



AMITY GARDENS REDEVELOPMENT

PETITION NO. 2006-50

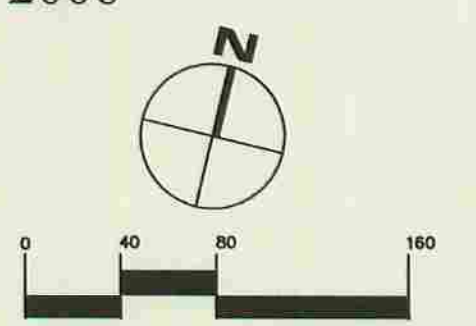
LEGEND

- PROPOSED BIORETENTION AREAS: 
- STORM WATER AREAS: 



**FOR PUBLIC
HEARING**

**SCHEMATIC SITE PLAN
RZ-2
JANUARY 20, 2006**



 **Kimley-Horn
and Associates, Inc.**

REVISIONS:

REVISION DATE:	MARCH 20, 2006
REVISION DATE:	MARCH 31, 2006
REVISION DATE:	APRIL 19, 2006
REVISION DATE:	MAY 8, 2006

DEVELOPMENT STANDARDS

1. GENERAL

DEVELOPMENT TAKING PLACE ON THE SITE IS SUBJECT TO THESE DEVELOPMENT STANDARDS, THE NOTES AND DETAILS SHOWN ON THE TECHNICAL DATA SHEET (SHEET RZ-1), THE SCHEMATIC SITE PLAN (SHEET RZ-2), AND ALL DEVELOPMENT REGULATIONS ESTABLISHED UNDER THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE") FOR THE COMMERCIAL CENTER (CC) ZONING DISTRICT CLASSIFICATION.

DETAILED SITE PLANNING AND BUILDING DESIGN FOR THE SITE HAS NOT BEEN FINALIZED. THE DEVELOPMENT DEPICTED ON THE SCHEMATIC SITE PLAN IS SCHEMATIC IN NATURE AND, EXCEPT AS OTHERWISE SPECIFIED IN THESE DEVELOPMENT STANDARDS, IS INTENDED ONLY TO DESCRIBE THE POSSIBLE ARRANGEMENTS OF USES AND BUILDING ELEMENTS ON THE SITE AND THE SCHEMATIC DEPICTIONS OF THE USES, STRUCTURES AND BUILDING ELEMENTS SET FORTH ON THE SCHEMATIC SITE PLAN SHOULD BE REVIEWED IN CONJUNCTION WITH THE PROVISIONS OF THESE DEVELOPMENT STANDARDS. CONSEQUENTLY, EXCEPT AS OTHERWISE EXPRESSLY SPECIFIED ON THE TECHNICAL DATA SHEET AND IN THESE DEVELOPMENT STANDARDS, THE ULTIMATE LAYOUT OF THE DEVELOPMENT PROPOSED, THE EXACT ALIGNMENTS OF STREETS, POINTS OF ACCESS, THE NUMBERS, THE SIZE, CONFIGURATION AND PLACEMENTS OF BUILDINGS, THE SIZE, CONFIGURATION AND PLACEMENTS OF PARKING AREAS, AND THE HEIGHTS AND MASSES OF BUILDINGS HAVE NOT BEEN FINALLY DETERMINED, AND DEPICTIONS OF SUCH ELEMENTS ON THE SCHEMATIC SITE PLAN ARE NOT INTENDED TO BE SPECIFIC SITE DEVELOPMENT PLANS BUT RATHER PRELIMINARY GRAPHIC REPRESENTATIONS OF THE TYPES AND QUALITY OF DEVELOPMENT PROPOSED. THEY MAY, THEREFORE, BE ALTERED OR MODIFIED DURING DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES WITHIN THE MAXIMUM BUILDING/PARKING ENVELOPE LINES ESTABLISHED ON THE TECHNICAL DATA SHEET AND SUBJECT TO THE ACCOMPANYING DEVELOPMENT STANDARDS AND SECTION 6.206 (2) OF THE ORDINANCE. WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, BUILDINGS GENERALLY DEPICTED ON THE SCHEMATIC SITE PLAN MAY BE COMBINED OR SEPARATED WITHIN THE BUILDING/PARKING ENVELOPES PROVIDED THAT THE MAXIMUM NUMBER OF BUILDINGS MAY NOT BE INCREASED ABOVE THE NUMBER OF BUILDINGS DEPICTED ON THE SCHEMATIC SITE PLAN EXCEPT AS PROVIDED IN SECTION 11 HEREOF (IT BEING UNDERSTOOD THAT STRUCTURES SUCH AS ATMS, KIOSKS, AND THE LIKE SHALL NOT BE CONSIDERED IN CONNECTION WITH THE NUMBER OF BUILDINGS).

PARKING LAYOUTS MAY BE MODIFIED TO ACCOMMODATE FINAL BUILDING LOCATIONS AND ANCILLARY FACILITIES AND PARKING SPACES MAY BE LOCATED INSIDE OR OUTSIDE DEVELOPMENT AREA BOUNDARIES TO THE EXTENT PERMITTED BY THE ORDINANCE. SIDEWALKS GENERALLY DEPICTED ON THE SCHEMATIC SITE PLAN ARE INTENDED TO REFLECT THE GENERAL PEDESTRIAN CIRCULATION FOR DEVELOPMENT ON THE SITE BUT THE SPECIFIC LOCATIONS OF SUCH SIDEWALKS MAY BE SUBJECT TO MINOR VARIATIONS THAT DO NOT MATERIALLY CHANGE THE DESIGN INTENT GENERALLY DEPICTED ON THE SCHEMATIC SITE PLAN. THE DIMENSIONS AND SPECIFIC LOCATIONS OF BUILDING/PARKING ENVELOPES AND PARKING ENVELOPES GENERALLY DEPICTED ON THE TECHNICAL DATA SHEET MAY BE SUBJECT TO MINOR VARIATIONS THAT DO NOT MATERIALLY CHANGE THE DESIGN INTENT GENERALLY DEPICTED ON THE SCHEMATIC SITE PLAN.

2. PERMITTED USES

(A) THE SITE MAY BE DEVELOPED WITH UP TO [155,000] SQUARE FEET OF GROSS FLOOR AREA FOR RETAIL ESTABLISHMENTS, SHOPS, OFFICES, RESTAURANTS AND SERVICES TOGETHER WITH ALL ACCESSORY USES PERMITTED WITHIN THE CC DISTRICT. HOWEVER, NO RESTAURANTS WITH DRIVE-THROUGH FACILITIES AND NO GASOLINE SALES SHALL BE PERMITTED ON THE SITE.

