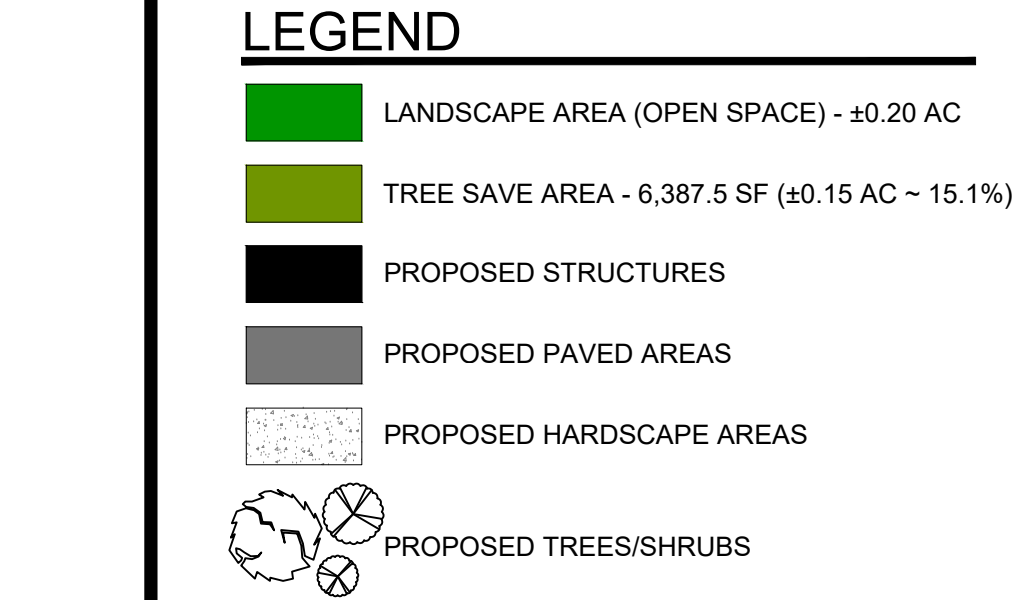




CHARLOTTE

APPROVED BY CITY COUNCIL

RZ-2023-070

Approved: 10/21/2024

1000 CREEK CHURCH RD

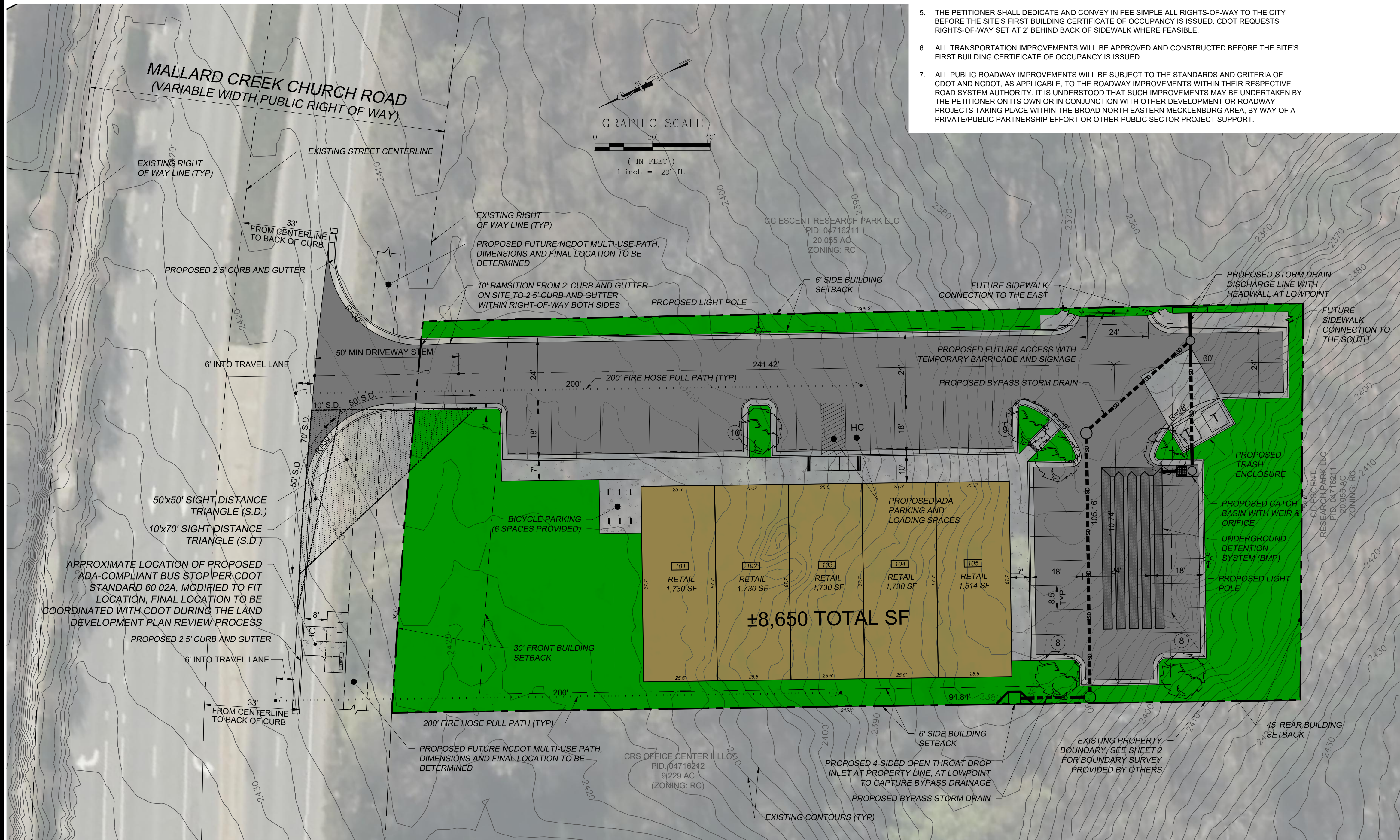
PARADE DR

SITE

DEVELOPER: AHMAD DEVELOPERS, LLC 3105 QUEEN CITY DRIVE CHARLOTTE, NC 28208 CONTACT: SHARGEEL AHMAD EMAIL: shargeel.ahmad@harrishospitality.info ENGINEER: CDM+R ENGINEER, PLLC 1130 PARADE GROUND COURT CLOVER, SC 29710 CONTACT: ANTHONY RENTZ, P.E., S.E. EMAIL: arl@cdmreng.com PARCEL ID: 047-421-04 SITE ACREAGE: ±0.97 AC	REQUIRED BUILDING SETBACKS: FRONT SETBACK: 30' REAR SETBACK: 45' SIDE SETBACK: 6' MAXIMUM ALLOWABLE BUILDING HEIGHT: 50' REQUIRED LANDSCAPE BUFFER: N/A OPEN SPACE REQUIRED: 5% (0.05 AC) FOR CG ZONING DISTRICT OPEN SPACE PROVIDED: ±36% (±0.35 AC) PARKING SPACES REQUIRED: 1 SPACE PER 250 SF OF RETAIL SPACE = 35 SPACES PARKING SPACES PROVIDED: 8,650 SF / 250 SF = 35 SPACES REQUIRED (36 PROVIDED) BICYCLE PARKING SPACES REQUIRED: 1 SPACE PER 1,500 SF OF RETAIL SPACE BICYCLE PARKING SPACES PROVIDED: 8,650 SF / 1,500 SF = 6 SPACES PROVIDED
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|---|---|--|
|  | <p>TAX PARCELS INCLUDED IN REZONING: 1 PARCEL (047-421-04)</p> <p>EXISTING ZONING: N1-A (NEIGHBORHOOD 1)</p> <p>PROPOSED ZONING: CG (COMMERCIAL GENERAL)</p> <p>PROPOSED BUILDING SQUARE FOOTAGE: ±8,650 SF</p> <p>MAXIMUM ALLOWABLE BUILDING HEIGHT: 50'</p> <p>MAXIMUM NUMBER OF PROPOSED BUILDINGS: 1 BUILDING</p> <p>PARKING SPACES REQUIRED: 1 SPACE PER 250 SF OF