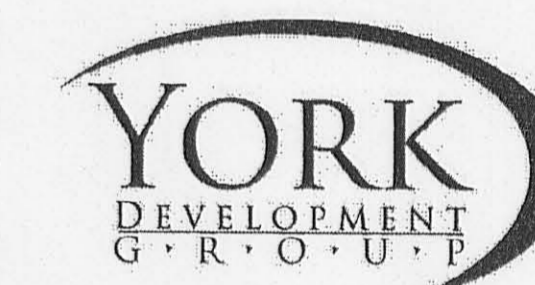


APPROVED BY CITY COUNCIL

JUL 18 2011

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Providence Rd. West / 521 Office Park

PETITION # 2011-002 FOR PUBLIC HEARING

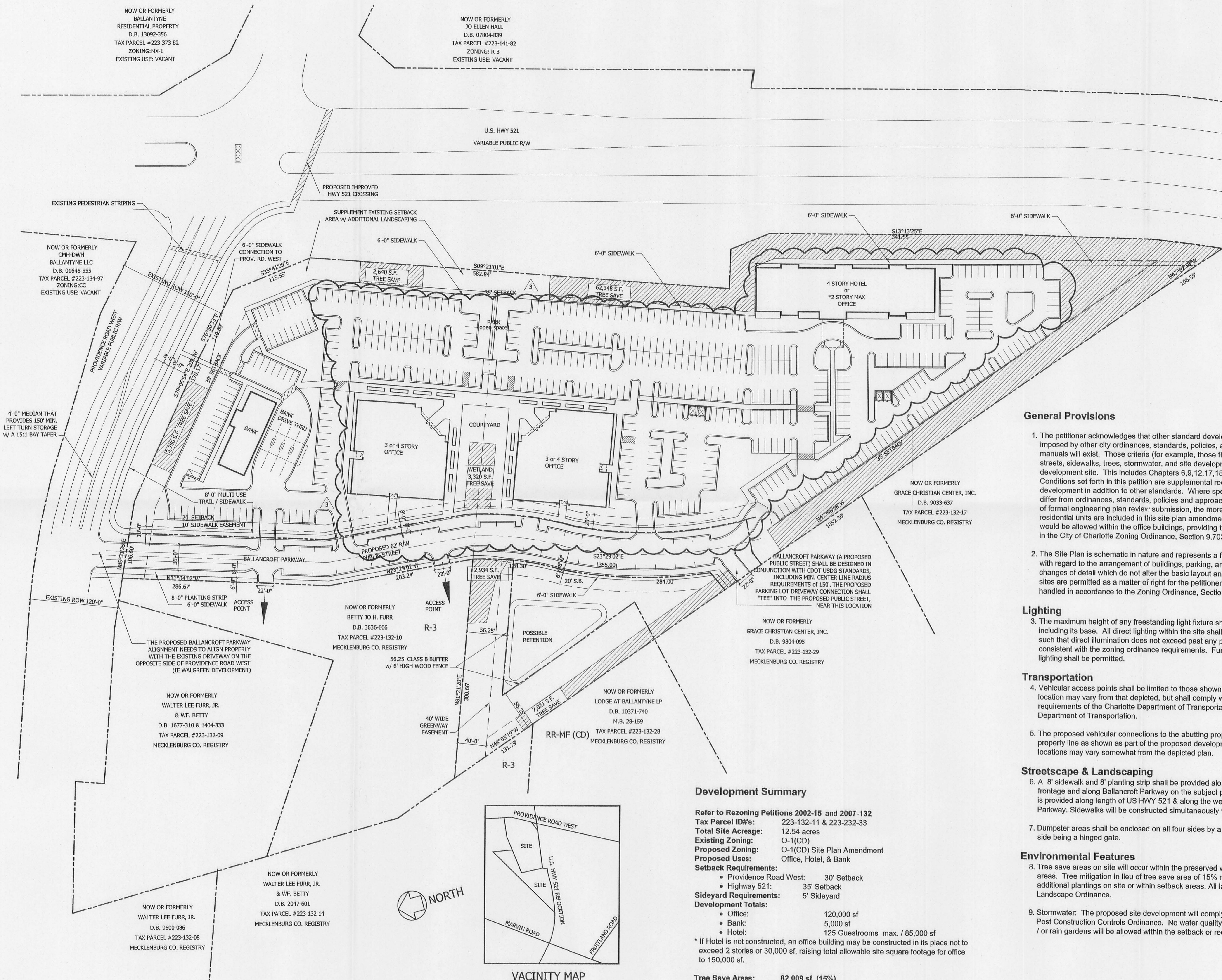
KEY PLAN

Table with 2 columns: ISSUE FOR REVIEW, DATE. Includes rows for REZONE COMMENTS on 10/20/10, 12/17/10, 01/03/11, and 04/15/11.

SITE PLAN

RZ-1

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General Provisions

1. 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.

2. 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

Lighting

3. The maximum height of any freestanding light fixture shall not exceed 30 feet including its base. All direct 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. Furthermore, no "wall pak" lighting shall be permitted.

Transportation

4. 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.

5. The proposed vehicular connections to the abutting properties 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

6. A 8' sidewalk and 8' planting strip shall be provided along Providence Road West frontage and along Ballancroft Parkway on the subject property's side. A 6' sidewalk is provided along length of US HWY 521 & along the west side of Ballancroft Parkway. Sidewalks will be constructed simultaneously with phased development.

7. Dumpster areas shall be enclosed on all four sides by a solid fence or wall with one side being a hinged gate.

Environmental Features

8. Tree save areas on site will occur within the preserved wetlands area and setback areas. Tree mitigation in lieu of tree save area of 15% may be accomplished with additional plantings on site or within setback areas. All landscaping will meet the Landscape Ordinance.

9. Stormwater: The proposed site development will comply with the City of Charlotte Post Construction Controls Ordinance. No water quality and bio-retention areas and / or rain gardens will be allowed within the setback or required yards

Development Summary

Refer to Rezoning Petitions 2002-15 and 2007-132
Tax Parcel ID#s: 223-132-11 & 223-232-33
Total Site Acreage: 12.54 acres
Existing Zoning: O-1(CD)
Proposed Zoning: O-1(CD) Site Plan Amendment
Proposed Uses: Office, Hotel, & Bank

Setback Requirements:
• Providence Road West: 30' Setback
• Highway 521: 35' Setback
Sideyard Requirements: 5' Sideyard

Development Totals:
• Office: 120,000 sf
• Bank: 5,000 sf
• Hotel: 125 Guestrooms max. / 85,000 sf

* If Hotel is not constructed, an office building may be constructed in its place not to exceed 2 stories or 30,000 sf, raising total allowable site square footage for office to 150,000 sf.

Tree Save Areas: 82,009 sf (15%)

