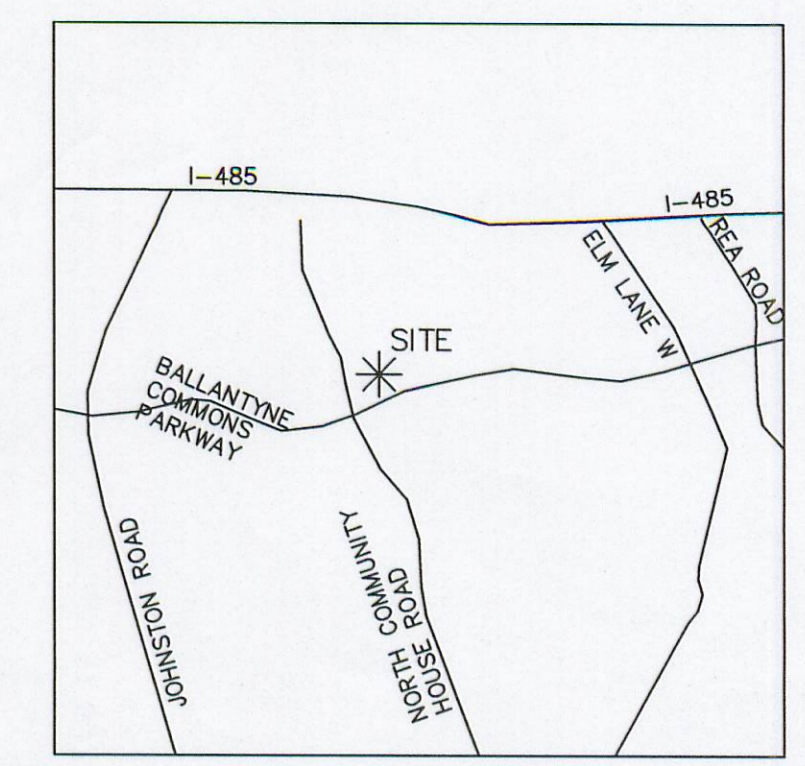




04 CORNER BUILDING AT BALLANTYNE COMMONS PARKWAY

SITE DATA TABLE:
 TAX PARCEL NO: 223-462-87
 SITE AREA: APPROX. 6.63 ACRES
 BUILDING AREA PROPOSED: 39,000 S.F.
 PROPOSED PARKING: 175 SPACES MINIMUM
 PROPOSED USE: RETAIL, RESTAURANT, AND OFFICE
 TREE SAVE AREA: 0.995 ACRES
 TOTAL SITE AREA: 6.63 ACRES
 TREE SAVE PERCENTAGE: 15.0%
 GREEN SPACE: 2.74 ACRES
 DEVELOPED OPEN SPACE: 8,862 S.F.

03 SITE DATA



VICINITY MAP
 NOT TO SCALE
 05 VICINITY MAP

REZONING NOTES (2008-002):
 1. DEVELOPMENT OF THE SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THIS SITE PLAN AND BY THE STANDARDS OF THE CHARLOTTE ZONING ORDINANCE. THE DEVELOPMENT DEPICTED ON THIS PLAN IS INTENDED TO REFLECT THE ARRANGEMENT OF PROPOSED BUILDINGS AND USES ON THE SITE, BUT THE EXACT CONFIGURATION, PLACEMENT, AND SIZE OF INDIVIDUAL SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES AS SPECIFICALLY PROVIDED IN SECTION 6.2 OF THE ZONING ORDINANCE.

2. ACCESS TO THE SITE WILL BE PROVIDED BY ONE DRIVEWAY CONNECTION TO COMMUNITY HOUSE ROAD AND ONE DRIVEWAY CONNECTION TO BALLANTYNE COMMONS PARKWAY AS GENERALLY DEPICTED ON THIS SITE PLAN. THE COMMUNITY HOUSE ACCESS WILL BE LIMITED TO RIGHT IN, RIGHT OUT, AND LEFT INTO THE SITE. THE BALLANTYNE COMMONS ACCESS WILL BE LIMITED TO RIGHT IN AND RIGHT OUT ONLY.

3. THE PROPOSED USE OF THE PROPERTY WILL BE FOR THE DEVELOPMENT OF THE SITE ACCOMMODATE A SMALL NEIGHBORHOOD SERVICES CENTER THAT MAY INCLUDE RETAIL, RESTAURANT, OFFICE AND OTHER LOCALLY SERVING USES ALONG WITH ASSOCIATED PARKING AND SERVICE AREAS.

