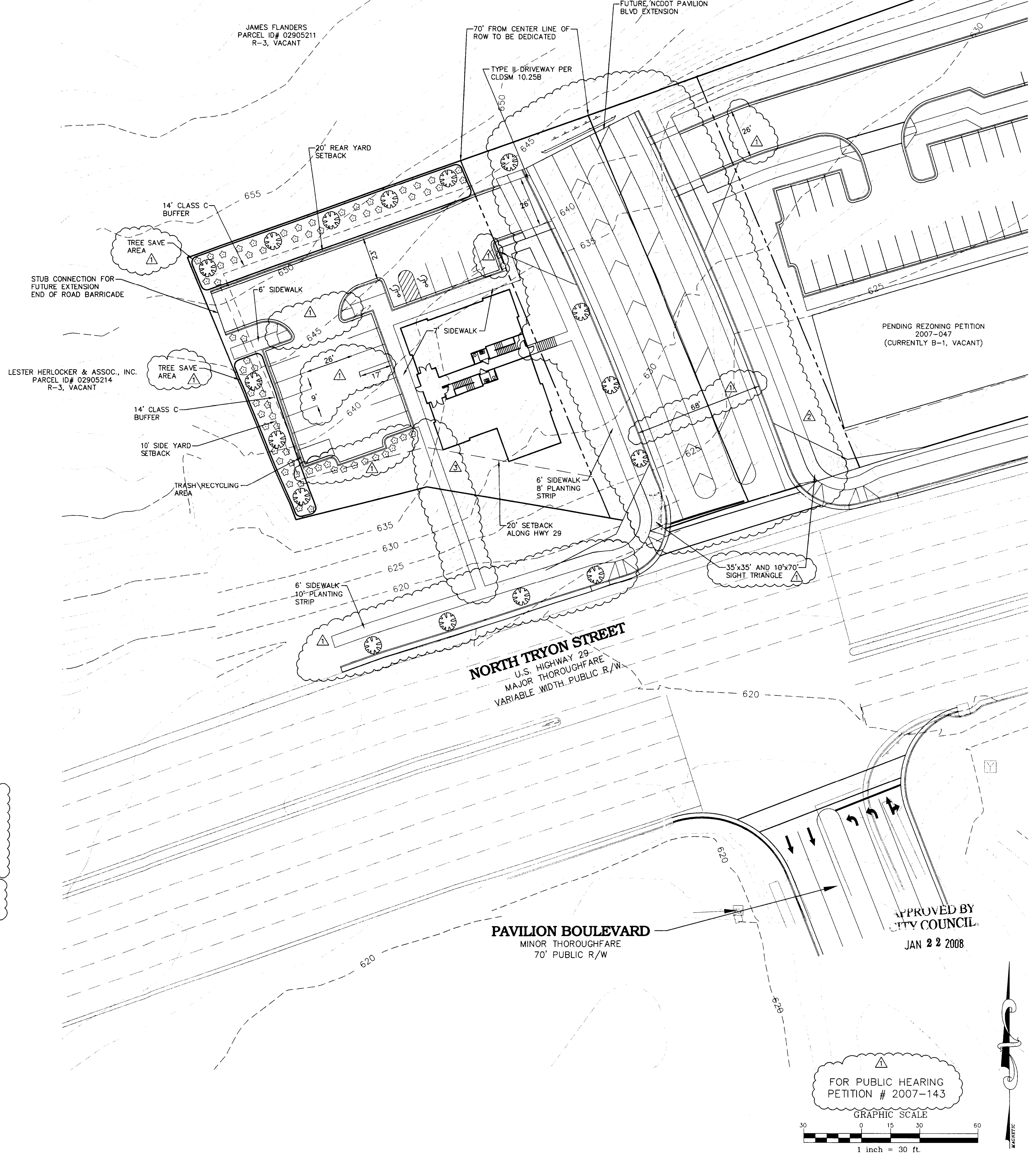
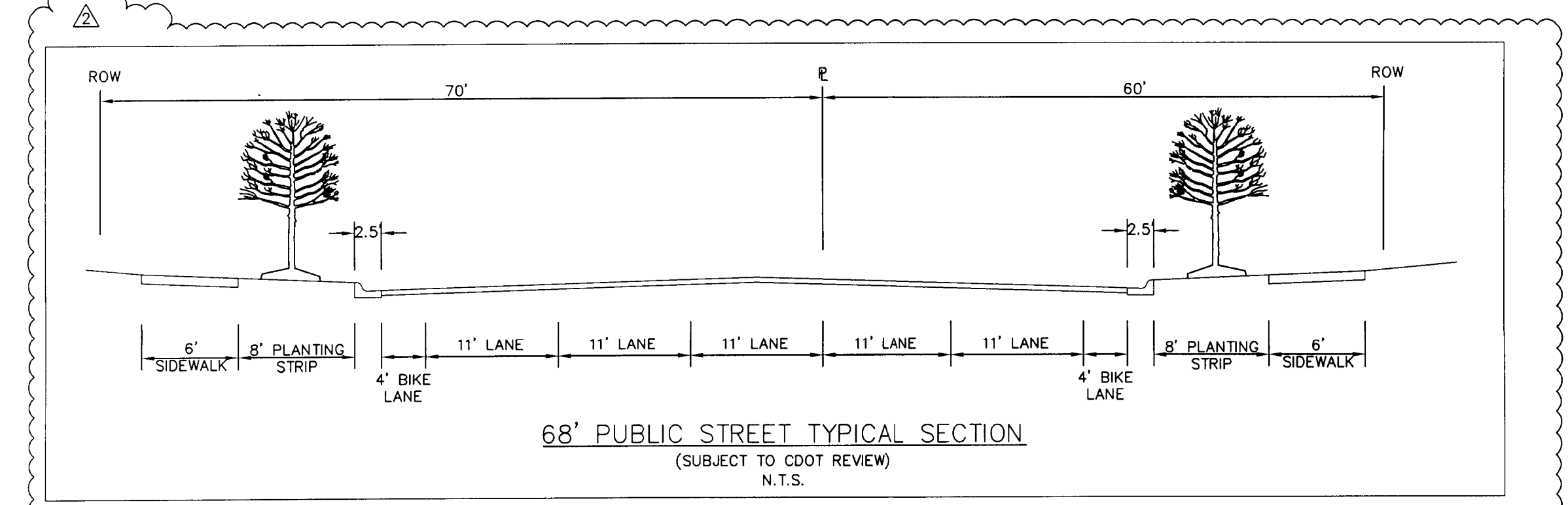