FOR THE PURPOSES OF THE DEVELOPMENT LIMITATIONS SET FORTH IN THESE DEVELOPMENT STANDARDS, THE TERM "GROSS FLOOR AREA" OR "GFA" SHALL MEAN AND REFER TO THE SUM OF THE GROSS HORIZONTAL AREAS OF EACH FLOOR OF THE PRINCIPAL BUILDING, AND ANY ACCESSORY BUILDINGS OR STRUCTURES ON THE SITE MEASURED FROM THE OUTSIDE OF THE EXTERIOR WALLS OR FROM THE CENTER LINE OF PARTY WALLS; PROVIDED, HOWEVER, SUCH TERM SHALL INCLUDE AREAS THAT ARE ENCLOSED OR FENCED IN AND ARE USED FOR THE SALE OF GOODS OR MERCHANDISE BUT SHALL NOT INCLUDE ANY SURFACE OR STRUCTURED PARKING FACILITIES, OR RELATED ACCESS AREAS, AREAS USED FOR BUILDING AND EQUIPMENT ACCESS (SUCH AS STAIRS, ELEVATOR SHAFTS AND MAINTENANCE CRAWL SPACES), OR AREAS DEVOTED TO USES AND STRUCTURES ACCESSORY TO RESIDENTIAL USES ON THE SITE; PROVIDED, FURTHER, AREAS DEVOTED TO OUTDOOR DINING ARE NOT INTENDED TO BE INCLUDED IN THE CALCULATION OF GROSS FLOOR AREA.

(B) IF FOLLOWING CONSTRUCTION OF THE PROPOSED BUILDING AND ITS OCCUPATION, THE BUILDING SHOULD BECOME VACANT, THE OWNER OR OWNERS AGREE TO DEVOTE THEIR EFFORTS TO ESTABLISH A NEW USE OR USES WITHIN THE BUILDING IN THE MANNER DETAILED UNDER SECTION 11 BELOW. IN ANY SUCH CASE, REUSE OF THE BUILDING FOR EITHER RETAIL OR NON-RETAIL USES OR ANY COMBINATION THEREOF, INCLUDING OFFICE USES, WHICH ARE PERMITTED UNDER THE ORDINANCE IN A CC DISTRICT WILL BE ALLOWED.

(C) OUTDOOR STORAGE AND/OR SEASONAL SALES ON SIDEWALKS OR PARKING AREAS SHALL NOT BE PERMITTED USES AT ANY LOCATION EXCEPT THE ENCLOSED PALLET AND BALE STORAGE AREA AS INDICATED ON THE SCHEMATIC SITE PLAN.

3. SETBACK, SIDE AND REAR YARDS

ALL BUILDINGS CONSTRUCTED ON THE SITE SHALL SATISFY OR EXCEED THE SETBACK, SIDE AND REAR YARD DIMENSIONS ESTABLISHED UNDER THE ORDINANCE FOR THE CC DISTRICT. THE PETITIONER RESERVES THE RIGHT TO REDUCE THE SETBACK FROM 35 FEET TO 14 FEET IN ACCORDANCE WITH SECTION 11.405(7) OF THE ORDINANCE. THE SITE WILL BE VIEWED AS A UNIFIED DEVELOPMENT PLAN. THE PETITIONER RESERVES THE RIGHT TO SUBDIVIDE THE SITE AND CREATE LOTS WITHIN THE INTERIOR OF THE DEVELOPMENT WITH NO PUBLIC STREET FRONTAGE OR SIDE AND/OR REAR YARDS AS PART OF THE UNIFIED DEVELOPMENT PLAN.

4. TRAFFIC AND CIRCULATION PLANS

(A) VEHICULAR AND BICYCLE PARKING SHALL BE PROVIDED IN ACCORDANCE WITH THE ORDINANCE.

(B) VEHICULAR ACCESS TO THE SITE SHALL BE AS GENERALLY DEPICTED ON THE TECHNICAL DATA SHEET.

(C) THE PLACEMENTS AND CONFIGURATIONS OF THESE ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND ARCHITECTURAL CONSTRUCTION PLANS AND DESIGNS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION AND THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.

5. PEDESTRIAN AND BICYCLE AMENITIES AND ARCHITECTURAL DESCRIPTION AND COMMITMENTS

(A) WALKWAYS AND PEDESTRIAN CROSSINGS WILL BE INSTALLED THROUGHOUT THE SITE. THESE IMPROVEMENTS WILL BE INSTALLED IN PHASES KEYED TO DEVELOPMENT TAKING PLACE ON THE SITE.

(B) PEDESTRIAN AMENITIES WILL BE INSTALLED THROUGHOUT THE SITE. THESE IMPROVEMENTS WILL BE INSTALLED IN PHASES KEYED TO DEVELOPMENT TAKING PLACE ON THE SITE.

(C) ALL IMPROVEMENTS DEPICTED WITHIN THE RIGHT-OF-WAY OF INDEPENDENCE BOULEVARD, INCLUDING BUT NOT LIMITED TO LANDSCAPING AND SIDEWALKS, ARE SUBJECT TO APPROVAL BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION AND THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.

(D) THE PROPOSED BUILDING(S) LOCATED ON THE SITE WILL BE GENERALLY IN KEEPING WITH THE CONCEPT AND IMAGE CONCEPTUALLY DEPICTED ON SHEETS RZ-6, RZ-7, AND RZ-8. IT IS UNDERSTOOD, HOWEVER, THAT THE CONCEPTUAL ELEVATIONS AND STREETSCAPE PERSPECTIVES THAT ACCOMPANY THE TECHNICAL DATA SHEET ARE CONCEPTUAL IN NATURE AND ARE PRELIMINARY GRAPHIC REPRESENTATIONS OF THE TYPES OF ARCHITECTURAL DESIGNS AND QUALITY OF DEVELOPMENT PROPOSED, IT BEING UNDERSTOOD THAT MODIFICATIONS MAY BE MADE DURING THE DESIGN/DEVELOPMENT AND CONSTRUCTION OF THE PROJECT.

6. SERVICE ZONES AND MECHANICAL AREAS

(A) BUILDING SERVICE AREAS, INCLUDING TRASH AND LOADING ZONES, WILL BE LOCATED WITH DUE REGARD FOR VISIBILITY AND ADJACENT USES. SUCH AREAS WILL BE APPROPRIATELY SCREENED FROM PUBLIC VIEW THROUGH THE USE OF WALLS, FENCES, PLANT MATERIALS, GRADE CHANGES, RETAINING WALLS OR OTHER ELEMENTS. A PALLET AND BALE STORAGE AREA WILL BE CONSTRUCTED IN THE GENERAL LOCATION NOTED ON THE SCHEMATIC SITE PLAN AND WILL BE APPROPRIATELY SCREENED FROM PUBLIC VIEW AS DESCRIBED ABOVE.