4. ALL DUMPSTERS WILL BE SCREENED WITH SOLID ENCLOSURES AND GATES.

5. THE PROPOSED DEVELOPMENT WILL COMPLY WITH ALL APPLICABLE ORDINANCE REQUIREMENTS FOR SIGNAGE, SCREENING, AND LANDSCAPING. DETACHED SIGNAGE WILL BE LIMITED TO GROUND MOUNTED MONUMENT SIGNS THAT WILL BE LIMITED TO 7 FEET IN HEIGHT AND 32 SF IN AREA. ONE SUCH SIGN IS ALLOWED PER PUBLIC STREET FRONT.

6. NO PARKING OR MANEUVERING WILL BE LOCATED IN THE REQUIRED SETBACK BETWEEN THE BUILDINGS AND PUBLIC STREETS. THE PARKING ON THE SITE WILL BE SCREENED AS REQUIRED BY THE ORDINANCE AND MAY USE WALLS, FENCES, VEGETATION OR ANY COMBINATION THEREOF THAT EFFECTIVELY SCREENS THE PARKING AS REQUIRED BY THE ORDINANCE. THE PETITIONER WILL PROVIDE A MINIMUM OF 175 PARKING SPACES ON THE SITE.

7. THE SITE HAS NO SIGNIFICANT TREES EXCEPT IN THE AREA ALONG THE EAST SIDE OF THE SITE. THE PETITIONER WILL PROVIDE FOR A TREE SAVE AREA ON THE EAST SIDE OF THE SITE THAT WILL BE EQUAL TO AT LEAST 15% OF THE TOTAL SITE AREA. PROPOSED PLANTINGS SHOWN IS CONCEPTUAL ONLY AND WILL BE SUBJECT TO CHANGE ON ACTUAL SITE CONDITIONS AND URBAN FORESTRY STAFF APPROVAL. INTERNAL LANDSCAPING SHOWN THE PLAN IS ILLUSTRATIVE AND THE EXACT DESIGN WILL BE DETERMINED DURING THE DESIGN AND DEVELOPMENT PROCESS.

8. THE PETITIONER HAS PROVIDED ILLUSTRATIVE BUILDING ELEVATIONS FOR THE STRUCTURE TO BE CONSTRUCTED ON THE SITE. THE BUILDING ILLUSTRATIONS THAT ARE INCLUDED ON THIS APPLICATION ARE INTENDED TO REFLECT THE GENERAL MASS, SCALE, COMPOSITION, AND CHARACTER OF THE BUILDING. THE PETITIONER MAY MAKE REVISIONS TO THE DESIGN DETAILS, MATERIALS, AND ARCHITECTURAL STYLE OF THE BUILDING SO LONG AS THE GENERAL MASS, SCALE, COMPOSITION, AND CHARACTER OF THE BUILDING IS MAINTAINED. IT IS THE PETITIONER'S INTENT THAT ALL OF THE BUILDINGS ON THE SITE WILL HAVE SIMILAR "A SIGHT" ARCHITECTURAL DESIGN AND THEMATIC DETAILS OF THE TYPE ILLUSTRATED ON THE ELEVATIONS. THE DEVELOPMENT ON THIS SITE IS ALSO SUBJECT TO THE ARCHITECTURAL STANDARDS AND DESIGN REVIEW PROCESS THAT APPLIES TO ALL DEVELOPMENT IN THE BALLANTYNE BUSINESS PARK AREA AND WILL BE DEVELOPED AT THE SAME HIGH LEVEL OF DESIGN AND MATERIALS THAT ARE FOUND ELSEWHERE IN THE BUSINESS PARK AREA. CLEAR GLASS AND FUNCTIONAL DOORS WILL BE INSTALLED ALONG ALL PUBLIC STREET FRONTS. IN ADDITION, ANY UTILITY OR SERVICE AREAS THAT ARE LOCATED ON ANY SIDE OF THE BUILDING THAT FACES ANY PUBLIC STREET WILL BE FULLY SCREENED FROM VIEW. FURTHER, IF ANY METERS, JUNCTION BOXES, OR SIMILAR UTILITIES ARE PLACED ON THE PUBLIC STREET FRONTAGE OF BUILDINGS, THEY WILL BE ADEQUATELY SCREENED.

