

DEVELOPMENT CONDITIONS

1. **Development Data Table**
 SITE AREA: 964,664 SQ FT / 22.1456 AC
 PARCEL ID NUMBER: 223-511-01 PORTION OF, 223-511-02 PORTION OF, 223-511-03, 223-532-01
 EXISTING ZONING: NS, R-17 MF(CD)
 EXISTING USE: SINGLE FAMILY & VACANT
 PROPOSED ZONING: O-1 (CD)
 PROPOSED USE: RELIGIOUS INSTITUTION
 PROPOSED SQUARE FOOTAGE: 200,000 SQ FT CHURCH OFFICE, 42,000 SQ FT WORSHIP CENTER (1,600 SEATS), 22,000 SQ FT CHILDREN'S MINISTRY, 254,000 SQ FT TOTAL
 FLOOR AREA RATIO: 60 MAX
 FLOOR AREA RATIO PROVIDED: 264,000 SQ FT / 964,664 SQ FT = 28 F.A.R.
 BUILDING HEIGHT: WORSHIP CENTER/CHILDREN'S MINISTRY - 40' MAX, EXCLUDING A STEEPLE, IF ANY CHURCH OFFICE - 60' MAX (ALLOWED WITH 1 FOOT INCREASE FOR EVERY 2 FEET SIDE YARD IS INCREASED PER SECTION 9.705(1))
 PARKING REQUIRED: AS REQUIRED BY THE ORDINANCE
 TREE SAVE: AS REQUIRED BY THE ORDINANCE

2. **General Provisions**
- These development conditions form a part of the rezoning petition filed by Elevation Church ("Petitioner" or "Owner") to accommodate the development of an approximately 22 gross acre site located at the southwest quadrant of Lancaster Highway and U.S. 521, and which is more particularly depicted on the Technical Date Sheet and Schematic Site Plan (the "Site").
 - These development conditions, the Technical Date Sheet, Schematic Site Plan (Data Sheet and Site Plan) are collectively, "Site Plan", elevations, Petitioner's Application for Rezoning ("Application") and any revisions thereof are collectively referred to as the "Rezoning Petition".
 - The Site is largely vacant, undeveloped property with 3 single family residences located thereon. In 2000, the majority of the Site was rezoned as part of a +/- 50-acre tract to R-17 Multi-Family (CD) to initially allow for 696 dwelling units and later revised to permit 603 dwelling units. Another portion of the Site was rezoned to Neighborhood Services (NS) to allow for retail use. The Site was never developed in accordance with the approved plans.
 - The proposed design, including location of access points, size, configuration and location of buildings and parking area may be altered or modified during the design/development/construction phases, as long as it meets the requirements of these development conditions, and Section 6.207 of the Ordinance.
 - The development of this Site will be governed by the Rezoning Petition and the applicable provisions of the City of Charlotte's Zoning Ordinance (the "Ordinance").
3. **Optional Provisions N/A**
4. **Permitted Uses**
- Site may be devoted to religious institution and office space uses associated with a religious institution and any incidental or accessory uses that are permitted under the Ordinance by right or under prescribed conditions in the O-1 Zoning District, including, but not limited to, fitness center and daycare amenities for staff and media production and broadcast studios.
5. **Transportation**
- Petitioner will offer for dedication the additional right of way along Lancaster Highway to comply with the Major Thoroughfare as measured 50 feet from the centerline of Lancaster Highway as generally shown on the Site Plan.
 - Petitioner intends to provide the following roadway improvements:
 - Construct a southbound right turn lane on Lancaster Highway at the proposed main access as generally depicted on the Site Plan.
 - A northbound left turn lane on Lancaster Highway at the proposed main access by remarking the existing pavement as generally depicted on the Site Plan.
 - Construct a westbound right turn lane on US 521 at the proposed right-in/right-out access as generally depicted on the Site Plan.
 - Extend the southbound right turn only lane on Lancaster Highway at US 521 to provide a total of 525 feet of storage.
 - Petitioner will install pedestrian signals and high visibility cross walks on the western approach of the Lancaster Highway at US 521 intersection.
 - Petitioner is still exploring costs associated with certain off site traffic improvements. Per discussion with CDOT, Petitioner agrees to provide one of the following two roadway improvement options:
 - Extend the northbound left turn lane storage on Lancaster Highway at Providence Road West from 150 feet to 225 feet with a 150-foot bay taper, plus (ii) re-mark the existing marked out pavement on Ardrey Kell Road at US 521 to a 2nd westbound left turn lane with 160 feet of storage and (iii) provide a 200-foot bay taper; OR
 - Provide a dedicated left turn and through right combination on the western approach to the intersection of Providence Road West and Lancaster Highway and adding additional asphalt on the eastern approach of the subject intersection to allow for a proper through lane transition across the intersection; plus (ii) re-mark the existing marked out pavement on Ardrey Kell Road at US 521 to a 2nd westbound left turn lane with 100 feet of storage and using existing bay taper.
 - Petitioner agrees to share the cost estimates with CDOT for options "6a" and "6b" above prior to submitting construction plans in order to identify the costs associated with each option. Provided that the cost to Petitioner to construct the improvements set forth in option "6b" is equivalent to the cost to construct the improvements in option "6a", Petitioner will construct the improvements set forth in option "6b". Nothing herein shall be construed as requiring Petitioner to provide both options.
 - Modify as necessary the median island noses on the west leg of Ardrey Kell Road and the north/south legs of US 521 in order to maneuver both eastbound and westbound left turn movements on Ardrey Kell Road simultaneously.
6. **Architectural Standards**
- Exterior building materials shall consist of metal, glass and concrete as generally shown on the attached elevations.
 - Buildings will utilize four-sided architecture on all elevations.
 - Expanses of solid wall may not exceed 20' in length.
 - The attached building elevations are intended to represent the general architectural theme and overall design of the proposed buildings to be constructed on the site.
 - Buildings will have insulated exterior walls to dampen noise transmission to the outside.
 - Petitioner reserves the right to alter the various building/design elements so long as the general overall architectural theme is preserved.

