

**04 VICINITY MAP** NTS

**Development Summary**

**Tax Parcel ID#:** 171-081-02  
**Total Site Acreage:** .37 acres  
**Existing Zoning:** 0-2  
**Existing Uses:** Retail  
**Proposed Zoning:** MUDD (CD)  
**Setback Requirements:**  
 • Park Road: 21' Setback (see Site Plan)  
 • Montford Drive: 16' Setback (see Site Plan)  
**Sideyard Requirements:** 0' Sideyard,  
 10' building separation required adjacent to residential use  
**Rearyard Requirements:** 0' Rearyard  
 10' building separation required adjacent to residential use  
**Maximum Height:** 40'-0"  
**Open Space:** Not Required  
**Development Totals:**  
 • Retail: 4,700 sf

**03 DEVELOPMENT SUMMARY** NTS

**General Provisions**

- The petitioner acknowledges that other standard development requirements imposed by other city ordinances, standards, policies, and appropriate design manuals will exist. Those criteria (for example, those that require buffers, regulate streets, sidewalks, trees, stormwater, and site development, etc...) will apply to the development site. This includes Chapters 6.9, 12, 17, 18, 19, 20, 21 of the City Code. Conditions set forth in this petition are supplemental requirements imposed on the development in addition to other standards. Where specified conditions on this plan differ from ordinances, standards, policies and approaches in existence at the time of formal engineering plan review submission, the conditional notes on this plan shall apply.
- The Site Plan is schematic in nature and represents a firm concept of development with regard to the arrangement of buildings, parking, and circulation patterns. Minor changes of detail which do not alter the basic layout and relationships to abutting sites are permitted as a matter of right for the petitioner / developer and shall be handled in accordance to the Zoning Ordinance, Section 6.207.
- Dumpster location is proposed on adjacent property. The owners of the two properties will have a legal permanent easement agreement.

**Permitted Uses**

- Uses allowed on the property included in this Petition are those uses that are permitted in the MUDD (CD) district except as may be further limited by the specific provisions of this site plan.

**Lighting**

- The maximum height of any freestanding light fixture shall not exceed 20 feet including its base. All lighting within the site shall be designed and shielded such that direct illumination does not exceed past any property line and shall be consistent with the zoning ordinance requirements.

**Transportation**

- Vehicular access points shall be limited to those shown on the site plan. The exact location may vary from that depicted, but shall comply with all applicable design requirements of the Charlotte Department of Transportation and / or North Carolina Department of Transportation.
- The proposed vehicular connections to the abutting property (cross-easement) shall be built to the property line as shown as part of the proposed development project. The exact locations may vary somewhat from the depicted plan.

**Streetscape & Landscaping**

- The 5' landscaped screen along the westerly Project's edge will include a 8 foot high wood fence and landscape materials. Existing landscaping along fence to remain.
- The 8' Sidewalk and 13' Landscaping area (with 5' allotted for future bike lane) along Park Road will be provided. A 8' sidewalk and 8' landscaping area will be provided along Montford Drive.
- Parking spaces are within 60 feet of existing perimeter trees.
- The payment-in-lieu mitigation option will be used to satisfy the tree save requirements.

