

Conditional Development Standards

General Provisions.

- The exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the ordinance during the design development and construction phases as allowed under the provisions of Section 6.207 of the Zoning Ordinance.
- The Petitioner acknowledges that other standard development requirements imposed by other city ordinances, such as those that regulate streets, sidewalks, bicycle parking, and site development, may apply to the development of this site. There are not zoning regulations, are not administered by the Zoning Administrator, and are not separate zoning conditions imposed by this site plan. Unless specifically noted in the conditions for this site plan, these other standard development requirements will be applied to the development of this site as defined by those other city ordinances that may be applicable to the site.
- 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
To develop a small center to accommodate neighborhood services and retail uses.

Permitted Uses
Uses allowed on the property included in this Petition are those uses that are permitted in the B-1, CD district except as may be further limited by the specific provisions of this site plan. Development on the site will not exceed a total of 10,000 square feet of floor area.

Transportation

a. The site plan will utilize driveways that connect to Rhyme Road on the northern edge of the site and to Rhyme Road via a right of way driveway as generally depicted on the site plan subject to approval by NCDOT or CDOT, whichever has jurisdiction.

b. Parking areas are generally depicted on the concept plan for the site.

c. Sidewalk will be constructed on the site from the building main entrances to the Rhyme Road right of way, to be connected to public sidewalks on Rhyme Rd if approved by NCDOT or CDOT, which ever has jurisdiction on the construction of such sidewalks.

d. If current right-of-way is inadequate to meet city standards, all dedication and fee simple conveyance of all rights of way will be made to the City or NCDOT before the site's first building certificate of occupancy is issued.

e. Transportation mitigation improvements will consist of the following:

- Southbound I-485 Off Ramp - An addition to the southbound I-485 off ramp to provide 300' full storage plus taper (an extension of 100').
- Rhyme Rd at Belmeade Rd - Construction of an eastbound left turn lane on Belmeade with 150' of storage plus taper.
- Rhyme Rd at Driveway 1: Construction of a southbound left turn lane with 100' storage plus taper.
- Moore's Chapel Rd at Rhyme Rd: Construction of a southbound right turn lane with 100' of storage and appropriate taper.
- A right in movement only will be provided at Driveway 2.
- In addition, the Petitioner will construct up to 4 pedestrian ramps, as generally depicted on the site plan, subject to the approval of NCDOT or CDOT, which ever has jurisdiction.

f. The Petitioner will develop the site in two phases. The first phase will consist of no more than 6,000 square feet of floor area that will be the main structure on the site. The remaining 3,400 square feet of floor area shown as "future development" on the site plan can be constructed only after the TIA conducted for the site is updated to include the impacts of the additional 3,400 square feet of floor area and a list of any additional improvements that may be required based solely on the additional impacts if any.

Architectural Standards

The development of the site will be governed by the district regulations of the Zoning Ordinance for the B-1. Large expanses of wall exceeding 20-feet in length will be avoided through the introduction of articulated facades, using various materials such as brick and other masonry products, stone, different colors of paint, glass windows, water table, and/or soldier course.

Streetscape and Landscaping

- wall.

Environmental Features:

- b. Site is in a wedge and will be required to provide 15% tree save area based on gross acreage. 15% of 3.99 acres = 0.59 acres tree save. Tree save must contain existing healthy tree canopy. Tree save will be 30 feet in width minimum.

Parks, Greenways, and Open Space
Reserved

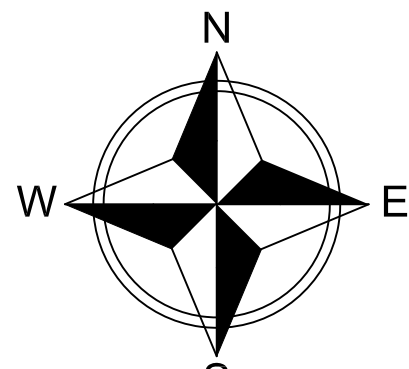
Fire Protection
Reserved

Signage
Reserved

Lighting

Phasing

Initial submission 5/25/18, 1.0
 Revised per staff comments: 4-16-19, 1.1
 Revised per staff comments: 9-19-19, 1.2
 Revised per Zoning Committee Approval on 10-1-19: 10-4-19, 1.3
 Revised per Zoning Committee approval: 10-15-19, 1.4
 Revised per staff comments for 2022-105, 1.1



Scale: 1" = 40'

APPROVAL STAMP

CHARLOTTE, NC:

MOORES CHAPEL & RHYNE RD
CHARLOTTE, NC 28214

RZP-2022-105

SITE PLAN

Site Data Summary

Existing Zoning: R3 LLWPA
(Residential)

Proposed Zoning: B-1(CD) LLWPA
(Business)

Parcel ID: 05549115
05549128
05549114
05549113

Area Summary:

Total Area - 3.99 ACRES

Floor Area Summary:

- Building with 6,600 SqFt of floor area shown
- Total floor area not to exceed 10,000 SqFt for entire site

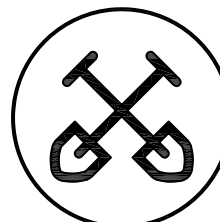
Building Setbacks:

Moore's Chapel: 20 ft
Rhyne: 30 ft
Rear: 20 ft

Parking Summary :

As prescribed by the Ordinance

Date Prepared: 12/12/22	Drawn By: SK



DURBAN

DEVELOPMENT

CORPORATE OFFICE

106 FOSTER AVE

CHARLOTTE, NC 28203

PITTSBURGH OFFICE

5500 BROOKTREE RD; SUITE 303

WEXFORD, PA 15090