

ZONING CODE SUMMARY

PROJECT NAME: PETRO-WENDY'S
 OWNER/AGENT: CUMMINGS CONSTRUCTION PHONE #: 704-845-8868
 PLANS PREPARED BY: THE ISAACS GROUP, P.C. PHONE #: 704-527-3440
 ZONING: B2-ED (A-16-PL-C) JURISDICTION: CITY OF CHARLOTTE
 PROPOSED USE: CONVENIENCE STORE-RESTAURANT

YARD REQUIREMENTS:
 SETBACK (FRONT): 20' FT. FROM R/W REAR YARD: 0' FT.
 SIDE YARD: 30' FT.

REQUIRED BUFFERS:
 FRONT: NO YES REAR: NO YES
 SIDE (L): NO YES SIDE (R): NO YES

REQUIRED SCREENING:
 FRONT: NO YES REAR: NO YES
 SIDE (L): NO YES SIDE (R): NO YES

PARKING ONLY: 15,220 SQ. FEET GROSS FLOOR AREA: 7,253 SQ. FEET
 BUILDING COVERAGE: 15,220 SQ. FEET GROSS FLOOR AREA: 7,253 SQ. FEET
 LOT SIZE: 98,279/2.3 SQ. FEET/ACRES NUMBER OF UNITS/SUITS: 2
 BUILDINGS, PARKING LOTS, AND WALKWAYS COVERAGE: 63,946/1.5 SQ. FEET/ACRES

INTERIOR LANDSCAPING:
 AREA REQUIRED = 10% OF TOTAL IMPERVIOUS = 63,946 x 0.10 = 6,395 S.F.
 AREA PROVIDED = 34,333 S.F.
 TREES REQUIRED IN LANDSCAPED AREAS: 63,946 SF x 1 TREE PER 10,000 SF = 7 TREES
 TREES PROVIDED IN LANDSCAPED AREAS: 7 L.M.T.

STREET TREES:
 PROVIDENCE ROAD FRONTAGE/30 FT PER S.M.T. = 200 L.F./30 = 7 TREES
 EAST-WEST CIRCUMFERENTIAL FRONTAGE/40 FT PER L.M.T. = 471.5 L.F./40 = 12 TREES
 STREET TREES PROVIDED = 2 S.M.T. + 12 L.M.T. = 14 TREES

PARKING DATA (SPECIFIC REQUIREMENT, ZONING ORDINANCE AND SECTION NUMBER)
 REFERENCE ZONING CODE 12.202

RETAIL:
 GROSS FLOOR AREA (RETAIL) = 3,059 S.F./250 = 12.2 SPACES

RESTAURANT:
 GROSS FLOOR AREA (RESTAURANT) = 3,090 S.F./75 = 41.2 SPACES
 REQUIRED: 53 PROVIDED: 59 HANDICAP: 3
 ALL SIGNAGE WILL BE APPROVED AND PERMITTED SEPARATELY.

LEGEND

PROPOSED CONCRETE
 PROPOSED LIGHT DUTY PAVEMENT
 PROPOSED HEAVY DUTY PAVEMENT
 LARGE MATURING TREES = WHITE OAK
 SMALL MATURING TREE = YOSHINO CHERRY
 SCREENING SHRUBS = PIFITZER JUNIPER
 EXISTING SANITARY SEWER LINE
 EXISTING WATER LINE
 PROPOSED SANITARY SEWER LINE
 PROPOSED WATER LINE
 PROPOSED EMPTY CONDUIT

SPECIFIC SPECIES OF SMALL & LARGE MATURING TREES AND SHRUBS LISTED ABOVE ARE RECOMMENDATIONS ONLY. ACTUAL SPECIES TO BE FROM THE APPROVED LIST IN APPENDIX 1 OF THE CHARLOTTE ZONING ORDINANCE IF FOR BUFFERS OR SCREENING AND THE URBAN FORESTRY ACCEPTABLE TREE LIST IF FOR STREET TREES OR INTERNAL PLANTINGS.