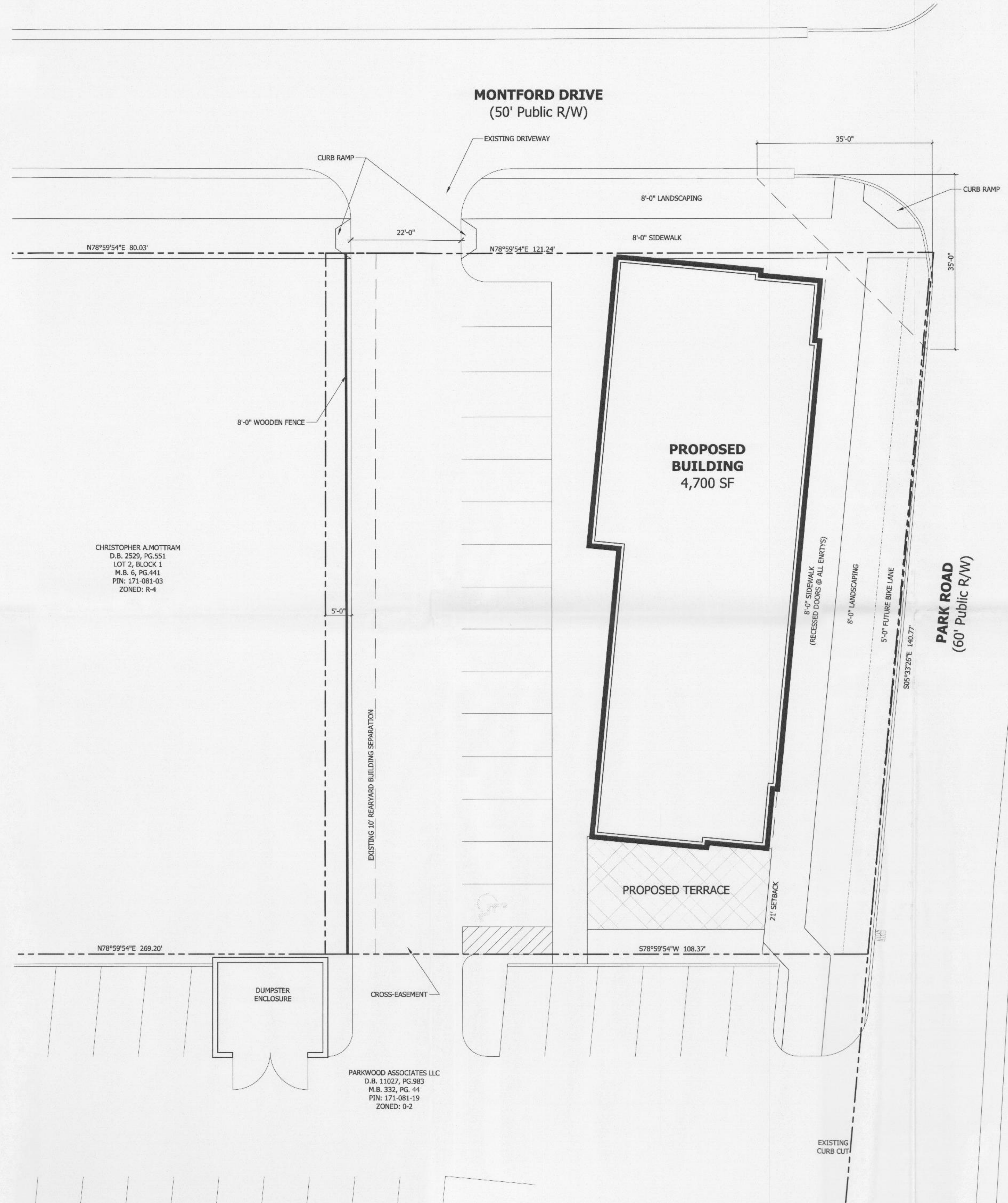
**Environmental Features**

- The location, size, and type of storm water management systems depicted on the Rezoning Plan are subject to review 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.

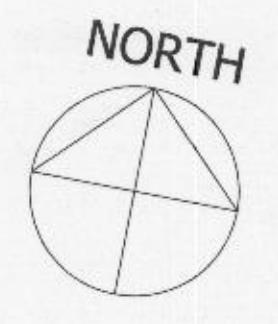
**Architectural Materials**

- Building materials that are allowed are: brick, synthetic stone, natural stone, cultured stone, synthetic EIFS, synthetic stucco/hard coat, decorative metal panels, and all glass to be clear glass. Exposed CMU will not be an allowed material.
- All doors along Park Road to be recessed.
- The building will be a 4 sided building.

**02 GENERAL PROVISIONS** NTS

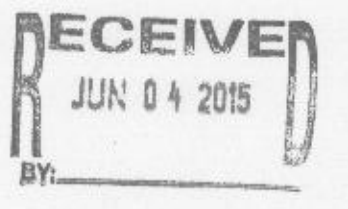


**01 SITE PLAN**



APPROVED BY  
CITY COUNCIL

JUL 20 2015



LPA  
Lat Purser  
& Associates, Inc.

