

Development Standards

General Provisions
 All development shall conform to the Ordinance for the MS zoning district classification shall be established in connection with development taking place on Parcel II. All development shall conform to the Ordinance for the MS zoning district classification shall be established in connection with development taking place on Parcel III, and all development shall conform to the Ordinance for the MS zoning district classification shall be established in connection with development taking place on Parcel IV.

Permitted Uses
 Parcel II - Neighborhood Service Center
 Up to 20,000 SF of general retail and service uses which are permitted under the Ordinance by right or under prescriptive conditions in an MS Zoning District shall be allowed on Parcel II; however, no gas stations or restaurants with drive-through windows shall be permitted.

Parcel III - Mixed-Use Development
 Any residential, religious, or institutional uses (including incidental and accessory uses) are permitted by right or under prescriptive conditions in an MS-2 Zoning District shall be allowed on this parcel. Up to 200 single family detached dwelling units will be constructed within the area. Additionally, up to 200 units of multifamily residential development, including apartment-style units and/or condominiums, may be constructed within this Parcel. The remainder of the units will be for sale or rental MF attached dwelling units, not to exceed 120 units max. Additionally, any incidental or accessory uses permitted by right or under prescriptive conditions within the MS-2 Zoning District shall be allowed.

Parcel IV - Office
 All uses are allowed in the O-1 Zoning District, with the exception of hotels and motels. All buildings in this section shall be of quality grade and shall be of a commercial nature. All building materials shall be compatible and all buildings shall be of a commercial nature. No hotels or motels will be permitted.

Buffer Areas
 The buffer areas established on this Technical Data Sheet shall conform to the standards of Section 12.202 of the Ordinance. The 75' requirement shall be reduced to 25' with the addition of a screen fence. The fence shall be constructed of wood and look and will be in keeping with the architectural character of the adjacent church facilities.

Where there are existing trees, the Petitioner reserves the right to clear, grade and fill within the first 15 feet on the exterior side of the buffer and where buffer areas consist of retained vegetation (trees 2" caliper and smaller), the developer may grade and/or create berms.

Petitioner reserves the right to grade and to create berms.

The Petitioner reserves the right, within all portions of buffer areas, to install utilities and pedestrian paths. However, utility installations may only cross buffer areas at angles which are between 70° and 90° to the property line.

No buildings, parking spaces or maneuvering areas (except street crossings) may be placed within the buffer areas.

Where existing trees and natural vegetation shall be cleared to accommodate pedestrian sidewalks or paths or the installation of utilities, the cleared unimproved areas of the buffer shall be landscaped with trees and shrubs.

In the event zoning or use on any adjacent property should change at some point in the future so that the buffer requirement changes or is not required, then the buffers provided on the Technical Data Sheet shall change accordingly. However, once a buffer and use are established or constructed on this site, such buffer and uses may remain.

Subsidiary Side Yards and Rear Yards
 All buildings constructed within the site shall satisfy or exceed the applicable setback, rear yard, and side yard requirements established under the Ordinance, except as may be allowed under the MS-2 innovative section of the Ordinance. The rear yard setbacks are intended to vary in order to provide a range of housing types. Non-standard rights-of-way widths are intended on this site in order to create a non-traditional structure with sideyards and street trees. Allow for tree access in residential homes and set lot line planning will also potentially be adapted in this development.

Access Paths
 Direct vehicular access from Beatties Ford Rd will be limited to three full-service access points. The access point in Parcel IV shall be full service as well. The road access point located on the site to the east of the site shall be full service as well. Their locations will be located in the general area depicted on this sheet. Additional access points may be added at a later date if needed per site requirements.

The northern and southern access points located on Beatties Ford Road shall align with McAllister Drive and Fairdale Road, respectively.

The Petitioner will provide left turn lanes into the Site at each full access driveway on Cindy Lane and Beatties Ford Rd. The engineering, design, and construction of these left turn lanes will be the responsibility of the developer/owner and will be designed in accordance with CDOT standards.