RETAIL SPACE = 35 SPACES</p> <p>PARKING SPACES PROVIDED: 8,650 SF / 250 SF = 35 SPACES REQUIRED (35 PROVIDED)</p> <p>BICYCLE PARKING SPACES REQUIRED: 1 SPACE PER 1,500 SF OF RETAIL SPACE</p> <p>BICYCLE PARKING SPACES PROVIDED: 8,650 SF / 1,500 SF = 6 SPACES PROVIDED</p> <p>OPEN SPACE REQUIRED: 5% (0.05 AC) FOR CG ZONING DISTRICT</p> <p>OPEN SPACE PROVIDED: ±50.5% (±0.49 AC)</p> <p>PERMITTED USES: GENERAL COMMERCIAL USE PER ARTICLE 6, SECTION 6.1, SUB-SECTION "A"</p> <p>REQUIRED LANDSCAPE YARD: N/A PER ARTICLE 20, TABLE 20-3 AS IT ABUTS A "RC" (RESEARCH CAMPUS) ZONING DISTRICT</p> <p>PROPOSED CONSTRUCTION PHASING: 1 PHASE</p> | <p>PROPOSED STORM SYSTEM: PRIVATE</p> <p>PROPOSED WATER SYSTEM: PRIVATE</p> <p>PROPOSED SEWER SYSTEM: PRIVATE</p> <hr/> <p>ELECTRICITY PROVIDER: DUKE ENERGY</p> <p>GAS PROVIDER: PIEDMONT NATURAL GAS</p> <p>WATER PROVIDER: CITY OF CHARLOTTE</p> <p>SEWER PROVIDER: CITY OF CHARLOTTE</p> |
| | <p>LEGEND</p> <p> LANDSCAPE AREA (OPEN SPACE) - ±0.20 AC</p> <p> TREE SAVE AREA - 6,387.5 SF (±0.15 AC ~ 15.1%)</p> <p> PROPOSED STRUCTURES</p> <p> PROPOSED PAVED AREAS</p> | <p>CONDITIONAL NOTES:</p> <ol style="list-style-type: none"> DEVELOPER SHALL DEDICATE 50-FEET OF RIGHT-OF-WAY STARTING FROM THE ROAD CENTERLINE. DEVELOPER SHALL PROVIDE CROSS-ACCESS TO BOTH ADJACENT PARCELS MEETING MINIMUM UDO REQUIREMENTS REGARDING PARCEL CROSS-ACCESS. DEVELOPER SHALL PROVIDE A 50-FOOT DRIVEWAY STEM MEASURED FROM THE EDGE OF PAVEMENT ALONG MALLARD CREEK CHURCH ROAD. |

