

SITE DEVELOPMENT SUMMARY OF PETITION # 2006-168

- TAX PARCEL NOS: 109-011-17
- TOTAL SITE AREA: 2.48 ACRES (115,412 SQUARE FEET)
- EXISTING ZONING: B-1(CD)
- PROPOSED ZONING: B-1(CD) EPA
- PROPOSED USE: NEIGHBORHOOD BUSINESS USES (NO AUTOMOBILE SERVICE STATION OR RESTAURANTS WITH DRIVE-THRU WINDOWS SHALL BE PERMITTED).
- MAXIMUM SQUARE FOOTAGE: 40,000 SQUARE FEET

DEVELOPMENT NOTES:

- DEVELOPMENT OF THIS B-1 CONDITIONAL DISTRICT IS BASED ON THE PROVISIONS OF THE APPLICABLE ZONING ORDINANCE STANDARDS AND RULES, REGULATIONS AND THE SPECIFIC SITE PLAN.
- THE PERMITTED USES IN THIS DEVELOPMENT WILL BE IN ACCORDANCE WITH ORDINANCE SECTIONS 1.802, 1.803 AND 1.804, EXCLUDING AN AUTOMOBILE SERVICE STATION.
- DEVELOPMENT STANDARDS AND EXPANSION (E) ASSOCIATED WITH THIS SITE WILL COMPLY WITH ORDINANCE SECTION 1.806 (DEVELOPMENT STANDARDS FOR BUSINESS DISTRICTS).
- SCREENING OF THE PARKING, DUMPSTER, LOADING DOCKS/SPACES AND OUTDOOR STORAGE OF MATERIAL, STOCK AND EQUIPMENT WILL BE SCREENED IN ACCORDANCE WITH ORDINANCE SECTION 12.303.
- PARKING SHALL BE BASED ON THE USE AND WILL COMPLY WITH THE STANDARDS SET FORTH IN THE ORDINANCE FOR BOTH VEHICLES AND BICYCLES. ALL PARKING LOTS SHALL COMPLY WITH THE PROVISIONS OF TABLE 12.202 OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
- EXISTING FREE STANDING PROPERTY SIGN AND BUILDING MOUNTED SIGNAGE SHALL BE ALLOWED TO REMAIN. ANY SIGNAGE ADDED TO THE SITE SHALL CONFORM TO CHAPTER 15 OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
- IN ACCORDANCE WITH SECTION 12.302 OF THE ORDINANCE, A CLASS "B" BUFFER SHALL BE INSTALLED ALONG THE EXTERIOR PROPERTY LINES THAT ADJUT LOTS RESIDENTIALLY ZONED AND/OR RESIDENTIALLY USED AT THE TIME OF DEVELOPMENT.
- LIGHTING SHALL BE FULLY SHIELDED FROM ADJACENT PROPERTIES AND NO WALL PAK LIGHTING SHALL BE ALLOWED.
- A SIDE WALK WILL BE INSTALLED IN ACCORDANCE TO CODE SECTION 12.529 (SIDEWALK CONNECTION TO THE PUBLIC STREET)
- EXISTING DRIVEWAYS INSTALLED AT THE TIME EAST W. T. HARRIS BLVD. WAS WIDENED MAY REMAIN. SHOULD NEW DRIVEWAYS BE ADDED OR IF EXISTING DRIVEWAYS ARE ALTERED AT THE TIME OF DESIGN DEVELOPMENT, THEY WILL BE SUBJECT TO APPLICABLE DRIVEWAY PERMIT REVIEW BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION AND/OR STATE DEPARTMENT OF TRANSPORTATION.
- AN 8 FOOT PLANTING STRIP WILL BE PROVIDED ADJACENT TO THE EXISTING SIDE WALK ALONG EAST W. T. HARRIS BLVD. FRONTAGE. THE SUBJECT PARCEL WILL PROVIDE A CONCRETE BUS WAITING PAD IF REQUIRED BY CDD AND WILL INSTALL THE PLANTING STRIP PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- TYPICAL SURFACE PARKING LOTS ASSOCIATED WITH ALL DEVELOPMENT WILL PROVIDE A PARKING MODULE IN ACCORDANCE WITH THE CHARLOTTE - MECKLENBURG LAND DEVELOPMENT STANDARDS MANUAL.
- THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, STANDARDS, POLICIES AND APPROPRIATE DESIGN MANUALS WILL EXIST. THOSE CRITERIA (FOR EXAMPLE THOSE THAT REGULATE STREETS, SIDEWALKS, TREES, STORM WATER AND SITE DEVELOPMENT, ETC.) WILL APPLY TO THE DEVELOPMENT SITE. CONDITIONS SET FORTH IN THIS PETITION ARE SUPPLEMENTAL REQUIREMENTS IMPOSED ON THE DEVELOPMENT IN ADDITION TO OTHER STANDARDS. WHERE CONDITIONS ON THIS PLAN DIFFER FROM ORDINANCES, STANDARDS, POLICIES AND APPROACHES IN EXISTENCE AT THE TIME OF FORMAL ENGINEERING REVIEW SUBMISSION THE STRICTER CONDITION OR EXISTING REQUIREMENTS SHALL APPLY.

