

REVISIONS

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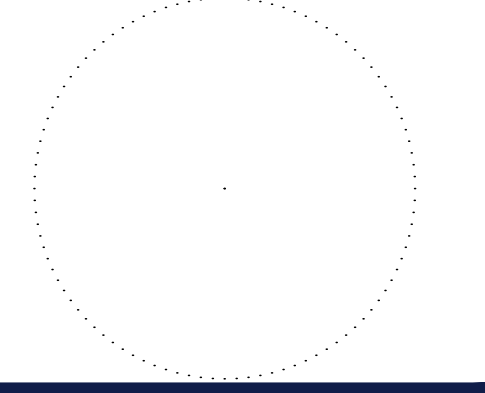
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PROJECT No.: NCA220085.00
DRAWN BY: MJN / CB
CHECKED BY: AM
DATE: 1/26/2023
CAD ID:

PROJECT:
PROP. REZONING DOCUMENTS
FOR
NORTHLAKE WEST REAL ESTATE INVESTORS, LLC

LOCATION OF SITE:
7625 W.W.T. HARRIS BLVD
CHARLOTTE, NC
MECKLENBURG COUNTY, 28216

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SHEET TITLE:
SCHEMATIC SITE PLAN

SHEET NUMBER:
RZ-1

**GUSTAFSON PARTNERS COMMERCIAL REAL ESTATE
DEVELOPMENT STANDARDS
02/21/24
REZONING PETITION NO. 2023-047**

3 SITE DEVELOPMENT DATA:
- **TAX PARCEL:** # 025-27-20
- **EXISTING ZONING:** B-2(C)D
- **PROPOSED ZONING:** B-2(C)DSPA
- **EXISTING USES:** VACANT
- **PROPOSED USES:** RETAIL USES, GENERAL AND MEDICAL OFFICE USES, PERSONAL SERVICE USES, EDGE TYPE I & II (RESTAURANTS) WITH AND WITHOUT AN ACCESSORY DRIVE-THROUGH WINDOW, EDGE TYPE I & II FINANCIAL INSTITUTION WITH OR WITHOUT ACCESSORY DRIVE-THROUGH WINDOWS, AND OTHER NON-RESIDENTIAL USES AS PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, INCLUDING A PARKING STRUCTURE, AS ALLOWED IN THE B-2 ZONING DISTRICT (AS MORE SPECIFICALLY DESCRIBED AND RESTRICTED BELOW IN SECTION 2).

- **PROHIBITED USES:** THE FOLLOWING USES ARE NOT PERMITTED ON THE SITE: COMMERCIAL OUTDOOR AMUSEMENT, AUTOMOTIVE SERVICE STATIONS INCLUDING MINOR ADJUSTMENTS, REPAIRS AND LUBRICATION; AUTOMOBILE SALES AND REPAIR INCLUDING TRACTOR-TRUCKS, ARMORIES FOR MEETINGS AND TRAINING OF MILITARY ORGANIZATIONS; AUCTION SALES; AUTOMOBILE REPAIR GARAGES INCLUDING ENGINE OVERHAUL, BODY AND PAINT SHOPS, WHOLESALE BAKERIES, BOAT AND SHIP SALES AND REPAIR, BUILDING MAINTENANCE SERVICES, CAR WASHES, CATALOG AND MAIL ORDER HOUSES; CONTRACTORS OFFICES WITH ACCESSORY STORAGE; RESIDENTIAL DWELLING UNITS OF ANY TYPE; ENGRAVING, EQUIPMENT RENTAL AND LEASING, OUTDOOR, FABRIC SAMPLE ASSEMBLY; FENCES AND FENCE MATERIAL SALES; OUTDOOR, FLORIST, WHOLESALE, MANUFACTURED HOUSING SALES AND REPAIRS; PEST CONTROL AND DISINFECTING SERVICES; REPAIR OR SERVICING OF ANY ARTICLE, THE SALE OF WHICH IS PERMITTED IN THE DISTRICT; SIGN PAINTING; THEATERS, MOTION PICTURE, TIRE RECAPPING AND RETREADING; WHOLESALE SALES WITHIN RELATED STORAGE AND WAREHOUSING; ADULT ESTABLISHMENTS; BOARDING STABLES; BUILDING MATERIAL SALES; RIDING ACADEMIES, AND SHORT TERM CARE FACILITIES.
- **MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT:** UP TO 6,000 SQUARE FEET OF GROSS FLOOR AREA OF USES OTHER THAN EDGE WITH ACCESSORY DRIVE-THROUGH WINDOWS OR EDGE DRIVE-IN; OR ONE EDGE (TYPE I OR II) WITH ACCESSORY DRIVE-THROUGH WINDOWS OR EDGE DRIVE-IN (TYPE I OR II) WITH UP TO 4300 SQUARE FEET OF GROSS FLOOR AREA IN EACH AS MORE SPECIFICALLY DESCRIBED BELOW.
- **MAXIMUM BUILDING HEIGHT:** AS ALLOWED BY THE ORDINANCE.
- **PARKING:** PARKING WILL BE PROVIDED AS REQUIRED BY THE ORDINANCE. PARKING FOR THE PROPOSED USES WILL BE LOCATED ON-SITE AND MAY ALSO BE LOCATED ON THE ADJACENT PARCELS IN ACCORDANCE WITH EXISTING PRIVATE COVENANTS (REA).

