LEFT HAND TURN LANE BY DEVELOPER!OWNER TO BE DESIGNED Development Standards General Notes WITH A MINIMUM OF 150' OF STORAGE, A 20:1 BAY TAPER, AND General Provision
Unless more stringent standards are established by the Technical Data Sheet or these
Development Standards, all development standards established under the City of Charlotte
Zoning Ordinance (the "Ordinance") for the INST zoning district classification shall be 35:1 THRU LANE TAPERS 1. Boundary information from survey by RB Pharr & Associates, dated 5/22/96. Topographic information from digital topographic information by Mecklenburg (\*SEE DEVELOPMENT STANDARDS. ACCESS POINTS NOTES THIS SHEET County Mapping/GIS services. followed in connection with development taking place on Parcel I. All development standards established under the Ordinance for the NS zoning district classification shall 2. See attached sheets for adjacent property owners. be followed in connection with development taking place on Parcel II. All development 3. Road improvements along 'C' Avenue, Beatties Ford Road, and Cindy Lane will include 5' sidewalks with an 8' planting strip, if these said elements are not standards established under the Ordinance for the MX-2 zoning district classification shall be followed in connection with development taking place on Parcel III, and all already existing. These improvements will only be made to the portions of these development standards established under the Ordinance for the O-1 zoning district existing rights-of-way adjacent to this site. classification shall be followed in connection with development taking place on Parcel IV. 4.50 feet of right-of-way from the centerline of Beatties Ford Road shall be The building configurations, placements and sizes as well as the locations of all dedicated prior to issuance of a building permit. development shown on the Schematic Site Plan (Sheet RZ-2) are schematic in nature and may be altered or modified during design development and construction document Development Data phases within the maximum development limits established by buffers and setbacks. nnovative Development Standards may be utilized as described in Section 11.208 of the Ordinance, except on those lots which are immediately adjacent to a R-4 zoning district. Permitted Uses Existing Zoning: R-4 and 0-2Parcel I - Church Campus Proposed Zoning: INST (CD), NS (CD), MX -2 (CD), Any religious, institutional, child care, adult care, or health institutions permitted by right or under prescribed conditions in the INST Zoning District shall be allowed on this Mixed use consisting of Single Family, Multifamily, Office, Business, and Proposed Uses: parcel. All buildings in this section shall be of quality grade architectural materials, including not limited to, glass, architectural metals, stucco, and traditional wood or vinyl siding. Religious. Institutional Uses. All buildings should be designed to achieve a high degree of architectural integrity while Maximum Proposed Development: also blending into the general character and design motif of the overall community. Parcel I INST (CD): 2750 seat max. church sanctuary, Parcel II - Neighborhood Service Center 20,000 SF max. Child Care Center, 20 bed max. Alzheimers Center, 20 bed max. Up to 50,000 SF of general retail and service uses which are permitted under the Ordinance by right or under prescribed conditions in an NS Zoning district shall be allowed on Hospice, 90 bed max. Assisted Living Center, & 11,500 SF other Institutional uses. Parcel II; however, no gas stations or restaurants with drive—through windows shall be permitted. Parcel III - Mixed-Use Development Jails and prisons will not be permitted. Any residential, religious, or institutional uses (including incidental and accessory uses) NS: 50,000 SF of Commercial/Retail (40' ht permitted by right or under prescribed conditions in an MX-2 Zoning District shall be Max.) and 96 Max. Dwelling units allowed on this parcel. Up to 200 single family detached dwelling units will be constructed within the area schematically represented on Sheet RZ-2. Up to 66 attached dwelling units including age-restricted apartments and/or condominiums, may be constructed within this Parcel. The remainder