VOLUME AND PEAK CONTROL

- FOR PROJECTS WITH DEFINED WATERSHEDS AND GREATER THAN 24% BUILT-UPON AREAS, 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.
- FOR COMMERCIAL PROJECTS WITH GREATER THAN 24% BUA, CONTROL THE PEAK TO MATCH THE PRE DEVELOPMENT RUNOFF RATES FOR THE 10-YR, 6 HOUR STORM AND PERFORM A DOWNSSTREAM FLOOD ANALYSIS TO DETERMINE WHETHER ADDITIONAL PEAK CONTROL IS NEEDED AND IF SO, FOR WHAT LEVEL OF STORM FREQUENCY, OR IF A DRAWDOWN ANALYSIS IS NOT PERFORMED, CONTROL THE PEAK FOR THE 10 YEAR AND 25 YEAR, 6 HOUR STORMS.
- FOR COMMERCIAL PROJECTS WITH LESS THAN OF EQUAL TO 24% BUA, BUT GREATER THAN ONE ACRE OF DISTURBED AREA, CONTROL THE PEAK TO MATCH THE PRE DEVELOPMENT RUNOFF RATES FOR THE 2 AND 10 YEAR, 6 HOUR STORM.
- THE TOTAL SQUARE FOOTAGE OF IMPROVEMENTS LOCATED ON THE SITE SHALL NOT EXCEED 40,000 SQUARE FEET.
- PARKING LAYOUT AND TREE ORDINANCE PLANTING SHOWN IS REPRESENTATIVE ONLY AND LOCATIONS OF PARKING SPACES AND TREES MAY VARY WITH FINAL BUILDING PLANS.
- PARKING AND VEHICULAR MANUEVERING SHALL NOT BE PERMITTED FOR THE NEW BUILDINGS ON THE NORTHERN PORTION OF THE SITE (BETWEEN THE NEW BUILDINGS AND EAST W.T. HARRIS BOULEVARD).
- THE SCHEMATIC SITE PLAN INCLUDES CONCEPTUAL BUILDING ELEVATIONS OR ARCHITECTURAL CONTROL PLAN WHICH IS INTENDED AS A GENERAL GUIDE AND ILLUSTRATION IN THE BUILDING PERMIT PROCESS FOR THE IMPROVEMENT. THE DEVELOPMENT'S CONCEPTUAL PLAN PROVIDES SIMILAR IMPROVEMENTS CONSISTING OF BRICK, GLASS, DOORS AND WINDOWS, BASED ON THE POSSIBLE RETAIL, RESTAURANT OR LIBRARY USE.