LANDSCAPING NOTES:
 NO SOIL DISTURBANCE OR COMPACTION OF CONSTRUCTION MATERIALS, TRAFFIC, BURIAL PITS, TRENCHING, OR OTHER LAND DISTURBING ACTIVITY ALLOWED IN THE TREE PROTECTION ZONE. TREE BARRICADES MUST BE INSTALLED IN ACCORDANCE WITH THE PLAN BEFORE ANY DEMOLITION, GRADING, OR CONSTRUCTION BEGINS (IF APPLICABLE).

FOR NEW PLANTING AREAS, REMOVE ALL PAVEMENT, GRAVEL, SUB-BASE, CONSTRUCTION DEBRIS, REMOVE UNCOMPACTED SOIL AND ADD 24" NEW TOPSOIL OR UNCOMPACT AND AMEND THE TOP 24" OF EXISTING SOIL TO MEET TOPSOIL/PLANTING MIX STANDARDS FOR TREES (WITHIN ENTIRE MINIMUM AREA OF 200 SF PER TREE).

LARGE MATURING TREES MUST BE A MINIMUM 25 TO 30 FEET FROM THE OVERHEAD DISTRIBUTION OR TRANSMISSION LINES. IF TREES CONFLICT WITH POWER LINES OR SIGNS, CALL URBAN FORESTER TO RESOLVE BEFORE PLANTING.