1. DEVELOPER SHALL DEDICATE 50-FOET OF RIGHT-OF-WAY STARTING FROM THE ROAD CENTERLINE.
2. DEVELOPER SHALL PROVIDE CROSS-ACCESS TO BOTH ADJACENT PARCELS MEETING MINIMUM UDO REQUIREMENTS REGARDING PARCEL CROSS-ACCESS.
3. DEVELOPER SHALL PROVIDE A 50-FOOT DRIVEWAY STEM MEASURED FROM THE EDGE OF PAVEMENT ALONG MALLARD CREEK CHURCH ROAD.
4. A RIGHT-OF-WAY ENCROACHMENT AGREEMENT IS REQUIRED FOR THE INSTALLATION OF ANY NON-STANDARD ITEMS (IRRIGATION SYSTEMS, DECORATIVE CONCRETE PAVEMENT, BRICK PAVERS, ETC.) WITHIN A PROPOSED/EXISTING CITY-MAINTAINED STREET RIGHT-OF-WAY BY A PRIVATE INDIVIDUAL, GROUP, BUSINESS, OR HOMEOWNER'S/BUSINESS ASSOCIATION. AN ENCROACHMENT AGREEMENT MUST BE APPROVED BY CDOT PRIOR TO CONSTRUCTION/INSTALLATION. CONTACT CDOT FOR ADDITIONAL INFORMATION CONCERNING COST, SUBMITTAL, AND LIABILITY INSURANCE COVERAGE REQUIREMENTS.
5. THE PETITIONER SHALL DEDICATE AND CONVEY IN FEE SIMPLE ALL RIGHTS-OF-WAY TO THE CITY BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED. CDOT REQUESTS RIGHTS-OF-WAY SET AT 2' BEHIND BACK OF SIDEWALK WHERE FEASIBLE.
6. ALL TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED.
7. ALL PUBLIC ROADWAY IMPROVEMENTS WILL BE SUBJECT TO THE STANDARDS AND CRITERIA OF CDOT AND NCDOT. AS APPLICABLE, TO THE ROADWAY IMPROVEMENTS WITHIN THEIR RESPECTIVE ROAD SYSTEM AUTHORITY. IT IS UNDERSTOOD THAT SUCH IMPROVEMENTS MAY BE UNDERTAKEN BY THE PETITIONER ON THEIR OWN OR IN COOPERATION WITH OTHER DEVELOPMENT OR ROADWAY PROJECTS TAKING PLACE WITHIN THE BROAD NORTH EASTERN MECKLENBURG AREA, BY WAY OF A PRIVATE/PUBLIC PARTNERSHIP EFFORT OR OTHER PUBLIC SECTOR PROJECT SUPPORT.