THE ELEVATIONS OF NEW BUILDINGS FACING EAST W. T. HARRIS BOULEVARD AND THE PARKING LOT SHALL NOT INCLUDE LARGE EXPANSIONS OF BLANK WALL -- THE ELEVATIONS SHALL INSTEAD FEATURE MASONRY WALLS WITH WINDOWS, DOORS AND OTHER ARCHITECTURAL FEATURES TO BREAK THE SURFACE. THE ABOVE ELEVATION IS INTENDED AS A GENERAL CONCEPTUAL ILLUSTRATION OF THE PLANNED DEVELOPMENT -- THE FINAL DESIGN WILL VARY DEPENDING ON THE USE OF THE SPACE AND DESIRES OF THE OWNER AND THE TENANT.

STORM WATER QUALITY CONTROL

THE PETITIONER SHALL TIE-IN TO THE EXISTING STORM WATER SYSTEM(S). THE PETITIONER SHALL HAVE THE RECEIVING DRAINAGE SYSTEM(S) ANALYZED TO INSURE THAT IT WILL NOT BE TAKEN OUT OF STANDARD DUE TO THE DEVELOPMENT. IF IT IS FOUND THAT DEVELOPMENT WILL CAUSE THE STORM DRAINAGE SYSTEM(S) TO BE TAKEN OUT OF STANDARD, THE PETITIONER SHALL PROVIDE ALTERNATE METHODS TO PREVENT THIS FROM OCCURRING.

STORM WATER QUALITY TREATMENT

FOR PROJECTS WITH DEFINED WATERSHEDS AND GREATER THAN 24% BUILT-UPON AREA, CONSTRUCT WATER QUALITY BEST MANAGEMENT PRACTICES (BMPs) TO ACHIEVE 85% TOTAL SUSPENDED SOLID (TSS) REMOVAL FOR THE ENTIRE POST-DEVELOPMENT RUNOFF VOLUME FOR THE RUNOFF GENERATED FROM THE FIRST 1-INCH OF RAINFALL. BMPs MUST BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE NC DEPARTMENT OF ENVIRONMENTAL AND NATURAL RESOURCES (NCDENR) BEST MANAGEMENT PRACTICES MANUAL, APRIL 1999, SECTION 4.0 (DESIGN STANDARDS SHALL BE MET ACCORDING TO THE CITY OF CHARLOTTE BEST MANAGEMENT PRACTICES MANUAL, WHEN AVAILABLE). USE OF LOW IMPACT DEVELOPMENT (LID) TECHNIQUES IS OPTIONAL.

