

APPROVED BY
CITY COUNCIL

APR 27 2016



WEDDINGTON SHOPS- STREET FRONT SHOPS

Shoppes #1
WEDDINGTON

Westlake Market

PETITION #2008-112

Charlotte, North Carolina



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CITY COUNCIL.

APR 27 2008



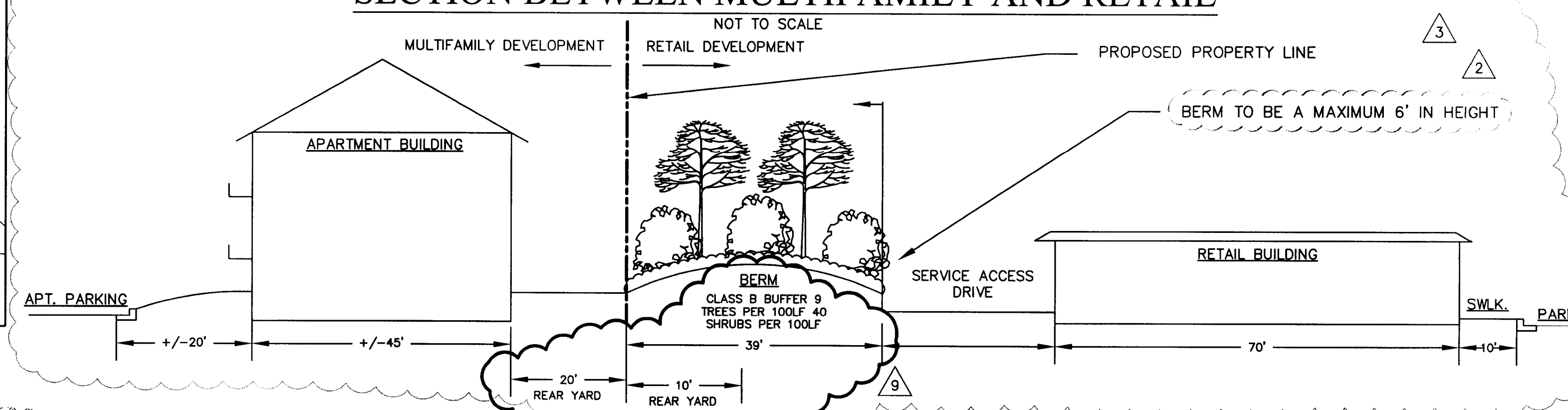
CONCEPT ELEVATION (SIDING, STUCCO AND BRICK)



CONCEPT ELEVATION (SIDING AND BRICK)

PETITION # 2008-112

SECTION BETWEEN MULTIFAMILY AND RETAIL



DEVELOPMENT DATA:

TAX PARCEL #035-156-15 AND 16
CURRENT ZONING: R-3 LWPA (2.68 AC.) & B-1SCD LWPA (±22.13 AC.)
(PETITION #87-37(C))
PROPOSED ZONING: B-1(CD) LWPA
TOTAL ACREAGE: ±24.81 ACRES

