFESSIONAL BUSINESS AND GENERAL OFFICES SUCH AS BANKS, CLINICS, MEDICAL, DENTAL AND DOCTORS' OFFICES, VETERINARY CLINICS, GOVERNMENT, POST OFFICES, OPTICIANS' OFFICES, AND SIMILAR USES.
 6. A MAXIMUM OF ONE USE LOCATED ON THE SITE MAY HAVE ACCESSORY DRIVE-IN, DRIVE-THROUGH WINDOWS.
- D. TRANSPORTATION**
1. VEHICULAR ACCESS TO THE SITE SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS AND DESIGNS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
 2. INTERNAL SIDEWALKS AND PEDESTRIAN CONNECTIONS (5' WIDE MINIMUM) SHALL BE PROVIDED ON THE SITE AS GENERALLY DEPICTED ON THE REZONING PLAN.
 3. A VEHICULAR CONNECTION SHALL BE MADE FROM THE SITE TO THE ADJACENT PARCEL OF LAND LOCATED TO THE EAST OF THE SITE AS GENERALLY DEPICTED ON THE REZONING PLAN.

4. PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A NEW BUILDING CONSTRUCTED ON THE SITE, PETITIONER SHALL DEDICATE AND CONVEY TO THE CITY OF CHARLOTTE (SUBJECT TO A RESERVATION FOR ANY NECESSARY UTILITY EASEMENTS) THOSE PORTIONS OF THE SITE LOCATED IMMEDIATELY ADJACENT TO CENTRAL AVENUE AS REQUIRED TO PROVIDE RIGHT OF WAY MEASURING 53 FEET FROM THE EXISTING CENTERLINE OF CENTRAL AVENUE, TO THE EXTENT THAT SUCH RIGHT OF WAY DOES NOT ALREADY EXIST.
 5. THE EXISTING PLANTING STRIP AND SIDEWALK LOCATED ALONG THE SITE'S FRONTAGE ON CENTRAL AVENUE SHALL REMAIN IN PLACE.
 6. ALL TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A NEW BUILDING CONSTRUCTED ON THE SITE.
- E. ARCHITECTURAL STANDARDS**
1. THE MAXIMUM HEIGHT IN FEET OF ANY NEW BUILDING CONSTRUCTED ON THE SITE SHALL BE 55 FEET AS MEASURED UNDER THE ORDINANCE.
- F. STREETScape AND LANDSCAPING**
1. PETITIONER SHALL INSTALL A MINIMUM 8 FOOT WIDE PLANTING STRIP AND A MINIMUM 6 FOOT WIDE SIDEWALK ALONG THE SITE'S FRONTAGE ON THE UNNAMED SHARED ACCESS ROAD LOCATED ALONG THE NORTHERN PROPERTY LINE OF THE SITE AND AS GENERALLY DEPICTED ON THE REZONING PLAN.
- G. LIGHTING**
1. ALL FREESTANDING LIGHTING FIXTURES INSTALLED ON THE SITE (EXCLUDING STREET LIGHTS AND LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS, SIDEWALKS AND PARKING AREAS AND IN THE LANDSCAPED AREAS) SHALL BE FULLY CAPPED AND SHIELDED AND THE ILLUMINATION DOWNWARDLY DIRECTED SO THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY PROPERTY LINE OF THE SITE.
 2. THE MAXIMUM HEIGHT OF ANY FREESTANDING LIGHTING FIXTURE INSTALLED ON THE SITE SHALL BE 21 FEET.
- H. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS**
1. 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 PETITIONER AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.
 2. THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERM "PETITIONER" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF PETITIONER OR THE OWNER OR OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.
 3. ANY REFERENCE TO THE ORDINANCE HEREIN SHALL BE DEEMED TO REFER TO THE REQUIREMENTS OF THE ORDINANCE IN EFFECT AS OF THE DATE THIS REZONING PETITION IS APPROVED.



REVISIONS:
1. 06/10/19 - PER CITY COMMENTS
2. 07/22/19 - PER CITY COMMENTS
3. 09/16/19 - PER CITY COMMENTS
4. 12/07/20 - SITE PLAN AMENDMENT

ENGINEER: GTW
DRAWN BY: GTW
CHECKED BY: LB
PROJECT #: 019.011