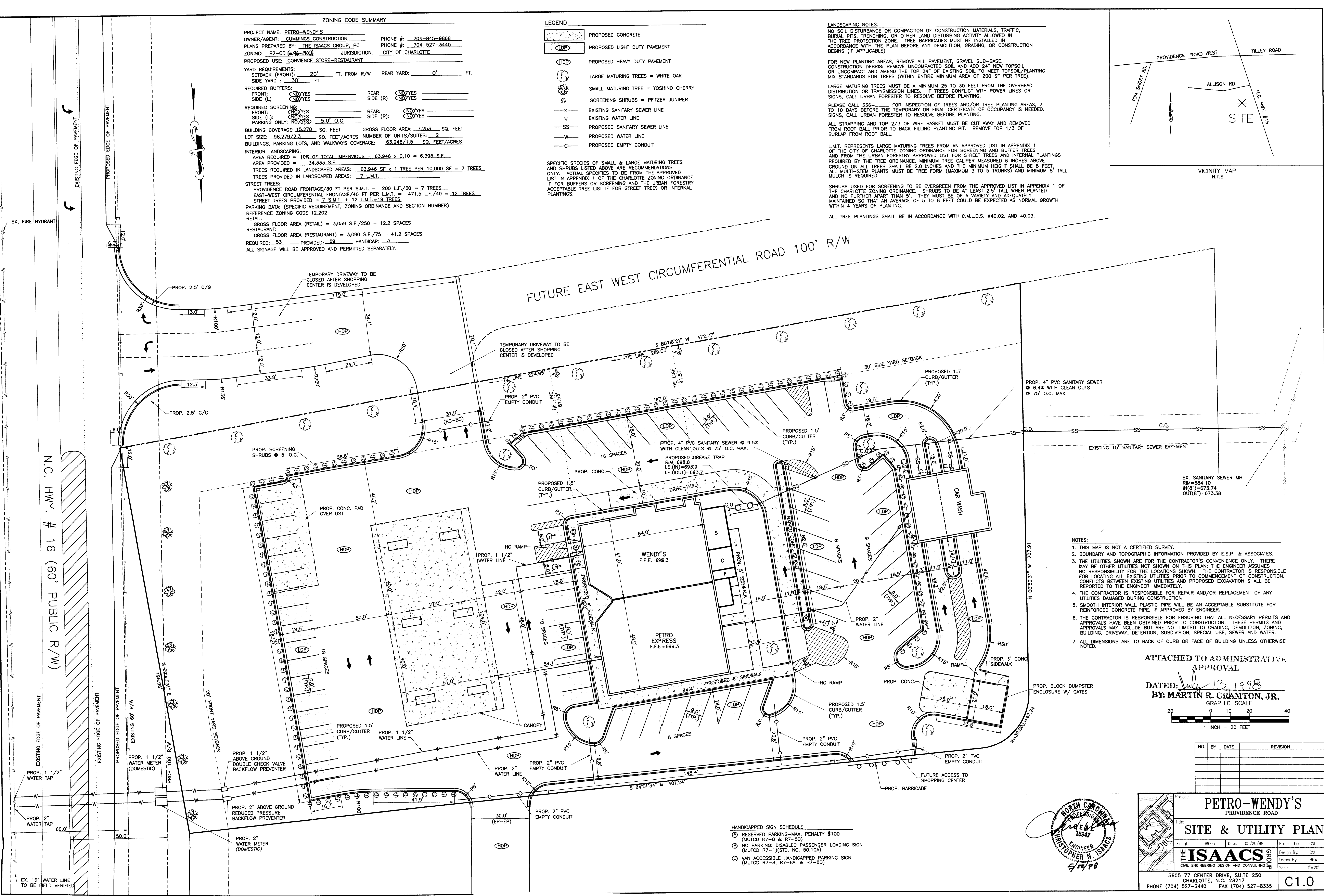
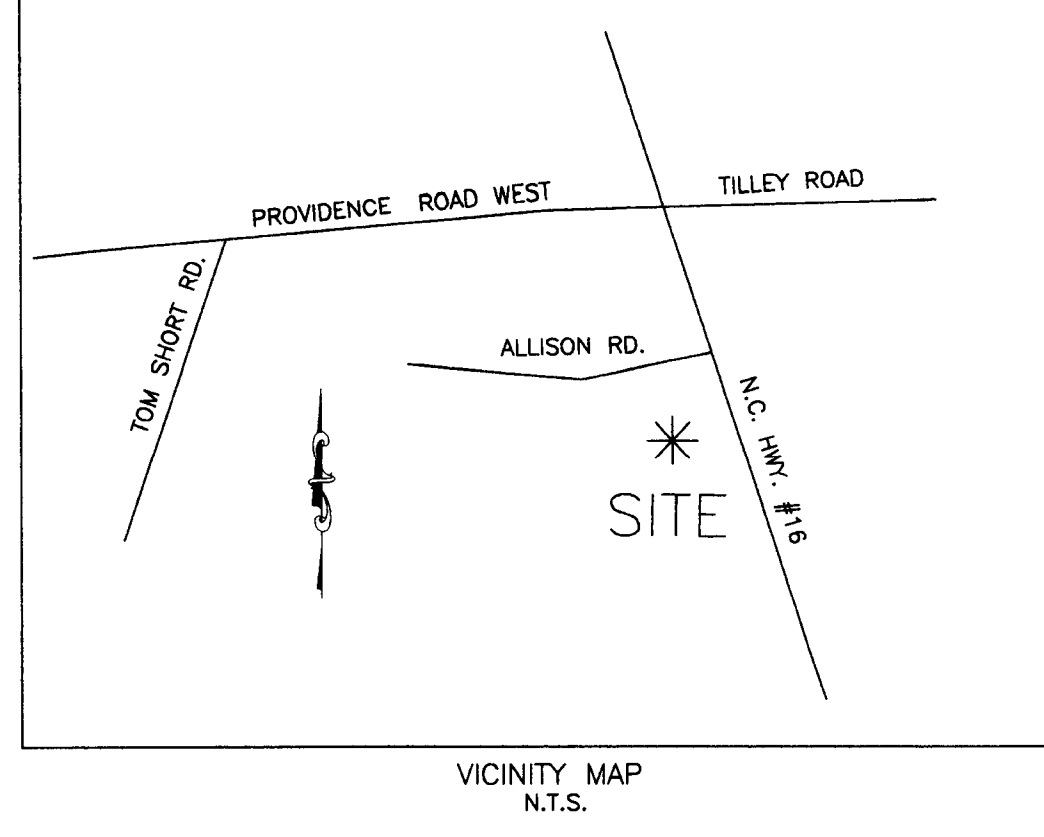
PLEASE CALL 336- FOR INSPECTION OF TREES AND/OR TREE PLANTING AREAS, 7 TO 10 DAYS BEFORE THE TEMPORARY OR FINAL CERTIFICATE OF OCCUPANCY IS NEEDED. SIGNS, CALL URBAN FORESTER TO RESOLVE BEFORE PLANTING.