7. **Streetscape and Landscaping**
- Street trees, landscaping buffers and screening will be provided as required by the Ordinance subject to these development conditions. The parking spaces shall be screened per O-1 requirements, subject to these development conditions.
 - The 75-foot Class B buffer may not be reduced except to allow access to and from the site along US 521.
 - A low masonry wall and landscaping will be provided in a location as generally shown on the Site Plan to screen parking.
 - All loading or enclosed parking areas will be screened as generally shown on the Site Plan.
8. **Environmental Features**
- The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.
 - The location of the storm water management systems will be located and shared with the adjacent R-17MF property as depicted on the Rezoning Plan. Final location and type of storm water management systems depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submitted and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.
9. **Parks, Greenways and Open Space**
- An outdoor plaza area shall be provided in the location as generally shown on the Site Plan.
10. **Fire Protection N/A**
11. **Signage**
- Signage will be as permitted by the Ordinance, subject to these development conditions.
12. **Lighting**
- Free standing lighting will be limited to 25 feet in height.
 - All lighting will have full cut-off lighting fixtures.
 - All lighting will comply with IESNA standards to the extent that the lighting design adheres to and complies with the Ordinance, Energy, local building codes and other applicable regulations.
13. **Phasing N/A**
14. **Other**
- Prior to approval by the City Council on Rezoning Petition 2013-48, Petitioner and owner of the property covered by Rezoning Petition 2000-02c will file an administrative amendment for Petition 2000-02c that will reduce the number of residential units currently approved to an amount that falls within the allowed density ("Administrative Amendment"). If Rezoning Petition 2013-48 is approved by City Council, the reduction in the number of allowed units on Rezoning Petition 2000-02c will be binding and may not be added back to Petition 2000-02c through the administrative amendment process. If Rezoning Petition 2013-48 is not approved by the City Council, the Administrative Amendment will automatically be null and void, and of no effect.
 - Pedestrian and vehicular connections throughout the Site will be provided in the manner generally shown on the Site Plan.
 - Internal sidewalks shall connect the entrances of the building to the sidewalk along the street.
 - Petitioner will offer for dedication additional right of way along Lancaster Highway to include a minimum 8-foot planting strip and 6-foot sidewalk, generally as depicted on the Site Plan.
 - Petitioner will provide a sidewalk easement to allow for a 6-foot sidewalk along US 521 as generally shown on the Site Plan.
 - Petitioner is requesting the abandonment of a portion of Lancaster Highway as shown on the Site Plan.
- Amendments to Rezoning Plan:**
 Future amendments to this Site Plan and these development conditions may be applied for by the then Owner or Owners of the Site in accordance with the provisions of Chapter 6 of the Ordinance.
- Binding Effect of the Rezoning Petition:**
 If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under these development conditions and the Site Plan, will, unless amended in the manner provided under the Ordinance, be binding upon and inure 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 conditions, 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 the Site from time to time who may be involved in any future development thereof.