DEVELOPMENT DATA TABLE (ITEMS MAY NEED TO BE SUPPLEMENTED WITH ADDITIONAL NOTES OR SITE PLAN ANNOTATION)

A. SITE ACREAGE: 0.97 ACRES
B. TAX PARCELS INCLUDING IN REZONING: 047-421-04
C. EXISTING ZONING (INCLUDING OVERLAYS AND VESTING): N1-A
D. PROPOSED ZONING (INCLUDING OVERLAYS AND VESTING): CG (COMMERCIAL GENERAL)
E. NUMBER OF RESIDENTIAL UNITS BY HOUSING TYPE: N/A
F. RESIDENTIAL DENSITY: N/A
G. SQUARE FOOTAGE OF NON-RESIDENTIAL USES BY TYPE (RETAIL, OFFICE, INDUSTRIAL, ETC.): 8,650 SF
H. FLOOR AREA RATIO: N/A
I. MAXIMUM BUILDING HEIGHT: 50'
J. MAXIMUM NUMBER OF BUILDINGS: 1 PROPOSED BUILDING
K. NUMBER AND/OR RATIO OF PARKING SPACES: 36 SPACES PROVIDED
L. AMOUNT OF OPEN SPACE: 0.35 ACRES PROVIDED

2. GENERAL PROVISIONS

A. NOTE ADDRESSING APPLICABILITY OF ORDINANCES: N/A
B. NOTE THAT ALTERATIONS TO THE CONDITIONAL PLAN ARE SUBJECT TO SECTION 6.207 ALTERATIONS TO APPROVAL.
N/A

3. OPTIONAL PROVISIONS (ONLY FOR PROPOSED ZONING TO UMUD-O, MUDD-O, PED-O, OR TS-O)

A. LISTING OF ALL OPTIONAL PROVISIONS: N/A

4. PERMITTED USES

A. ALLOWED USES OR PROHIBITED USES: GENERAL COMMERCIAL
B. OTHER USE RESTRICTIONS: N/A

5. TRANSPORTATION

A. DEDICATION AND RESERVATION OF STREET RIGHT-OF-WAY TO CITY/ NCDOT: N/A
B. TRANSPORTATION IMPROVEMENTS CONSTRUCTED IN CONJUNCTION WITH DEVELOPMENT: MULTI-USE PATH AS SHOWN HEREON

6. ARCHITECTURAL STANDARDS

A. BUILDING MATERIALS: N/A
B. BUILDING SCALE: N/A
C. TREATMENT OF URBAN DESIGN AND ARCHITECTURAL ELEMENTS, SUCH AS STREET WALLS, BUILDING ENTRANCES, CANOPIES AND BALCONIES: N/A
D. FENCE/WALL STANDARDS: N/A

7. STREETSCAPE AND LANDSCAPING

A. STREETSCAPE (SIDEWALK AND PLANTING STRIP) STANDARDS: N/A
B. SPECIAL LANDSCAPE, BUFFER, SCREENING TREATMENT: N/A

8. ENVIRONMENTAL FEATURES

A. SHALL COMPLY WITH TREE REGULATIONS
B. PROPOSED PCSO TREATMENT AREAS: BMP AS SHOWN HEREON
C. ENVIRONMENTAL PROVISIONS PER ENVIRONMENTAL GENERAL DEVELOPMENT POLICIES: N/A

NOTE:

- THE LOCATION, SIZE, 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 SUBMITTAL AND ARE NOT IMPLICITLY PROVIDED 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

A. RESERVATION/DEDICATION OF PARK AND/OR GREENWAY: N/A
B. PARK AND/OR GREENWAY IMPROVEMENTS: N/A
C. CONNECTIONS TO PARK AND/OR GREENWAY: N/A
D. PRIVATELY CONSTRUCTED OPEN SPACE: N/A