ALL STRAPPING AND TOP 2/3 OF WIRE BASKET MUST BE CUT AWAY AND REMOVED FROM ROOT BALL PRIOR TO BACK FILLING PLANTING PIT. REMOVE TOP 1/3 OF BURLAP FROM ROOT BALL.

L.M.T. REPRESENTS LARGE MATURING TREES FROM AN APPROVED LIST IN APPENDIX 1 OF THE CHARLOTTE ZONING ORDINANCE FOR SCREENING AND BUFFER TREES AND FROM THE URBAN FORESTRY APPROVED LIST FOR STREET TREES AND INTERNAL PLANTINGS REQUIRED BY THE TREE ORDINANCE. MINIMUM TREE CALIBER MEASURED 8 INCHES ABOVE GROUND ON ALL TREES SHALL BE 2.0 INCHES AND THE MINIMUM HEIGHT SHALL BE 8 FEET. ALL MULTI-STEM PLANTS MUST BE TREE FORM (MAXIMUM 3 TO 5 TRUNKS) AND MINIMUM 8' TALL. MULCH IS REQUIRED.

SHRUBS USED FOR SCREENING TO BE EVERGREEN FROM THE APPROVED LIST IN APPENDIX 1 OF THE CHARLOTTE ZONING ORDINANCE. SHRUBS TO BE AT LEAST 2 1/2' TALL WHEN PLANTED AND NO FURTHER APART THAN 5'. THEY MUST BE OF A VARIETY AND ADEQUATELY MAINTAINED SO THAT AN AVERAGE OF 5 TO 6 FEET COULD BE EXPECTED AS NORMAL GROWTH WITHIN 4 YEARS OF PLANTING.

ALL TREE PLANTINGS SHALL BE IN ACCORDANCE WITH C.M.L.D.S. #40.02, AND 40.03.



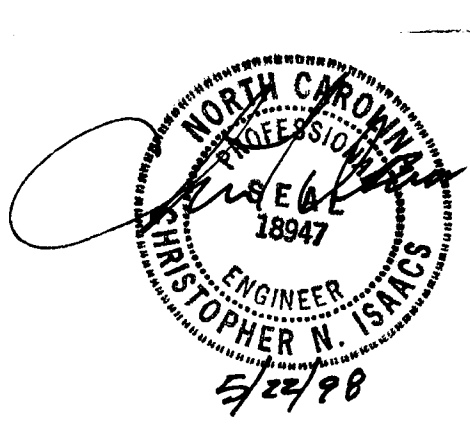
- NOTES:**
- THIS MAP IS NOT A CERTIFIED SURVEY.
 - BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY E.S.P. & ASSOCIATES.
 - THE UTILITIES SHOWN ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THIS PLAN. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION. CONFLICTS BETWEEN EXISTING UTILITIES AND PROPOSED EXCAVATION SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
 - THE CONTRACTOR IS RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ANY UTILITIES DAMAGED DURING CONSTRUCTION.
 - SMOOTH INTERIOR WALL PLASTIC PIPE WILL BE AN ACCEPTABLE SUBSTITUTE FOR REINFORCED CONCRETE PIPE, IF APPROVED BY ENGINEER.
 - THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL NECESSARY PERMITS AND APPROVALS HAVE BEEN OBTAINED PRIOR TO CONSTRUCTION. THESE PERMITS AND APPROVALS MAY INCLUDE BUT ARE NOT LIMITED TO GRADING, DEMOLITION, ZONING, BUILDING, DRIVEWAY, DISTENTION, SUBDIVISION, SPECIAL USE, SEWER AND WATER.
 - ALL DIMENSIONS ARE TO BACK OF CURB OR FACE OF BUILDING UNLESS OTHERWISE NOTED.

