

DEVELOPMENT STANDARDS:

NOTE: THE PURPOSE OF THIS REZONING PETITION IS TO ALLOW FOR THE REUSE OF A PORTION OF THE EXISTING BUILDING FOR BANK PURPOSES.

GENERAL PROVISIONS:

THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING SITE PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY TRINITY PARTNERS TO ACCOMMODATE THE REUSE OF A PORTION OF THE EXISTING OFFICE BUILDING LOCATED ON THE APPROXIMATELY 2.29 ACRE PARCEL OF LAND LOCATED AT 6525 MORRISON BOULEVARD (THE "SITE").

THE PROPOSED REUSE WILL BE GOVERNED BY THE REZONING SITE PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE"). UNLESS THE REZONING SITE PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE O-3 ZONING DISTRICT SHALL GOVERN THE PROPOSED REUSE.

THE EXISTING BUILDING AND OTHER IMPROVEMENTS LOCATED ON THE SITE MAY REMAIN AND CONTINUE TO BE UTILIZED. TO THE EXTENT THAT THE BUILDING AND OTHER IMPROVEMENTS LOCATED ON THE SITE DO NOT CONFORM TO ANY REQUIREMENT OF THE O-3 ZONING DISTRICT, THE PETITIONER SHALL NOT BE REQUIRED TO BRING THE BUILDING OR ANY OTHER IMPROVEMENTS OR ANY NON-CONFORMING PORTIONS THEREOF INTO COMPLIANCE WITH THE REQUIREMENTS OF THE O-3 ZONING DISTRICT.

IN THE EVENT THAT THE EXISTING BUILDING LOCATED ON THE SITE IS DEMOLISHED AND THE SITE IS REDEVELOPED, THEN ANY NEW DEVELOPMENT WILL CONFORM TO PART 7 OF THE ORDINANCE (OFFICE DISTRICTS) AND SECTION B (MAXIMUM BUILDING AREA) BELOW.

A. PERMITTED USES

THE SITE MAY BE DEVOTED TO ANY USE PERMITTED BY RIGHT OR UNDER PRESCRIBED CONDITIONS IN THE O-3 ZONING DISTRICT ALONG WITH ACCESSORY USES PERMITTED IN THE DISTRICT.

B. MAXIMUM BUILDING AREA

THE EXISTING BUILDING LOCATED ON THE SITE CONTAINS APPROXIMATELY 120,200 SQUARE FEET OF GROSS FLOOR AREA. IN THE EVENT THE SITE IS REDEVELOPED IN THE FUTURE, THE NEWLY CONSTRUCTED GROSS FLOOR AREA WILL NOT EXCEED THIS AMOUNT. SURFACE AND STRUCTURED PARKING AREAS SHALL NOT BE COUNTED TOWARDS THE MAXIMUM ALLOWABLE GROSS FLOOR AREA ON THE SITE.

C. DESIGN AND PERFORMANCE STANDARDS

THE DESIGN OF THE PROPOSED BANK USE WITHIN A PORTION OF THE EXISTING BUILDING SHALL BE GENERALLY AS INDICATED ON THE SCHEMATIC PLAN.

THE CANOPY ASSOCIATED WITH THE PROPOSED BANK USE WILL BE LOCATED TO THE SIDE OF THE EXISTING BUILDING. MANEUVERING ASSOCIATED WITH THE BANK DRIVE-THRU FACILITY WILL NOT BE LOCATED IN THE FRONT OF THE EXISTING BUILDING.

D. PEDESTRIAN NETWORK

ADDITIONAL PEDESTRIAN CONNECTIONS WILL BE PROVIDED ON THE SITE GENERALLY AS INDICATED ON THE SCHEMATIC SITE PLAN.

E. TREE ORDINANCE

THE PARKING LOT LOCATED ON THE SITE IS AN EXISTING PARKING LOT AND SHALL NOT BE REQUIRED TO COME INTO COMPLIANCE WITH THE REQUIREMENTS OF THE CITY OF CHARLOTTE TREE ORDINANCE.