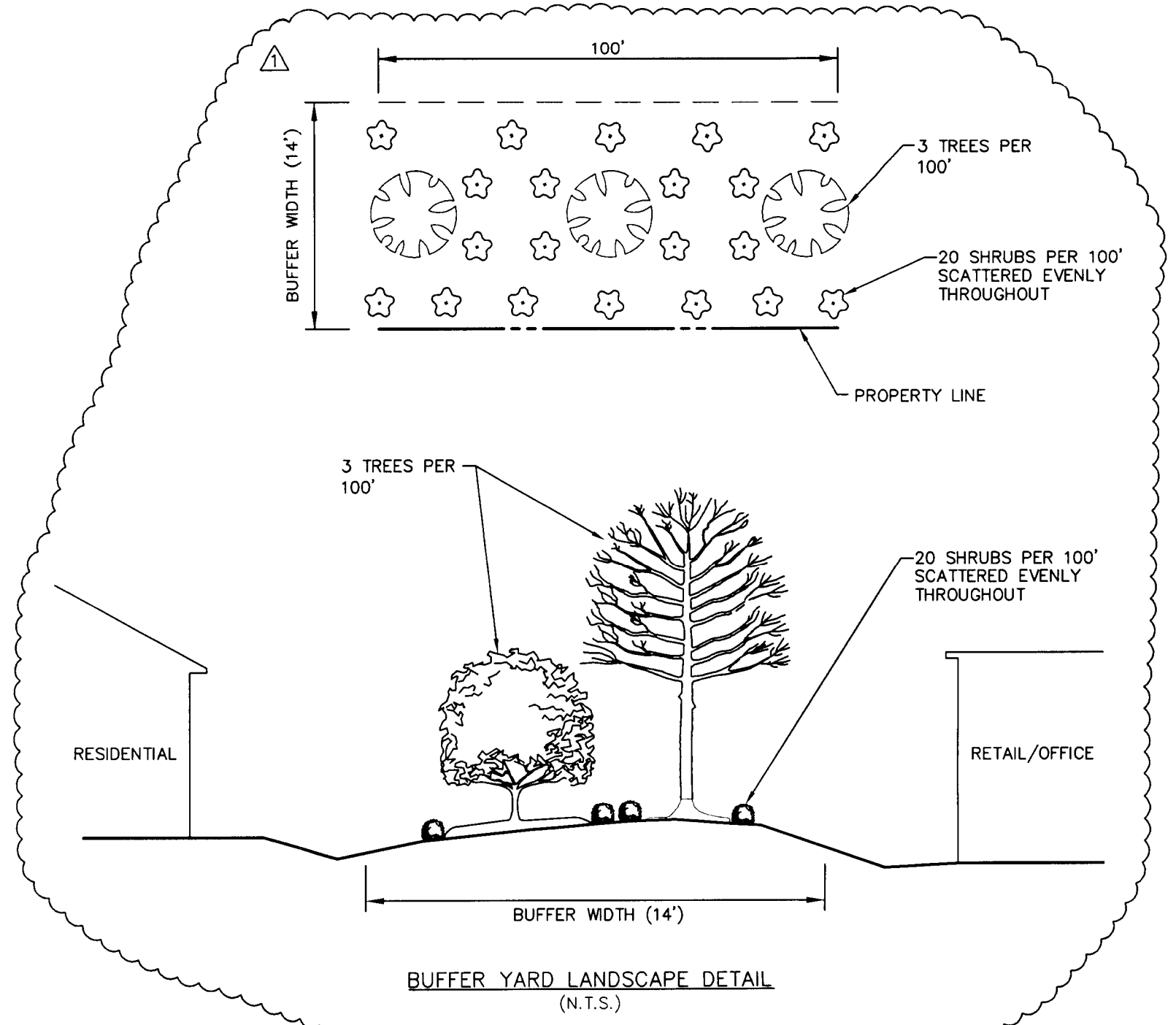