**PROPOSED DEVELOPMENT**

MONTFORD DRIVE & PARK ROAD  
CHARLOTTE, NORTH CAROLINA

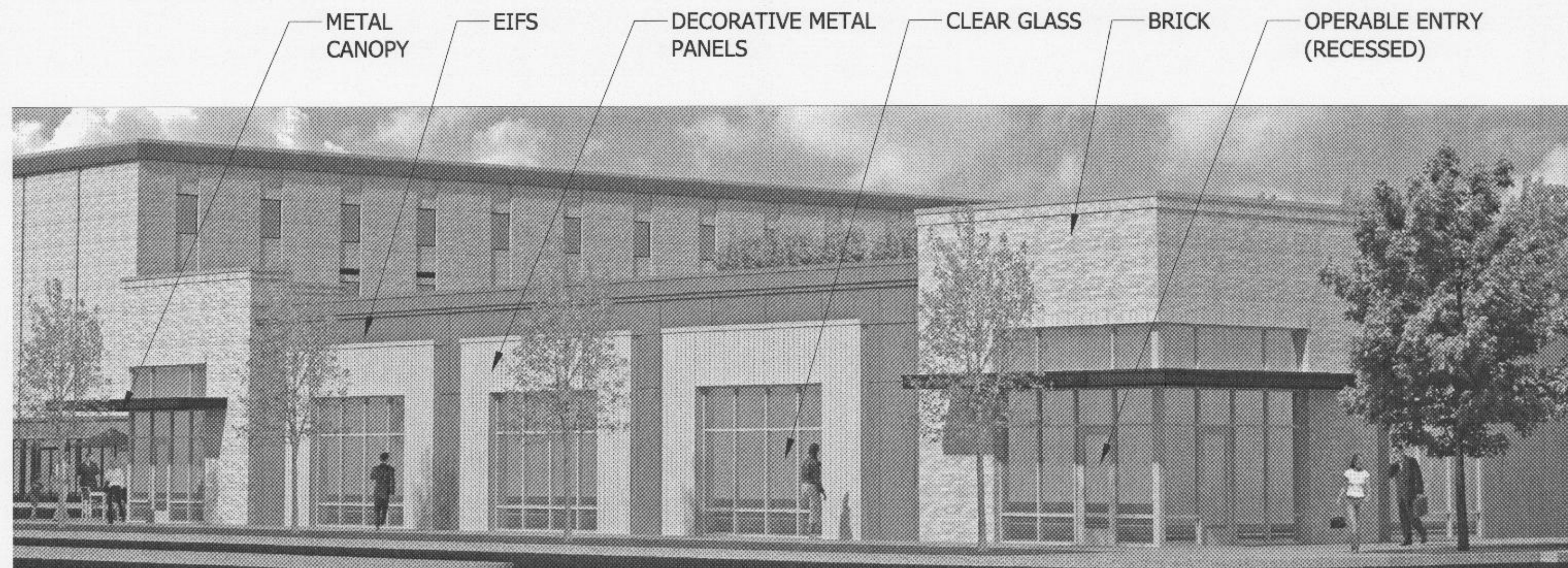
Petition No. 2015-053  
For Public Hearing

