



VICINITY MAP - NTS

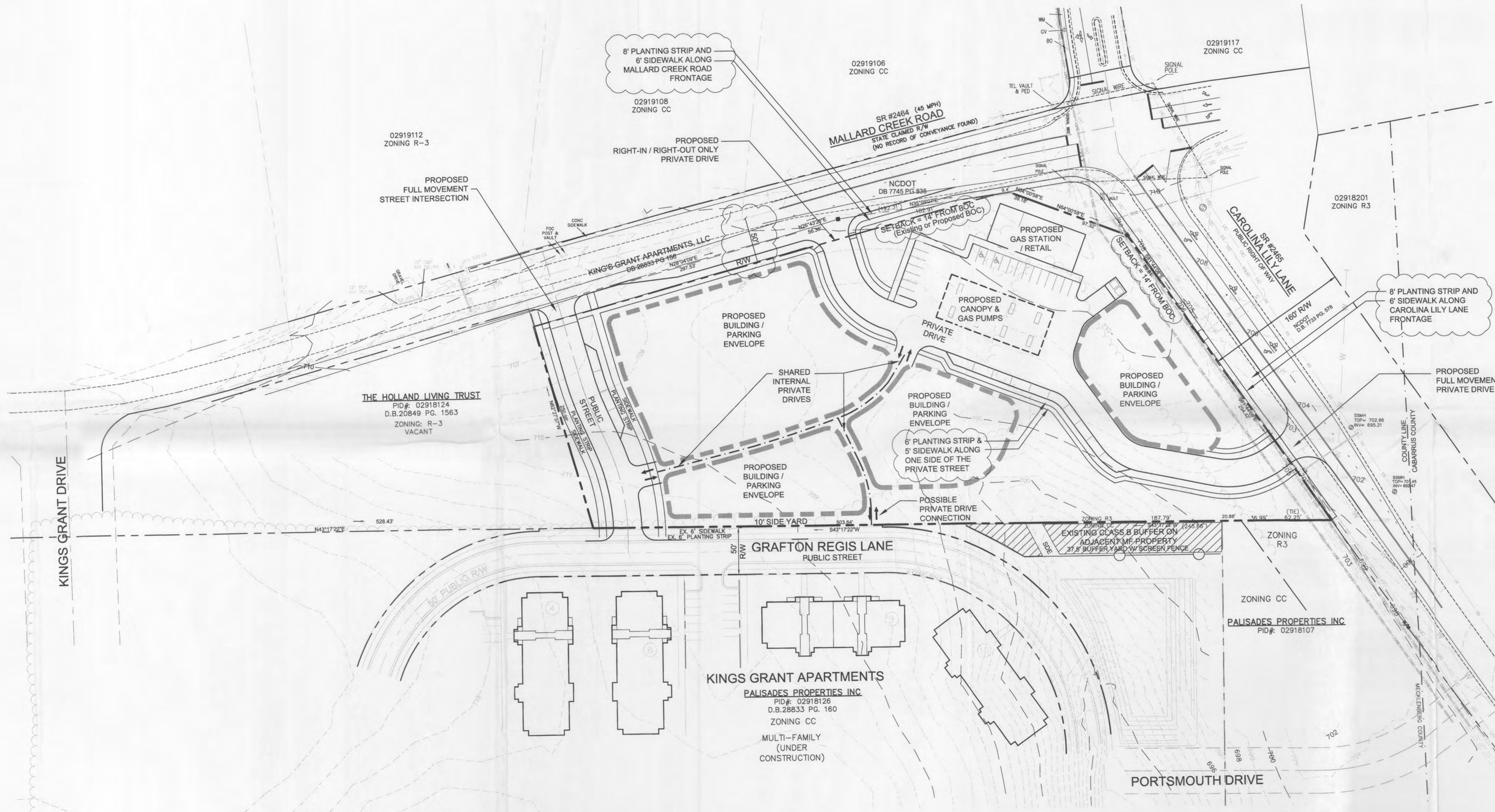
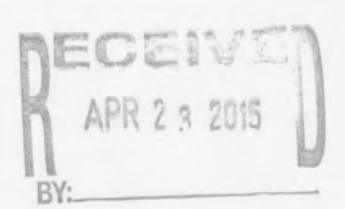
SITE DATA	
TAX PARCEL:	02918116 & 02918117
SITE AREA:	4.98 AC. +/-
EXISTING ZONING:	R3
PROPOSED ZONING:	NS
PROPOSED USES:	USES PERMITTED IN THE NS DISTRICT
PROPOSED BUILDINGS:	± 20,000 S.F. MAX. (Inc. Possible Drive-Thru)
PARKING:	MIN. 1 SP / 600 SF REQ'D.
MAXIMUM BLDG. HEIGHT:	WILL COMPLY WITH ORDINANCE REQUIREMENTS