(B) MECHANICAL EQUIPMENT OR OTHER UTILITY HARDWARE ON THE ROOFS OF BUILDINGS WILL BE SCREENED FROM ABUTTING PROPERTY AND FROM PUBLIC VIEW FROM A PUBLIC STREET. WHEN LOCATED ON THE GROUND, SUCH EQUIPMENT WILL BE SCREENED THROUGH THE USE OF WALLS, FENCES, PLANT MATERIALS, GRADE CHANGES, RETAINING WALLS OR OTHER ELEMENTS.

(C) SCREENING SHALL MEET OR EXCEED THE STANDARDS OF THE ORDINANCE.

7. TREE ORDINANCE

THE SITE SHALL COMPLY WITH THE PROVISIONS OF THE CHARLOTTE TREE ORDINANCE.

8. SIGNS AND LIGHTING

(A) ALL SIGNS PLACED ON THE SITE SHALL BE ERRECTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDINANCE. THE PETITIONER MAY REQUEST A MASTER SIGNAGE SYSTEM THROUGH THE PLANNING DEVELOPMENT FLEXIBILITY OPTION OUTLINED IN SECTION 13.110(2).

(B) THE MAXIMUM HEIGHT OF LIGHT POLES, (INCLUDING THEIR BASES) WITHIN PARKING AREAS MAY NOT EXCEED 42 FEET. ALL OUTDOOR LIGHT FIXTURES WILL BE CAPPED AND DOWNWARDLY DIRECTED.

(C) ANY LIGHTING FIXTURE ATTACHED TO A BUILDING SHALL BE DOWNWARDLY DIRECTED.

9. STORM WATER MANAGEMENT

THE PETITIONER WILL CAUSE TO BE DESIGNED AND IMPLEMENTED A DRAINAGE AND STORM WATER MANAGEMENT PLAN FOR THE SITE IN ACCORDANCE WITH THE FOLLOWING GUIDELINES UPON DEVELOPMENT OF THE SITE:

(A) FOR STORM WATER AREA #1 AS GENERALLY DEPICTED ON SHEET RZ-2, THE PETITIONER SHALL CONSTRUCT AND UTILIZE GRASSED SWALES TO TREAT THE ENTIRE POST-DEVELOPMENT RUNOFF VOLUME FOR THE RUNOFF GENERATED FROM THE FIRST 1-INCH OF RAINFALL. ENERGY DISSIPATER DEVICES WILL BE UTILIZED AS NECESSARY AND AS AGREED UPON BY THE CITY OF CHARLOTTE. BEST MANAGEMENT PRACTICES (BMPS) SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE N.C. DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES (NCDENR) BEST MANAGEMENT PRACTICES MANUAL, APRIL 1999, SECTION 4.0.

(B) FOR STORM WATER AREAS #2, #3, AND #4 AS GENERALLY DEPICTED ON SHEET RZ-2, THE PETITIONER SHALL CONSTRUCT WATER QUALITY BEST MANAGEMENT PRACTICES (BMPS) TO ACHIEVE 85% TOTAL SUSPENDED SOLIDS (TSS) REMOVAL FOR THE POST-DEVELOPMENT RUNOFF VOLUME FOR THE RUNOFF GENERATED FROM THE FIRST 1-INCH OF RAINFALL. STORM WATER AREAS #2 AND #4 WILL TREAT THE ENTIRE POST-DEVELOPMENT RUNOFF VOLUME AND STORM WATER AREA #3 WILL TREAT APPROXIMATELY 55 PERCENT OF THE POST-DEVELOPMENT RUNOFF VOLUME. BMPS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE N.C. DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES (NCDENR) BEST MANAGEMENT PRACTICES MANUAL, APRIL 1999, SECTION 4.0, AND WILL CONSIST OF BIO-RETENTION AREAS AS FURTHER DESCRIBED IN SUBSECTION (D) BELOW.

(C) FOR STORM WATER AREAS #3 AND #4 AS GENERALLY DEPICTED ON SHEET RZ-2, THE PETITIONER SHALL CONTROL THE ENTIRE VOLUME FOR THE 1-YEAR, 24-HOUR STORM. RUNOFF VOLUME DRAWDOWN TIME SHALL BE A MINIMUM OF 24 HOURS, BUT NOT MORE THAN 120 HOURS.

(D) THE PETITIONER SHALL INSTALL BIO-RETENTION AREAS WITHIN THE SURFACE LEVEL PARKING AND DRIVEWAY AREAS IN LOCATIONS GENERALLY DEPICTED ON SHEET RZ-2 ATTACHED HERETO IN THE FORM OF CONSOLIDATED TREE ISLANDS AND THE LIKE. IT IS UNDERSTOOD THAT SUCH BIO-RETENTION AREAS SHALL BE INSTALLED TO THE EXTENT THAT THE PETITIONER OBTAINS APPROVAL OF PLANNING STAFF AND THE CITY OF CHARLOTTE'S URBAN FORESTRY DEPARTMENT WITH REGARD TO THE ELIMINATION OF CERTAIN LANDSCAPE ISLANDS THEREBY RESULTING IN NO NET LOSS OF PARKING SPACES ASSOCIATED WITH SUCH BIO-RETENTION AREAS.

10. FIRE PROTECTION

ADEQUATE FIRE PROTECTION IN THE FORM OF FIRE HYDRANTS WILL BE PROVIDED TO THE FIRE MARSHALL'S SPECIFICATIONS. PLANS FOR THE BUILDING WILL BE SUBMITTED TO THE FIRE MARSHALL'S OFFICE FOR APPROVAL BEFORE THE CONSTRUCTION OF THAT BUILDING COMMENCES.

11. VACANCY MITIGATION PROCEDURES

IN THE EVENT THE BUILDING TO BE CONSTRUCTED SHOULD AT ANY TIME OR TIMES AFTER ITS INITIAL OCCUPATION, BE VACATED BY ANY OCCUPANT, THE OWNER THEREOF SHALL IMPLEMENT THE FOLLOWING BUILDING VACANCY MITIGATION PROCEDURES:

(A) THE EXTERIOR OF THE BUILDING, ASSOCIATED PARKING LOT, OUTSIDE LIGHTING, LANDSCAPING AND IRRIGATION SYSTEM SHALL CONTINUE TO BE OPERATED, MAINTAINED, SECURED, REPAIRED OR REPLACED IN THE SAME MANNER AS WHEN THE BUILDING WAS OCCUPIED.