Petitioner will dedicate twenty-five feet (25') from the centerline of 'C' Avenue for public right-of-way where the site is adjacent to 'C' Avenue. In addition, developer commits to upgrade 'C' Avenue to comply with Charlotte-Mecklenburg Land Development Standards #1414 where the site is adjacent to 'C' Avenue.

All of the foregoing roadway improvements will be made in accordance with regulations established by the Charlotte Department of Transportation and the North Carolina Department of Transportation.

All access points off of Beatties Ford Road into the site shall be constructed prior to issuance of an occupying permit for any building in Parcel II.

The developer/owner will dedicate 50' of right-of-way from the centerline of Beatties Ford Road and shall also dedicate 35' of right-of-way from the centerline of Cindy Lane.

Minimal Street Enhancements
 The street pattern shown on Sheet MS-2 is schematic in nature and may be altered or modified during the design development and construction document phases. The general character indicated by the grid pattern and water is a firm commitment.

The petitioner will seek approval of any non-standard street sections and layout using the innovative provisions of the Ordinance at the time the Site is subdivided.

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The petitioner commits to provide a creek crossing to connect the Mixed-Use area to the Office area with a bridge or other form of vehicular access to meet CDOT standards.

Petitioner/developer commits provide (3) 35' x 35' right triangles per CDOT standards to meet right distance requirements of each existing and proposed entrance.

Lighting
 All freestanding lighting fixtures installed on public streets on this site will be of a modern design.

Except for public streets lighting, the maximum height of any freestanding lighting fixture, including its base, shall not exceed 30 feet in all Parcels.

All street lighting within Parcels II, III, and IV shall be designed with shield luminaires that do not extend past parcel property lines. Consideration will be given to the impact of lighting both within and without the perimeter of the Site. Items for consideration will include intensity, energy output, color, energy efficiency and shielding of sources of light; the intent being to minimize glare towards adjacent residential uses.

Signage
 A uniform signage and graphic system will be employed within Parcels II, III, and IV. All signs placed on the Site will be erected in accordance with Ordinance requirements.

All free-standing signs on Parcel II & IV will be ground mounted, no taller than 7 feet and no more than 20 sq. ft. of sign area on either side.

No self-illuminating, or otherwise obstructive, wall signs within Parcel II shall be the portions of buildings oriented toward residential development.

Open Space
 The percentage of open space within the Site shall meet or exceed the minimum requirements of the Ordinance. The percentage of open space shall be based on the requirements of the Ordinance. Approximately 20% minimum of the parcel area shall be preserved as open space.

Design Standards
 The design component of the project shall be developed in accordance with Section 12.202 of the Ordinance, where provided, will be approved in accordance with the Ordinance. Each dumpster area will be enclosed on all four sides by a wooden fence or brick wall with one side being a hinged gate.

Architectural compatibility of buildings within Parcels II, III, and IV shall be secured by the establishment of an architectural review committee with jurisdiction over acceptable materials and details. The architectural review committee will be assembled and coordinated by the developer at inception of the project. Proof of approval by design review committee must be presented to Planning Department prior to issuance of building permit.

The elevations of buildings facing Beatties Ford Rd shall be front facades, or shall be designed so as to be architecturally compatible with the front facade through use of similar building materials, colors, architectural elements, and the absence of vertical elements such as towers.

Numerous pedestrian access points will be provided to all Parcels and throughout the Site by means of sidewalks, pedestrian trails, bridges or other means.

All development within individual parcels will be accessible by a 5' foot minimum sidewalk and 10' foot minimum parking area.

Amendments to Rezoning Plan
 Future amendments to the Technical Data Sheet and these Development Standards may be applied by the Site owner or owners of the Parcel or Parcels involved, in accordance with Ordinance requirements.

