

**DEVELOPMENT DATA**

EXISTING ZONING: 0-15(CD) (DAYCARE USE)  
 PROPOSED ZONING: NS  
 TOTAL SITE AREA: 1.5631 ACRES  
 (TO EXIST. R/W AT MONROE ROAD & NOLLEY COURT)

**DEVELOPMENT STANDARDS**

SEE SHEET RZ-2



Sardis Office Park  
 9940 Monroe Road Suite 202  
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ENGINEER SEAL

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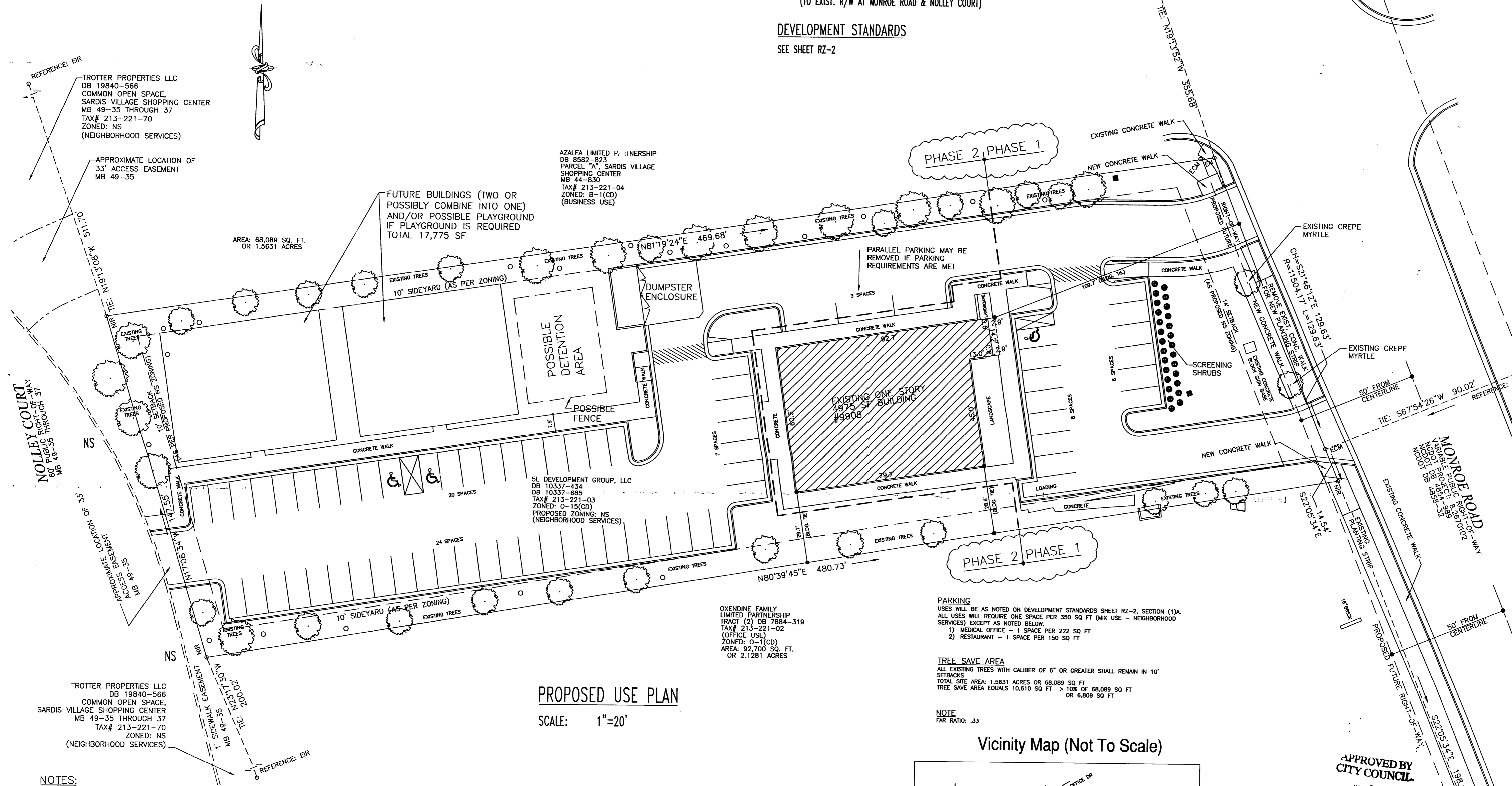
**5L DEVELOPMENT**  
 Site Information  
 9908 Monroe Rd.  
 Charlotte, NC