of the units will be for sale or rent MF attached MX-2: 200 Max. SF Dwelling Units; 188 MI Inits Max., & 10% Open Space Min. Parcel IV 0-1: 350,000 SF Max. of General Office. No hotels or motels will be permitted. dwelling units, not to exceed 120 units max. Additionally, any incidental or accessory uses permitted by right or under prescribed conditions within the MX-2 Zoning District shall be allowed. Any and all uses allowable in the 0-1 Zoning District, with the exception of hotels and motels, shall be allowed in Parcel IV. All buildings in this section shall be of quality grade architectural materials, including but not limited to, glass, architectural metals, and stucco. All building materials shall be compatible and all buildings shall be of a commercial nature. Buffer Areas
The buffer areas established on this Technical Data Sheet shall conform to the standards of Section 12.302 of the ordinance. The 75' requirement shall be reduced to 56.25' with the addition of a screen fence. The fence shall be constructed of wood and brick and will be in keeping with the architectural character of the adjacent church facility. Buffer areas shall remain as open space and, subject to the provisions stated below, and Where there are existing trees, the Petitioner reserves the right to clear, grade and fill within the first 15 feet on the interior side of the buffer and, where buffer areas consist of minimal vegatation (trees 2" caliper and smaller), the developer may grade and/or create Petitioner reserves the right to grade and to create berms. The Petitioner reserves the right, within all portions of buffer areas, to install utilities and pedestrian paths. However, utility installations may only cross buffer areas at angles which are between 75° and 90° to the property line. No buildings, parking spaces or maneuvering areas (except street crossings) may be placed within the buffer areas. 56.25' Buffer (Class B) Where existing trees and natural vegetation have been cleared to accommodate pedestrian sidewalks or paths or the installation of utilities, the cleared unimproved areas of with fence. See notes. 20' SIDEYARDthe buffer shall be landscaped with trees and shrubs. In the event zoning or uses on any adjacent property should change at some point in the future so that the buffer requirement changes or is not required, then the buffers specified on the Technical Data Sheet shall change accordingly. However, once a buffer and use are established or constructed on this site, such buffer and uses may remain. Landscaped Areas and Screening
Screening shall conform with the standards and treatments specified in section 12.303 of the ordinance. Setbacks. Side Yards and Rear Yards All buildings constructed within the site shall satisfy or exceed the applicable setback, rear yard, and side yard requirements established under the Ordinance, except as may be allowed under the MX-2 innovative section of the Ordinance. The single family lot sizes are intended to vary in order to provide a range of housing types. Non-standard rights-of-way widths are intended on this site in order to create a neo-traditional streatscape with sidewalks and street trees. Alleys for rear access to residential homes and zero lot line planning will also potentially be adopted in this development. Access Points
Direct vehicular access from Beatties Ford Rd will be limited to three full-service access points. The access point in Parcel IV shall be full service as well. The road and access Parcel : point layout serve to define a grid pattern which is the intent of this development. Their ocations will be located in the general areas depicted on this sheet. Additional access points may be added at a later date if needed per site requirements. 0-1 (CD) he northern and southern access points located on Beatties Ford Road shall alian with McAllister Drive and Fairdale Road, respectively. 