Timing of the Rezoning Application
 If the Petitioner's Rezoning Petition is approved, the development program established under these Development Standards, the Technical Data Sheet and other supportive documents shall, unless amended by the rezoner provided under the Ordinance, be binding upon and ensure to the benefit of the Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, executors, administrators and assigns.

Throughout these Development Standards, the terms "Petitioner" and "Owners" shall be deemed to include the heirs, devisees, personal representatives, executors, administrators and assigns of the Petitioner and the current and subsequent owners of the Site who, from time to time, may be involved in any further development of the Site.

Stormwater Management
 Storm water runoff from the Site will be managed through proven techniques which satisfy the standards imposed by the City of Charlotte Engineering Department.

Detention facilities may be shared between zoning classifications and uses. Where a wet detention facility crosses boundaries of different uses requiring a buffer, the buffer may be provided by going around the detention facility or by alternative methods or may be located where it serves no useful purpose, all as interpreted by the zoning administrator.

No storm water detention ponds will be located in buffers or setbacks, except for shared ponds crossing boundaries of different uses.

Floodplain
 Filling will be allowed in the floodway fringe area, but will not be allowed within the Managed Use Zone or Stream Side Zone as per SWM requirements. Minimum building elevations shall exceed 2000 floodplain elevations. All development shall be based upon 2000 'flood' mapping.

Required drainageway buffers ("SWIM buffers") will be provided. NCEENR & US Army Corp. of Engineers shall be contacted regarding floodplain and water quality permits.

General Notes

- Boundary information from survey by RB Pharr & Associates, dated 6/22/96. Topographic information from digital topographic information by Mecklenburg County Mapping/GIS services.
- See attached sheets for adjacent property owners.
- Road improvements along 'C' Avenue, Beatties Ford Road, and Cindy Lane will include 5' sidewalks with an 'F' planting strip. If these solid elements are not already existing, these improvements will only be made to the portions of these existing rights-of-way adjacent to this site.
- 60 feet right-of-way from the centerline of Beatties Ford Road shall be dedicated prior to issuance of a building permit.

Development Data

Total Area: 22.14 Acres
 Existing Zoning: C-1 (CD), MX-2 (CD), and O-1 (CD)
 Proposed Zoning: NS(SPA), MX-2(SPA), O-1(CD) (SPA)

Proposed Uses: Mixed use consisting of Single Family, Multifamily, Office, Business, and Religious, Institutional Uses.

Tax Parcel: 0410317 Portion of Parcel
 Shaded Area on Plan: Rezoning Area
 NonShaded Area on Plan: Not included in the rezoning and prior petition number 2008-068

Maximum Proposed Development:
 Parcel II: NS: 50,000 SF of Commercial/Retail (40' Max.) and 90 Max. Dwelling Units
 Parcel III: MX-2: 200 Max. SF Dwelling Units; 188 MF Units Max.; 4 10% Open Space Min.
 Parcel IV: O-1: 850,000 SF Max. of General Office. No hotels or motels will be permitted.

