



VICINITY MAP
NOT TO SCALE

SITE AND DEVELOPMENT DATA

JURISDICTION	CITY OF CHARLOTTE
TAX PARCEL(S)	13317113
SITE ADDRESS	6300 ALBEMARLE ROAD
CURRENT ZONING	B-2
PROPOSED ZONING	NS
AS ALLOWED IN NS ZONING	CONVENIENCE STORE
TOTAL SITE AREA	
	35,595 SQ. FT. OR 0.82 AC.
PROPOSED BUILDING AREA	
	3,000 SQ. FT.
F.A.R. (FLOOR AREA RATIO)	
	0.084(SEE CALC. BELOW)
SETBACK REQUIREMENTS	
MINIMUM FRONT SETBACK	14 FEET
MINIMUM CORNER/SIDE SETBACK	10 FEET
MINIMUM REAR SETBACK	10 FEET
REQUIRED LOADING SPACE SIZE	
	10 X 25 LOADING SPACE
NUMBER / BUILDING OF PARKING SPACES	
	1 SPACE / 250 SQ. FT. 3,000 SQ. FT. / 250 SQ. FT. 12 SPACES REQUIRED
12 STANDARD SPACES + 1 HANDICAP SPACE 13 SPACES PROVIDED	
BICYCLE REQUIREMENTS	
SHORT TERM	5% REQUIRED OF AUTO PARKING (13X5% (0.05)=0.64) 1 SPACE
LONG TERM	2 SPACES
REQUIRED STACKING	
	20 FEET X 2 CAR AT PUMP = 40 FEET REQUIRED

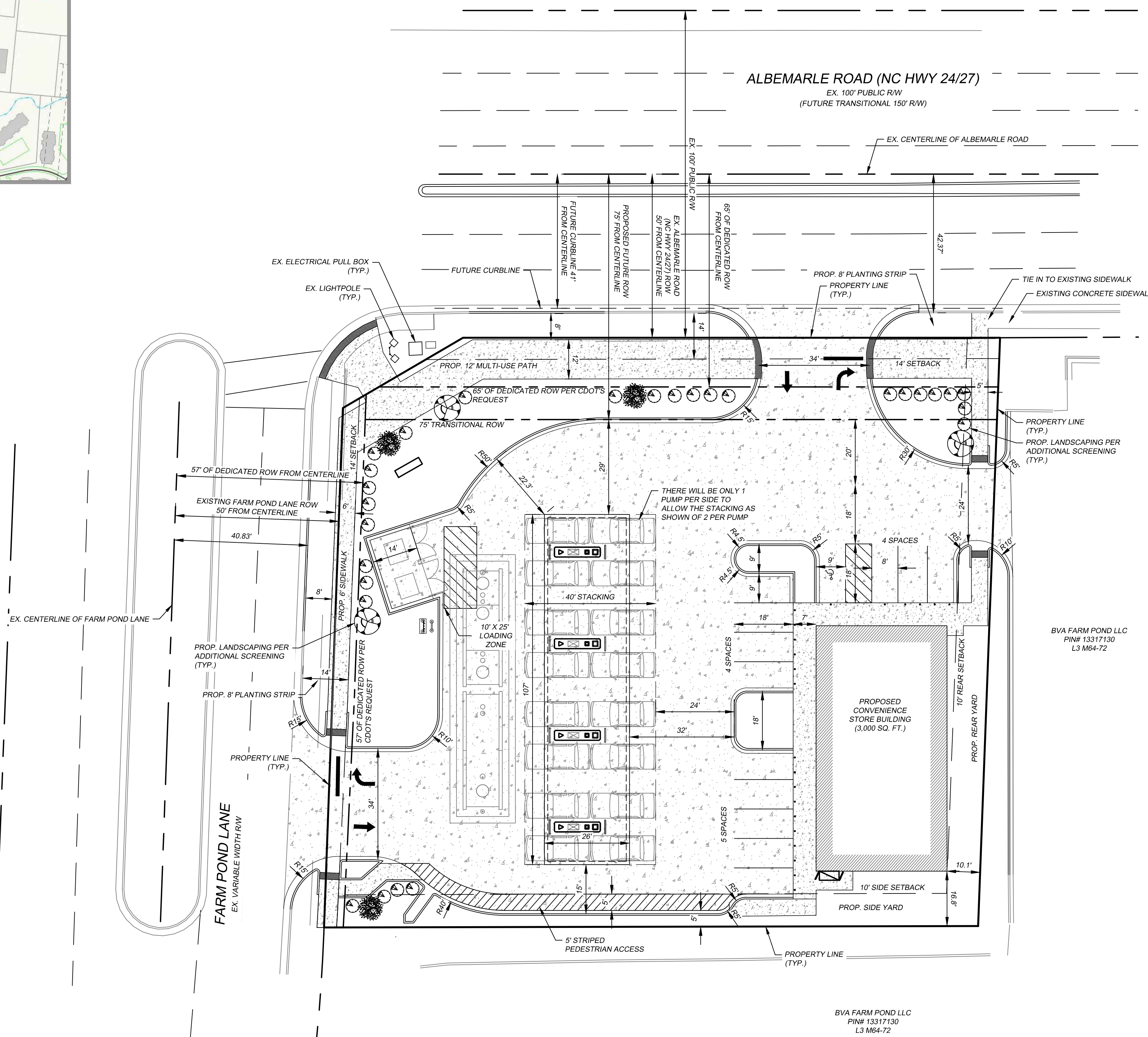
LAND USE NOTE:
THE SUBJECT PROPERTY IS DESIGNATED COMMUNITY ACTIVITY CENTER ON THE 2040 POLICY MAP, ADOPTED MARCH 27, 2022 AND EFFECTIVE JULY 1, 2022