ISSUE	DATE
REZONING SUBMITTAL	02.23.15
COMMENT REVISIONS	04.17.15
COMMENT REVISIONS	05.21.15
COMMENT REVISIONS	05.27.15
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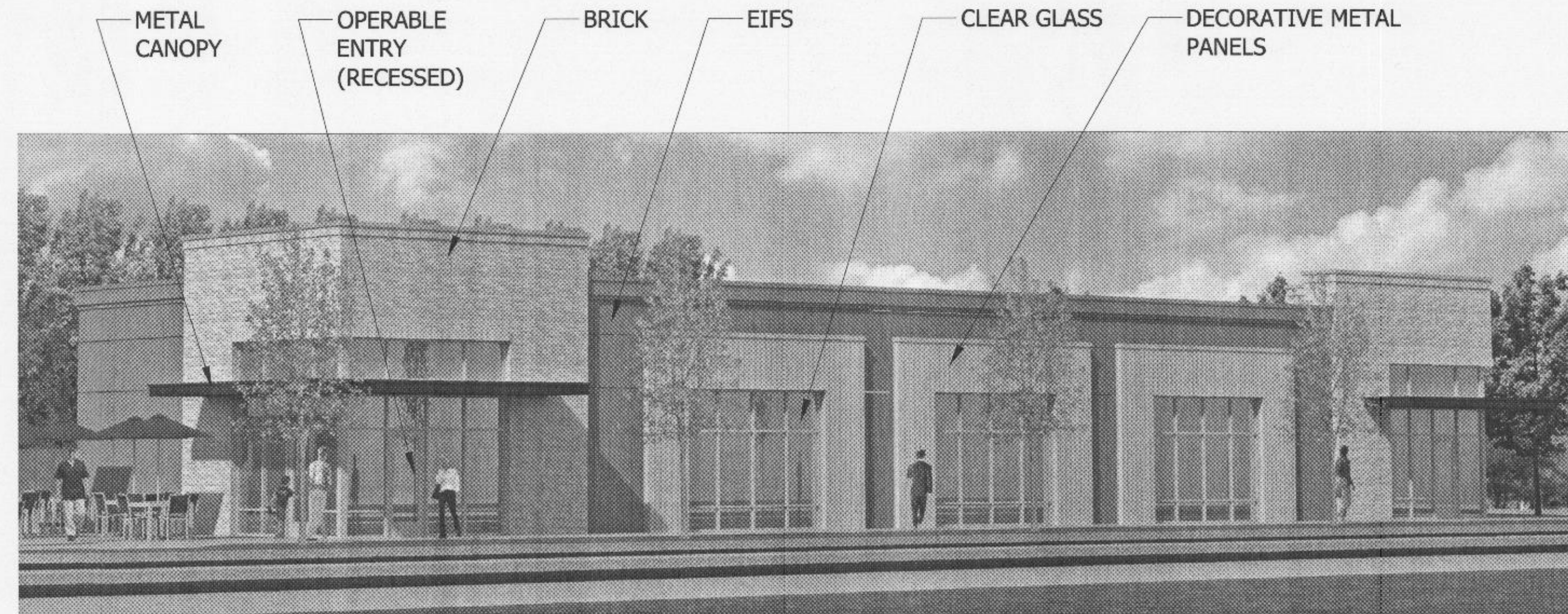
**ILLUSTRATIVE PLAN AND NOTES**