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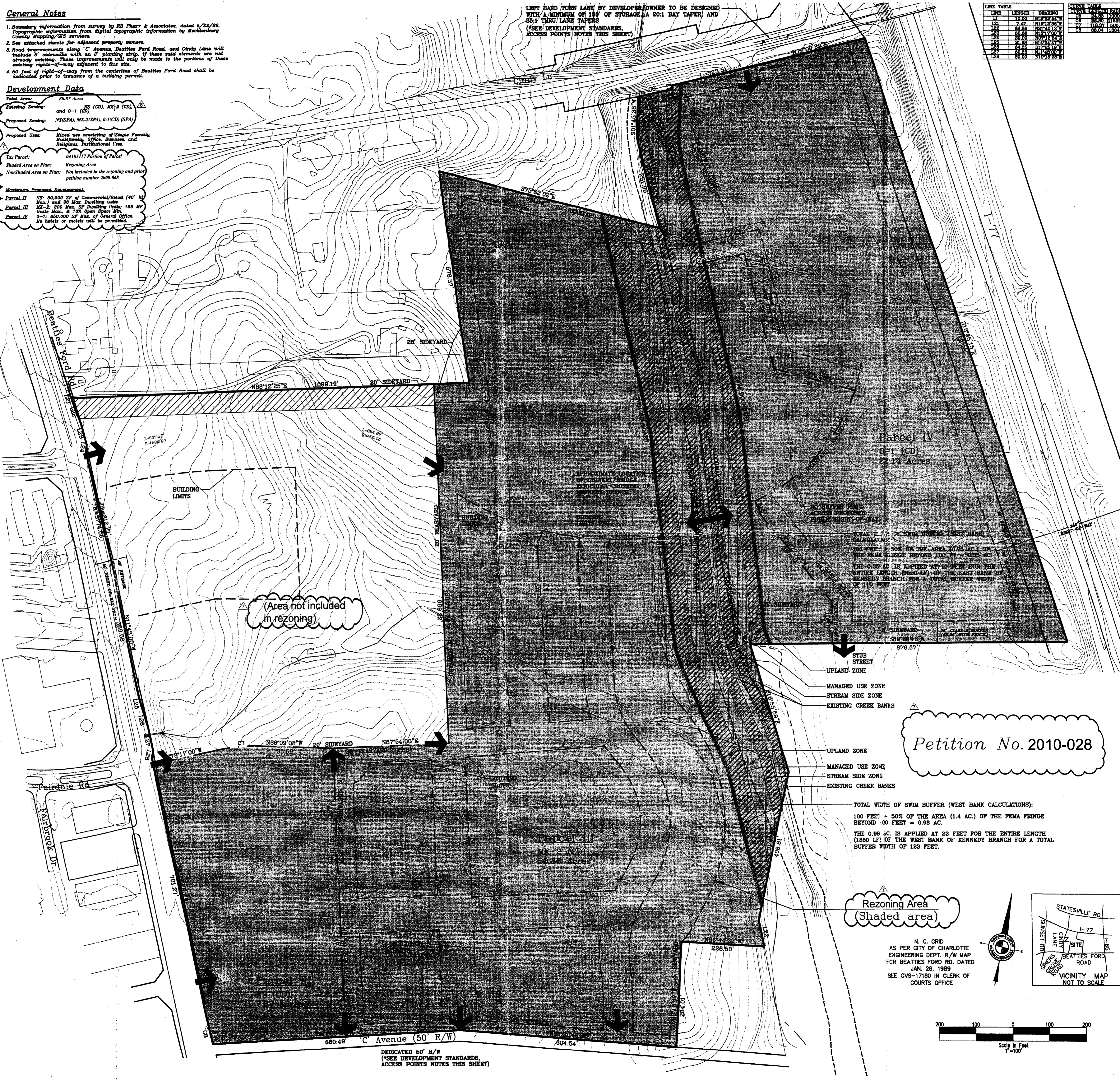
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LEFT HAND TURN LANE BY DEVELOPER/OWNER TO BE DESIGNED WITH A MINIMUM OF 140' OF STORAGE, A 20:1 BAY TAPER, AND 50:1 THRU LANE TAPERES. (SEE DEVELOPMENT STANDARDS, ACCESS POINTS/NOTES THIS SHEET)



LINE TABLE	CURVE TABLE
LINE LENGTH BEARING	CURVE LENGTH RADIUS
1 10.00 N10°28'21" E	CS 24.85 1000.00
2 7.00 N10°28'21" E	CS 11.84 1000.00
3 22.00 N10°28'21" E	CS 11.84 1000.00
4 22.00 N10°28'21" E	CS 11.84 1000.00
5 22.00 N10°28'21" E	CS 11.84 1000.00
6 22.00 N10°28'21" E	CS 11.84 1000.00
7 22.00 N10°28'21" E	CS 11.84 1000.00
8 22.00 N10°28'21" E	CS 11.84 1000.00
9 22.00 N10°28'21" E	CS 11.84 1000.00
10 22.00 N10°28'21" E	CS 11.84 1000.00