(B) ALL EXTERIOR BUSINESS SIGNS SHALL BE REMOVED AND EXTERIOR BUILDING SURFACES SHALL BE REPAIRED AND REPAINTED TO PROVIDE A NEAT APPEARANCE WITHIN 30 DAYS AFTER THE PROPERTY BECOMES VACANT.

(C) TRASH AND LITTER SHALL BE REMOVED ON A REGULAR BASIS AT LEAST ONCE A WEEK.

(D) SHOULD THE BUILDING BE PERMANENTLY VACATED BY ANY OCCUPANT FOR A PERIOD LONGER THAN 6 MONTHS FOR ANY REASON OTHER THAN FIRE OR SOME OTHER CASUALTY OR A FORCE MAJEURE EVENT, ALTERATIONS, REMODELING, ADDITIONS AND/OR SIMILAR CONSTRUCTION ACTIVITIES, THEN THE OWNER OR OWNERS OR OCCUPANT OF THE BUILDING (AS APPROPRIATE) SHALL THEREAFTER IMPLEMENT WITH REASONABLE DISPATCH COMMERCIALY REASONABLE EFFORTS WHICH ARE DESIGNED TO CAUSE THE BUILDING TO BE REOCCUPIED AND DEVOTED TO USE OR ANY USES PERMITTED IN THE CC DISTRICT, INCLUDING RETAIL OR NON-RETAIL USES OR ANY COMBINATION THEREOF. THE OWNER/OCCUPANT OF THE BUILDING MAY NOT IMPOSE ANTI-COMPETITIVE COVENANTS OR RESTRICTIONS WITH RESPECT TO THE FUTURE COMMERCIAL USE OF THE BUILDING BY DEED OR CONTRACT, THE INTENT BEING TO INSURE THAT THE BUILDING COULD BE OCCUPIED AND USED BY A BUSINESS WHICH WAS SIMILAR TO THE BUSINESS BEING CONDUCTED BY THE FORMER OCCUPANT THAT VACATED THE BUILDING.

(E) IF AT SOME FUTURE TIME THE OWNER OF THE BUILDING ELECTS TO DEMOLISH THE BUILDING, THE PLANNING COMMISSION'S STAFF MAY APPROVE AN AMENDMENT TO THE TECHNICAL DATA SHEET WHICH WOULD ACCOMMODATE MORE BUILDINGS THAN THE PRESENT TECHNICAL DATA SHEET ALLOWS WITHIN THAT BUILDING AREA THROUGH AN ADMINISTRATIVE SITE PLAN AMENDMENT, SUBJECT, HOWEVER, TO THE SQUARE FOOTAGE LIMITATIONS AND USE LIMITATIONS SET FORTH UNDER SECTION 2 ABOVE.

12. TRANSIT IMPROVEMENTS

THE PETITIONER SHALL PROVIDE BUS ACCESS FOR THE CHARLOTTE AREA TRANSIT SYSTEM (CATS) TO THE SITE IN A MANNER REASONABLY ACCEPTABLE TO THE PETITIONER AND CATS. A WAITING AREA IN A LOCATION REASONABLY ACCEPTABLE TO THE PETITIONER AND CATS WILL BE PROVIDED AND WILL CONSIST OF AT LEAST TWO BENCHES, ONE BIKE RACK, ONE TRASH RECEPTACLE, AND A CART CORRAL STORAGE AREA (THE AFOREMENTIONED TRANSIT AMENITIES WILL BE PROVIDED BY THE PETITIONER). IT IS CURRENTLY CONTEMPLATED THAT SUCH WAITING AREA WILL BE LOCATED ALONG THE SOUTH SIDE OF THE BUILDING AS GENERALLY DEPICTED ON THE SCHEMATIC SITE PLAN. HEAVY-DUTY PAVEMENT WILL BE PROVIDED WITHIN THE SITE ALONG THE AGREED UPON BUS ROUTE. THE PETITIONER SHALL CONVEY TO CATS, FOR THE BENEFIT OF CATS AND ITS EMPLOYEES AND CUSTOMERS, A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND FOR THE RELATED IMPROVEMENTS DESCRIBED ABOVE. THE FORM AND CONTENT OF THIS EASEMENT SHALL BE MUTUALLY SATISFACTORY WITH CATS AND THE PETITIONER.

13. TRANSPORTATION/TRAFFIC CALMING COMMITMENTS

(A) SUBJECT TO COMPLIANCE IN ALL RESPECTS WITH APPLICABLE CITY POLICY AND PROCEDURES REGARDING APPROVAL AND INSTALLATION OF TRAFFIC CALMING DEVICES SUCH AS SPEED HUMPS OR SPEED TABLES, PRIOR TO ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY FOR THIS SITE, THE PETITIONER SHALL PAY TO CDOT THE SUM OF [\$25,000] TO BE USED EXCLUSIVELY FOR THE INSTALLATION OF SUCH TRAFFIC CALMING DEVICES WITHIN THE AMITY GARDENS AND/OR THE EASTWAY/SHEFFIELD NEIGHBORHOODS. IN THE EVENT APPROVALS NEEDED TO PERMIT SUCH INSTALLATION ARE NOT RECEIVED WITHIN TWO (2) YEARS OF ISSUANCE OF FINAL CERTIFICATE OF OCCUPANCY FOR THE IMPROVEMENTS ON THE SITE, SUCH FUNDS SHALL EITHER BE RETURNED TO THE PETITIONER BY CDOT OR USED BY CDOT TO SUPPLEMENT THE PETITIONER'S FINANCIAL COMMITMENT FOR CONSTRUCTION OF SIDEWALKS DESCRIBED IN SUBSECTION (B) BELOW.

(B) PRIOR TO ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY FOR THIS SITE, THE PETITIONER SHALL DEPOSIT WITH CDOT AN AMOUNT EQUAL TO [\$100,000] TO BE USED TO INSTALL SIDEWALKS WITHIN THE EASTWAY/SHEFFIELD AND/OR THE AMITY GARDENS NEIGHBORHOODS. THE ALLOCATION OF THESE FUNDS TO IMPROVEMENTS WITHIN THE TARGETED NEIGHBORHOODS SHALL BE DETERMINED BY CDOT. SUCH SUM TOGETHER WITH ANY UNUSED FUNDS DESCRIBED IN SECTION 13(A) ABOVE SHALL BE RETURNED TO THE PETITIONER IN THE EVENT SIDEWALK FUNDING BY THE CITY OF CHARLOTTE THAT MAY BE NEEDED TO SUPPLEMENT PETITIONER'S CONTRIBUTION IN THE IDENTIFIED NEIGHBORHOODS HAS NOT OCCURRED WITHIN FIVE (5) YEARS OF ISSUANCE OF FINAL CERTIFICATE OF OCCUPANCY FOR THE IMPROVEMENTS ON THE SITE.