10. FIRE PROTECTION

A. FIRE LANE TREATMENT: N/A

11. SIGNAGE

A. SIGN LIMITATIONS – SIZE, TYPE, LOCATION IF DIFFERENT FROM ORDINANCE REQUIREMENTS: N/A

12. LIGHTING

A. LIMITATIONS ON TYPE OR LOCATION OF LIGHTING: N/A
B. LOCATION AND HEIGHT OF SPECIAL LIGHTING: SUCH AS PEDESTRIAN SCALE LIGHTING: SIDE AND REAR BUILDING WALL PACKS AND 2 PARKING LOT LIGHTS PER DEVELOPMENT NOTE 2

13. PHASING

A. DEVELOPMENT PHASING BY USE, AREA AND/OR SQUARE FOOTAGE AND TRIGGER FOR EACH PHASE: N/A

14. OTHER

A. INDICATE IF A REQUEST FOR RIGHT-OF-WAY ABANDONMENT OR A VARIANCE HAS BEEN SUBMITTED FOR THE SUBJECT PROPERTY. SUCH REQUEST MAY NEED APPROVAL PRIOR TO A CITY COUNCIL VOTE ON THE REZONING.: N/A
B. REQUEST FOR RIGHT-OF-WAY ABANDONMENT OR VARIANCE: SEE SHEET 2 FOR BOUNDARY SURVEY
C. PUBLIC FACILITIES/SITES TO BE PROVIDED: N/A
D. PROPOSED DUMPSTER LOCATIONS: SEE LOCATION HEREON
E. PROVISION OF PUBLIC ART: N/A
F. UNDERGROUND UTILITIES: N/A
G. OTHER CONDITIONS NOT PREVIOUSLY LISTED: N/A

1. THE BOUNDARY SURVEY SHOWN WAS PROVIDED BY OTHERS. SEE SHEET 2 FOR ADDITIONAL BOUNDARY SURVEY INFORMATION.
2. THE AERIAL IMAGES AND EXISTING CONTOURS WERE ACQUIRED FROM READILY AVAILABLE GIS DATA.
3. FUTURE NCDOT MULTI-USE PATH TO BE CONSTRUCTED AS PART OF THE PROPOSED DEVELOPMENT AS REQUESTED BY NCDOT. NO ADDITIONAL DEDICATION OR RESERVATION IS REQUIRED PER NCDOT.
4. THE PROPOSED BUILDING SHALL BE CONSTRUCTED WITH WALL PACKS ON THE SIDES AND REAR FOR ILLUMINATION OF DEVELOPMENT, IN ADDITION TO THE 2 PROPOSED LIGHT POLES SHOWN.
5. THE "FIRE HOSE PULL PATH" SHOWN ON THIS PLAN REPRESENTS AT LEAST A 200-FOOT FIRE HOSE PULL FROM A FIRE TRUCK PARKED IN THE LANE OF TRAVEL TO THE FURTHEST POINT NEAR THE PROPOSED BUILDING.
6. FOR ADJOINING PARCELS RECEIVING STORMWATER DISCHARGE FROM THE PROPOSED BMP/WATER QUALITY FEATURE, THE PETITIONER SHALL ANALYZE THE ADEQUACY OF THE EXISTING STORMWATER CONVEYANCE ON THE ADJOINING PARCELS. IF THE EXISTING STORMWATER CONVEYANCE ON THE ADJOINING PARCELS IS FOUND TO BE INADEQUATE, THE PETITIONER SHALL MAKE A GOOD FAITH EFFORT WITH THE PROPERTY OWNER(S) TO IMPROVE THE STORMWATER CONVEYANCE OR MITIGATE THE STORMWATER DISCHARGE ONTO THE ADJOINING PARCELS.

CDM+R
ENGINEERING - PLLC
1130 Parade Ground Court
Clover, South Carolina 29710
(803) 431-6940 - NC FIRM# P-1690

NO.	DATE	BY	ISSUE
1	3-15-2023		COMR CITY, NCDOT INFORMAL REVIEW CORRECTIONS
2	4-10-2023		COMRADED ADDITIONAL REZONING SITE DATA AS REQUESTED BY THE CITY OF CHARLOTTE
3	6-1-2023		COMRADED ALL SITE PLAN NOTES AND A RESPONSE TO EACH ONE PER CITY REQUEST
4	8-14-2023		COMRADED TREE SITE TO BE REMOVED TO OFF BUILDING A ADDRESSED ADDITIONAL CROO COMMENTS
5	5-24-2024		COMR CHANGED TREE SITE TO BE REMOVED TO OFF BUILDING A ADDRESSED ADDITIONAL CROO COMMENTS
6	5-24-2024		COMR CHANGED FUTURE SIDEWALK CONNECTIONS TO EAST AND SOUTH PER CITY COMMENTS
7	6-14-2024		COMR CITY REQUEST TO REMOVE TREE SAVE CALCS OFF SKETCH UPDATED SITE CALCS
8	9-3-2024		