3 1. GENERAL PROVISIONS:

a. SITE LOCATION: THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY GUSTAFSON PARTNERS COMMERCIAL REAL ESTATE ("PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF A SMALL NEIGHBORHOOD CENTER WITH NON-RESIDENTIAL USES AS ALLOWED IN THE B-2 ZONING DISTRICT ON APPROXIMATELY 1.263-ACRE SITE LOCATED ON THE SOUTHWEST QUADRANT OF THE INTERSECTION OF W. T. HARRIS AND REAMES ROAD (THE "SITE").
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 B-2 ZONING CLASSIFICATION SHALL GOVERN.
c. GRAPHICS AND ALTERATIONS: THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, STRUCTURES AND BUILDINGS, DRIVEWAYS, AND OTHER DEVELOPMENT MATTERS AND SITE ELEMENTS (COLLECTIVELY THE "DEVELOPMENT" AND "ELEMENTS") SET FORTH ON THE REZONING PLAN SHOULD BE REVIEWED IN CONJUNCTION WITH THE PROVISIONS OF THESE DEVELOPMENT STANDARDS. THE LAYOUT, 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.
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.

3 d. NUMBER OF BUILDINGS PRINCIPAL AND ACCESSORY: NOTWITHSTANDING THE NUMBER OF BUILDINGS OR LOTS SHOWN ON THE REZONING PLAN, THE NUMBER OF PRINCIPLE USE BUILDINGS CONSTRUCTED ON THE SITE SHALL NOT EXCEED ONE (1) (EXCLUDING ACCESSORY USE BUILDINGS).
e. UNDIVIDED DEVELOPMENT: THE SITE TOGETHER WITH THAT CERTAIN SITE LOCATED ADJACENT TO THE SITE AND DESIGNATED AS TAX PARCEL NOS. 025-27-14, 15, AND 17, AND ADJACENT PARCELS TO THE AGGREGATE AS A PLANNED UNIT DEVELOPMENT PLAN AS TO THE ELEMENTS AND PORTIONS OF THE SITE GENERALLY DEPICTED ON THE REZONING PLAN AND THOSE DEPICTED ON THE APPLICABLE CONDITIONAL ZONING PLAN FOR THE ADJACENT PARCELS. 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 AND THE ADJACENT PARCELS. THE PETITIONER AND/OR OWNER OF THE SITE AND THE ADJACENT PARCELS RESERVE THE RIGHT TO SUBDIVIDE THE PORTIONS OR ALL OF THE SITE AND THE ADJACENT PARCELS AND CREATE LOTS WITHIN THE INTERIOR OF THE SITE AND THE ADJACENT PARCELS WITHOUT REGARD TO ANY SUCH INTERNAL SEPARATION STANDARDS, AND PUBLIC/PRIVATE STREET FRONTAGE REQUIREMENTS, PROVIDED, HOWEVER, ALL SUCH SEPARATION STANDARDS ALONG THE EXTERNAL BOUNDARY OF THE SITE AND THE ADJACENT PARCELS SHALL BE ADHERED TO AND ALL SQUARE FOOTAGE MAXIMUM REQUIREMENTS WILL BE REGULATED BY ANY DEVELOPMENT LIMITATIONS SET FORTH IN SECTION 2 BELOW AS TO THE SITE AND IN THE APPLICABLE CONDITIONAL ZONING PLAN AS TO THE ADJACENT PARCELS.