SITE PLAN AMENDMENTS BY:
 Wirth & Associates
 ARCHITECTS AND LAND PLANNERS
 1230 W. Hargett St., Suite 210
 Charlotte, NC 28208
 Phone: 704-375-1288 Fax: 704-375-3944
 Email: wirth@wirthandassociates.com

APPROVED BY
 CITY COUNCIL
 MAY 17 2010

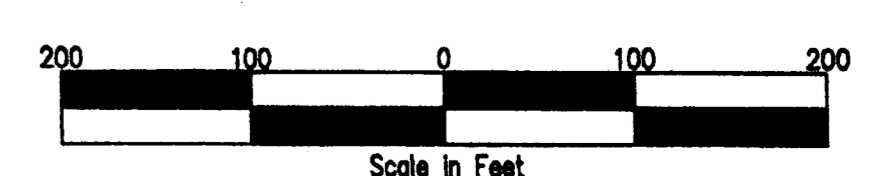
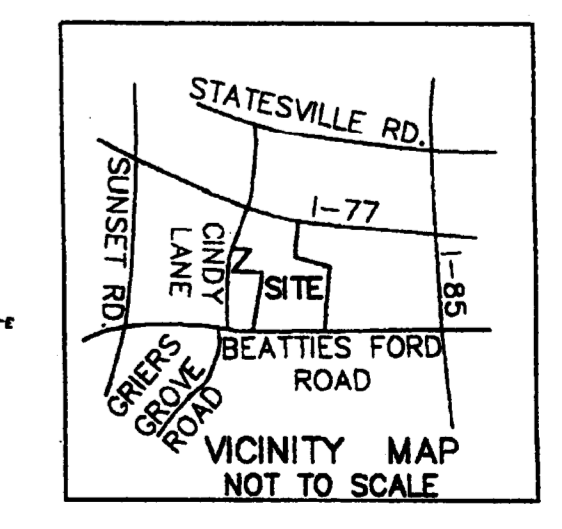
Drawn: TND
 Checked: ARP
 Date: January 7, 2000

Revisions	Date	Description
1	March 24, 2000	
2	April 12, 2000	
3	July 7, 2000	
4	August 17, 2000	
5	September 14, 2000	
6	January 22, 2010	Site Plan Amendment
7	March 8, 2010	Site Plan Amendment
8	April 16, 2010	Site Plan Amendment

Petition No. 2010-028

Rezoning Area (Shaded area)

N. C. GRID
 AS PER CITY OF CHARLOTTE
 ENGINEERING DEPT. R/W MAP
 FOR BEATTIES FORD RD. DATED
 JAN. 26, 1989
 SEE CVS-17180 IN CLERK OF
 COURTS OFFICE



Friendship Baptist Church
 Charlotte, NC

Petition No. 2010-028

APR 21 2010

Technical Data Sheet

Sheet of RZ-1

2010-028

DEDICATED 50' R/W
 (SEE DEVELOPMENT STANDARDS,
 ACCESS POINTS/NOTES THIS SHEET)