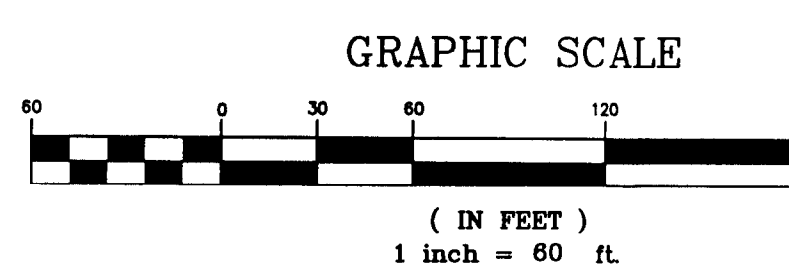
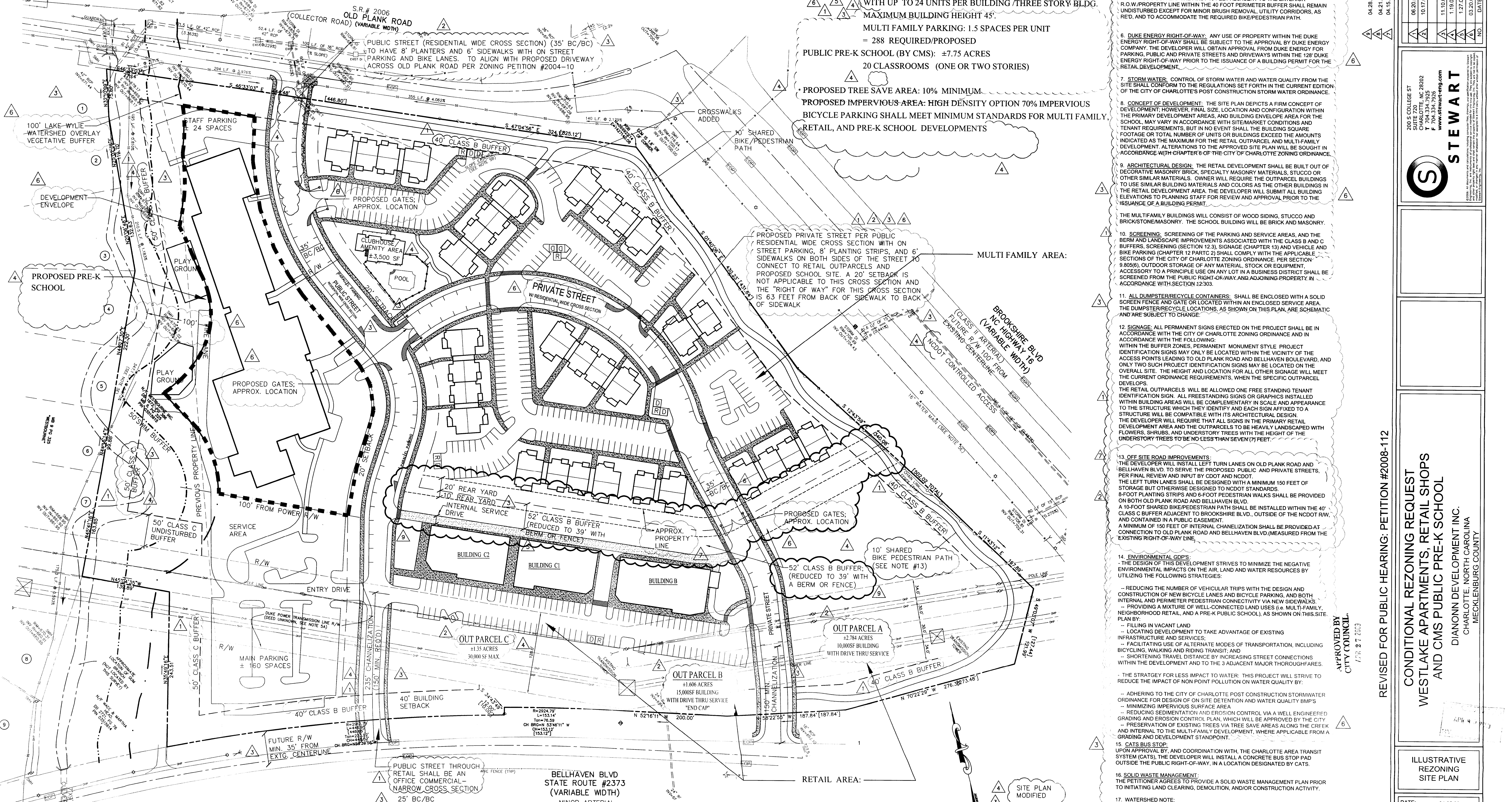
BUILDING DATA:

- RETAIL USES: (THREE OUTPARCELS- A, B, & C (55,000 SF MAX.) ±5.75 ACRES, MAXIMUM HEIGHT 40')
- TOTAL RETAIL SQUARE FOOTAGE: 55,000 SF MAXIMUM W/2 DRIVE THRU SERVICES RESTRICTED TO OUTPARCELS A & B.
- RETAIL PARKING: 1 SPACE / 250 SF = 220 SPACES REQUIRED/PROVIDED
- MULTI FAMILY USE: (192 TOTAL UNITS ON ±9.85 ACRES WITH UP TO 24 UNITS PER BUILDING /THREE STORY BLDG. MAXIMUM BUILDING HEIGHT 45')
- MULTI FAMILY PARKING: 1.5 SPACES PER UNIT = 288 REQUIRED/PROPOSED
- PUBLIC PRE-K SCHOOL (BY CMS): ±7.75 ACRES
- 20 CLASSROOMS (ONE OR TWO STORIES)
- PROPOSED TREE SAVE AREA: 10% MINIMUM.
- PROPOSED IMPERVIOUS AREA: HIGH DENSITY OPTION 70% IMPERVIOUS
- BICYCLE PARKING SHALL MEET MINIMUM STANDARDS FOR MULTI FAMILY, RETAIL, AND PRE-K SCHOOL DEVELOPMENTS