14. AMENDMENTS TO REZONING PLAN

FUTURE AMENDMENTS TO THE TECHNICAL DATA SHEET AND THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE PARTICULAR BUILDING AREA OR AREAS WITHIN THE SITE INVOLVED IN ACCORDANCE WITH CHAPTER 6 OF THE ORDINANCE.

15. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

(A) IF THE PETITIONER'S REZONING PETITION IS APPROVED, THE DEVELOPMENT PROGRAM ESTABLISHED UNDER THESE DEVELOPMENT STANDARDS, THE TECHNICAL DATA SHEET AND OTHER SUPPORTIVE DOCUMENTS SHALL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS.

(B) THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERMS, "PETITIONER" AND "OWNER," SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF THE PETITIONER OR THE CURRENT OWNER OR OWNERS OF THE PARTICULAR BUILDING AREA WITHIN THE SITE WHICH MAY BE INVOLVED IN ANY FUTURE USE OR DEVELOPMENT.

AMITY GARDENS REDEVELOPMENT

PETITION NO. 2006-50

FOR PUBLIC
HEARING

NOTES SHEET
RZ-3
JANUARY 20, 2006



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AMITY GARDENS REDEVELOPMENT

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DEVELOPMENT SUMMARY

TOTAL SITE AREA : 18.79± ACRES
 EXISTING ZONING : B-2
 PROPOSED ZONING : CC
 PROPOSED USE: RETAIL

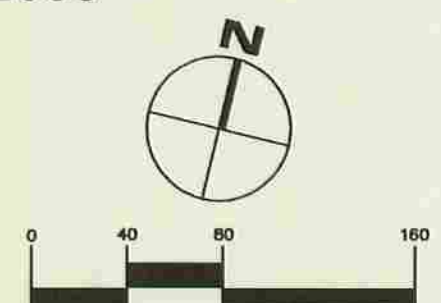
LEGEND

EXISTING SIDEWALKS: 
 PROPOSED 6' SIDEWALKS: 