9. PEDESTRIAN CONNECTIONS TO THE PUBLIC STREET SIDEWALKS WILL BE PROVIDED AS PRESCRIBED BY ORDINANCE. THE SIDEWALKS AND PLANTING STRIPS THAT EXIST ON THE SITE WILL BE ALLOWED TO REMAIN BASED ON A PRIOR INTERPRETATION OF THE ZONING ADMINISTRATION IN ANOTHER RECENT APPROVED NS REZONING PETITION.

10. ALL OUTDOOR LIGHTING SHALL BE CUT-OFF TYPE LIGHTING FIXTURES WITH THE EXCEPTION OF LOWER DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAY, SIDEWALKS, AND PARKING AREAS. SITE LIGHTING, IF PROVIDED, WILL BE LIMITED TO 20 FEET IN HEIGHT AND WILL BE SHIELDED OR CAPPED. NO WALL PAK LIGHTING WILL BE INSTALLED BUT ARCHITECTURAL LIGHTING ON BUILDING FACADES WILL BE PERMITTED.

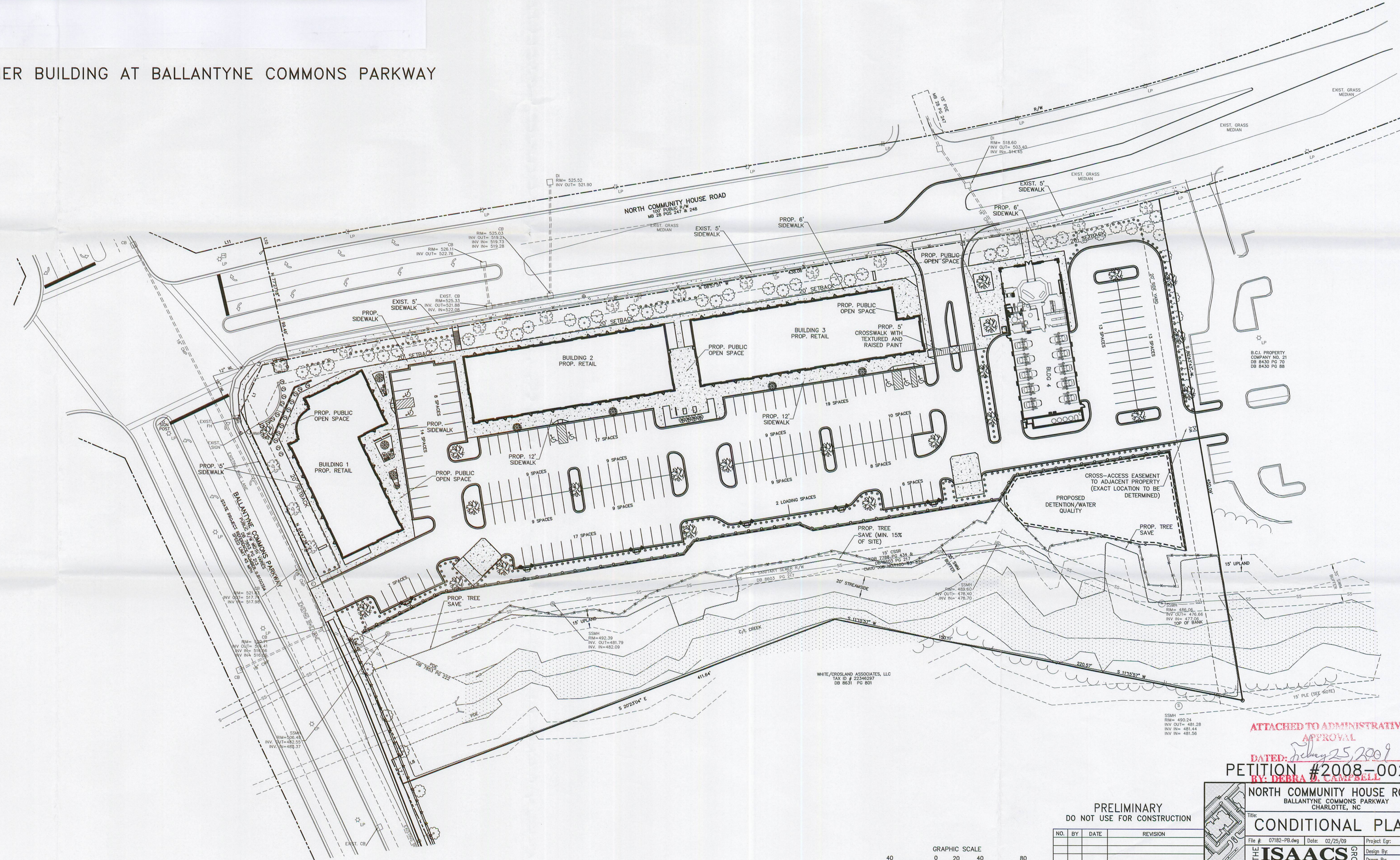
11. THE PETITIONER SHALL TIE-IN TO THE EXISTING STORM WATER SYSTEM. FOR PROJECTS WITH DEFINED WATERSHEDS GREATER THAN 246 BUILT-UPON AREA, CONTROL THE ENTIRE VOLUME FOR THE 1-YEAR, 24-HOUR STORM. RUNOFF VOLUME DRAWDOWN TIME SHALL BE A MINIMUM OF 24 HOURS, BUT NOT MORE THAN 120 HOURS. WITH REGARD TO WATER QUALITY, THE PETITIONER WILL CONSTRUCT WATER QUALITY BEST MANAGEMENT PRACTICES 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 BEST MANAGEMENT PRACTICES MANUAL, JULY 2007, THAT HAVE BEEN DESIGNED TO ACHIEVE 85% TOTAL SUSPENDED SOLID REMOVAL. USE OF LOW IMPACT DEVELOPMENT TECHNIQUES IS OPTIONAL. FEDERAL AND STATE WETLAND AGENCIES WILL BE CONTACTED PRIOR TO ANY GRADING.

12. THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, SUCH AS THOSE THAT REGULATE STREETS, SIDEWALKS, TREES, AND SITE DEVELOPMENT, MAY APPLY TO THE DEVELOPMENT OF THIS SITE. THESE ARE NOT ZONING REGULATIONS, ARE NOT ADMINISTERED BY THE ZONING ADMINISTRATION, AND ARE NOT SEPARATE ZONING CONDITIONS IMPOSED BY THIS SITE PLAN. UNLESS SPECIFICALLY NOTED IN THE CONDITIONS FOR THIS SITE PLAN, THESE OTHER STANDARD DEVELOPMENT REQUIREMENTS WILL BE APPLIED TO THE DEVELOPMENT OF THIS SITE AS DEFINED BY THOSE OTHER CITY ORDINANCES.

13. THROUGHOUT THIS REZONING PETITION, THE TERMS "OWNER", "OWNERS", "PETITIONER", OR "PETITIONERS", SHALL, WITH RESPECT TO THE SITE, BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST, AND ASSIGNEES OF THE OWNER OR OWNER OF THE SITE WHO MAY BE INVOLVED IN ITS DEVELOPMENT FROM TIME TO TIME.

14. MAINTENANCE USES WITHIN THE CAR CARE CENTER WILL ONLY INCLUDE MINOR REPAIRS, TUNE-UPS, LUBRICATION, AND CARBURETOR CLEANING.

02 GENERAL NOTES



01 SITE PLAN

ATTACHED TO ADMINISTRATIVE APPROVAL
 DATED: February 25, 2009
 PETITION #2008-002
 BY: DEBRA U. CAMPBELL

PRELIMINARY
 DO NOT USE FOR CONSTRUCTION

NO.	BY	DATE	REVISION

CONDITIONAL PLAN

FILE # 07160-FB.dwg Date: 02/25/09 Project: 81U

DESIGN BY: FIS

DRAWN BY: FIS

CHECKED BY: FIS

SCALE: 1"=40'

8720 RED OAK BOULEVARD, SUITE 420
 CHARLOTTE, N.C. 28217
 PHONE (704) 527-3440 FAX (704) 527-8335

C1.0

CHARLOTTE-MECKLENBURG
 PLANNING COMMISSION
 INTER-OFFICE COMMUNICATION

DATE: February 25, 2009

TO: Gary Huss
 Zoning Coordinator

FROM: Debra Campbell
 Planning Director

SUBJECT: Administrative Approval for Petition No. 2008-002 by York Development Group.

Attached is a revised plan for the above petition with elevations for the car care center. The plan has been revised to make minor changes to the site layout and increase the allowable square footage from 38,000 to 39,000. The car care center replaces the restaurant with a drive-in window. Since these changes are minor and do not alter the intent of the development and meet the requirements of the Charlotte Zoning Ordinance Section 6.207 Alterations to Approval, minor changes, I am administratively approving this plan and elevations. Please use this plan and elevations when evaluating requests for building permits and certificates of occupancy.

Note all other ordinance requirements still apply.