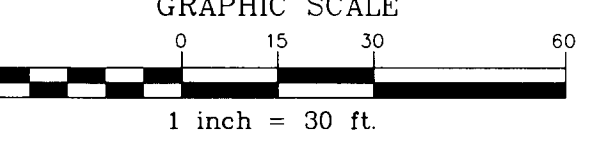
PARCEL INFORMATION

APPLICANT:	OWNER:
GATEWAY HOMES, LLC	CARRIE BELL McCELLAN
11121 CARMEL COMMONS BLVD.	11413 N. TRYON ST.
SUITE 260	CHARLOTTE, NC 28226
CHARLOTTE, NC 28226	
PARCEL NUMBER:	02905215 & 02905216
TOTAL AREA:	0.90 ACRES
FUTURE ROW TO BE DEDICATED:	0.34 ACRES
EXISTING ZONING:	R-3
EXISTING USE:	VACANT & RESIDENTIAL
PROPOSED ZONING:	NS
PROPOSED USE:	OFFICE UP TO 10,000 SF
MINIMUM PARKING:	(1/600) = 17
PROPOSED PARKING:	19
MINIMUM HC SPACES:	1
PROPOSED HC PARKING SPACES:	1
MINIMUM HC VAN SPACES:	1
PROPOSED HC VAN SPACES:	1
BICYCLE PARKING:	2
BUILDING HEIGHT:	±17'
TREE SAVE AREA:	±17%