REV	DATE	DRAWN	DESCRIPTION
A	4/13/09	MSN	REVIEW
B	6/5/09	MSN	REVIEW COMMENTS
C	6/18/09	MSN	REVIEW COMMENTS

sheet title  
**TECHNICAL DATA**

DRAWN: MSN	DATE: 8/8/08
CHECKED:	SCALE: 1:20
APPROVED:	PROJECT:
CAD NAME: Sln P10n	

DRAWING NUMBER  
**RZ-1**



**PROPOSED USE PLAN**

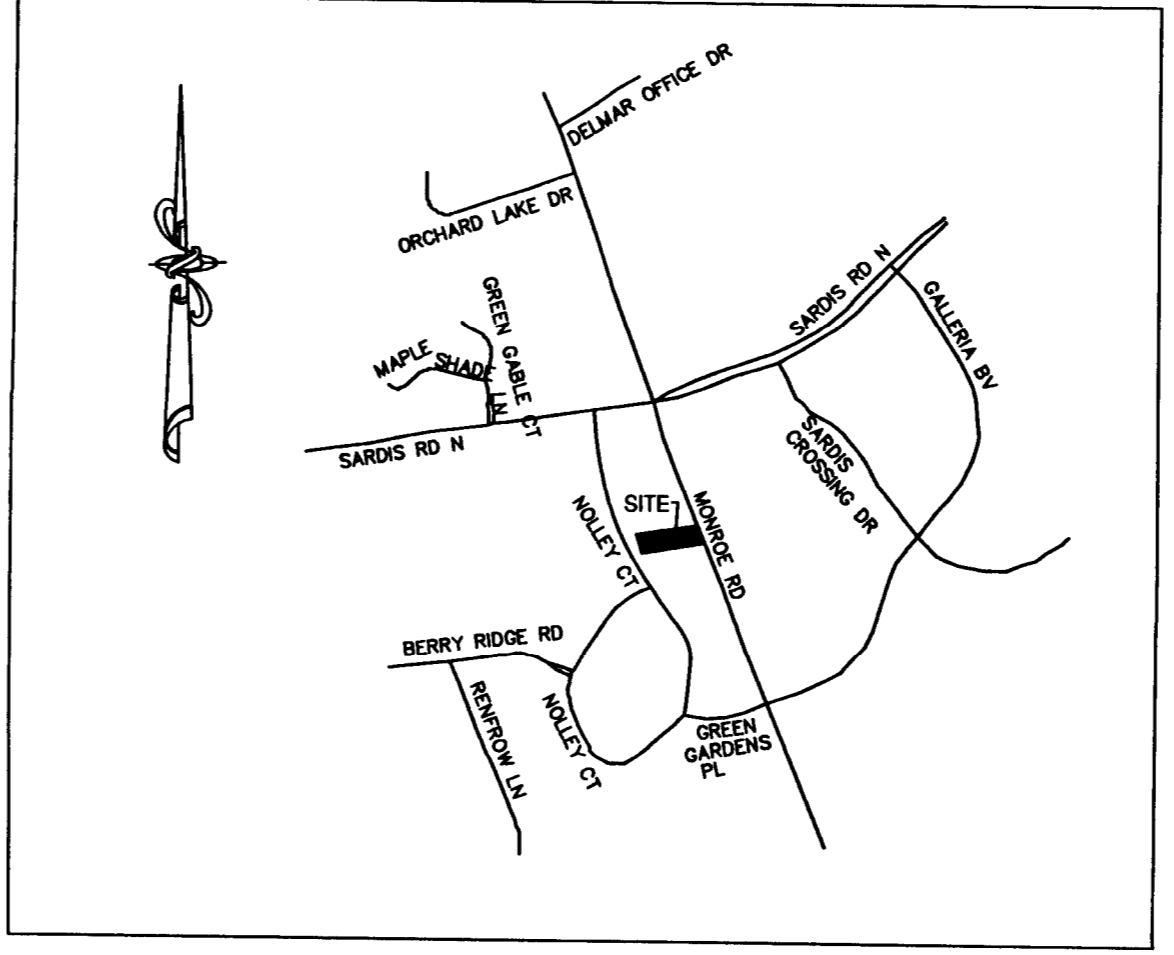
SCALE: 1"=20'