ATTACHED TO ADMINISTRATIVE APPROVAL
 DATED: July 13, 1998
 BY: MARTIN R. CRAMTON, JR.
 GRAPHIC SCALE
 1 INCH = 20 FEET

NO.	BY	DATE	REVISION

HANDICAPPED SIGN SCHEDULE

Ⓐ RESERVED PARKING-MAX. PENALTY \$100 (MUTCD R7-8 & R7-8D)
 Ⓑ NO PARKING; DISABLED PASSENGER LOADING SIGN (MUTCD R7-1)(STD. NO. 50.104)
 Ⓒ VAN ACCESSIBLE HANDICAPPED PARKING SIGN (MUTCD R7-8, R7-8A, & R7-8D)



Project: PETRO-WENDY'S
 PROVIDENCE ROAD
 Title: SITE & UTILITY PLAN
 File #: 98003 Date: 05/20/98 Project Egr: CNI
 Design By: CNI
 Drawn By: HW
 Scale: 1"=20'
 5605 77 CENTER DRIVE, SUITE 250
 CHARLOTTE, N.C. 28217
 PHONE (704) 527-3440 FAX (704) 527-8335
C1.0

CHARLOTTE-MECKLENBURG PLANNING COMMISSION
 INTER-OFFICE COMMUNICATION

DATE: July 13, 1998

TO: Robert Brandon
 Zoning Administrator

FROM: Martin R. Cramton, Jr.
 Planning Director

SUBJECT: Administrative Approval for Petition No. 96-19(c) Crosland Retail Tax parcel 229-171-01(portion).

Attached is a specific site plan showing the Petro Express on a portion of the above mentioned parcel. This plan indicates a temporary access from the East-West Circumferential. This access will be closed when the remainder of the East-West Circumferential begins construction in the area of the driveway. Since this request is temporary, I am administratively approving this revised plan. Please use this revised plan when evaluating requests for building permits and certificates of occupancy.

Post-11 brand tax transmittal memo 7871 1 of pages = 3

To: JIM CRAWFORD
 From: MIKE BIRN
 Co: CDDT
 Phone #: 336-3810
 Fax #: 847-8225

General Provision

All development standards established under the Mecklenburg County Zoning Ordinance (the "Ordinance") for the B-2 (CD) Zoning District Classification shall be followed in connection with development taking place on the property. Subject only to the provisions set forth below under ARCHITECTURAL CONTROLS, the configuration, placement and size of the shopping center as shown on this Rezoning Plan are schematic in nature and may be altered or modified during design development and construction document phases with the maximum building envelope lines established on this Rezoning Plan. Parking layouts may also be modified to accommodate final building locations.

Permitted Uses

The property may be devoted to any use (including any accessory use) which is permitted under the Ordinance by right or under prescribed conditions in a B-1 Zoning District.

Setbacks

1. Building setbacks shall be a minimum of 20 feet off of the rights-of-way for all existing or future public roads and 75 feet off of all other property lines.
2. Parking will not be permitted in any setback area or buffer zone.
3. Out parcels shall not be required to have building setbacks from internal lot lines.

Buffers

1. Buffers shall remain open space except to the extent necessary to accommodate pedestrian sidewalks or pathways, access points, walls, berms, fences, grading, and drainage or utility construction.
2. Grading may be performed, slopes and berms may be installed within buffers.
3. Where existing trees and natural vegetation have been cleared to accommodate walls, berms, fences, grading and the installation of utility construction, the cleared, unimproved area will be landscaped with trees and shrubs.
4. Storm water detention areas may not be installed within the buffers and setbacks.
5. Parking will not be permitted within the buffers.
6. The Petitioner reserves the right to seek a variance from the board of adjustment to lessen or remove the 75' buffer shown along Providence Road.