LOCATION:
2107 MALLARD CREEK CHURCH ROAD
CHARLOTTE, NC 28262

AHMAD DEVELOPERS, LLC

	DESIGNED BY	CDMR	DRAWN BY	CDMR	CHECKED BY	CDMR
Schedule		AS SHOWN		8-15-2023	JOB NUMBER	

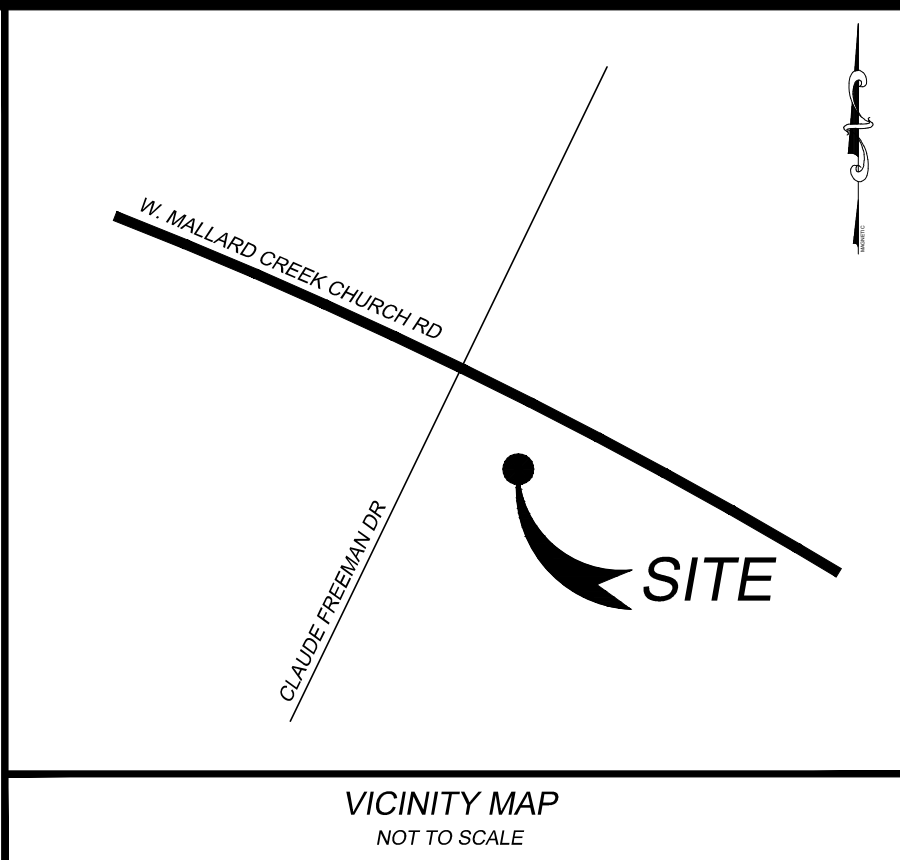
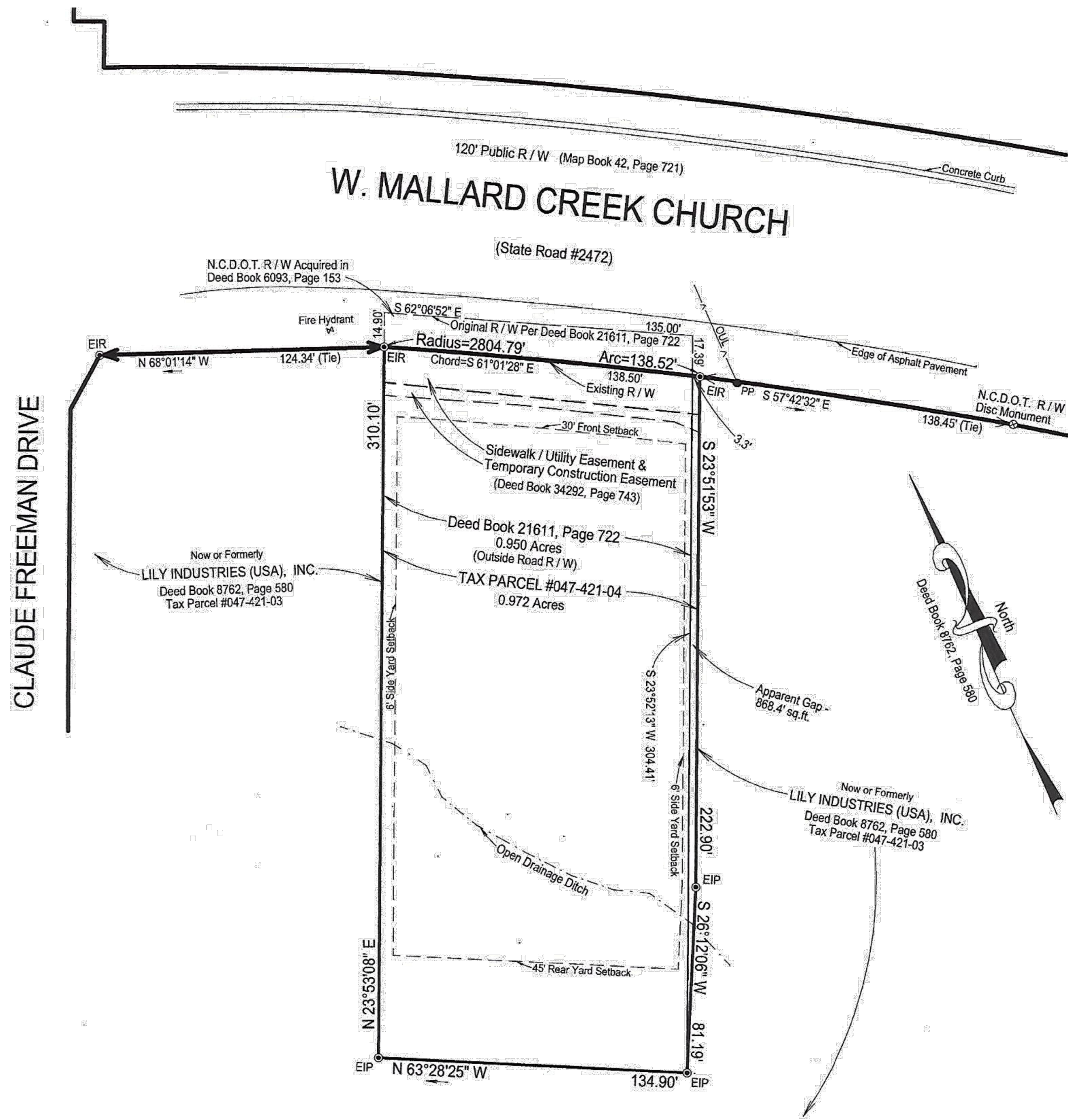
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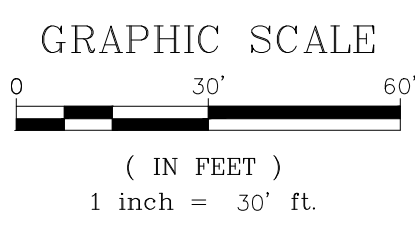
SHEET

SITE PLAN-1

REZONING PETITION NUMBER: 2023-070



VICINITY MAP
NOT TO SCALE



NO.	DATE	BY	ISSUE
1	3-15-2023	CDMR	CITY / NCDOT INFORMAL REVIEW CORRECTIONS
2	4-10-2023	CDMR	ADDED ADDITIONAL REZONING SITE DATA AS REQUESTED BY THE CITY OF CHARLOTTE
3	8-4-2023	CDMR	ADDED ADDITIONAL REZONING SITE DATA AS REQUESTED BY THE CITY OF CHARLOTTE
4	8-14-2023	CDMR	ADDED ALL SITE PLAN NOTES AND A RESPONSE TO EACH ONE PER CITY REQUEST
5	2-23-2024	CDMR	MODIFIED BMP AND SITE GEOMETRY TO ACCOMMODATE TREE SAVE AREA

LOCATION:	2107 MALLARD CREEK CHURCH ROAD CHARLOTTE, NC 28262
PREPARED FOR:	AHMAD DEVELOPERS, LLC

SITE SURVEY NEIGHBORHOOD COMMERCIAL CENTER	DESIGNED BY	CDMR	CHECKED BY	CDMR
	AS SHOWN	DATE	8-4-2023	JOB NUMBER

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