LINE	MARKING	DISTANCE
L1	233.38 224	11.95
L2	233.38 224	11.95
L3	233.38 224	11.95
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L100	233.38 224	11.95

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APPROVED BY CITY COUNCIL

JUL 05 2013

ELEVATION CHURCH
 CHARLOTTE, NC

MPV PROPERTIES
 521 EAST MOREHEAD STREET SUITE 405
 CHARLOTTE, NC 28202

FOR PUBLIC HEARING

REZONING PETITION #
 2013-048

SCALE: 1"=100'

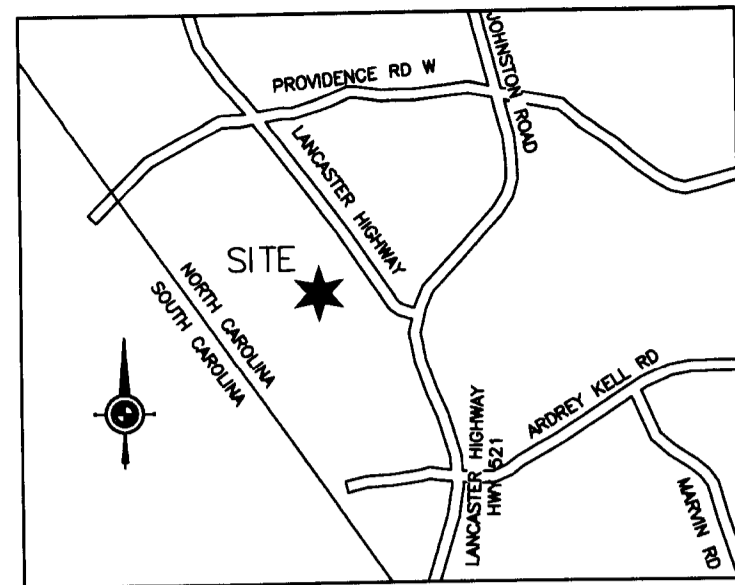
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TECHNICAL DATA SHEET