CLT WATER NOTE:

- CHARLOTTE WATER HAS ACCESSIBLE WATER SYSTEM INFRASTRUCTURE FOR THE REZONING BOUNDARY VIA AN EXISTING 8-INCH WATER DISTRIBUTION MAIN LOCATED IN FARM POND LN.
- CHARLOTTE WATER HAS SANITARY SEWER SYSTEM INFRASTRUCTURE NEAR FOR THE REZONING BOUNDARY VIA AN EXISTING 8-INCH GRAVITY SEWER MAIN LOCATED ALONG FARM POND LN SOUTH OF THE REZONING PARCEL.
- DEVELOPMENT IS ENCOURAGED TO CONTACT INSTALLATION DEVELOPMENT SERVICES AT (704) 336-9499 TO REVIEW SERVICE CONNECTION DESIGN REQUIREMENTS AND CITY ORDINANCES (E.G. BACKFLOW, SEPARATE METER ORDINANCE, PUBLIC/PRIVATE PIPELINE EXTENSIONS). COMMENTS: HANDIRECT ACCESS TO SEWER, HAS DIRECT ACCESS TO WATER, CONTACT CLT WATER NEW SERVICES DEPARTMENT FOR WATER/SEWER SERVICES. CONTACT CLT WATER DONATED PROJECTS IF PUBLIC INFRASTRUCTURE WILL BE EXTENDED THROUGH PROPERTY.
- RESERVATION OF SANITARY SEWER SYSTEM CAPACITY THROUGH THE CHARLOTTE WATER'S CAPACITY ASSURANCE PROGRAM IS THE RESPONSIBILITY OF THE CUSTOMER/DEVELOPMENT. CONTACT THE NEW SERVICES GROUP AT (704) 432-2854 FOR FURTHER INFORMATION ON RESERVING CAPACITY UP TO 24 MONTHS.