F. SIDEWALK AND PLANTING STRIP

THE EXISTING SIDEWALK AND PLANTING STRIP ALONG THE SITE'S FRONTAGE ON MORRISON BOULEVARD WILL REMAIN AND ARE NOT REQUIRED TO BE RECONSTRUCTED.

G. SIGNS

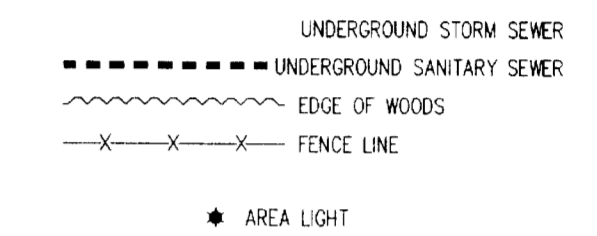
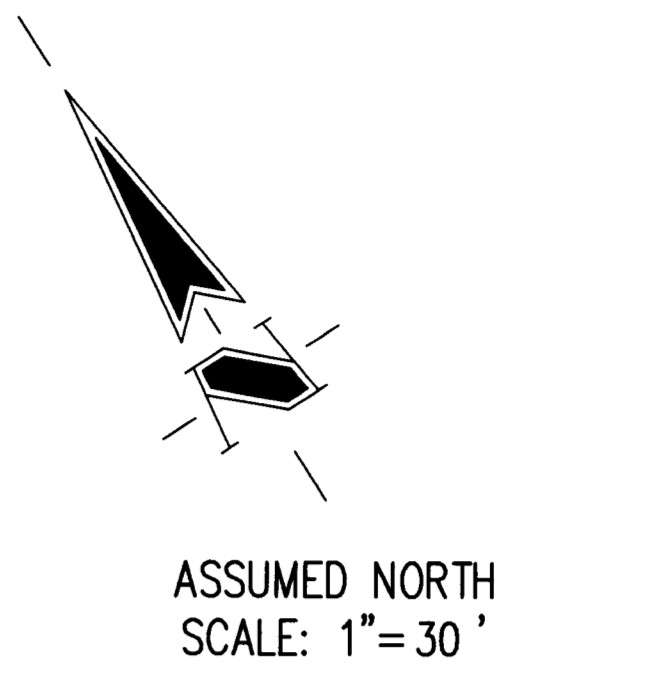
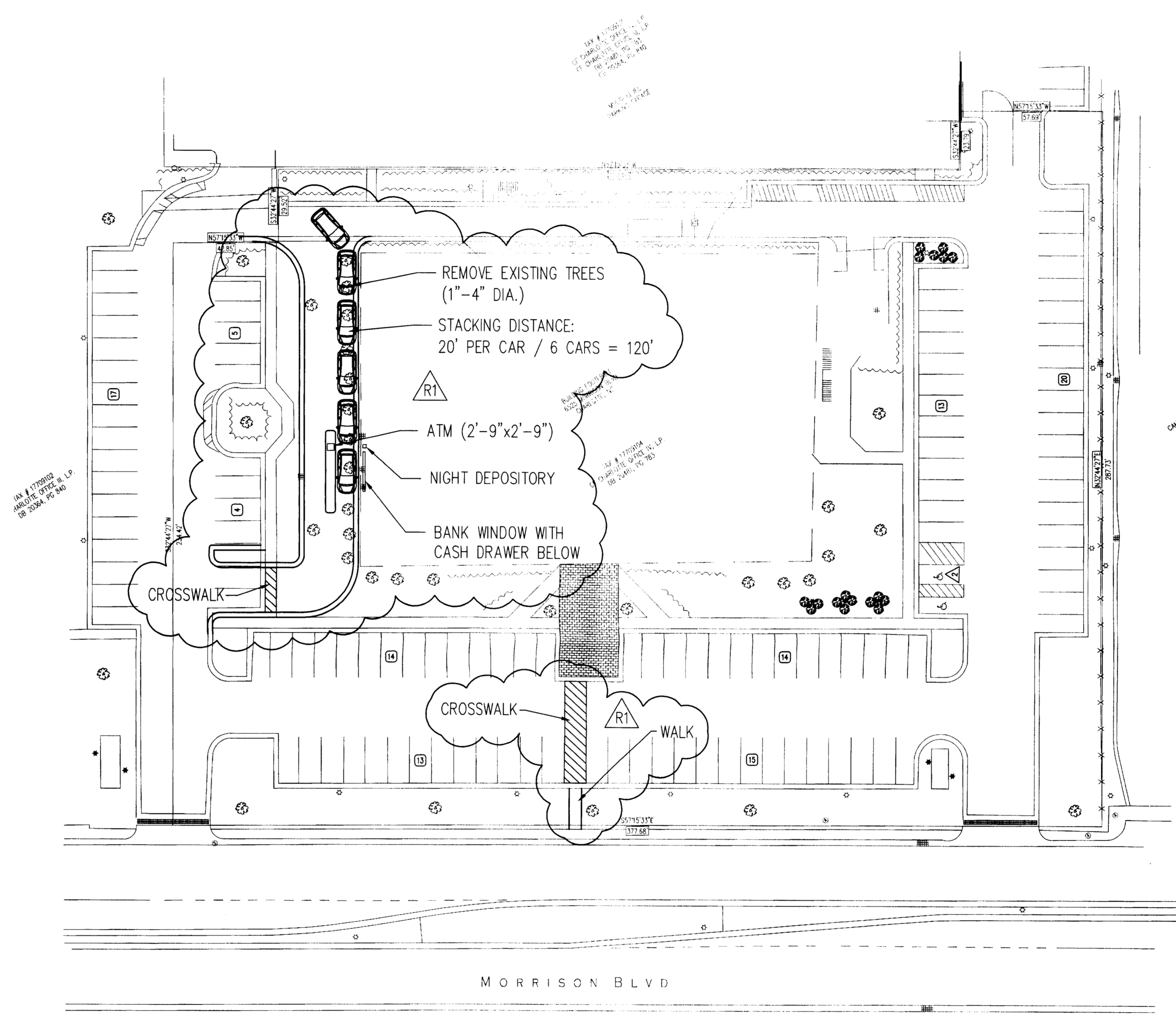
ALL EXISTING SIGNS LOCATED ON THE EXISTING BUILDING AND ON THE SITE MAY REMAIN. ANY NEW SIGNS PLACED ON THE BUILDING OR ON THE SITE SHALL CONFORM TO THE STANDARDS OF THE CITY OF CHARLOTTE SIGN ORDINANCE.