**RZ-1**

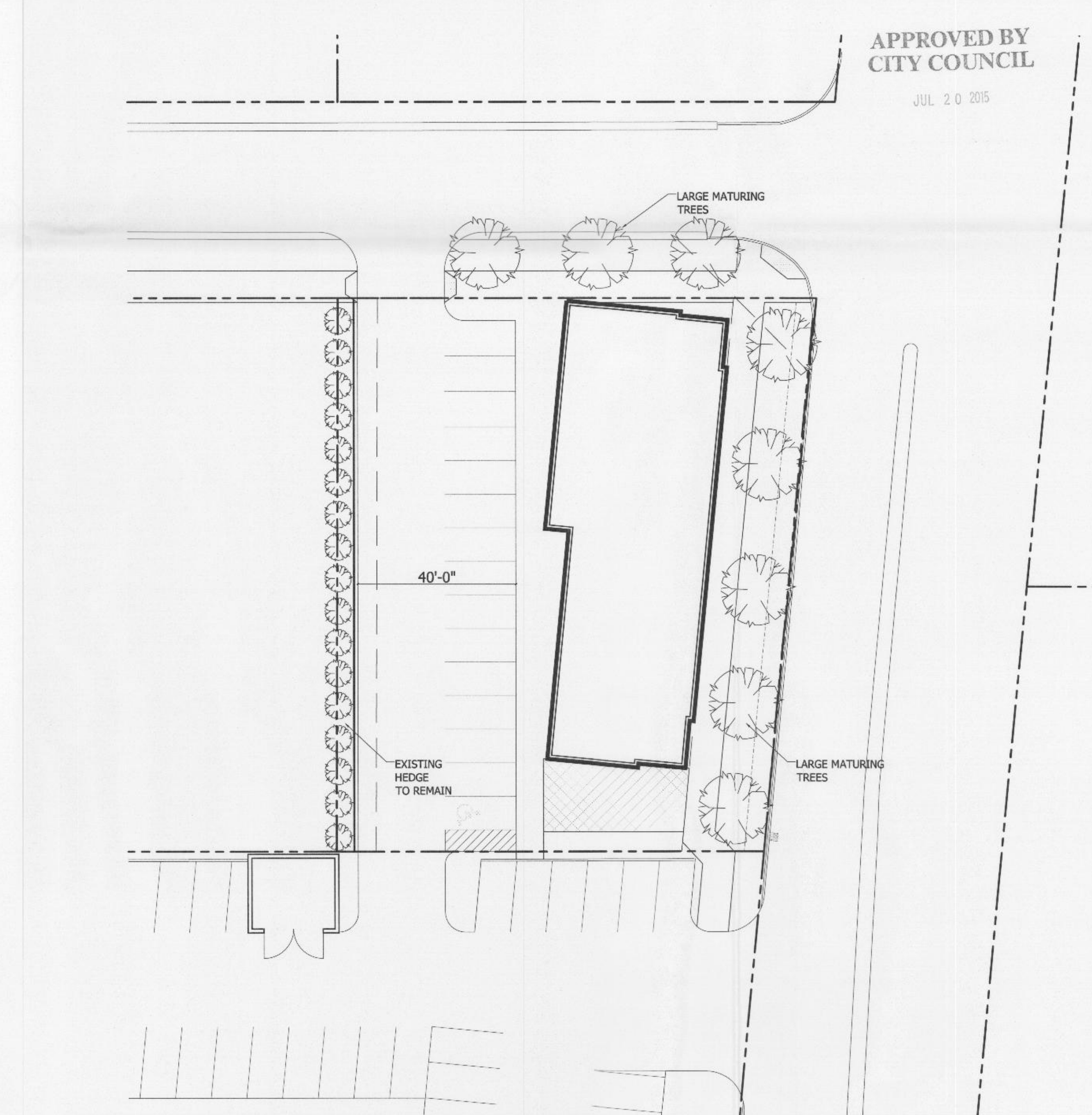




**03** PARK ROAD & MONTFORD DRIVE ELEVATION SCALE: NTS

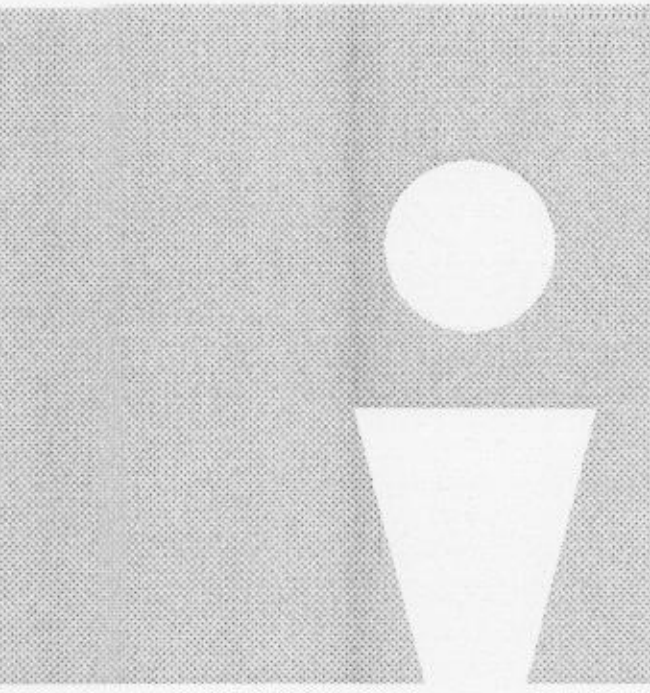


**02** PARK ROAD ELEVATION SCALE: NTS



**01** LANDSCAPING PLAN scale: 1"=20'

APPROVED BY  
CITY COUNCIL  
JUL 20 2015



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CHARLOTTE, NORTH CAROLINA  
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**LANDSCAPE PLAN AND ELEVATIONS**

**RZ-2**