3 2. PERMITTED USES & DEVELOPMENT AREA LIMITATION:

a. THE SITE MAY BE DEVELOPED AS FOLLOWS:
(i) WITHIN PARCEL D EITHER AN EDGE (TYPE I OR II) WITH AN ACCESSORY DRIVE-THROUGH WINDOW OR AND EDGE DRIVE-IN (TYPE I OR II) WITH UP TO 4300 SQUARE FEET OF GROSS FLOOR AREA OR UP TO 6,000 GROSS SQUARE FEET OF OTHER ALLOWED USES AS LISTED BELOW.
b. THE FOLLOWING USES WILL BE ALLOWED: A VARIETY OF RETAIL USES, PERSONAL SERVICE USES, GENERAL OR MEDICAL OFFICE USES, EDGE TYPE I & II (RESTAURANTS), A FINANCIAL INSTITUTION WITH ACCESSORY DRIVE-THROUGH WINDOWS, ATMS (AUTOMATIC TELLER MACHINES), AS WELL AS OTHER NON-RESIDENTIAL USES AS ALLOWED IN THE B-2 ZONING DISTRICT, TOGETHER WITH ACCESSORY USES, INCLUDING A PARKING STRUCTURE, AS ALLOWED IN THE B-2 ZONING DISTRICT, SUBJECT TO THE RESTRICTIONS AND LIMITATIONS LISTED BELOW.

3 c. A MAXIMUM OF ONE (1) EDGE WITH AN ACCESSORY DRIVE-THROUGH WINDOWS OR ONE EDGE DRIVE-IN SERVICE USES ARE ALLOWED ON THE SITE, EACH LIMITED TO A MAXIMUM SQUARE FEET OF GROSS FLOOR AREA OF 4300.
d. THE FOLLOWING USE IS NOT BE ALLOWED ON THE SITE: COMMERCIAL OUTDOOR AMUSEMENT; AUTOMOBILE SALES AND REPAIR INCLUDING TRACTOR-TRUCKS, ARMORIES FOR MEETINGS AND TRAINING OF MILITARY ORGANIZATIONS; AUCTION SALES; AUTOMOTIVE SERVICE STATIONS INCLUDING MINOR ADJUSTMENTS, REPAIRS AND LUBRICATION; AUTOMOBILE REPAIR GARAGES, ENGINE OVERHAUL, BODY AND PAINT SHOPS, WHOLESALE BAKERIES; BOAT AND SHIP SALES AND REPAIR, BUILDING MAINTENANCE SERVICES, CAR WASHES, CATALOG AND MAIL ORDER HOUSES; CONTRACTORS OFFICES WITH ACCESSORY STORAGE; RESIDENTIAL DWELLING UNITS OF ANY TYPE; ENGRAVING, EQUIPMENT RENTAL AND LEASING, OUTDOOR, FABRIC SAMPLE ASSEMBLY; FENCES AND FENCE MATERIAL SALES; OUTDOOR, FLORIST, WHOLESALE, MANUFACTURED HOUSING SALES AND REPAIRS; PEST CONTROL, AND DISINFECTING SERVICES; REPAIR OR SERVICING OF ANY ARTICLE, THE SALE OF WHICH IS PERMITTED IN THE DISTRICT; SIGN PAINTING; THEATERS, MOTION PICTURE, TIRE RECAPPING AND RETREADING; WHOLESALE SALES WITHIN RELATED STORAGE AND WAREHOUSING; ADULT ESTABLISHMENTS; BOARDING STABLES; BUILDING MATERIAL SALES; RIDING ACADEMIES, AND SHORT TERM CARE FACILITIES.