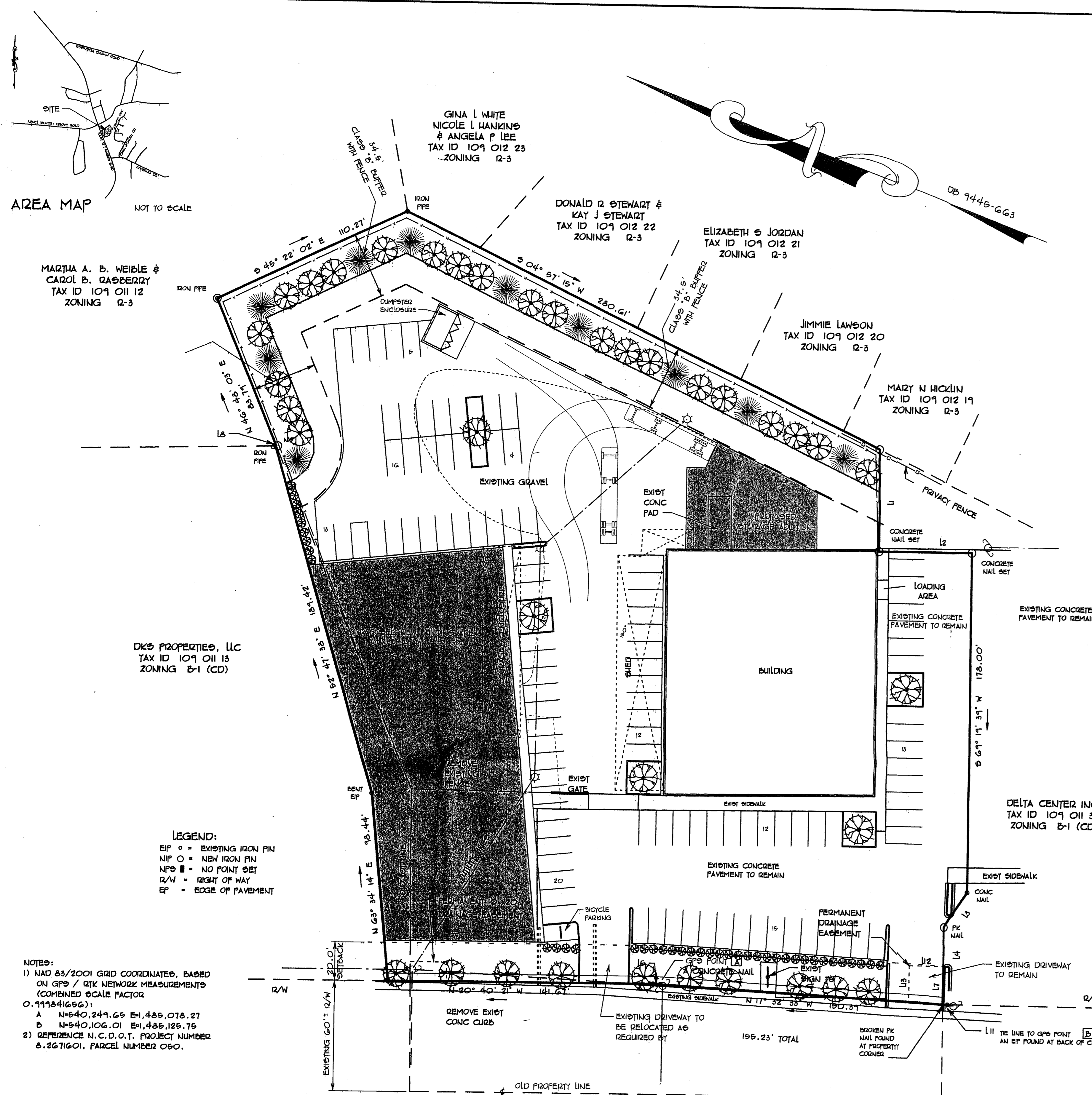
APPROVED BY
CITY COUNCIL
FEB 19 2007

REZONING PLAN

NOT FOR CONSTRUCTION USE
PETITION # 2006-168

REVISION	DATE	DESCRIPTION	BY
NO 3		SHAPE OF ADD AT REAR OF EXIST BLDG	R2C
NO 2	1/29/07	REV TO ADDRESS STAFF COMMENTS	R2C
NO 1	1/23/07	REV TO ADDRESS STAFF COMMENTS	R2C

DATE	JOB NO.	DRAWN BY	R2C	SHEET
12/8/06	0614	RAYMOND R. CASE	ARCHITECT	1
		7102 SUMMERLIN PLACE	CHARLOTTE, N. C. 28226	OF 1