- DEVELOPMENT STANDARDS:**
- A) PERMITTED USES:**
- 1) PERMITTED USES SHALL BE THOSE ALLOWED IN THE NS ZONING CLASSIFICATION, FOR GENERAL AND MEDICAL OFFICE USES.
 - 2) THE GROSS FLOOR AREA OF THE SITE MAY NOT EXCEED, IN AGGREGATE, 10,000 SQUARE FEET.
- B) SETBACKS, SIDE YARDS AND REAR YARDS:**
- 1) BUILDING SETBACKS ON THE SITE SHALL BE 20' MEASURED FROM THE ROW ALONG HWY 29, AND 14' FROM THE PROPOSED CURB LINE OF THE NEW PUBLIC STREET (EXTENSION OF PAVILION BLVD) OR RIGHT-OF-WAY WHICHEVER IS GREATER.
- C) SCREENING AND STREETSCAPE TREATMENT:**
- 1) SCREENING SHALL CONFORM WITH THE STANDARDS AND TREATMENTS SPECIFIED IN SECTION 12.303 OF THE ORDINANCE.
 - 2) ANY DUMPSTERS LOCATED WITHIN THE SITE THAT ARE VISIBLE FROM A PUBLIC STREET OR FROM AN EXTERNAL ADJOINING PROPERTY WILL BE SCREENED FROM VIEW BY A SOLID ENCLOSURE WITH GATES.
 - 3) THE SITE SHALL COMPLY WITH THE CITY OF CHARLOTTE TREE ORDINANCE.
 - 4) ROOF-TOP MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW.
- D) DESIGN AND PERFORMANCE STANDARDS:**
- 1) NO SPANDREL GLASS SHALL BE ALLOWED ALONG STREET FRONTS. GLASS DOORS WITH EMERGENCY ACCESS BARS ALONG THE STREET SHALL BE PROVIDED.
- E) LIGHTING:**
- 1) ALL FREESTANDING LIGHTING FIXTURES WILL BE UNIFORM IN DESIGN.
 - 2) ALL FREESTANDING LIGHTING FIXTURES SHALL BE BOXED AND FULLY SHIELDED AND NOT EXCEED 20 FEET IN HEIGHT, INCLUDING ITS BASE.
 - 3) PARKING LOT LIGHT POLES SHALL NOT BE PLACED IN TREE ISLANDS.
 - 4) WALL "PAK" LIGHTING SHALL NOT BE PERMITTED.
- F) SIGNS:**
- 1) SIGNS IN THE NS DISTRICT ARE PERMITTED IN ACCORDANCE WITH SECTION 11.509, PER SECTION 11.509(b), DETACHED IDENTIFICATION SIGNS FOR FREE-STANDING BUSINESSES ARE ALLOWED IN ACCORDANCE WITH SECTION 11.509(d), WITH THE EXCEPTION THAT THE MAXIMUM SIGN SURFACE AREA SHALL NOT EXCEED 32 SQUARE FEET AND THE MAXIMUM HEIGHT SHALL NOT EXCEED 7 FEET PER SECTION 11.509(c), DETACHED IDENTIFICATION SIGNS FOR SHOPPING CENTERS AND OTHER MULTI-TENANT BUILDINGS ARE PERMITTED AND SHALL NOT EXCEED 64 SQUARE FEET, AND THE MAXIMUM HEIGHT SHALL NOT EXCEED 4 FEET.
- G) PARKING:**
- 1) OFF STREET PARKING SPACES WILL, AT A MINIMUM, SATISFY THE REQUIREMENTS OF THE NS ZONING DISTRICT AT 1 SPACE PER 600 SQUARE FEET.
 - 2) PARKING SHALL NOT BE LOCATED BETWEEN THE BUILDING AND HIGHWAY 29 OR PAVILION BOULEVARD EXTENSION.
 - 3) BICYCLE PARKING SPACES (BIKE RACKS) SHALL BE PROVIDED IN ACCORDANCE WITH THE ORDINANCE.
- H) SIDEWALKS, PLANTING STRIPS AND PEDESTRIAN CONNECTIONS:**
- 1) SIDEWALK SHALL BE PROVIDED ALONG THE SIDE OF THE PROPOSED EXTENSION OF PAVILION BLVD AND ALONG US HWY 29 WHICH WILL BE AT LEAST 6 FEET IN WIDTH AND HAVE A PLANTING STRIP BETWEEN THE SIDEWALK AND THE STREET CURB OR EDGE OF PAVEMENT WHICH IS AT LEAST 8 FEET IN WIDTH.
 - 2) PLANTING STRIPS AND SIDEWALKS MAY BE LOCATED WITHIN THE SETBACK AND/OR THE RIGHTS-OF-WAYS SUBJECT TO ANY NECESSARY GOVERNMENT APPROVAL.
- I) RIGHT-OF-WAY DEDICATION:**
- 1) THE PETITIONER AGREES TO DEDICATE AND CONVEY (BY QUILTAIN DEED AND SUBJECT TO A RESERVATION FOR ANY NECESSARY UTILITY EASEMENTS) THAT PORTION OF THE SITE THAT MAY BE REQUIRED TO PROVIDE RIGHT OF WAY AS FOLLOWS PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS FOR THE SITE: PAVILION BLVD EXTENSION - 70 FEET FROM CENTER LINE OF PAVILION BLVD.
- J) ACCESS POINTS (DRIVEWAYS) / ROAD IMPROVEMENTS:**
- 1) THE NUMBER OF VEHICULAR ACCESS POINTS TO THE SITE SHALL BE LIMITED TO THE NUMBER DEPICTED ON THIS SHEET, CONNECTING TO THE WESTERN PROPERTY LINE.
 - 2) THE PLACEMENT AND CONFIGURATION OF EACH ACCESS POINT 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 CITY OF CHARLOTTE AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
- K) FIRE PROTECTION:**
- 1) ADEQUATE FIRE PROTECTION IN THE FORM OF FIRE HYDRANTS WILL BE PROVIDED TO THE FIRE MARSHAL'S SPECIFICATIONS.
- L) AMENDMENTS TO REZONING PLAN:**
- 1) FUTURE AMENDMENTS TO THIS SHEET AND THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE.