**FOR PUBLIC
HEARING**

PEDESTRIAN CIRCULATION PLAN
 RZ-4
 MARCH 20, 2006

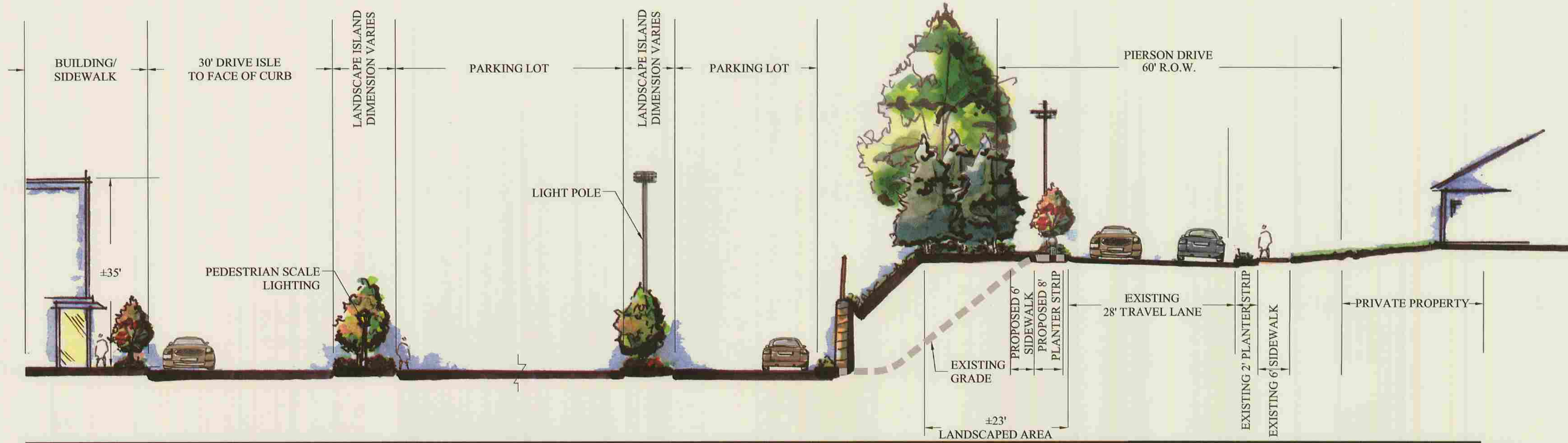


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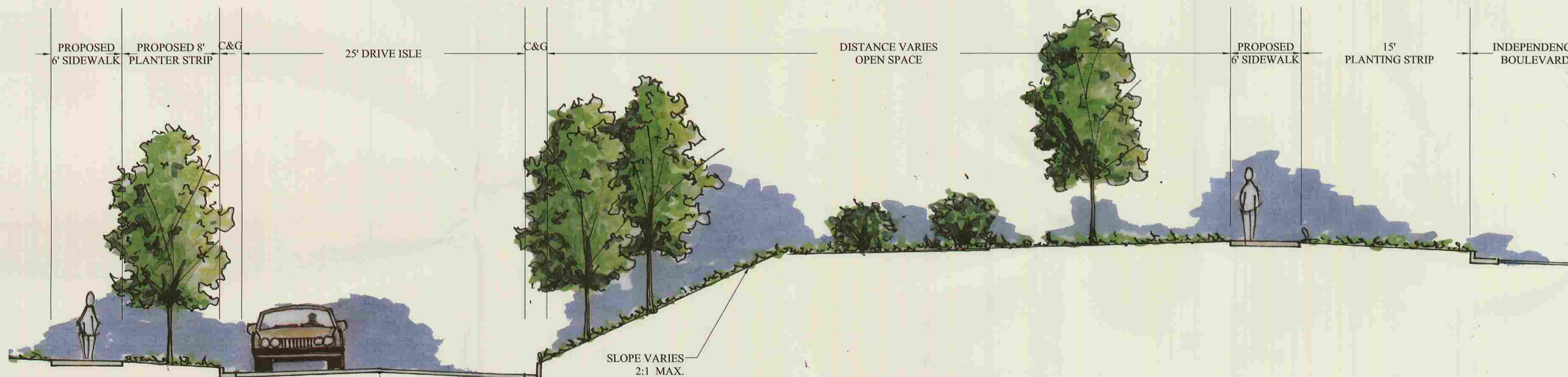
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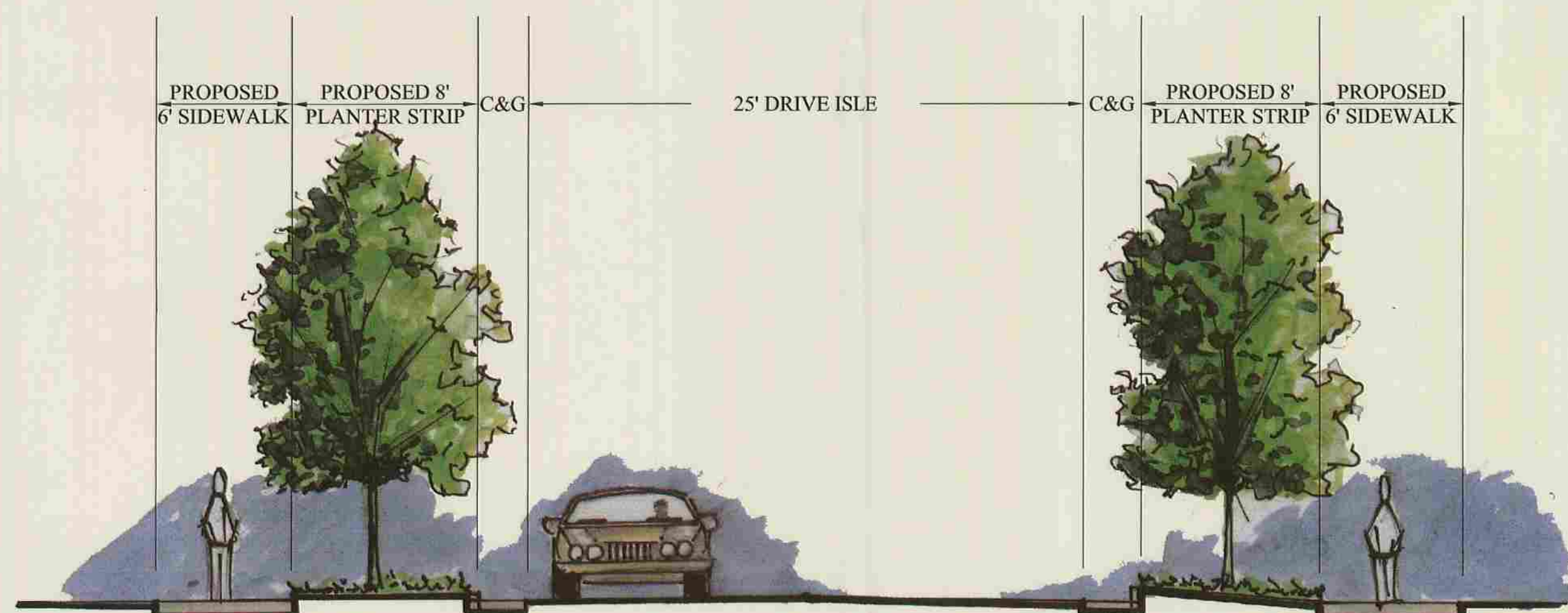
SECTION A-A'

N.T.S.



SECTION B-B'

N.T.S.



SECTION C-C'

N.T.S.



**FOR PUBLIC
HEARING**

CROSS SECTIONS
RZ-5
MARCH 20, 2006

CHARLOTTE PERIMETER TREE REQUIREMENTS:

LARGE-MATURING TREES:

PIERSON DRIVE FRONTAGE ±1,070LF
1,070 LF / 40FT SPACING = 26.75
OR 27 TREES REQUIRED

OR

SMALL-MATURING TREES:

PIERSON DRIVE FRONTAGE ±1,070LF
1,070 / 30FT SPACING = 35.66
OR 36 TREES REQUIRED



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FRONT ELEVATION



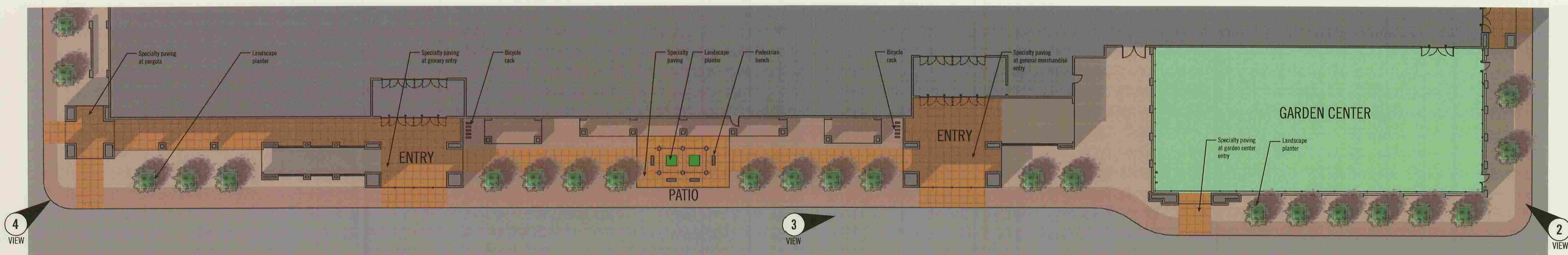
REAR ELEVATION



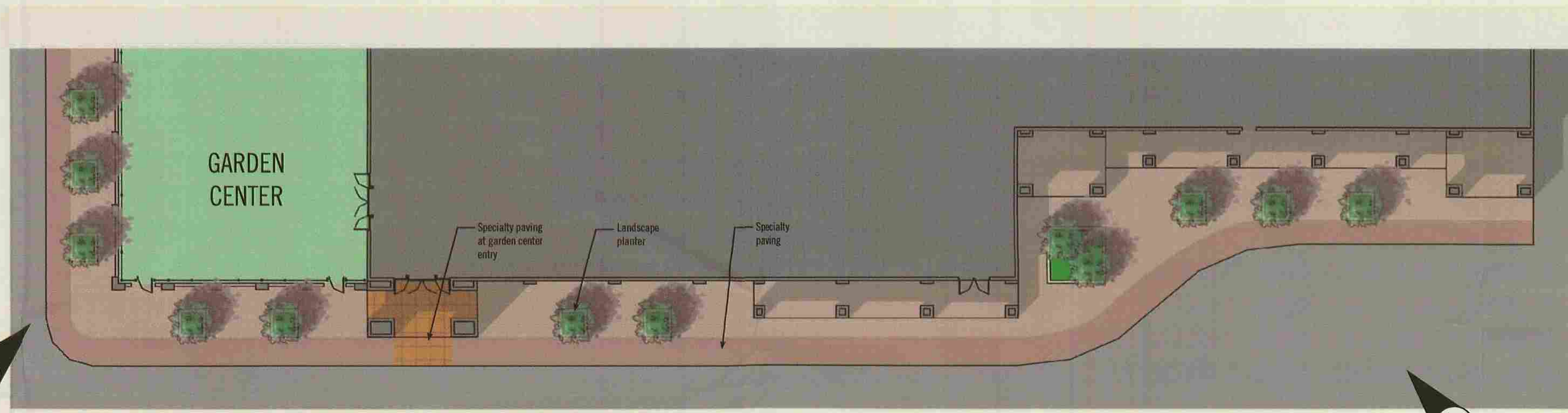
RIGHT ELEVATION



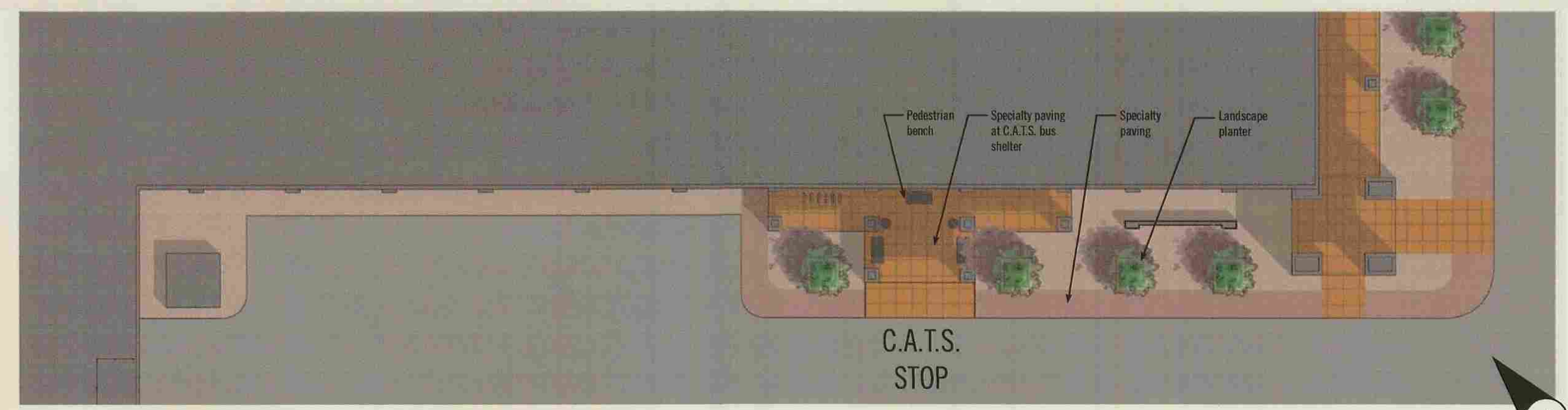
LEFT ELEVATION



PARTIAL SIDEWALK PLAN (EAST)



PARTIAL SIDEWALK PLAN (NORTH)



PARTIAL SIDEWALK PLAN (SOUTH)



VIEW 1: LOOKING FROM NORTH



VIEW 2: LOOKING FROM NORTHEAST AT GARDEN CENTER



VIEW 3: LOOKING FROM EAST AT GENERAL MERCHANDISE ENTRY



VIEW 4: LOOKING FROM SOUTHEAST



Scott & Goble Architects

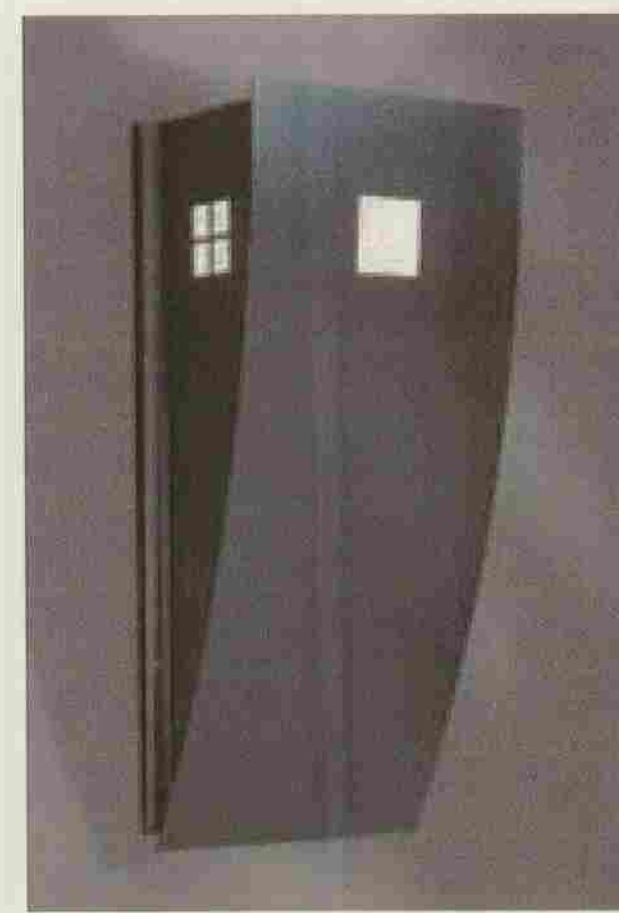
www.scottgoble.com
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Charlotte (E), North Carolina
May 5, 2006