H. AMENDMENTS TO REZONING PLAN

FUTURE AMENDMENTS TO THE REZONING SITE PLAN AND THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE OWNER OR OWNERS OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE.

I. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO DEVELOPMENT OF THE SITE IMPOSED UNDER THIS REZONING SITE PLAN WILL, 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 SUCCESSORS IN INTEREST AND ASSIGNS. THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERMS, "PETITIONER" AND "OWNER" OR "OWNERS" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF THE PETITIONER OR THE OWNER OR OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.



APPROVED BY
CITY COUNCIL
MAR 19 2007

SITE DATE TABLE	
SITE ACREAGE:	2.29AC
EXISTING ZONING:	B-1SCD
PROPOSED ZONING:	O-3(CD)
MAXIMUM BUILDING AREA:	120,200 SF

PROPOSED BANK DRIVE-THRU SYSTEM
SCALE: 1"=30'

FOR PUBLIC HEARING PETITION #2007-15

THE PURPOSE OF THIS REZONING PETITION IS TO ALLOW FOR THE REUSE OF A PORTION OF THE EXISTING OFFICE BUILDING FOR BANK PURPOSES.

REVISIONS:
1. NAB - 07/10/07 - PER REVIEWING AGENCY COMMENTS

DATE:
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BANK STUDY
CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA
TRINITY PARTNERS
227 WEST TRADE STREET, SUITE 1820 CHARLOTTE, NC 28202

DATE: 11/17/06	PROJECT NO.: 6314.001
DRAWN BY: KJB	CHECKED BY: CDS
SHEET TITLE: PROPOSED BANK DRIVE-THRU SYSTEM	
DRAWING FILES: B:\6314\001\dwg\DriveSketch B:\6314\001\dwg\6314001b B:\6314\001\dwg\6314001_SV-BASE B:\6314\001\dwg\Title1	
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