FOR PUBLIC HEARING
PETITION # 2007-143



APPROVED BY
CITY COUNCIL
JAN 22 2008

FINAL DRAWING - NOT RELEASED FOR CONSTRUCTION

LESTER HERLOCKER & ASSOC., INC.
PARCEL ID# 02905214
R-3, VACANT

- M) BINDING EFFECT OF THE REZONING APPLICATION:**
- 1) IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO DEVELOPMENT OF THE SITE IMPOSED UNDER THESE DEVELOPMENT STANDARDS AND THIS SHEET WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INSURE TO THE BENEFIT OF PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS, THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERMS PETITIONER AND OWNER(S) SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF THE PETITIONER OR THE OWNER OR OWNERS OF THIS SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.
- ADDITIONAL NOTES:**
- 1) 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 REQUIRE BUFFERS, REGULATE SIDEWALKS, TREES, STORMWATER, AND SITE DEVELOPMENT, ETC.), WILL APPLY TO THE APPROACHED SITE. THIS INCLUDES CHAPTERS 6, 9, 12, 17, 18, 19, 20, AND 21 OF THE CITY CODE. 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 PLAN REVIEW SUBMISSION. THE STRICTER CONDITION OR EXISTING REQUIREMENTS SHALL APPLY.
 - 2) ANY JURISDICTIONAL WETLANDS OR STREAMS, IF PRESENT, NEED TO BE PROTECTED OR PROPER ENVIRONMENTAL PERMITS OBTAINED PRIOR TO THEIR DISTURBANCE. FOR 401 PERMITS CONTACT DEHNR. FOR 404 PERMITS CONTACT THE ARMY CORPS OF ENGINEERS.
 - 3) LOCATION, SIZE, AND TYPE OF ANY STORMWATER MANAGEMENT SYSTEMS DEPICTED ON REZONING SITE PLAN IS SUBJECT TO REVIEW AND APPROVAL WITH FULL DEVELOPMENT PLAN SUBMITTAL AND IS NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS TO SITE LAYOUT MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORMWATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.
 - 4) STORM WATER QUANTITY CONTROL - THE PETITIONER SHALL TIE-IN TO EXISTING STORM WATER SYSTEM(S). THE PETITIONER SHALL HAVE THE RECEIVING DRAINAGE SYSTEM(S) ANALYZED TO ENSURE 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.
 - 5) STORM WATER QUALITY TREATMENT - FOR PROJECTS WITH DEFINED WATERSHEDS 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 N.C. DEPARTMENT OF ENVIRONMENT 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.
 - 6) VOLUME AND PEAK CONTROL - FOR PROJECTS WITH DEFINED WATERSHEDS GREATER THAN 24% BUILT-UPON AREA, 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 RESIDENTIAL PROJECTS WITH GREATER THAN 24% BUA, CONTROL THE PEAK TO MATCH THE PREDEVELOPMENT RUNOFF RATES FOR THE 10-YEAR AND 25-YEAR, 6-HOUR STORMS OR PERFORM A DOWNSTEAM ANALYSIS TO DETERMINE WHETHER PEAK CONTROL IS NEEDED, AND IF SO, FOR WHAT LEVEL OF STORM FREQUENCY. "RESIDENTIAL" SHALL BE DEFINED AS "A DEVELOPMENT CONTAINING DWELLING UNITS WITH OPEN YARDS ON AT LEAST TWO SIDES WHERE LAND IS SOLD WITH EACH DWELLING UNIT."
 - 7) FOR COMMERCIAL PROJECTS WITH GREATER THAN 24% BUA, CONTROL THE PEAK TO MATCH THE PREDEVELOPMENT RUNOFF RATES FOR THE 10-YEAR, 6-HOUR STORM AND PERFORM A DOWNSTEAM FLOOD ANALYSIS TO DETERMINE WHETHER ADDITIONAL PEAK CONTROL IS NEEDED AND IF SO, FOR WHAT LEVEL OF STORM FREQUENCY. OR IF A DOWNSTEAM ANALYSIS IS NOT PERFORMED, CONTROL THE PEAK FOR THE 10-YEAR, AND 25-YEAR, 6-HOUR STORMS.
 - 8) FOR COMMERCIAL PROJECTS WITH LESS THAN OR EQUAL TO 24% BUA, BUT GREATER THAN ONE ACRE OF DISTURBED AREA, CONTROL THE PEAK TO MATCH THE PREDEVELOPMENT RUNOFF RATES FOR THE 2 AND 10-YEAR, 6-HOUR STORM.
 - 9) TREE SAVE AREA IS GENERALLY DEPICTED ON THIS PLAN BUT MAY ADJUST DUE TO GRADING REQUIREMENTS NEEDED FOR THE EAST/WEST PRIVATE DRIVE AND SITE PARKING. THE TREE SAVE PERCENTAGE MAY BE APPROXIMATELY 17% OF THE TOTAL EXISTING TREE COVERED AREA OF THE SITE. SAVED TREES MAY BE INCORPORATED INTO THE 14' CLASS C BUFFERS ALONG THE NORTH AND WEST PROPERTY LINES.
 - 10) THE DEVELOPER IS RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH MODIFYING THE EXISTING SIGNAL ALONG HWY 29 AND PAVILION BLVD. EXTENSION TO INCLUDE THE 4TH LEG ACCESS TO THE SITE.
 - 11) A PROPOSED STORMWATER PIPE WILL RUN EAST ALONG HWY 29 COLLECTING THE STORMWATER GENERATED BY THIS SITE AND BY THE SITE AFFECTED BY REZONING PETITION 2007-047. THE STORMWATER WILL BE TREATED BY THE PROPOSED FACILITY AT THE GATEWAY HOMES MULTI-FAMILY SITE ALONG HWY 29. THE PROPOSED STORMWATER FACILITY HAS BEEN ENGINEERED TO ACCOMMODATE ADDITIONAL RUNOFF FROM THESE SITES.
 - 12) THE PETITIONER AND SUBSEQUENT OWNERS HAVE THE OPTION TO FILE A VARIANCE TO THE ZONING BOARD OF APPEALS FOR THE SIDEWALK CONNECTION FROM THE FRONT OF THE BUILDING (WESTERN SIDE OF BUILDING) TO NORTH TRYON STREET OF SECTION 12.209 OF THE ZONING ORDINANCE. FROM NORTH TRYON STREET TO THE FRONT OF THE BUILDING, THERE IS AN INCREASE IN ELEVATION OF APPROXIMATELY 15 FEET.