FOR PURPOSES OF THE DEVELOPMENT LIMITATIONS SET FORTH IN THESE DEVELOPMENT STANDARDS (BUT NOT TO BE CONSTRUED AS A LIMITATION ON PAR REQUIREMENTS), THE FOLLOWING ITEMS WILL NOT BE COUNTED AS PART OF THE ALLOWED GROSS FLOOR AREA FLOOR AREA AS DEFINED BY THE ORDINANCE FOR THE SITE: SURFACE OR STRUCTURED PARKING FACILITIES, AND ALL LOADING DOCK AREAS (OPEN OR ENCLOSED).

3 ACCESS AND TRANSPORTATION:

a. ACCESS TO THE SITE MAY BE FROM NORTHLAKE CREEK DRIVE IN THE MANNER GENERALLY DEPICTED ON THE REZONING PLAN. THE NUMBER OF AND LOCATION OF DRIVEWAYS TO THE INTERNAL ROADS IS NOT LIMITED BY THE NUMBER ILLUSTRATED ON THE REZONING PLAN AND ADDITIONAL DRIVEWAYS ARE ALLOWED.
b. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE DEVELOPMENT AND CONSTRUCTION PLANS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY CDOT AND/OR NCDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.
c. THE ALIGNMENT OF THE INTERNAL VEHICULAR CIRCULATION AND DRIVEWAYS MAY BE MODIFIED BY THE PETITIONER TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, PARKING LAYOUTS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY CDOT AND/OR NCDOT IN ACCORDANCE WITH PUBLISHED STANDARDS.
d. THE PETITIONER SHALL DEDICATE AND CONVEY IN FEE SIMPLE ANY RIGHT-OF-WAY NEEDED FOR THE PROPOSED ROADWAY IMPROVEMENTS TO THE CITY BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED. CDOT REQUESTS RIGHTS-OF-WAY SET AT 2' BEHIND BACK OF SIDEWALK WHERE FEASIBLE.
e. ALL TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED. THE PETITIONER MAY PHASE TRANSPORTATION IMPROVEMENTS IF SAID IMPROVEMENTS AND PHASING ARE EXPLICITLY DESCRIBED IN SITE PLAN.
f. 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 NORTHWESTERN MECKLENBURG AREA, BY WAY OF A PRIVATE-PUBLIC PARTNERSHIP EFFORT OR OTHER PUBLIC SECTOR PROJECT SUPPORT.
g. A RIGHT-OF-WAY ENCROACHMENT AGREEMENT IS REQUIRED FOR THE INSTALLATION OF ANY NON-STANDARD ITEMS (IRRIGATION SYSTEMS, DECORATIVE CONCRETE PAVEMENT, BRICK PAVERS, ETC.) WITHIN A PROPOSED/EXISTING CITY-MAINTAINED STREET RIGHT-OF-WAY BY A PRIVATE INDIVIDUAL, GROUP, BUSINESS, OR HOMEOWNER'S BUSINESS ASSOCIATION. AN ENCROACHMENT AGREEMENT MUST BE APPROVED BY CDOT PRIOR TO CONSTRUCTION/INSTALLATION. CONTACT CDOT FOR ADDITIONAL INFORMATION CONCERNING COST, SUBMITTAL, AND LIABILITY INSURANCE COVERAGE REQUIREMENTS.