Exhibit
RZ8



approved by _____ date _____



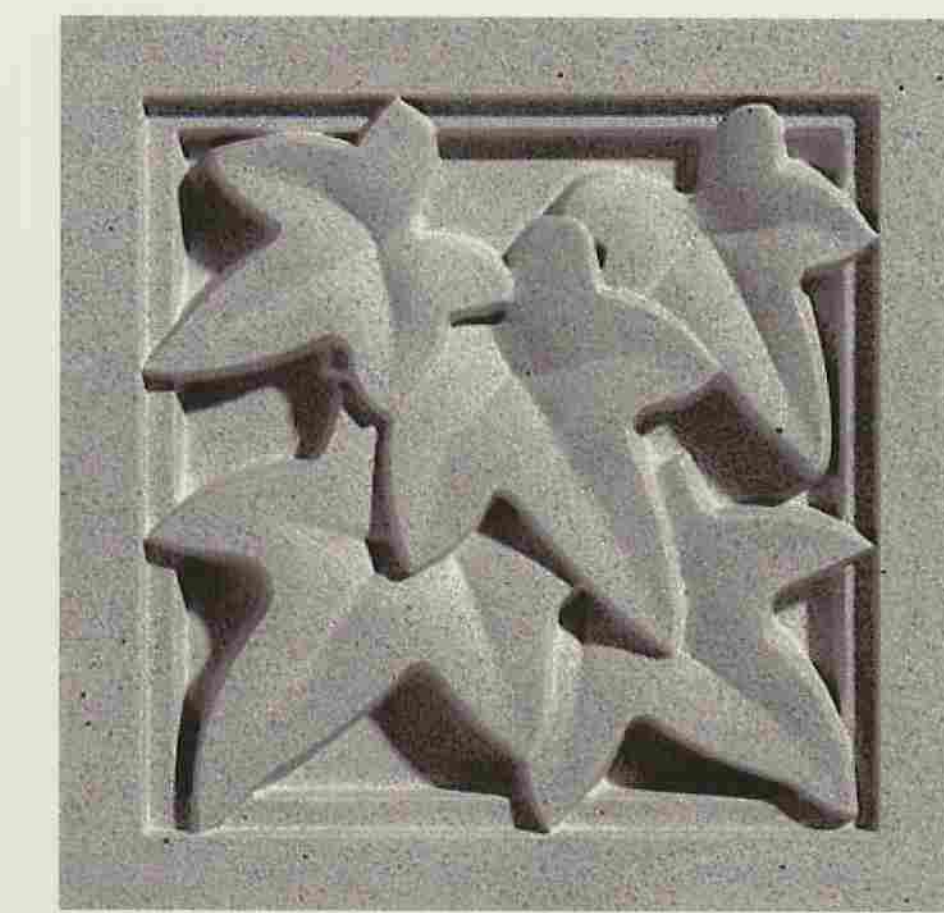
WALL SCONCE



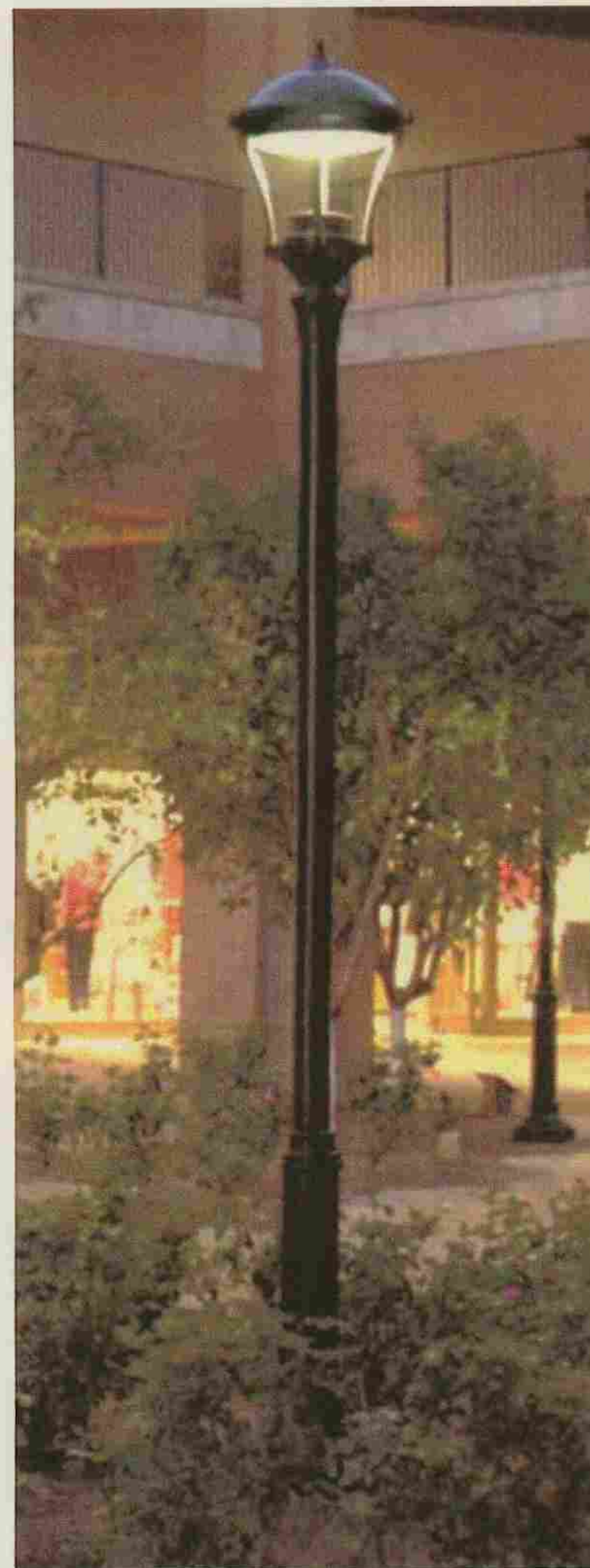
BICYCLE RACK



TRASH RECEPTACLE (shown blue, will be black)

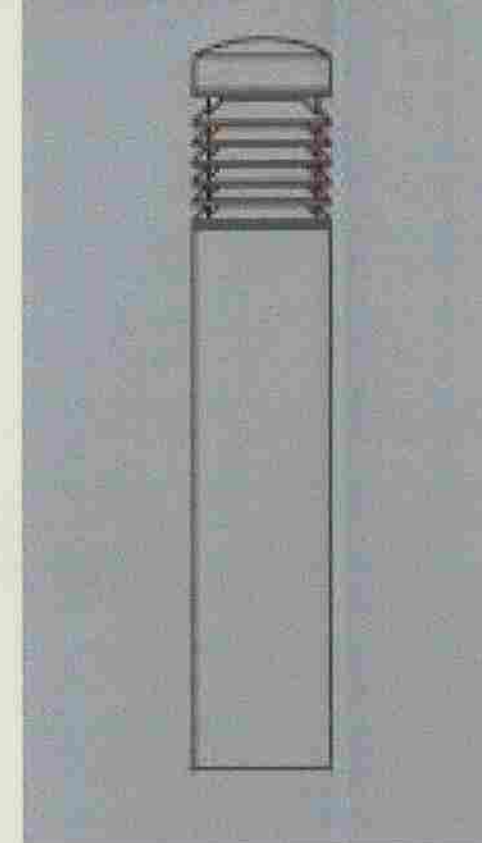


ACCENT MEDALLION



SITE LIGHTING @ DRIVES/WALKS

KLCS Silhouette
bollard



LIGHTED BOLLARD

B-1 BOLLARDS Model B-1, w/rivets



STANDARD BOLLARD

PLAZA SERIES

Model PL-2



PUBLIC SEATING BENCH



GARDEN CENTER FENCING

SITE FURNISHINGS