**PARKING**  
 USES WILL BE AS NOTED ON DEVELOPMENT STANDARDS SHEET RZ-2, SECTION (1)A. ALL USES WILL REQUIRE ONE SPACE PER 350 SQ FT (MIX USE - NEIGHBORHOOD SERVICES) EXCEPT AS NOTED BELOW.  
 1) MEDICAL OFFICE - 1 SPACE PER 222 SQ FT  
 2) RESTAURANT - 1 SPACE PER 150 SQ FT

**TREE SAVE AREA**  
 ALL EXISTING TREES WITH CALIBER OF 6" OR GREATER SHALL REMAIN IN 10' SETBACKS.  
 TOTAL SITE AREA: 1.5631 ACRES OR 68,089 SQ FT  
 TREE SAVE AREA EQUALS 10,610 SQ FT > 10% OF 68,089 SQ FT OR 6,809 SQ FT

**NOTE**  
 FAR RATIO: .33

**Vicinity Map (Not To Scale)**



APPROVED BY  
 CITY COUNCIL  
 III 2 0 2009

PRELIMINARY  
 DO NOT USE FOR CONSTRUCTION  
 FOR PUBLIC HEARING  
 PETITION NO. 2009-46

APPROVED BY  
 CITY COUNCIL  
 JUL 2 0 2009

- NOTES:**
- THIS MAP IS NOT A CERTIFIED SURVEY. BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY RB PHARR & ASSOCIATES, P.A.
  - THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION. CONFLICTS BETWEEN EXISTING UTILITIES AND PROPOSED EXCAVATION SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
  - PROVIDE MINIMUM OF 48 HOUR NOTICE TO OWNER OR REPRESENTATIVE PRIOR TO INTERRUPTION OF ANY EXISTING UTILITY, IF BEING UTILIZED.
  - THE CONTRACTOR IS RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ANY UTILITIES DAMAGED DURING CONSTRUCTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR LOCATION & PROTECTION OF EXISTING ABOVE AND BELOW GROUND UTILITIES AND STRUCTURES. ANY AND ALL MAINS OR INDIVIDUAL SERVICES PRESENTLY IN SERVICE WHICH ARE DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED IMMEDIATELY AT NO ADDITIONAL EXPENSE TO THE UTILITY OWNER. ANY AND ALL MAINS OR INDIVIDUAL SERVICES PRESENTLY NOT IN SERVICE AND WHICH ARE TO BE REPLACED DURING THE COURSE OF CONSTRUCTION MAY BE REMOVED AND LEGALLY DISPOSED OF IF DAMAGED DURING CONSTRUCTION.
  - THE CONTRACTOR SHALL USE EXTREME CARE WHEN WORKING NEAR ALL UNDERGROUND AND OVERHEAD UTILITIES.
  - HANDICAP SIGNAGE TO BE INSTALLED IN ACCORDANCE WITH A.D.A. STANDARDS AT H/C PARKING SPACES SHOWN.
  - ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
  - THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL NECESSARY PERMITS AND APPROVALS HAVE BEEN OBTAINED PRIOR TO CONSTRUCTION. THESE PERMITS AND APPROVALS MAY INCLUDE BUT ARE NOT LIMITED TO GRADING, DEMOLITION, ZONING, BUILDING, DRIVEWAY, DETENTION, SUBDIVISION, SPECIAL USE, SEWER, AND WATER.
  - THE OWNER OR CONTRACTOR WILL SUBMIT A SOLID WASTE MANAGEMENT PLAN TO LUESA PRIOR TO INITIATING DEMOLITION AND/OR CONSTRUCTION ACTIVITIES.