3 ARCHITECTURAL STANDARDS:

a. THE BUILDING MATERIALS USED ON THE PRINCIPAL BUILDINGS CONSTRUCTED ON SITE WILL BE A COMBINATION OF PORTIONS OF THE FOLLOWING: BRICK, STONE, PRECAST STONE, PRECAST CONCRETE, SYNTHETIC STONE, CEMENTITIOUS SIDING (SUCH AS HARDI-PLANK, AND FIBER CEMENT PANELS), GLASS, STUCCO, EIFS, DECORATIVE BLOCK, ARCHITECTURAL METAL PANELS AND/OR WOOD. VINYL AS A BUILDING MATERIAL MAY ONLY BE USED ON WINDOWS, SOFFITS, AND ON HANDRAILS/RAILINGS.
b. THE PROPOSED BUILDINGS WILL UTILIZE "FOUR SIDED ARCHITECTURE". "FOUR SIDED ARCHITECTURE" SHALL MEAN THAT ALL BUILDING FACADES WILL UTILIZE SIMILAR BUILDING MATERIALS AND FINISHED ON ALL BUILDING SIDES AND EXPOSED CONCRETE MASONRY UNITS NOT ARCHITECTURALLY FINISHED WILL NOT BE ALLOWED.
c. BUILDING PLACEMENT AND SITE DESIGN SHALL FOCUS ON THE TREATMENT OF THE BUILDING FACADES ALONG THE EXISTING PUBLIC STREETS AND NORTHLAKE W. DRIVE, THROUGH THE FOLLOWING:
1). BUILDINGS SHALL BE PLACED SO AS TO PRESENT A FRONT OR SIDE FAÇADE TO ALL STREETS WHEN POSSIBLE, AND AS GENERALLY DEPICTED ON THE REZONING PLAN.
2). THE BUILDING FACADES FRONTING ALONG THE EXISTING PUBLIC STREETS OR NORTHLAKE W. DRIVE SHALL INCLUDE WINDOWS FOR A MINIMUM OF 30% OF EACH FRONTAGE ELEVATION BETWEEN TWO (2) FEET AND 10 FEET ON THE FIRST FLOOR, IF AN OPERABLE DOOR IS INCLUDED ON THE FACADE IT MAY COUNT TOWARD THE 30% WINDOW REQUIREMENT. THE PROPOSED WINDOWS AND/OR OPERABLE DOOR WILL BE PART OF THE BUILDING SHELL AND MAY UTILIZE TRANSPARENT OR SPANDREL GLASS. THE OPERABLE DOOR MAY BE AN EXIT ONLY DOOR. THIS REQUIREMENT MAY ALSO BE MET WITH DISPLAY WINDOWS. THESE DISPLAY WINDOWS MUST MAINTAIN A MINIMUM OF 3'-6" CLEAR DEPTH BETWEEN WINDOW AND REAR WALL. THE MAXIMUM SILL HEIGHT FOR THE REQUIRED WINDOWS SHALL NOT EXCEED FOUR (4) FEET ABOVE THE ADJACENT STREET SIDEWALK IF THE SIDEWALK IS LOCATED WITHIN 10 FEET OF THE BUILDING FACADE. THIS STANDARD WILL NOT APPLY TO THE FAÇADES OF BUILDINGS A AND B THAT ARE ORIENTED FACE TOWARD THE INTERNAL PRIVATE STREET.
3). THE FAÇADES OF FIRST-GROUND FLOOR OF THE BUILDINGS ALONG STREETS (PUBLIC AND PRIVATE) SHALL INCORPORATE A MINIMUM OF 30%

MASONRY MATERIALS SUCH AS BRICK, STONE, FIBER CEMENT PANELS WITH SIMULATED BRICK AND/OR STONE, PRECAST STONE, PRECAST CONCRETE, OR SYNTHETIC STONE.
4). 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.
5). BUILDING ELEVATIONS SHALL BE DESIGNED WITH ARTICULATED ARCHITECTURAL FEATURES WHICH SHALL INCLUDE A COMBINATION OF AT LEAST TWO OF THE FOLLOWING: A COMBINATION OF EXTERIOR WALL OFFSETS (PROJECTIONS AND RECESSES), COLUMNS, PLASTER, CHANGE IN MATERIALS OR COLORS, AWNINGS, ARCADES, OR OTHER ARCHITECTURAL ELEMENTS.
6). BUILDINGS SHOULD BE A MINIMUM HEIGHT OF 20 FEET INCLUDING THE PARAPET IF PROVIDED.
7). MULTI-STORY BUILDINGS SHOULD HAVE A MINIMUM OF 20% TRANSPARENCY ON ALL UPPER STORIES.