22.14 Acres The petitioner will provide left turn lanes into the Site at each full access driveway on Cindy Lane and Beatties Ford Rd. The engineering, design, and construction of these left APPROXIMATE LOCATION turn lanes will be the responsibility of the developer/owner and will be designed in OF CULVERT/BRIDGE VEHICULAR CROSSING OF KENNEDY BRANCH Petitioner will dedicate twenty-five feet (25') from the centerline of 'C' Avenue for public right-of-way where the site is adjacent to 'C' Avenue. In addition, developer commits to BUILDING upgrade 'C' Avenue to comply with Charlotte-Mecklenburg Land Development Standards #10.01A where the Site is adjacent to 'C' Avenue. LIMITS All of the foregoing roadway improvements will be made in accordance with regulations established by the Charlotte Department of Transportation and the North Carolina NO BUFFER REQ'D ACROSS PROPOSED Parcel **BUILDING** -BUILDING -All access points off of Beatties Ford Road into the site shall be constructed prior to PUBLIC RIGHT-OF-WAY LIMITS LIMITS TYP. issuance of an occupancy permit for any building in Parcel II. INST (CD) The developer/petitioner shall dedicate 50' of right-of-way from the conterline of Boatties Ford Road and shall also dedicate 35' of right-of-way from the centerline of Cindy Lane. -total width of swim buffer (East Bank 20.12 Acres CALCULATIONS): The street pattern shown on Sheet RZ-2 is schematic in nature and may be altered or modified during the design development and construction document phases. The 100 FEE! + 50% OF THE AREA (0.75 AC.) OF THE FEMA FRINGE BEYOND 100 FT = 0.35 AC. general character indicated by the grid pattern and vistas is a firm committment. The petitioner will seek approval of any non-standard street sections and layout using the Innovative provisions of the Ordinance at the time the Site is subdivided. THE 0.35 AC. IS APPLIED AT 10 FEET FOR THE ENTIRE LENGTH (1550 LF) OF THE EAST BANK OF KENNEDY BRANCH FOR A TOTAL BUFFER WIDTH The petitioner commits to provide a creek crossing to connect the Mixed-Use area to the Office area with a bridge or other form of vehicular accessway to meet CDOT standards. Petitioner/developer commits provide (2) 35'x 35' sight triangles per CDOT standards to meet sight distance requirements at each existing and proposed entrance. OF 110 FEET. Parking
The parking spaces depicted on the Schematic Site Plan (Sheet RZ-2) may vary in layout and location, but, in all events, will be sufficient to satisfy the minimum offstreet parking standards established under the Ordinance, including Section 12.303(1) // 5' SIDEYARD -No parking will be permitted within the buffer area or setbacks. No parking shall be permitted between Beatties Ford Road and any buildings in Parcel II. Manisma
All freestanding lighting fixtures installed on public streets on this site will be of a S89°39'16"W Except for public streets lights, the maximum height of any freestanding lighting fixture, All direct lighting within Parcels I, II, & III shall be designed such that direct illumination does not extend past parcel property lines. Consideration will be given to the impact of lighting both within and without the perimeter of the Site. Items for consideration will -UPLAND ZONE include intensity, cutoff angles, color, energy efficiency and shielding of sources of light; the intent being to eliminate glare towards adjacent residential uses. -MANAGED USE ZONE A uniform signage and graphic system will be employed within Parcels I, II, and III. -STREAM SIDE ZONE All signs placed on the Site will be erected in accordance with Ordinance requirements. -EXISTING CREEK BANKS All free-standing signs on Parcels I, II & IV will be ground mounted, no taller than 7 feet, and no more than  $50~{\rm sq.}$  ft. of sign surface area on either side. No self-illuminating, or otherwise obtrusive, wall signs within Parcel II shall be on portions of buildings oriented toward residential development. For Public Hearing Tree Ordinance
The provisions of the Charlotte Tree Ordinance apply to this development in the same manner adjoining properties in accordance with Section 12.303 of the Ordinance. requirements of the Ordinance. Petition No. 2000-68 ARD N87°54'00" 30' REARYARD 232,86' - UPLAND ZONE Open Space
The percentage of open space within the Site shall meet or exceed the minimum 10% of total parcel area within Parcel II is required to be common open space requirements of the Ordinance. Approximatly 20% minimum of the parcel area shall MANAGED USE ZONE STREAM SIDE ZONE Design Standards