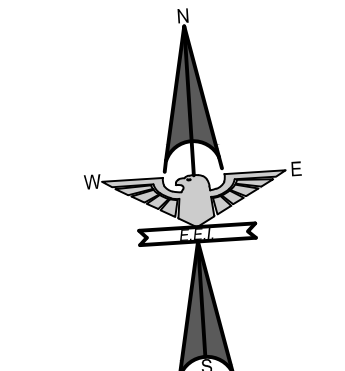
CDOT NOTE:

- ALL PROPOSED DEDICATION AND FEE SIMPLE CONVEYANCE OF ALL RIGHT-OF-WAY TO THE CITY BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED AS NEEDED. CDOT REQUESTS RIGHTS OF WAY SET AT 2' BEHIND BACK OF SIDEWALK WHERE FEASIBLE.
- ALL TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED AS NEEDED. THE PETITIONER MAY PHASE TRANSPORTATION IMPROVEMENTS IF SAID IMPROVEMENTS AND PHASING ARE EXPLICITLY DESCRIBED IN SITE PLAN NOTES.



BVA FARM POND LLC
PIN# 13317130
L3 M64-72

BVA FARM POND LLC
PIN# 13317130
L3 M64-72



GRAPHIC SCALE
0 20' 40'
(IN FEET)
1 inch = 20 ft.

DEVELOPMENT STANDARDS

GENERAL PROVISIONS:

- DEVELOPMENT OF THE SITE WILL BE CONTROLLED BY THE STANDARDS OF THE ZONING ORDINANCE. THE DEVELOPMENT DEPICTED ON THE PLAN MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED IN THE ORDINANCE.
- THROUGHOUT THIS REZONING PETITION, THE TERMS "OWNER," "OWNERS," "PETITIONER" OR "PETITIONERS," SHALL, WITH RESPECT TO THE SITE, BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNEES OF THE OWNER OR OWNERS OF THE SITE WHO MAY BE INVOLVED IN ITS DEVELOPMENT FROM TIME TO TIME.

PURPOSE:

THE PURPOSE OF THIS REZONING APPLICATION IS TO PROVIDE FOR THE CHANGE OF USE. TO ACHIEVE THIS PURPOSE, THE APPLICANT IS SEEKING AN NS ZONING.

PERMITTED USES:

THE SITE MAY BE USED FOR USES PERMITTED BY RIGHT OR UNDER PRESCRIBED CONDITIONS AS INDICATED FOR THE NEIGHBORHOOD SERVICES DISTRICT IN THE ZONING ORDINANCE.

TRANSPORTATION (CONDITIONAL NOTES)

- SITE SHALL BE DEDICATED TO A 63' RIGHT-OF-WAY ALONG ALBEMARLE ROAD FROM THE CENTERLINE OR 2' BEHIND THE PROPOSED 12-FOOT MULTI-USE PATH.
- AN 8-FOOT PLANTING STRIP AND A 6-FOOT SIDEWALK SHALL BE CONSTRUCTED ON FARM POND LANE PER CHAPTER 19 OF CITY OF CHARLOTTE CODE OF ORDINANCES.
- AN 8-FOOT PLANTING STRIP AND A 12-FOOT MULTI-USE PATH SHALL BE CONSTRUCTED ON ALBEMARLE ROAD PER CHAPTER 19 OF CITY OF CHARLOTTE CODE OF ORDINANCES AND THE CITY COUNCIL ADOPTED FUTURE CHARLOTTE STREETS MAP.
- RAMPS SHALL BE IMPROVED AT THE CORNER OF ALBEMARLE ROAD AND FARM POND LANE TO COMPLY WITH ADA APPROVING STANDARDS PER FEDERAL ADA GUIDELINES. RAMPS SHOULD MATCH WIDTH OF SIDEWALK. 12- FEET ON ALBEMARLE ROAD AND 6- FEET ON FARM POND LANE.
- ALL PUBLIC ROADWAY IMPROVEMENTS WILL BE SUBJECT TO THE STANDARDS AND CRITERIA OF CDOT AND NCDOT, AS APPLICABLE. TO THE ROADWAY IMPROVEMENTS WITHIN THEIR RESPECTIVE ROAD SYSTEM AUTHORITY IT IS UNDERSTOOD THAT SUCH IMPROVEMENTS MAY BE UNDERTAKEN BY THE PETITIONER ON ITS OWN OR IN CONJUNCTION WITH OTHER DEVELOPMENT OR ROADWAY PROJECTS TAKING PLACE WITHIN THE BROAD SOUTHEASTERN MECKLENBURG AREA, BY WAY OF A PRIVATE/PUBLIC PARTNERSHIP EFFORT OR OTHER PUBLIC SECTOR PROJECT SUPPORT.