5. STREETScape, BUFFERS, YARDS AND LANDSCAPING:

a. A 20-FOOT SETBACK WILL BE PROVIDED ALONG REAMES ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN.
b. ALONG THE SITE'S FRONTAGE ON REAMES ROAD THE PETITIONER WILL MAINTAIN THE EXISTING (8) FOOT PLANTING STRIP AND AN EIGHT (8) FOOT SIDEWALK AS GENERALLY DEPICTED ON THE REZONING PLAN.
c. ALONG NORTHLAKE W. DRIVE THE PETITIONER WILL MAINTAIN THE EXISTING EIGHT (8) FOOT PLANTING STRIP, EXCEPT WHEN ON-STREET PARKING IS PROVIDED WHERE THE PLANTING STRIP CAN BE REDUCED OR ELIMINATED, AND A SIX (6) FOOT SIDEWALK WILL BE PROVIDED ON BOTH SIDES OF THE STREET AS GENERALLY DEPICTED ON THE REZONING PLAN. THE BACK OF THE SIDEWALK WILL BE THE REQUIRED SETBACK ALONG THE INTERNAL PRIVATE STREET.
d. ABOVE-GROUND BACKFLOW PREVENTERS WILL BE SCREENED FROM PUBLIC VIEW AND WILL BE LOCATED OUTSIDE OF THE REQUIRED SETBACKS.
e. DUMPSTER AREAS AND RECYCLING AREAS WILL BE ENCLOSED BY A SOLID WALL WITH ONE SIDE BEING A DECORATIVE GATE. THE WALL USED TO ENCLOSE THE DUMPSTER WILL BE ARCHITECTURALLY COMPATIBLE WITH THE BUILDING MATERIALS AND COLORS USED ON THE PRINCIPAL BUILDING.
f. EVERGREEN LANDSCAPING WILL BE USED TO SCREEN THE DRIVE-THROUGH LANE LOCATED ON PARCEL D FROM REAMES RD. AS GENERALLY DEPICTED ON THE REZONING PLAN.
g. PARKING AREAS WILL BE SCREENED FROM THE PRIVATE STREET WITH LANDSCAPING IN A FIVE (5) FOOT AREA OR WITH A LOW (3.0 FOOT) MASONRY WALL.
6. ENVIRONMENTAL FEATURES:
a. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION ORDINANCE.
b. 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. THE STORM WATER MANAGEMENT SYSTEM FOR THE SITE HAS BEEN APPROVED AND CONSTRUCTED.
c. THE SITE WILL COMPLY WITH THE TREE ORDINANCE.
d. ANY EXISTING STREET TREES IN THE STREET RIGHT OF WAY ALONG W. T. HARRIS OR REAMES ROAD THAT ARE TO REMAIN MUST BE PROTECTED DURING ALL PHASES OF CONSTRUCTION BY FENCING.
7. LIGHTING:
a. ALL NEW DETACHED AND ATTACHED LIGHTING SHALL BE FULL CUT-OFF TYPE LIGHTING FIXTURES EXCLUDING LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS, SIDEWALKS, AND PARKING AREAS.
b. DETACHED LIGHTING ON THE SITE WILL BE LIMITED TO 31 FEET HEIGHT.
8. 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 PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE.
9. 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 UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.

BOHLER
BOHLER ENGINEERING NC, PLLC

SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

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FOR

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DEVELOPMENT STANDARDS

SHEET NUMBER:
RZ-2