All parking spaces within the Site will be screened from public streets and abutting and adjoining properties in accordance with Section 12.303 of the Ordinance.

3.03(19) of the Ordinance.

The multi-family component of the project shall be developed in accordance with Section Dumpster areas, where provided, will be screened in accordance with the Ordinance. Each dumpster area will be enclosed on all four sides by a wooden fence or brick wall with -EXISTING CREEK HANKS -TOTAL WIDTH OF SWIM BUFFER (WEST BANK CALCULATIONS): Architectural compatibility of buildings within Parcels I, II, & IV shall be assured by the 100 FEET + 50% OF THE AREA (1.4 AC.) OF THE FEMA FRINGE establishment of an architectural review committee with jurisdiction over acceptable BEYOND 00 FEET = 0.98 AC. materials and details. The architectural review committee will be assembled and coordinated by the developer at inception of the project. Proof of approval by design review committee THE 0.98 AC. IS APPLIED AT 23 FEET FOR THE ENTIRE LENGTH must be presented to Building Standards prior to issuance of building permit. Parcel II (1850 LF) OF THE WEST BANK OF KENNEDY BRANCH FOR A TOTAL The elevations of buildings facing Beatties Ford Rd shall be front facades, or shall be designed so as to be architecturally compatible with the front facade through use of similar building materials, colors, architectural elements, and the absence of 'service' elements, such as meters. BUFFER WIDTH OF 123 FEET. MX-2 (CD) 50.86 Acres Numerous pedestrian access points will be provided to all Parcels and throughout the Site by means of sidewalks, pedestrian plazas, trails, bridges or other means. All development within individual parcels will be accessible by a 4 foot minimum sidewalk and 4 foot minimum planting strip. <u>Amendments to Rezoning Plan.</u> Future amendments to the Technical Data Sheet and these Development Standards may be applied for by the then owner or owners of the Parcel or Parcels involved, in Future Phase Binding Effect of the Rezoning Application If the Petitioner's Rezoning Petition is approved, the development program established under these Development Standards, the Technical Data Sheet and other supportive (Shaded area) documents shall, unless amended in the manner provided under the Ordinance, be binding upon and ensure to the benefit of the Petitioner and subsequent owners of the Site, and their respective heirs, devises, personal representatives, successors in interest N86°44'32"W N. C. GRID Throughout these Development Standards, the terms, "Petitioner", and "Owners" shall be AS PER CITY OF CHARLOTTE deemed to include the heirs, devises, personal representatives, successors in interest LIMITS and assigns of the Petitioner and the current and subsequent owners of the Site who, ENGINEERING DEPT. R/W MAP from time to time, may be involved in any further development of the Site FOR BEATTIES FORD RD. DATED ROAD Storm Drainage Management
Storm water runoff from the Site will be managed through proven techniques which satisfy the standards imposed by the City of Charlotte Engineering Department. JAN. 26, 1989 E VICINITY MAP SEE CVS-17180 IN CLERK OF Parcel 1 COURTS OFFICE NOT TO SCALE Wet detention facilities may be shared between zoning classifications and uses. Where a wet detention facility crosses boundaries of different uses requiring a buffer, the buffer NS (CD) may be provided by going around the detention facility or by alternative methods or, may be waived where it serves no useful purpose, all as interpreted by the Zoning Administrator. 7.87 Acres No storm water detention ponds will be located in buffers or setbacks, except for shared ponds crossing boundaries of different uses. 20' SETBACK

' Avenue (50' R/W)

DEDICATED 50' R/W

(\*SEE DEVELOPMENT STANDARDS. ACCESS POINTS NOTES THIS SHEET)

Filling will be allowed in the floodway fringe area, but will not be allowed within the

Required drainageway buffers ("SWIM buffers") will be provided. NCDEHNR & US Army Corp. of Engineers shall be contacted regarding floodplain and water quality permits.

Managed Use Zone or Stream Side Zone as per SWIM requirements. Minimum building elevations shall respect 2000 floodplain data or shall base development on the updated maps at the time maps become available. SWIM buffer is based upon new 2000 "flum" mapping.

