



SITE DATA
 DEFINED AS LOT #2 AND LOT #3 OF PARCEL C OF THE WEIR PROPERTY (APPROVED 1996) EXISTING

SITE AREA 4.03 ACRES TOTAL (LOTS 2&3) 45,270
 CURRENT ALLOWABLE SF=65,000 SF (PET. # 95-27)(C)
 EXISTING ZONING 0-1 (CD)
 LOT #1 (POST OFFICE)=22,500 SF (EXISTING)
 LOT #2 1.53 AC > 42,500 CURRENTLY ALLOWED
 LOT #3 2.50 AC
 TOTAL CURRENT ALLOWABLE SF FOR LOTS 1,2,&3=65,000 SF

PROPOSED REQUEST FOR LOTS 2 & 3 ONLY

SITE AREA LOTS 2 & 3=4.03 ACRES TOTAL
 PROPOSED SF LOTS 1,2,&3=65,000 SF
 PROPOSED ZONING 0-1 (CD)
 LOT #1 (POST OFFICE)=22,500 SF
 LOT #2 1.14 AC-8000 SF
 LOT #3 2.89 AC-42,000 SF
 TOTAL SF REQUESTED FOR LOTS 2&3=50,000 SF
 TOTAL SF REQUESTED FOR LOTS 1,2,&3=72,500 SF

- General Provisions**
- All development standards established under the zoning ordinance of the City of Charlotte ("the ordinance") for the O-1 district classification shall be followed in connection with the proposed development. The configuration, placement and the size of the buildings as well as the parking and circulation patterns shall be in accordance with the "general" arrangement of the site plan and shall be subject to the design, construction, both internally and externally along the site's boundary. There may be, however, minor modifications to the layout of the site, building and circulation patterns. Such modifications shall be clearly incidental in nature and shall not deviate the basic design layout as permitted in Section 02.06 (2) of the ordinance. In no event shall the buffer areas as established by the site plan be reduced nor may the buildings or building expansion be constructed outside of the depicted building envelope described on this plan.
- Permitted Uses**
- The site shall be used as general office including medical and bank facility as defined in the O-1 provisions of the ordinance.
- Setbacks**
1. Building setbacks are defined on sheet RZ-1 and comply to the O-1 section of the ordinance.
- Landscaping and Screening**
1. Screening shall conform to the standards and treatments described in the Ordinance.
 2. Internal landscaping will meet the requirements of the ordinance.
 3. Perimeter landscaping will be provided as required by the ordinance where existing vegetation is not adequate to meet the intent of the ordinance.
 4. All trees 6" caliper and greater shall be preserved within setbacks.
- Parking and Access**
1. Each of the parking areas depicted on sheet RZ-2 shall meet the minimum requirements for off street parking as described within the Ordinance.
 2. Access to the site will only be from Elm Lane West and Private Road in the general area of the three points depicted on the reasoning plan. Access to Ballantyne Commons Parkway and Ballantyne Commons Parkway 100' ROW shall be prohibited.
 3. Portions of the site to be dedicated to any required ROW that is not currently available to the City of Charlotte based upon the following:
 - Elm Lane West 70' ROW 35' from centerline
 - Ballantyne Commons Parkway 100' ROW 50' from centerline.
- Lighting**
1. All lighting within the site, except for street lights, shall be designed such that direct illumination does not extend past the property lines of the site. Consideration will be given to the impact of lighting both within and without the perimeter of the site. Items for consideration will include intensity, cutoff angles, color, energy efficiency, and shielding of sources of light, the intent being to eliminate glare towards adjacent streets and to provide light fixtures shall not exceed 20' in height, except for street lights. No wall "flood" lighting will be permitted.
- Building**
1. Maximum building height to be 40' and two stories.
 2. Buildings on site will be architecturally compatible regarding material, color and design.
- Stormwater Management**
1. Stormwater detention will be provided as required by the City of Charlotte Land Development Standards. A permanent detention facility will be located at the site's Northwest corner and will be located below ground level in an underground pipe system. An above ground detention basin will not be located within the building setbacks or buffers.
- Signs**
- All signs located on the property will be in accordance with the ordinance and the overall Ballantyne development.
- Fire Protection**
- Fire protection to all facilities will be provided as required by code.