TROTTER PROPERTIES LLC  
 DB 19840-566  
 COMMON OPEN SPACE,  
 SARDIS VILLAGE SHOPPING CENTER  
 MB 49-35 THROUGH 37  
 TAX# 213-221-70  
 ZONED: NS  
 (NEIGHBORHOOD SERVICES)

APPROXIMATE LOCATION OF  
 33' ACCESS EASEMENT  
 MB 49-35

AREA: 68,089 SQ. FT.  
 OR 1.5631 ACRES

FUTURE BUILDINGS (TWO OR  
 POSSIBLY COMBINE INTO ONE)  
 AND/OR POSSIBLE PLAYGROUND  
 IF PLAYGROUND IS REQUIRED  
 TOTAL 17,775 SF

AZALEA LIMITED PARTNERSHIP  
 DR 8582-823  
 PARCEL 7A, SARDIS VILLAGE  
 SHOPPING CENTER  
 MB 44-830  
 TAX# 213-221-04  
 ZONED: B-1(CD)  
 (BUSINESS USE)

5L DEVELOPMENT GROUP, LLC  
 DB 10337-434  
 DB 10337-685  
 TAX# 213-221-03  
 ZONED: 0-15(CD)  
 PROPOSED ZONING: NS  
 (NEIGHBORHOOD SERVICES)

OXENDINE FAMILY  
 LIMITED PARTNERSHIP  
 TRACT (2) DB 7984-319  
 TAX# 213-221-02  
 (OFFICE USE)  
 ZONED: 0-1(CD)  
 AREA: 92,700 SQ. FT.  
 OR 2.1281 ACRES

NOLLEY COURT  
 60' PUBLIC RIGHT-OF-WAY  
 MB 49-35 THROUGH 37

TROTTER PROPERTIES LLC  
 DB 19840-566  
 COMMON OPEN SPACE,  
 SARDIS VILLAGE SHOPPING CENTER  
 MB 49-35 THROUGH 37  
 TAX# 213-221-70  
 ZONED: NS  
 (NEIGHBORHOOD SERVICES)

MONROE ROAD  
 100' PUBLIC RIGHT-OF-WAY  
 DB 19811-202  
 TAX# 213-221-52

# DEVELOPMENT STANDARDS

## GENERAL PROVISIONS

THESE DEVELOPMENT STANDARDS FORM A PART OF THE TECHNICAL DATA SHEET ASSOCIATED WITH THE REZONING PETITION FILED BY 5L DEVELOPMENT GROUP, LLC TO ACCOMMODATE DEVELOPMENT OF A MULTI-USE PEDESTRIAN-FRIENDLY COMMUNITY ON AN APPROXIMATELY 1.5631 ACRE SITE LOCATED NEAR THE SOUTHWESTERNLY CORNER OF THE INTERSECTION OF MONROE ROAD AND SARDIS ROAD NORTH (THE "SITE"). DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE TECHNICAL DATA SHEET, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE"). UNLESS THE TECHNICAL DATA SHEET OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE NEIGHBORHOOD SERVICES (NS) ZONING CLASSIFICATION SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE.

THE DEVELOPMENT DEPICTED ON THE PROPOSED USE PLAN IS SCHEMATIC IN NATURE AND INTENDED TO DESCRIBE THE GENERAL ARRANGEMENT OF USES ON THE SITE. ACCORDINGLY, THE CONFIGURATIONS, PLACEMENTS, AND SIZES OF THE BUILDING FOOTPRINTS OUTLINED ON THE PROPOSED USE PLAN ARE SCHEMATIC IN NATURE, AND SUBJECT TO THE PROVISIONS SET FORTH BELOW UNDER DESIGN AND PERFORMANCE STANDARDS, MAY BE ALTERED OR MODIFIED DURING DESIGN DEVELOPMENT AND CONSTRUCTION PHASES WITHIN THE MAXIMUM DEVELOPMENT AREA BOUNDARIES ESTABLISHED ON THE TECHNICAL DATA SHEET. STREET AND PARKING LAYOUTS MAY ALSO BE MODIFIED TO ACCOMMODATE FINAL BUILDING OR BUILDINGS LOCATION AND PARKING SPACES MAY BE LOCATED INSIDE OR OUTSIDE DEVELOPMENT AREA BOUNDARIES TO THE EXTENT PERMITTED BY THE ORDINANCE.

THIS PROJECT WILL BE DIVIDED INTO TWO PHASES.

PHASE ONE: AREA BETWEEN EXISTING BUILDING AND MONROE ROAD SHALL COMPLY WITH THE REQUIREMENTS AS ESTABLISHED ON DRAWINGS RZ-1 AND RZ-2.