Petition No. 2010-028

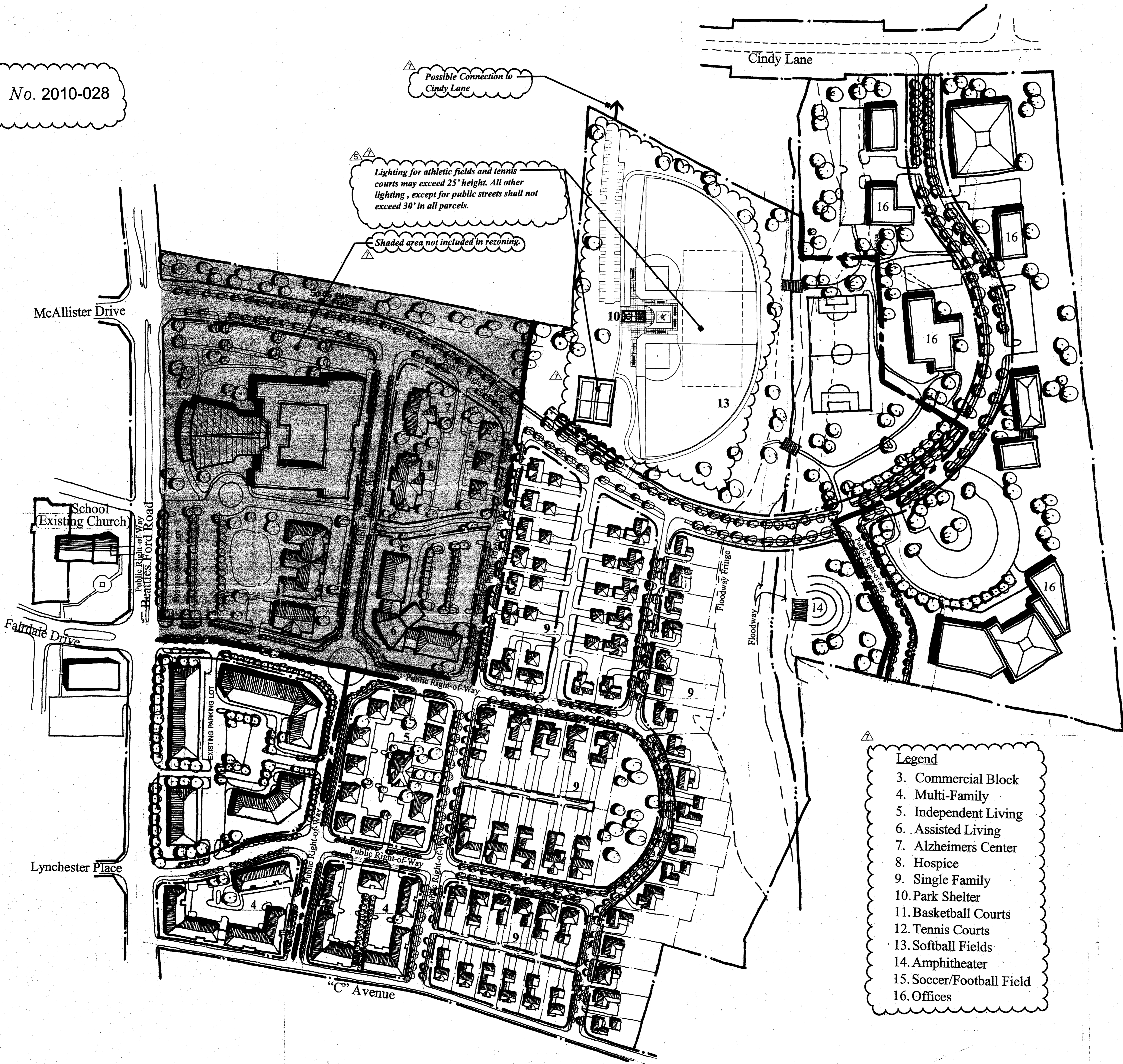
SITE PLAN AMENDMENTS BY:

Wirth & Associates
 LANDSCAPE ARCHITECTS AND LAND PLANNERS
 1221 W. Montford St., Suite 212
 Charlotte, NC 28203
 Phone: 704-375-1888 Fax: 704-375-1844
 Email: wirth@wirthassociates.com

