

PROPOSED REZONING OF A PORTION OF PLANTATION MARKET SHOPPING CENTER

EXISTING ZONING B-1 SCD
(PETITION NO. 88-27 (c))

PROPOSED ZONING B-1 (CD)

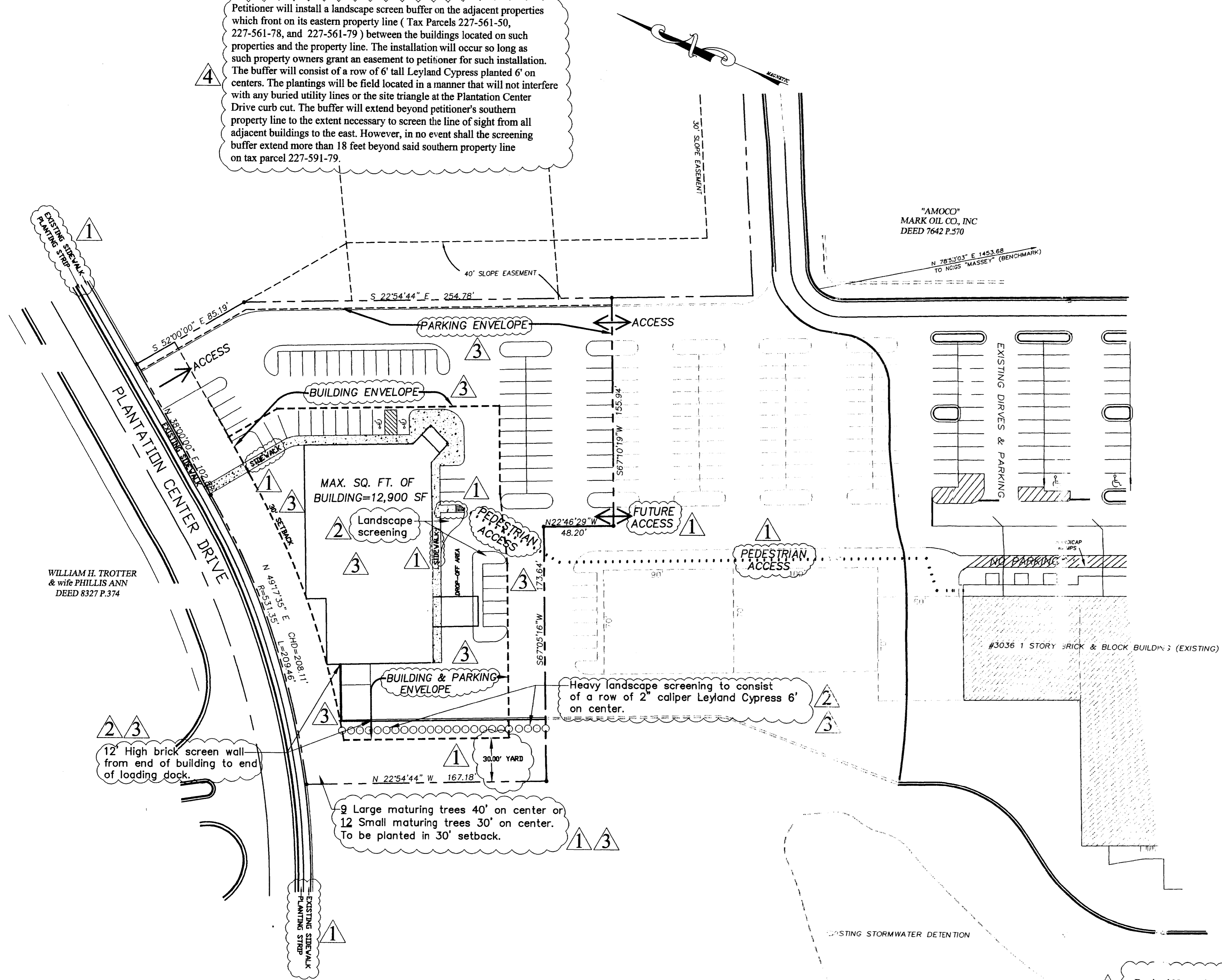
**FOR PUBLIC HEARING
REZONING PETITION # 2001-144**