THE JOHN R. McADAMS COMPANY, INC.
ENGINEERS/PLANNERS/SURVEYORS
RESEARCH TRIANGLE PARK, NC
P.O. BOX 14005 ZIP 27709-4005
(919) 361-5000

REVISIONS:

11-16-2007	REVISIONS PER FIRST REVIEW COMMENTS
12-17-2007	REVISIONS PER CDOT COMMENTS
12-20-2007	REVISIONS PER PLANNING COMMENTS

APPLICANT:
GATEWAY HOMES, LLC
11121 CARMEL COMMONS BOULEVARD
SUITE 260
CHARLOTTE, NORTH CAROLINA 28226

HIGHWAY 29 SITE OFFICE DEVELOPMENT
CHARLOTTE, NORTH CAROLINA
REZONING PLAN

PROJECT NO: GWH-07010
FILENAME: GWH07010RZ
DESIGNED BY: SM
DRAWN BY: CSS
SCALE: 1" = 30'
DATE: 07-18-2007
SHEET NO: C-1

McADAMS

07-143



J D
A

JDAVISARCHITECTS

GATEWAY HIGHWAY 29 OFFICE BUILDING
July 20, 2007



J D
A

JDAVISARCHITECTS



GATEWAY HIGHWAY 29 OFFICE BUILDING
July 20, 2007