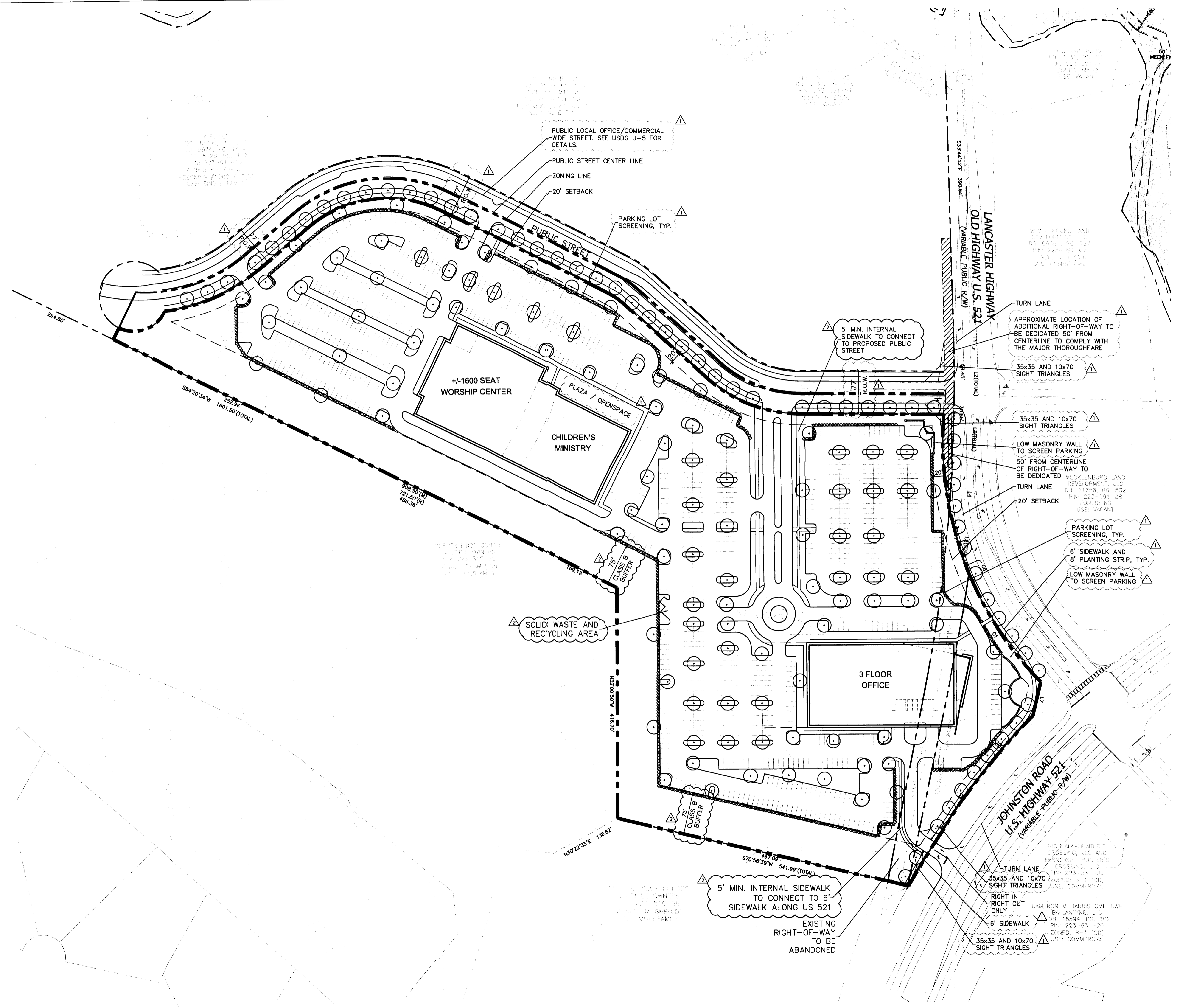
FEBRUARY 25, 2013

REVISIONS:
 APRIL 19, 2013-PER STAFF COMMENTS
 JUNE 21, 2013-PER STAFF COMMENTS

RZ-1.0



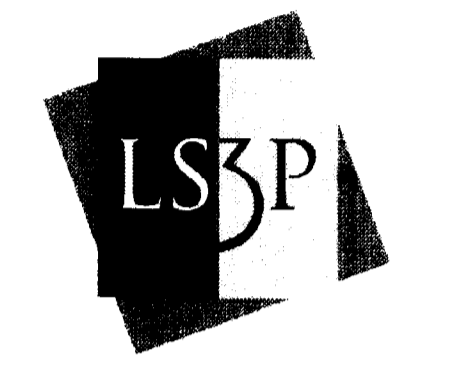
VICINITY MAP
NOT TO SCALE



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JUL 15 2013

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MPV PROPERTIES
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FOR PUBLIC HEARING

REZONING PETITION #
2013-048

SCALE: 1"=80'

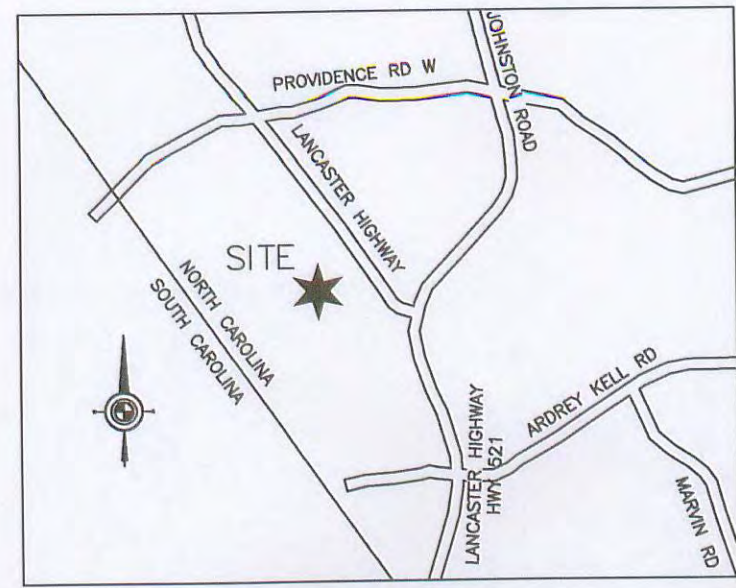
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**SCHEMATIC
SITE PLAN**