CONDITIONAL NOTES

- USES: SHALL BE LIMITED TO THOSE ALLOWABLE IN THE B-1 DISTRICT. EXCEPT NIGHT CLUBS AND AUTOMOBILE SERVICE STATIONS SHALL NOT BE PERMITTED. HOWEVER, A CONVENIENCE STORE WITH GASOLINE SALES AND AN ACCESSORY CAR WASH SHALL BE PERMITTED IN THE RETAIL AREAS.
- MAXIMUM ALLOWABLE SQUARE FOOTAGE: THE PRIMARY DEVELOPMENT AREAS SHALL CONSIST OF A MAXIMUM OF 192 MULTI-FAMILY UNITS, A MAXIMUM OF 55,000 SQUARE FEET OF RETAIL RESTAURANT OFFICE USES ON THREE OUTPARCELS, AND 20 CLASSROOM PUBLIC PRE-K SCHOOL. THE MAXIMUM RETAIL RESTAURANT OFFICE SQUARE FOOTAGE IS TRANSFERABLE BETWEEN THE OUTPARCELS. AS LONG AS THE TOTAL SQUARE FOOTAGE DOES NOT EXCEED 55,000 SF. TWO DRIVE THRU SERVICE WINDOWS SHALL BE ALLOWED ON OUTPARCEL A AND B.
- LIGHTING: SITE LIGHTING FOR THE MULTI-FAMILY, RETAIL, AND PRE-K SCHOOL DEVELOPMENTS SHALL BE INWARDLY DIRECTED SO AS NOT TO REFLECT TOWARD ADJACENT PROPERTIES. NO WALL PACK LIGHTING SHALL BE ALLOWED AND ALL LIGHTING SHALL BE SHIELDED WITH FULL CUTOFFS.
- DRIVEWAYS: SHALL BE AT THE APPROXIMATE LOCATIONS AS SHOWN ON THIS SITE PLAN AND SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY ENGINEERING AND PROPERTY MANAGEMENT DEPARTMENT CITY OF CHARLOTTE DEPARTMENT OF TRANSPORTATION, AND NCDOT REQUIREMENTS.
- STREET BUFFERS: THE PETITIONER AGREES TO A 40' CLASS B BUFFER ADJACENT TO OLD PLANK ROAD, BELLHAVEN BLVD, AND BROOKSHIRE BLVD. EXISTING TREES THAT ARE PRESERVED WITHIN THIS BUFFER AREA, AS WELL AS NEW PLANTINGS, WILL BE USED TO MEET TREE PLANTING REQUIREMENTS FOR THE CLASS B BUFFER. THE FIRST 10 FEET ADJACENT TO THE EXTERIOR R.O.W./PROPERTY LINE WITHIN THE 40 FOOT PERIMETER BUFFER SHALL REMAIN UNDISTURBED EXCEPT FOR MINOR BRUSH REMOVAL, UTILITY CORRIDORS, AS RED, AND TO ACCOMMODATE THE REQUIRED BIKE/PEDESTRIAN PATH.
- DUKE ENERGY RIGHT-OF-WAY: ANY USE OF PROPERTY WITHIN THE DUKE ENERGY RIGHT-OF-WAY SHALL BE SUBJECT TO THE APPROVAL BY DUKE ENERGY COMPANY. THE DEVELOPER WILL OBTAIN APPROVAL FROM DUKE ENERGY FOR PARKING, PUBLIC AND PRIVATE STREETS AND DRIVEWAYS WITHIN THE 128 DUKE ENERGY RIGHT-OF-WAY PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THE RETAIL DEVELOPMENT.
- STORM WATER: CONTROL OF STORM WATER AND WATER QUALITY FROM THE SITE SHALL CONFORM TO THE REGULATIONS SET FORTH IN THE CURRENT EDITION OF THE CITY OF CHARLOTTE'S POST CONSTRUCTION STORM WATER ORDINANCE.
- CONCEPT OF DEVELOPMENT: THE SITE PLAN DEPICTS A FIRM CONCEPT OF DEVELOPMENT. HOWEVER, FINAL SIZE, LOCATION AND CONFIGURATION WITHIN THE PRIMARY DEVELOPMENT AREAS, AND BUILDING ENVELOPE AREA FOR THE SCHOOL, MAY VARY IN ACCORDANCE WITH SITE MARKET CONDITIONS AND TENANT REQUIREMENTS. BUT IN NO EVENT SHALL THE BUILDING SQUARE FOOTAGE OR TOTAL NUMBER OF UNITS OR BUILDINGS EXCEED THE AMOUNTS INDICATED AS THE MAXIMUM FOR THE RETAIL OUTPARCEL AND MULTI-FAMILY DEVELOPMENT. ALTERNATE PLANNING TO THE APPROVED SITE PLAN WILL BE SOUGHT IN ACCORDANCE WITH CHAPTER 6 OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
- ARCHITECTURAL DESIGN: THE RETAIL DEVELOPMENT SHALL BE BUILT OUT OF DECORATIVE MASONRY BRICK, SPECIALTY MASONRY MATERIALS, STUCCO OR OTHER SIMILAR MATERIALS. OWNER WILL REQUIRE THE OUTPARCEL BUILDINGS TO USE SIMILAR BUILDING MATERIALS AND COLORS AS THE OTHER BUILDINGS IN THE RETAIL DEVELOPMENT AREA. THE DEVELOPER WILL SUBMIT ALL BUILDING ELEVATIONS TO PLANNING STAFF FOR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- THE MULTIFAMILY BUILDINGS WILL CONSIST OF WOOD SIDING, STUCCO AND BRICK/STONE MASONRY. THE SCHOOL BUILDING WILL BE BRICK AND MASONRY.
- SCREENING: SCREENING OF THE PARKING AND SERVICE AREAS, AND THE BERM AND LANDSCAPE IMPROVEMENTS ASSOCIATED WITH THE CLASS B BUFFER, SCREENING (SECTION 12.3), SIGNAGE (CHAPTER 13) AND VEHICLE AND BIKE PARKING (CHAPTER 12 PART 2) SHALL COMPLY WITH THE APPLICABLE SECTIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (SECTION 9.8056). OUTDOOR STORAGE OF ANY MATERIAL, STOCK OR EQUIPMENT ACCESSORY TO A PRINCIPLE USE ON ANY LOT IN A BUSINESS DISTRICT SHALL BE SCREENED FROM THE PUBLIC RIGHT-OF-WAY AND ADJOINING PROPERTY IN ACCORDANCE WITH SECTION 12.303.
- ALL DUMPSTER/RECYCLE CONTAINERS: SHALL BE ENCLOSED WITH A SOLID SCREEN PERMITS AND GATE OR LOCATED WITHIN AN ENCLOSED SERVICE AREA. THE DUMPSTER/RECYCLE LOCATIONS, AS SHOWN ON THIS PLAN, ARE SCHEMATIC AND ARE SUBJECT TO CHANGE.
- SIGNAGE: ALL PERMANENT SIGNS ERRECTED ON THE PROJECT SHALL BE IN ACCORDANCE WITH THE CITY OF CHARLOTTE ZONING ORDINANCE AND IN ACCORDANCE WITH THE FOLLOWING:
 - WITHIN THE BUFFER ZONES, PERMANENT MONUMENT STYLE PROJECT IDENTIFICATION SIGNS MAY ONLY BE LOCATED WITHIN THE VICINITY OF THE ACCESS POINTS LEADING TO OLD PLANK ROAD AND BELLHAVEN BOULEVARD, AND ONLY TWO SUCH PROJECT IDENTIFICATION SIGNS MAY BE LOCATED ON THE OVERALL SITE. THE HEIGHT AND LOCATION FOR ALL OTHER SIGNAGE WILL MEET THE CURRENT ORDINANCE REQUIREMENTS, WHEN THE SPECIFIC OUTPARCEL DEVELOPS.
 - THE RETAIL OUTPARCELS WILL BE ALLOWED ONE FREE STANDING TENANT IDENTIFICATION SIGN. ALL FREESTANDING SIGNS OR GRAPHICS INSTALLED WITHIN BUFFER AREAS WILL BE COMPLEMENTARY IN SCALE AND APPEARANCE TO THE STRUCTURE WHICH THEY IDENTIFY AND EACH SIGN AFFIXED TO A STRUCTURE WILL BE COMPATIBLE WITH ITS ARCHITECTURAL DESIGN. THE DEVELOPER WILL REQUIRE THAT ALL SIGNS IN THE PRIMARY RETAIL DEVELOPMENT AREA AND THE OUTPARCELS TO BE HEAVILY LANDSCAPED WITH FLOWERS, SHRUBS, AND UNDERSTORY TREES TO THE HEIGHT OF THE UNDERSTORY TREES TO BE NO LESS THAN SEVEN (7) FEET.
- OFF SITE ROAD IMPROVEMENTS:
 - THE DEVELOPER WILL INSTALL LEFT TURN LANES ON OLD PLANK ROAD AND BELLHAVEN BLVD. TO SERVE THE PROPOSED PUBLIC AND PRIVATE STREETS. PER FINAL REVIEW AND INPUT BY CDOT AND NCDOT.
 - THE LEFT TURN LANES SHALL BE DESIGNED WITH A MINIMUM 150 FEET OF STORAGE BUT OTHERWISE DESIGNED TO NCDOT STANDARDS.
 - 8-FOOT PLANTING STRIPS AND 6-FOOT PEDESTRIAN WALKS SHALL BE PROVIDED ON BOTH OLD PLANK ROAD AND BELLHAVEN BLVD.
 - A 10-FOOT SHARED BIKE/PEDESTRIAN PATH SHALL BE INSTALLED WITHIN THE 40' CLASS C BUFFER ADJACENT TO BROOKSHIRE BLVD., OUTSIDE OF THE NCDOT R/W, AND CONTAINED IN A PUBLIC EASEMENT.
 - A MINIMUM OF 150 FEET OF INTERNAL CHANNELIZATION SHALL BE PROVIDED AT CONNECTION TO OLD PLANK ROAD AND BELLHAVEN BLVD. (MEASURED FROM THE EXISTING RIGHT-OF-WAY LINE).
- ENVIRONMENTAL GOALS:
 - THE DESIGN OF THIS DEVELOPMENT STRIVES TO MINIMIZE THE NEGATIVE ENVIRONMENTAL IMPACTS ON THE AIR, LAND AND WATER RESOURCES BY UTILIZING THE FOLLOWING STRATEGIES:
 - REDUCING THE NUMBER OF VEHICULAR TRIPS WITH THE DESIGN AND CONSTRUCTION OF NEW BICYCLE LANES AND BICYCLE PARKING, AND BOTH INTERNAL AND PERIMETER PEDESTRIAN CONNECTIVITY VIA NEW SIDEWALKS.
 - PROVIDING A MIXTURE OF WELL-CONNECTED LAND USES (i.e. MULTI-FAMILY, NEIGHBORHOOD RETAIL, AND A PRE-K PUBLIC SCHOOL), AS SHOWN ON THIS SITE PLAN BY:
 - FILLING IN VACANT LAND
 - LOCATING DEVELOPMENT TO TAKE ADVANTAGE OF EXISTING INFRASTRUCTURE AND SERVICES.
 - FACILITATING USE OF ALTERNATE MODES OF TRANSPORTATION, INCLUDING BICYCLING, WALKING AND RIDING TRANSIT; AND
 - SHORTENING TRAVEL DISTANCE BY INCREASING STREET STREET CONNECTIONS WITHIN THE DEVELOPMENT AND TO THE 3 ADJACENT MAJOR THOROUGHFARES.
 - THE STRATEGY FOR LESS IMPACT TO WATER: THIS PROJECT WILL STRIVE TO REDUCE THE IMPACT OF NON POINT POLLUTION ON WATER QUALITY BY:
 - ADHERING TO THE CITY OF CHARLOTTE POST CONSTRUCTION STORM WATER ORDINANCE FOR DESIGN OF ON SITE DETENTION AND WATER QUALITY BMP'S
 - MINIMIZING IMPERVIOUS SURFACE AREA
 - REDUCING SEDIMENTATION AND EROSION CONTROL VIA A WELL ENGINEERED GRADING AND EROSION CONTROL PLAN, WHICH WILL BE APPROVED BY THE CITY.
 - PRESERVATION OF EXISTING TREES VIA TREE SAVE AREAS ALONG THE CREEK AND INTERNAL TO THE MULTI-FAMILY DEVELOPMENT, WHERE APPLICABLE FROM A GRADING AND DEVELOPMENT STANDPOINT.
- CATS BUS STOP: UPON APPROVAL BY, AND COORDINATION WITH, THE CHARLOTTE AREA TRANSIT SYSTEM (CATS), THE DEVELOPER WILL INSTALL A CONCRETE BUS STOP PAD OUTSIDE THE PUBLIC RIGHT-OF-WAY, IN A LOCATION DESIGNATED BY CATS.
- SOLID WASTE MANAGEMENT: THE PETITIONER AGREES TO PROVIDE A SOLID WASTE MANAGEMENT PLAN PRIOR TO INITIATING LAND CLEARING, DEMOLITION, AND/OR CONSTRUCTION ACTIVITY.
- WATERSHED NOTE: THE PROPOSED MULTI-FAMILY COMPONENT OF THIS PROJECT WILL BE A GATED COMMUNITY. THE PROPOSED MULTI-FAMILY COMPONENT OF THIS PROJECT WILL BE A GATED COMMUNITY, AND THE PROPOSED GATES ARE APPROXIMATELY SHOWN ON THIS SITE PLAN. THE DEVELOPER COMMITS TO KEEPING ALL GATES OPEN DAILY FOR PUBLIC TRAFFIC BETWEEN THE HOURS OF 8:00 AM AND 10:00 PM. THESE GATES WILL BE DESIGNED TO COMPLY WITH CDOT STANDARDS.
- THE PETITIONER HAS AGREED TO INSTALL A FENCE ALONG THE SIDE AND REAR PROPERTY LINES OF THE ABUTTING PROPERTY WHICH FRONTS ON BELLHAVEN BOULEVARD (THE HEAD PROPERTY) IN ACCORDANCE WITH THE HEADS REQUEST. THIS FIVE FOOT TALL GALVANIZED CHAIN LINK FENCE WILL BE INSTALLED BY THE PETITIONER PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE ABUTTING PRE-K SCHOOL.