Piedmont Companies
Plantation Market Site

DEVELOPMENT STANDARDS

1. Development of the site will be governed by the provisions of the Charlotte Zoning Ordinance and the provisions of this site plan, as well as other applicable codes and ordinances. The building and parking configuration shown on the site plan represents a firm plan for the development of the site but may be altered or modified during the design and development of the site within the maximum building and parking envelopes indicated on the site plan in accordance with the provisions of Sect. 6.2 of the Zoning Ordinance.
2. Buffers, if required, will conform to the provisions of section 12.301.
3. Screening will conform to the provisions of section 12.303. Landscaped areas within the site will be improved as part of the overall site development. All garbage/trash disposal areas, dumpsters, etc. will be screened with a solid enclosure and gates and may also include architectural elements that may provide part of the required screening.
4. Any detached lighting on the site will not exceed 30 feet in height and will be aimed into the site away from adjoining properties and public streets. Lights mounted on the building will be design and installed so that they will be aimed down or into the site away from adjoining properties and public streets. (No standard "wall-pak's" will be allowed.)
5. Signage on the site will be permitted in accordance with applicable ordinance provisions. Detached signs, if used, will be ground mounted, limited to 7 feet in height and 50 square feet in area.
6. Stormwater detention will comply with applicable standards of Charlotte/Mecklenburg Stormwater Services.
7. Parking will be provided at a rate that will meet or exceed the minimum requirements of the ordinance.
8. The building(s) proposed for the site will be limited to a parapet wall height of 22 feet above the finished floor elevation. However, elements of the building design that are aesthetic in nature (such as towers, awnings, cupolas and roof peaks) may exceed this limit, but in no event shall such element exceed 30 feet in height. Total building size shall be limited to a maximum of 12,900 square feet.
9. The proposed use of the site is for retail or office uses, except that no automobile service station or restaurant with a drive-in window will be permitted.
10. Access will be provided from Plantation Center Drive and from the existing shopping center site. Access to be installed prior to obtaining CO for building. Site distance triangles as specified by CDOT will be maintained for all new driveways requiring a driveway permit.
11. The development of this site will be designed to be architecturally compatible with the remainder of the shopping center site so as to maintain the overall character and look of the existing shopping center and to reflect an architecturally enhanced façade along Plantation Center Drive. i.e. giving the appearance that the building "Fronts" on Plantation Center Drive. (See attached architectural elevation).
12. If permitted by the adjoining property owner, the Petitioner will develop an improved pedestrian connection between the Petitioner's portion of the previously approved shopping center site and the main portion of the site.
13. The site may be used for any retail or office use not otherwise limited by the original conditional zoning for the site. However, if Goodwill Industries is a tenant in the building, and due to the special character and nature of a Goodwill retail facility that involves both the sale of merchandise as well as the receipt of donated merchandise, the following additional standard will apply: During the hours that the store is open, the Goodwill staff will collect donations and place them either inside of the building or into a transfer container at the drive-thru which will be moved inside the building in a timely fashion so that donations do not accumulate in the drive-thru area. During the hours that the store is not open, the drive-thru donation lane will be closed off with a barrier and a sign or signs will be conspicuously displayed that directs those wishing to make an after hours donation to place their donations in a special container that will be located in the loading dock area behind the building. Goodwill will evaluate the frequency and amount of after hours donations and will add additional donation containers as necessary to provide adequate donation capacity. All such donation containers will be screened consistent with other activities in the loading dock area while providing safe and visible access for donors.

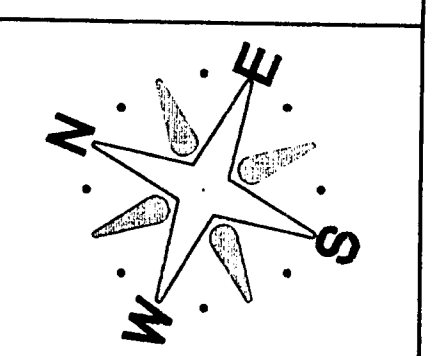
Petitioner will install a landscape screen buffer on the adjacent properties which front on its eastern property line (Tax Parcels 227-561-50, 227-561-78, and 227-561-79) between the buildings located on such properties and the property line. The installation will occur so long as such property owners grant an easement to petitioner for such installation. The buffer will consist of a row of 6' tall Leyland Cypress planted 6' on centers. The plantings will be field located in a manner that will not interfere with any buried utility lines or the site triangle at the Plantation Center Drive curb cut. The buffer will extend beyond petitioner's southern property line to the extent necessary to screen the line of sight from all adjacent buildings to the east. However, in no event shall the screening buffer extend more than 18 feet beyond said southern property line on tax parcel 227-591-79.



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Project: **PLANTATION MARKET**
Plantation Center Drive
Charlotte, NC
Sheet Title: **Proposed Rezoning of a Portion of Plantation Market Shopping Center**



Graphic Scale:
0 20 40 80
(IN FEET)
Scale: 1"=40'
Engineer: J. J. McGovern
Senior Designer: Ted W. Lawrence
Date: 09.20.2001
Revisions:
No. 1 Date 11.06.2001
No. 2 Date 12.19.2001
No. 3 Date 01.29.2002
No. 4 Date 02.08.2002
No. Date
No. Date

APPROVED BY CITY COUNCIL
DATE: 2/18/02

Dwg. No.: \30001\dwg\rezoning.dwg
Project Number: 430/001
Sheet No.: 1
No. of Sheet: 1

Revised November 6, 2001
September 24, 2001
Revised December 19, 2001
Revised January 29, 2002
Revised February 8, 2002

Plantation Market shopping center

REZONING PETITION 2001-144



Weddington Rd. Elevation



Plantation Center Dr. Elevation

12' HIGH BRICK SCREEN WALL