FEBRUARY 25, 2013

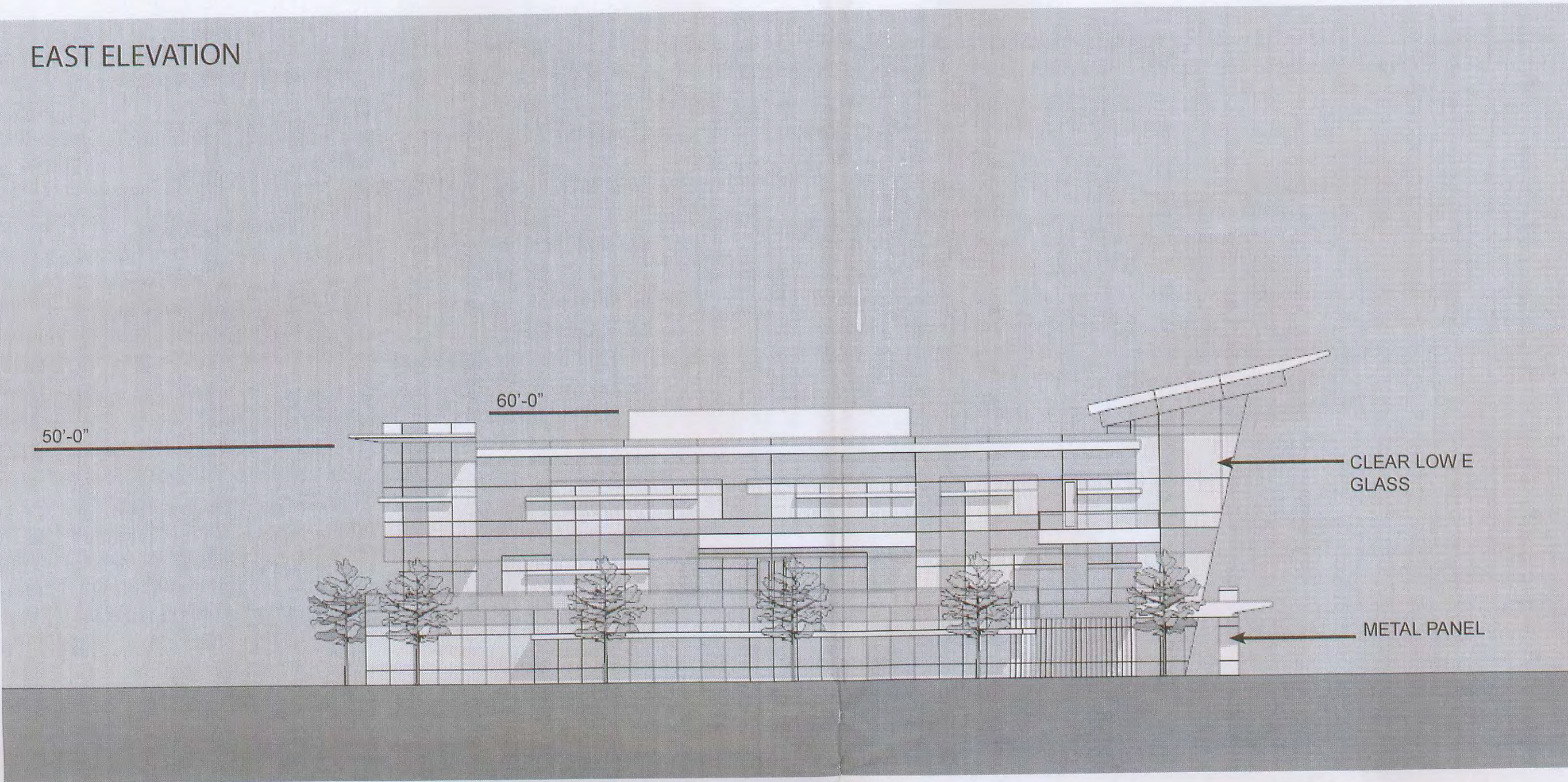
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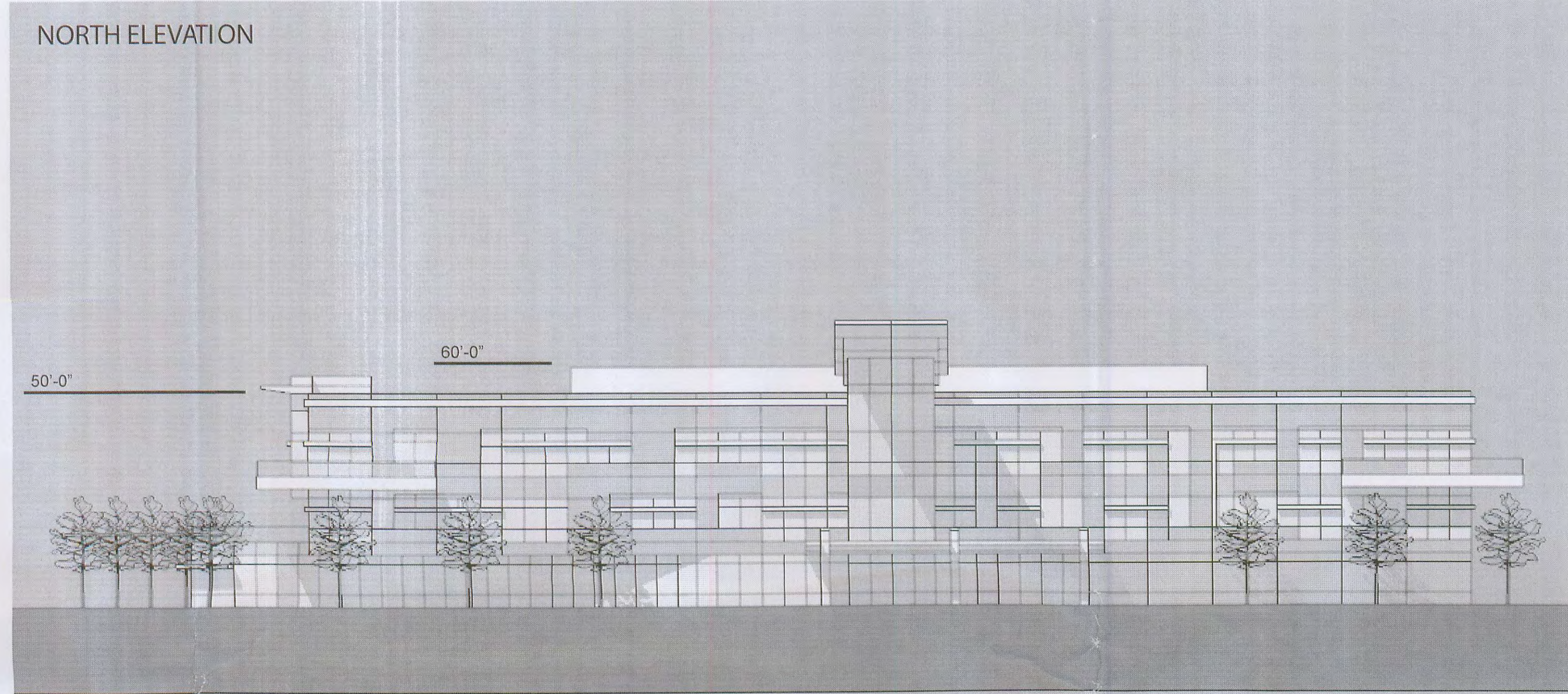