AREA MAP
NOT TO SCALE

MARTHA A. B. WEIBLE & CAROL B. RASBERRY
TAX ID 109 011 12
ZONING R-3

GINA I WHITE
NICOLE L HANKINS
& ANGELA P LEE
TAX ID 109 012 23
ZONING R-3

DONALD R STEWART & KAY J STEWART
TAX ID 109 012 22
ZONING R-3

ELIZABETH S JORDAN
TAX ID 109 012 21
ZONING R-3

JIMMIE LAWSON
TAX ID 109 012 20
ZONING R-3

MARY N HICKLIN
TAX ID 109 012 19
ZONING R-3

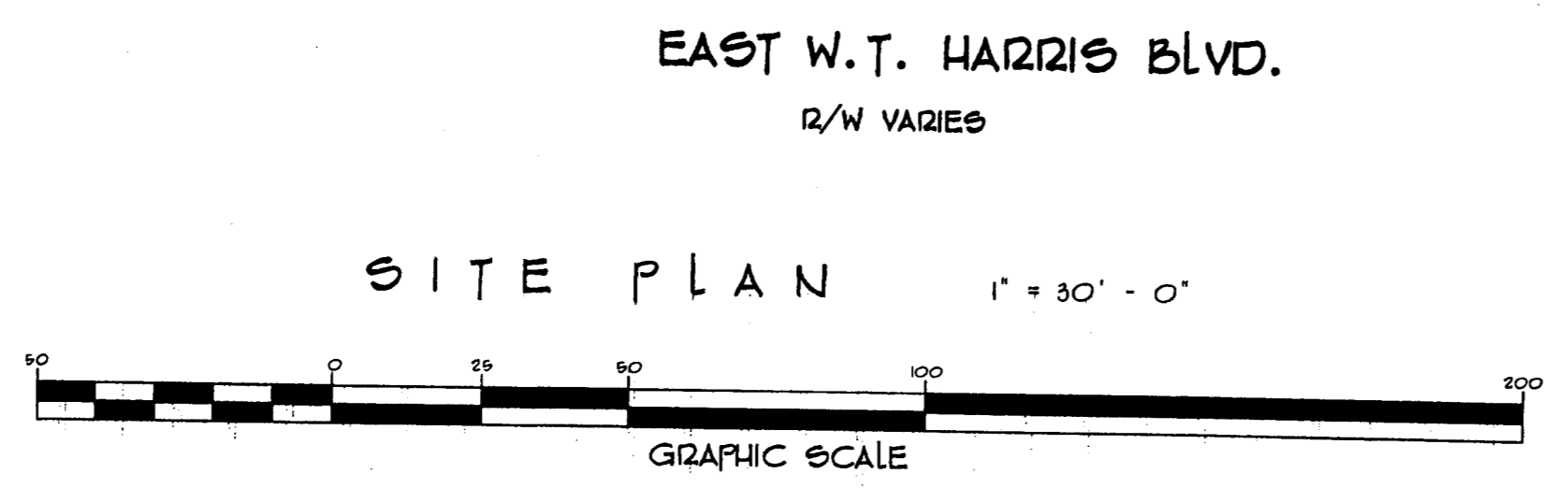
DKS PROPERTIES, LLC
TAX ID 109 011 13
ZONING B-1 (CD)

DELTA CENTER INC.
TAX ID 109 011 30
ZONING B-1 (CD)

LEGEND:
EIP ○ = EXISTING IRON PIN
NIP ○ = NEW IRON PIN
NPS ■ = NO POINT SET
R/W = RIGHT OF WAY
EP = EDGE OF PAVEMENT

NOTES:
1) NAD 83/2001 GRID COORDINATES, BASED ON GPS / RTK NETWORK MEASUREMENTS (COMBINED SCALE FACTOR 0.999841666):
A N=640,249.65 E=1,485,078.27
B N=640,106.01 E=1,485,125.75
2) REFERENCE N.C.D.O.T. PROJECT NUMBER S.2671601, PARCEL NUMBER 060.

LINE	LENGTH	BEARING
1	53.33	69° 19' 39" W
2	60.0	20° 40' 21" E
3	22.0	N 77° 29' 21" W
4	40.32	69° 19' 39" W
5	3.88	N 17° 32' 33" W
6	INTENTIONALLY REMOVED	
7	20.0	N 69° 31' 36" E
8	0.43	21° 40' 39" E
9	INTENTIONALLY REMOVED	
10	INTENTIONALLY REMOVED	
11	0.96	17° 32' 33" E
12	20.0	N 20° 28' 24" W
13	18.98	69° 31' 36" W



SITE PLAN 1" = 30' - 0"

EAST W.T. HARRIS BLVD.
R/W VARIES