ARCHITECTURAL STANDARDS

BUILDING PLACEMENT AND SITE DESIGN SHALL FOCUS ON AND ENHANCE THE PEDESTRIAN ENVIRONMENT ON PUBLIC OR PRIVATE NETWORK REQUIRED STREETS, THROUGH THE FOLLOWING:

- BUILDINGS SHALL BE PLACED SO AS TO PRESENT A FRONT OR SIDE FAÇADE TO ALL STREETS.
- FAÇADES FRONTING STREETS SHALL INCLUDE A COMBINATION OF WINDOWS AND OPERABLE DOORS FOR A MINIMUM OF 60% OF EACH FRONTAGE ELEVATION. TRANSPARENT GLASS BETWEEN 2' AND 10' ON THE FIRST FLOOR UP TO 20% OF THIS REQUIREMENT MAY BE COMPRISED OF DISPLAY WINDOWS. THESE DISPLAY WINDOWS MUST MAINTAIN A MINIMUM OF 3'-0" CLEAR DEPTH BETWEEN WINDOW AND REAR WALL. WINDOWS WITHIN THIS ZONE SHALL NOT BE SCREENED BY FILM, DECALS, AND OTHER OPAQUE MATERIAL. GLAZING FINISHES OR WINDOW TREATMENTS, THE MAXIMUM SILL HEIGHT FOR REQUIRED TRANSPARENCY SHALL NOT EXCEED 4'-0" ABOVE ADJACENT STREET SIDEWALK.
- THE FAÇADES OF FIRST FLOOR OF THE BUILDINGS ALONG STREETS SHALL INCORPORATE A

MINIMUM OF 30% MASONRY MATERIALS SUCH AS BRICK OR STONE.

- DIRECT PEDESTRIAN CONNECTION SHOULD BE PROVIDED BETWEEN STREET FACING DOORS, CORNER ENTRANCE FEATURES TO SIDEWALKS ON ADJACENT STREETS.
- BUILDING ELEVATIONS SHALL NOT HAVE EXPANSES OF BLANK WALLS GREATER THAN 20 FEET IN ALL DIRECTIONS AND ARCHITECTURAL FEATURES SUCH AS BUT TO LIMITED TO BANDING, MEDALLIONS OR DESIGN FEATURES OR MATERIALS WILL BE PROVIDED TO AVOID A STERILE, UNARTICULATED BLANK TREATMENT OF SUCH WALLS.
- BUILDING ELEVATIONS SHALL BE DESIGNED WITH VERTICAL BAYS OR ARTICULATED ARCHITECTURAL FEATURES WHICH SHALL INCLUDE A COMBINATION OF AT LEAST THREE OF THE FOLLOWING: A COMBINATION OF EXTERIOR WALL OFFSETS (PROJECTIONS AND RECESSES), COLUMNS, PILASTERS, CHANGE IN MATERIALS OR COLORS, AWNINGS, ARCADES, OR OTHER ARCHITECTURAL ELEMENTS.
- BUILDINGS SHOULD BE A MINIMUM HEIGHT OF 22'.
- MULTI-STORY BUILDINGS SHOULD HAVE A MINIMUM OF 20% TRANSPARENCY ON ALL UPPER STORIES.

STREETSCAPE AND LANDSCAPING

- SITE WILL COMPLY WITH CITY OF CHARLOTTE TREE ORDINANCE.
- TREE SAVE REQUIREMENTS CAN BE MET WITH PAYMENT IN LIEU IF THE SITE ZONED NS.