VICINITY MAP
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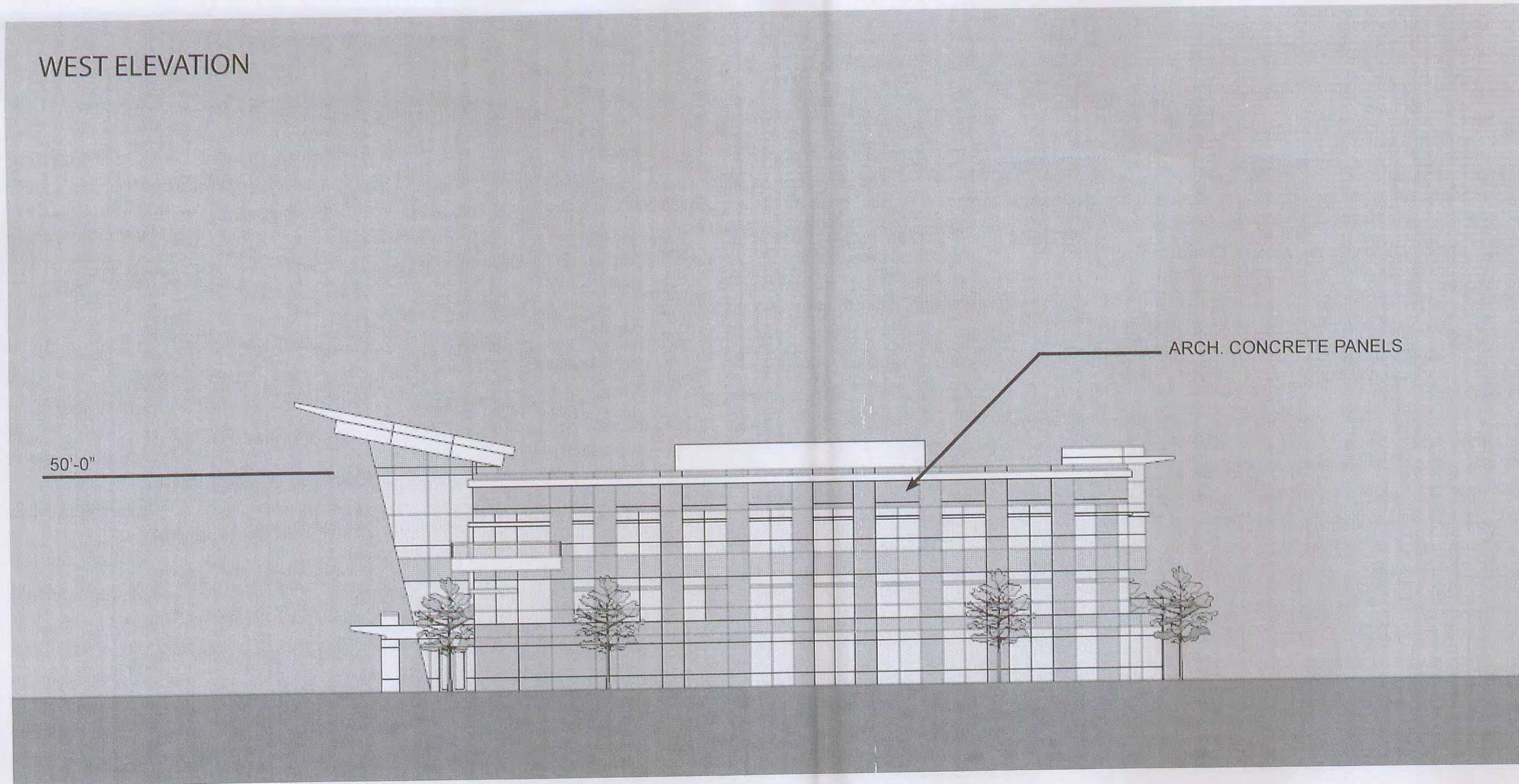
EAST ELEVATION