PHASE TWO: FUTURE DEVELOPMENT FOR NEW CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS AS ESTABLISHED ON DRAWINGS RZ-1 AND RZ-2.

### 1. PERMITTED USES

A. THE SITE MAY BE DEVOTED TO GENERAL AND/OR MEDICAL OFFICE USES, CHILD DAY CARE, ADULT DAY CARE, ADULT CARE HOME, RETAIL, BANK, COMMERCIAL AND/OR RESTAURANT USES, TOGETHER WITH ANY INCIDENTAL OR ACCESSORY USES ASSOCIATED THEREWITH WHICH ARE PERMITTED BY RIGHT OR UNDER PRESCRIBED CONDITIONS IN THE NS ZONING CLASSIFICATION, SUBJECT TO THE MAXIMUM DEVELOPMENT PROVISIONS SET FORTH BELOW UNDER SECTION 2.

i. NO HOTEL, CONVENIENCE STORE OR GASOLINE SALES FACILITY WILL BE PERMITTED ON SITE. NEITHER WILL RESTAURANTS WITH DRIVE-IN WINDOWS BE PERMITTED ON SITE.

### 2. MAXIMUM DEVELOPMENT

A. SITE MAY BE DEVELOPED WITH A TOTAL OF UP TO 23,800 SQUARE FEET OF PERMITTED USES AS DESCRIBED IN SECTION 1. AREAS DEVOTED TO OUTDOOR DINING, COURTYARDS AND PLAZAS ARE NOT INCLUDED IN THE SQUARE FOOTAGE LIMITATIONS BUT SHALL BE COUNTED TOWARD THE REQUIRED PARKING CALCULATION.

i. THE SETBACK ALONG SIDE AND REAR YARDS SHALL CONFORM TO THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR NEIGHBORHOOD SERVICE (NS) ZONING CLASSIFICATION OR AS SHOWN ON THE TECHNICAL DATA SHEET IF MORE STRINGENT.

### 3. SETBACKS, SIDE YARDS AND REAR YARDS

A. THE SETBACK ALONG MONROE ROAD SHALL BE A MINIMUM OF 10 FEET FROM THE BACK OF THE FUTURE WESTERLY RIGHT-OF-WAY LINE ALONG MONROE ROAD OR 14 FEET FROM THE FUTURE BACK OF THE CURB OF MONROE ROAD, WHICHEVER IS GREATER, AS DEPICTED ON THE TECHNICAL DATA SHEET.

B. BUILDINGS AND PARKING AREAS MAY BE LOCATED WITHIN THE DEVELOPMENT AREA BOUNDARIES DEPICTED ON THE TECHNICAL DATA SHEET.

C. THE RIGHT IS RESERVED FOR THE DEVELOPER TO SUBDIVIDE THE SITE AND CREATE LOTS WITHIN THE INTERIOR OF THE DEVELOPMENT WITH NO SIDE AND/OR REAR YARDS AS PART OF A UNIFIED DEVELOPMENT PLAN.

### 4. DESIGN AND PERFORMANCE STANDARDS

A. ARCHITECTURAL CONTROLS

i. ALL BUILDINGS THROUGHOUT THE SITE WILL BE CONSTRUCTED OF AT LEAST 75% BRICK/STONE/MASONRY MATERIALS, NOT INCLUDING DOORS AND WINDOWS. ARCHITECTURAL ACCENT FEATURES MAY BE COMPOSED OF MATERIALS OTHER THAN BRICK/STONE/MASONRY.

ii. DUMPSTER AREAS WILL BE ENCLOSED ON ALL FOUR SIDES BY AN OPAQUE WALL WITH ONE SIDE BEING A HINGED OPAQUE GATE. IF ONE OR MORE SIDES OF A DUMPSTER AREA ADJOIN A SIDE OR REAR WALL OF A BUILDING, THEN THE SIDE OR REAR WALL MAY BE SUBSTITUTED FOR A SIDE.

iii. DETACHED SIGNAGE SHALL COMPLY WITH THE ORDINANCE.

iv. ALL GLASS DOORS AND WINDOWS AT GROUND FLOOR LEVEL NEED TO BE CLEAR VISION.