DEVELOPMENT STANDARDS

- General Provisions.**
- 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 allowed under the provisions of Section 6.207 of the Zoning Ordinance.
 - The Petitioner acknowledges that other standard development requirements imposed by other city ordinances, such as those that regulate streets, sidewalks, bicycle parking, and site development, may apply to the development of this site. These are not zoning regulations, are not administered by the Zoning Administrator, 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 that may be applicable to the site.
 - 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 assigns of the owner or owners of the Site who may be involved in its development from time to time.
- Purpose**
- To develop a small center to accommodate neighborhood services and retail uses
- Permitted Uses**
- Uses allowed on the property included in this Petition are those uses that are permitted in the NS district except as may be further limited by the specific provisions of this site plan. The Petitioner agrees to limit the uses on the site that utilize an accessory drive through service window to one. The Petitioner reserves the right to build as many as 5 or as few as 2 principal structures on the site. Residential uses will not be permitted on the site.
- Transportation**
- The site will utilize driveways that connect to Mallard Creek Rd, to Grafton Regis Lane, and to Carolina Lily Lane and via a public street that will connect Mallard Creek Rd. to Grafton Regis Lane generally depicted on the site plan.
 - Parking areas are generally depicted on the concept plan for the site.
 - The Petitioner reserves the right to install on-street parking on all private drives and public streets that may adjoin or be included in the site.
 - The Petitioner will install sidewalks as prescribed by the ordinance within this site as each portion of the site develops.
 - The Petitioner will install an 8' planting strip and 6' sidewalks along the frontage of both Mallard Creek Rd. and Carolina Lily Lane subject to the approval of NCDOT.
 - The Petitioner reserves the right to utilize a 'commercial narrow' street cross section for the street that crosses the site from Mallard Creek Rd. to Grafton Regis Lane which is located off of the Petitioner's site, as will be determined during the design development and review process. Furthermore, the Petitioner reserves the right to modify the street design consistent with a design that will be accepted for maintenance by NCDOT. Finally, the Petitioner reserves the right to not connect the street to Grafton Regis Lane if the street on the Petitioner's site is not accepted for maintenance by NCDOT.
- Architectural Standards**
- The development of the site will be governed by the district regulations of the Zoning Ordinance for the NS. Large expanses of wall exceeding 20-feet in length will be avoided through the introduction of articulated facades, using various materials such as brick and other masonry products, stone, EIFS, different colors of paint, glass windows, water table, and/or soldier course. The Petitioner has also provided typical elevation images of the building that represent the overall scale, character, and quality of the buildings proposed to be constructed on the site. The Petitioner reserves the right to make minor architectural changes to these building designs but the overall design and construction character will be as illustrated and will apply to all buildings constructed on the site. Buildings heights and floor area ratios will be determined by ordinance standards.
- If a drive through service window is constructed on the site along a public street then it will be screened with a low masonry wall and landscaping. The Petitioner will install windows and other architectural elements to enhance the appearance of the building facade that faces the intersection of Mallard Creek Rd. and Carolina Lily Lane. An operating door will not be installed for safety and security reasons.
- Streetscape and Landscaping**
- Due to the nature and size of the development parcel located at the corner of the new public street and Grafton Regis Lane and as there is no Ordinance requirement for a buffer along a public street, the Petitioner will provide opaque and landscape screening for any part of any development that adjoins and would be visible from the right of way of Grafton Regis Lane for the portions of any use where screening would be required by the Ordinance.
- Environmental Features**
- Reserved
- Parks, Greenways, and Open Space**
- Reserved
- Fire Protection**
- Reserved
- Signage**
- Reserved
- Lighting**
- Freestanding lighting on the site will be limited to 25' in total height and will utilize full cut-off luminaires and no "wall pak" type lighting will be utilized, except that architectural lighting on the exterior of buildings will be permitted
- Phasing**
- Reserved
- Initial submission: 1/26/15, 1.1
Revised per staff comments, 3/20/15
Revised per staff comments, 4/24/15, 1.2.3

APPROVED BY CITY COUNCIL

MAY 18 2015

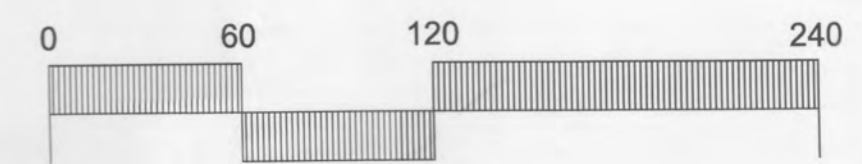


PETITION # 15-043

NEIGHBORHOOD SERVICES CENTER
CHARLOTTE, NORTH CAROLINA
FOR
PRIME BUSINESS LLC

REVISED: 4-24-15
REVISED: 3-20-15
INITIAL SUBMISSION: 1-26-15

Scale: 1" = 60'



Sheet Number

RZ-1

Sheet 1 of 2

Project Manager LM
Drawn By AHS
Checked By LM
Date 1-26-15
Project Number 14028



NORTH ELEVATION



EAST SIDE ELEVATION

APPROVED BY
CITY COUNCIL

MAY 18 2015



SOUTH ELEVATION - FROM MALLARD CREEK RD
& CAROLINA LILY LANE INTERSECTION



WEST SIDE ELEVATION

PETITION # 15-043
GAS STATION & STORE ELEVATIONS
NEIGHBORHOOD SERVICES CENTER
CHARLOTTE, NORTH CAROLINA
FOR
PRIME BUSINESS LLC

Project Manager
LM
Drawn By
AHS
Checked By
LM
Date
1-26-15
Project Number
14028

REVISED: 3-20-15
INITIAL SUBMISSION: 1-26-15

Sheet Number
RZ-2
Sheet 2 of 2

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