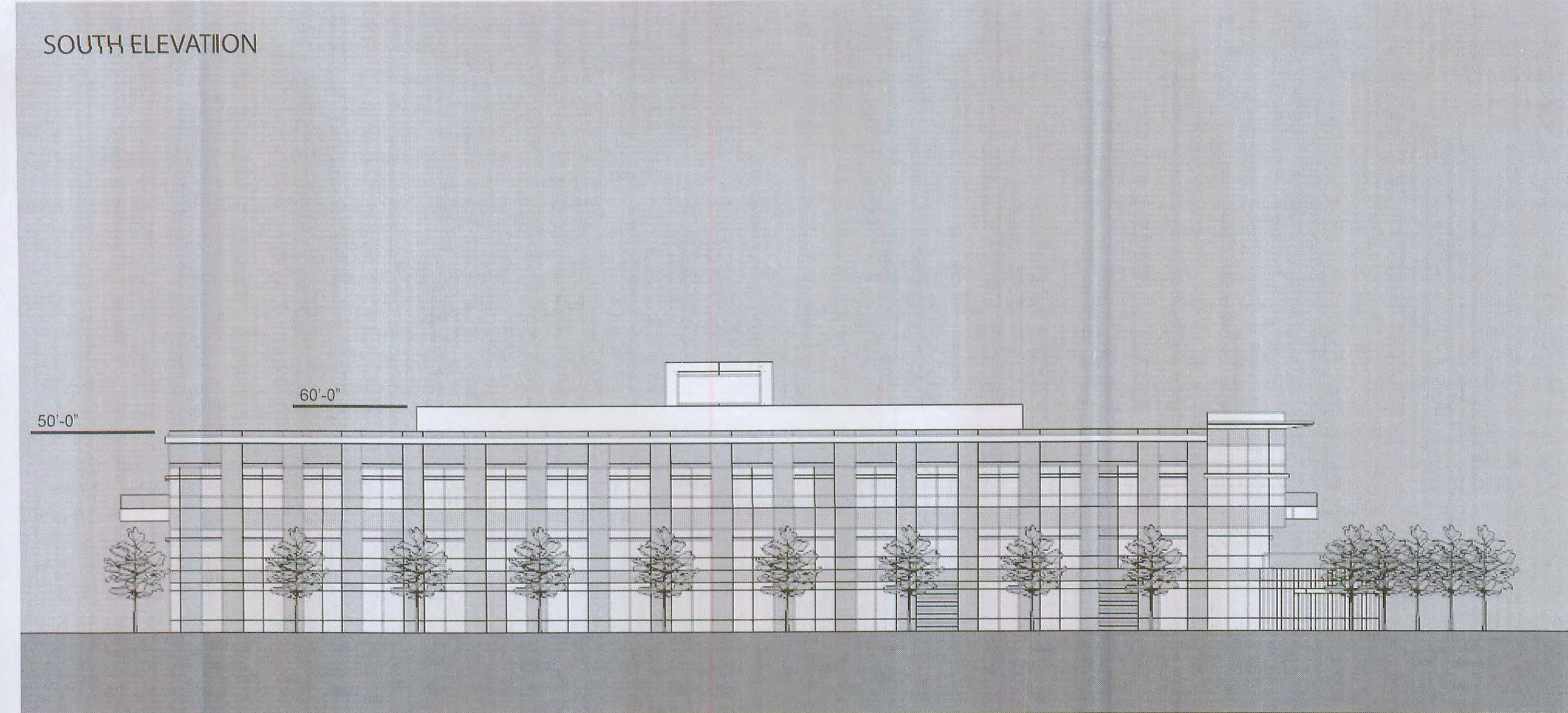
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