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**WOOLPER** 

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Drawn Checked ARP Date January 7, 2000

TND

Revisions Date March 24, 2000 2 Date April 12, 2000

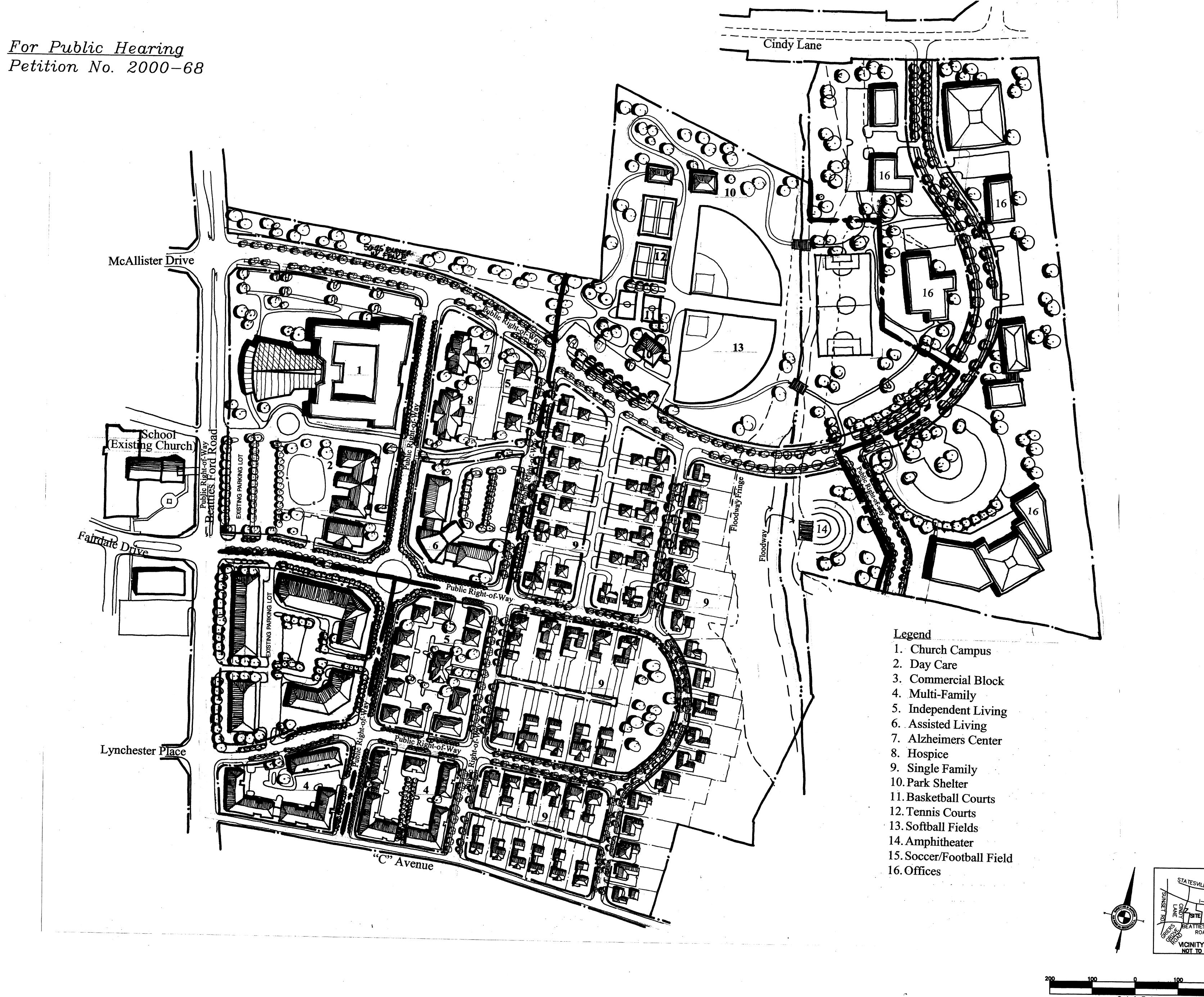
3 Date July 7, 2000 4 Date August 17, 2000 5 Date September 14, 2000

Friendship Baptist

Church Charlotte, NC

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**Technical Data** Sheet



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Drawn	TND	
Checked	KLB	
Date	January 7, 2000	
Revisions	March 24, 2000	
1 Date	APKIL 12, 2000	
2 Date	JULY 6,2000	
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Friendship Baptist Church

2000-68

APPROVED BY CITY COUNCIL

DATE W/2000

Schematic Site

RZ-2