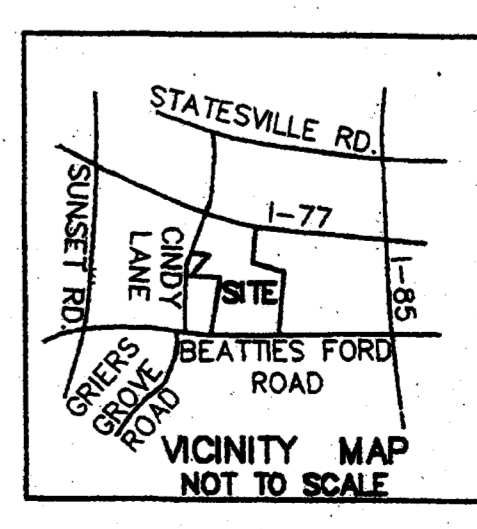
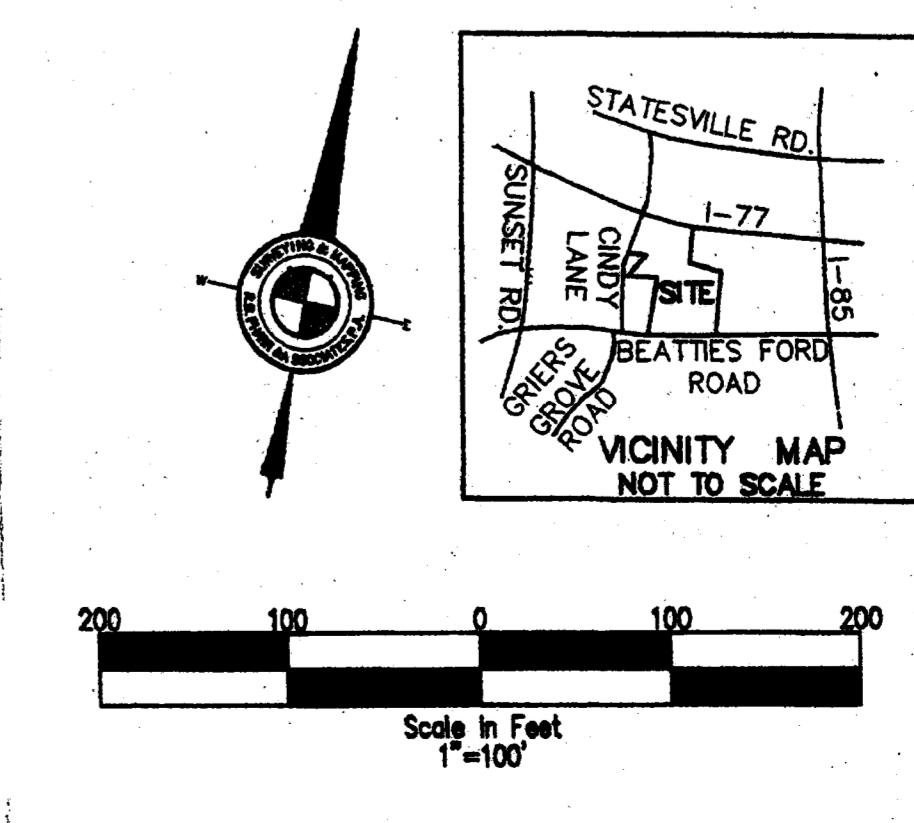
APPROVED BY
 CITY COUNCIL

MAY 17 2010

Drawn	TND
Checked	KLB
Date	January 7, 2000
Revisions	March 24, 2000
1 Date	APRIL 12, 2000
2 Date	JULY 6, 2000
3 Date	AUGUST 11, 2000
4 Date	SEP. 14, 2000
△ Date	January 22, 2010
△ Date	March 5, 2010
△ Date	Site Plan Amendment



- △ Legend
- 3. Commercial Block
 - 4. Multi-Family
 - 5. Independent Living
 - 6. Assisted Living
 - 7. Alzheimers Center
 - 8. Hospice
 - 9. Single Family
 - 10. Park Shelter
 - 11. Basketball Courts
 - 12. Tennis Courts
 - 13. Softball Fields
 - 14. Amphitheater
 - 15. Soccer/Football Field
 - 16. Offices



Friendship Baptist Church
 Charlotte, NC

Petition No. 2010-028

Title
Schematic Site Plan

Sheet of
RZ-2
 Plate