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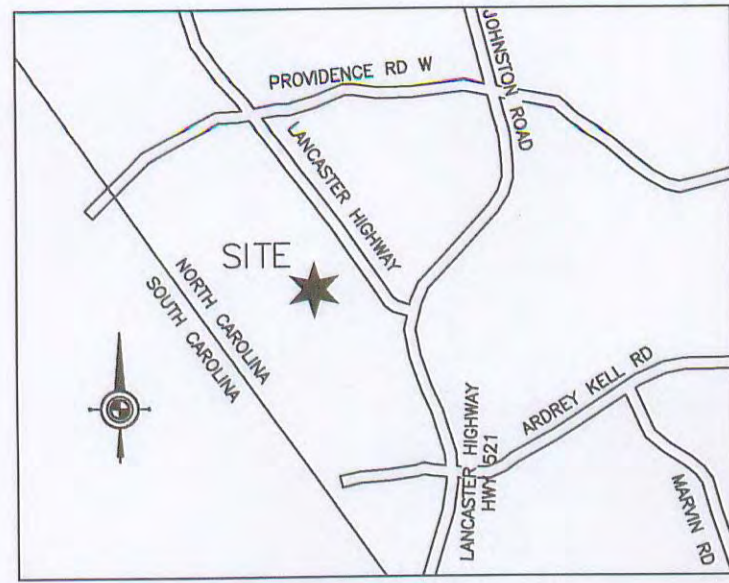
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OFFICE BLDG
CONCEPT
ELEVATIONS

FEBRUARY 25, 2013

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RZ-3.0



VICINITY MAP
NOT TO SCALE

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FOR PUBLIC HEARING

REZONING PETITION #
2013-048

N.T.S.

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DRAWN BY: ND
CHECKED BY: ND

**WORSHIP CTR
CONCEPT
ELEVATIONS**

FEBRUARY 25, 2013

REVISIONS:
1. APRIL 19, 2013-PER STAFF COMMENTS