FIRE PROTECTION

FUTURE SITE PLAN SUBMITTALS SHALL COMPLY WITH THE FOLLOWING AS IT APPLIES TO THE PROJECT:

- FIRE ACCESS - FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20 FEET AND AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 14 FEET. THIS SHALL INCLUDE MULTIFAMILY PROPERTIES AND RESIDENTIAL COMMUNITIES WITH PRIVATELY MAINTAINED STREETS; ON-STREET PARKING SHALL BE PROHIBITED UNLESS THE MINIMUM 20 FEET WIDTH CAN BE ESTABLISHED AND MAINTAINED. FIRE APPARATUS ACCESS ROADS SHALL NOT HAVE A SLOPE GREATER THAN 10%.
- ACCESS ROAD DESIGN - FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE SURFACED TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES. CD'S LARGEST TRUCKS HAVE A GROSS VEHICLE WEIGHT (GVW) OF 85,000 LBS.
- HOSE PULLS - FIRE APPARATUS ACCESS ROADS SHALL BE WITHIN 200 FEET OF ALL EXTERIOR WALLS OF SPRINKLED BUILDINGS AND 150 FEET OF ALL EXTERIOR WALLS OF NON-SPRINKLED BUILDINGS. MEASUREMENTS OF HOSE PULL SHALL START FROM ROAD ACCESS / LANE OF TRAVEL, NOT FROM A PARKING SPOT OR BACK OF CURB.
- WATER SUPPLY NON-SPRINKLED - FOR NON-SPRINKLED BUILDINGS - AN APPROVED FIRE HYDRANT SHALL BE LOCATED WITHIN 400 FEET FROM THE MOST REMOTE POINT OF ALL BUILDINGS AND MEASURED "AS AN APPROVED APPARATUS ROUTE AS DETERMINED BY THE FIRE CODE OFFICIAL" (NCFC 2018 ED, SEC. 507.5.1) INCLUDE 15 PSI FIXED LOSS FOR REDUCED PRESSURE BACKFLOW DEVICE.
- HYDRANT LOCATIONS - SHOW ALL EXISTING AND NEW HYDRANT LOCATIONS, INCLUDING SIZE OF MAINS, FRICTION LOSS CALCULATIONS SHALL BE REQUIRED FOR ALL NEW HYDRANT INSTALLATIONS IN A WATER-MODEL FORMAT. LABEL HYDRANTS WHETHER THEY ARE PUBLIC OR PRIVATE.
- HYDRANT FLOW TEST - INCLUDE RECENT HYDRANT FLOW TEST (WITHIN THE PAST 12 MONTHS) OF THE CLOSEST HYDRANT SERVING THE PROPOSED BUILDING. FLOW CALCULATION SHALL BE AT 20 PSI FROM OUR HYDRANT TEST COORDINATOR BY CALLING 704-336-2101.
- WATER MODEL - A WATER MODEL WILL BE REQUIRED FOR THE PROPOSED BUILDINGS.
- UTILITY SHEET - PROVIDE UTILITY SHEET SHOWING ALL WATER MAINS, INCLUDING FIRE LINES, FDC'S, PROPOSED EXISTING HYDRANTS, ETC.; LABEL HYDRANTS WHETHER THEY ARE PUBLIC OR PRIVATE.



PRELIMINARY
NOT FOR
CONSTRUCTION

NO.	DATE	BY	ISSUE



6300 ALBEMARLE ROAD
CITY OF CHARLOTTE, NC

SAM'S MART
7935 COUNCIL PLACE, SUITE 101
MATTHEWS, NC 28105

DESIGNED BY	JPC	CHECKED BY	SAP
DRAWN BY	JPC	DATE	12/12/22
SCALE	AS SHOWN	JOB NUMBER	5511

REZONING
CONCEPTUAL
SITE PLAN

Sheet
RZ-1.0