VICINITY MAP (N.T.S.)



REVISED PER CITY STAFF COMMENTS	REVISED PER STAFF PREHEARING ANALYSIS AND MEETING ON	CMPFC STAFF COM. TO: 10.10.08	REVISED PER CMPFC CDOT, SUBDIVISION COMMENTS	SITE PLAN REVISED WITH PREK SCHOOL & PER STAFF COMMENTS	REVISED PER STAFF COMMENTS	PER STAFF COMMENTS	DATE
06.20.08	10.17.08	11.10.08	1.17.09	1.27.09	03.20.09		

STEWART
200 S. COLLEGE ST
CHARLOTTE, NC 28202
T 704-334-7925
www.stewart-eng.com

REVISED FOR PUBLIC HEARING: PETITION #2008-112

CONDITIONAL REZONING REQUEST
WESTLAKE APARTMENTS, RETAIL SHOPS
AND CMS PUBLIC PRE-K SCHOOL

DIANORR DEVELOPMENT, INC.
CHARLOTTE, NORTH CAROLINA
MECKLENBURG COUNTY

APPROVED BY: CITY COUNCIL (R 2 7 2008)

ILLUSTRATIVE REZONING SITE PLAN

DATE:	04.25.08
SCALE:	HORIZ: 1" = 60'
JOB NO.:	X7051.02
SHEET:	1