B. LANDSCAPING AND SCREENING

i. SELECTIVE CLEARING OF UNDERGROWTH: WITHIN THE SPECIFIED EXTERIOR LANDSCAPE AREAS, EXISTING VINES, UNDERGROWTH, SMALL TREES LESS THAN 3 INCHES IN DIAMETER, AND DEAD VEGETATION MAY BE REMOVED USING HAND HELD TOOLS.

ii. INTERNAL AREAS OF THE SITE SHALL BE LANDSCAPED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY CODE.

C. STREETScape TREATMENT

i. THE STREETScape TREATMENT ALONG MONROE ROAD WILL CONFORM TO THE ORDINANCE. A SIX FOOT SIDEWALK AND EIGHT FOOT PLANTING STRIP TO BE ADDED AT MONROE ROAD.

ii. OUTDOOR DINING AND COURTYARD AREAS MAY BE LOCATED WITHIN THE ESTABLISHED, BUT OUTSIDE OF THE REQUIRED SETBACKS AND YARDS.

D. LIGHTING

i. ANY LIGHTING ATTACHED TO AN EXTERIOR BUILDING WALL SHALL BE CAPPED AND DOWNWARDLY DIRECTED.

ii. WALL-MOUNTED DECORATIVE LIGHT FIXTURES SUCH AS SCONCES ARE PERMITTED.

E. PARKING

i. PER TABLE ON TECHNICAL DATA SHEET.

ii. BICYCLE PARKING SPACES SHALL BE PROVIDED BY THE ORDINANCE.

F. PEDESTRIAN CONNECTIONS

PEDESTRIAN CONNECTIONS SHALL BE PROVIDED BETWEEN THE BUILDINGS AS GENERALLY DEPICTED ON THE PROPOSED USE PLAN.

### 5. VEHICULAR ACCESS AND PHASING

A. VEHICULAR ACCESS TO MONROE ROAD AND NOLLEY COURT SHALL BE AS GENERALLY DEPICTED ON THE TECHNICAL DATA SHEET.

B. THE PLACEMENT AND CONFIGURATION OF ACCESS POINTS ARE SUBJECT TO ANY MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND ARCHITECTURAL CONSTRUCTION PLANS AND DESIGNS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION.

### 6. FIRE PROTECTION

ADEQUATE FIRE PROTECTION IN THE FORM OF FIRE HYDRANTS WILL BE PROVIDED TO THE CHARLOTTE FIRE MARSHAL'S SPECIFICATIONS. PLANS FOR EACH BUILDING WILL BE SUBMITTED TO THE FIRE MARSHAL'S OFFICE FOR APPROVAL BEFORE THE CONSTRUCTION OF THAT BUILDING COMMENCES. A FIRE HYDRANT SHALL BE LOCATED WITHIN 750 FEET OF EACH BUILDING ON THE SITE AS THE TRUCK TRAVELS.

### 7. BUFFERS

BUFFER SHALL BE PROVIDED AS REQUIRED BY THE ORDINANCE.

### 8. AMENDMENTS TO REZONING PLAN

FUTURE AMENDMENTS TO THE TECHNICAL DATA SHEET AND THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE SITE INVOLVED IN ACCORDANCE WITH THE PROVISIONS OF THE CHAPTER 6 OF THE ORDINANCE.

### 9. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

A. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO DEVELOPMENT OF THE SITE IMPOSED UNDER THIS TECHNICAL DATA SHEET 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.

B. THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERMS, "PETITIONERS", "OWNER", OR "OWNERS" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST, ASSIGNS OR AGENTS OF THE PETITIONERS OR THE OWNER OR OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.



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**5L**  
**DEVELOPMENT**  
Site  
Information  
**9908 Monroe Rd.**  
**Charlotte, NC**

REV	DATE	DRAWN	DESCRIPTION
A	4/13/09	MSN	REVIEW
B	6/5/09	MSN	REVIEW COMMENTS
C	6/18/09	MSN	NO COMMENTS

APPROVED BY  
CITY COUNCIL  
JUL 20 2009

sheet title

**DEVELOPMENT  
STANDARDS**

DRAWN: MSN	DATE: 8/8/08
CHECKED:	SCALE: 1:20
APPROVED:	PROJECT:
CAD NAME: Site Plan	

DRAWING NUMBER  
**RZ-2**

FOR PUBLIC HEARING

PETITION NO. 2009-46