Landscaping

1. Landscaping areas will be planted and improved in sequences which are keyed to each phase of development taking place on the site.
2. All landscaping will meet or exceed the requirements of the Mecklenburg County Ordinance.
3. A chain link fence will be installed around the storm water detention areas in the rear of the Site.

Parking

1. Each of the parking areas depicted on this Rezoning Plan may vary in size and location, but in all events, off street parking will meet the minimum standards established under the Mecklenburg County Ordinance.
2. Parking areas may be constructed inside and outside the building envelopes.

Lighting

1. A uniform lighting system will be employed throughout the Site.
2. All direct lighting within the Site (except street lights which may be erected along Providence Road and East West Circumferential Road) shall be designed such that direct illumination does not extend past any property line. Consideration will be given to the impact of lighting both within and without the perimeter of the Site. Items for consideration will include intensity, cutoff angles, color, energy efficiency and shielding of sources of light, the intent being to minimize glare towards adjacent streets and properties.
3. Parking lot lighting shall be limited to a height of 30'-0" from grade.

Signs

1. A master signage and graphic system will be adopted and implemented throughout the Site in accordance with the Mecklenburg County Zoning Ordinance.
2. Permanent project identification signs and directional signs may be located along Providence Road and East West Circumferential Road. Any signage located along the East West Circumferential Road shall be limited to a height of seven (7) feet.
3. Temporary project signs may be located along Providence Road within the setback areas established on this Rezoning Plan, but must be removed no later than 60 days after issuance of the first certificate for occupancy for space within the shopping center.

Access Points (Driveways)

1. The number of vehicular access points to the shopping center Site shall be limited to three; namely, one on Providence Road, one on East West Circumferential Road and one on the New Street.
2. The placement and configurations of each access point are subject to any minor modifications required to accommodate final site and architectural construction plans and designs and to approval by the North Carolina Department of Transportation and the Mecklenburg County Engineering Department.
3. Petitioner agrees to install left turn lane on Providence Road in order to accommodate traffic at the two different vehicular access points into the shopping center on Providence Road.

Fire Protection

1. Adequate fire protection in the form of fire hydrants will be provided to the Fire Marshal's specifications. Plans for each building will be submitted to the Fire Marshal's office for approval before the construction of that building commences.
2. Fire hydrants will be located within 750 feet of any building constructed on the site.

Right-of-way Dedication

1. An area 50 feet from the centerline of Providence Road shall be dedicated for future use prior to issuance of the first occupancy permit.

Street Construction

1. "New Street" will be constructed by petitioner to commercial standards, including curb, gutter, and sidewalk. This must occur prior to issuance of Certificates of Occupancy.
2. Petitioner agrees to install curb, gutter, and sidewalks as part of the Commercial Roadway Standards for construction of the New Street.
3. Upon request of the NCDOT, as part of an environment program, the Petitioner shall deposit with NCDOT one amount of money to cover the cost of installing sidewalks, curb, and gutters along Providence Road on the East West Circumferential, adjacent to the Petitioner's property. The amount of this deposit shall be determined by mutual agreement between NCDOT, Mecklenburg County Engineering Department, and the Petitioner.

PETITIONER:

CROSLAND RETAIL
125 SCALEYBARK ROAD
CHARLOTTE, NC 28209
PHONE: 704-533-2272

ARCHITECTS:

LITTLE & ASSOCIATES ARCHITECTS, INC.
5815 WESTPARK DRIVE
CHARLOTTE, NC 28217
PHONE: 704-533-2272

EXISTING ZONING

R3

PROPOSED ZONING

B-2(CD)

GROSS ACREAGE

±16.39 ACRES

Maximum Retail

100,000 s.f.

Additional Office

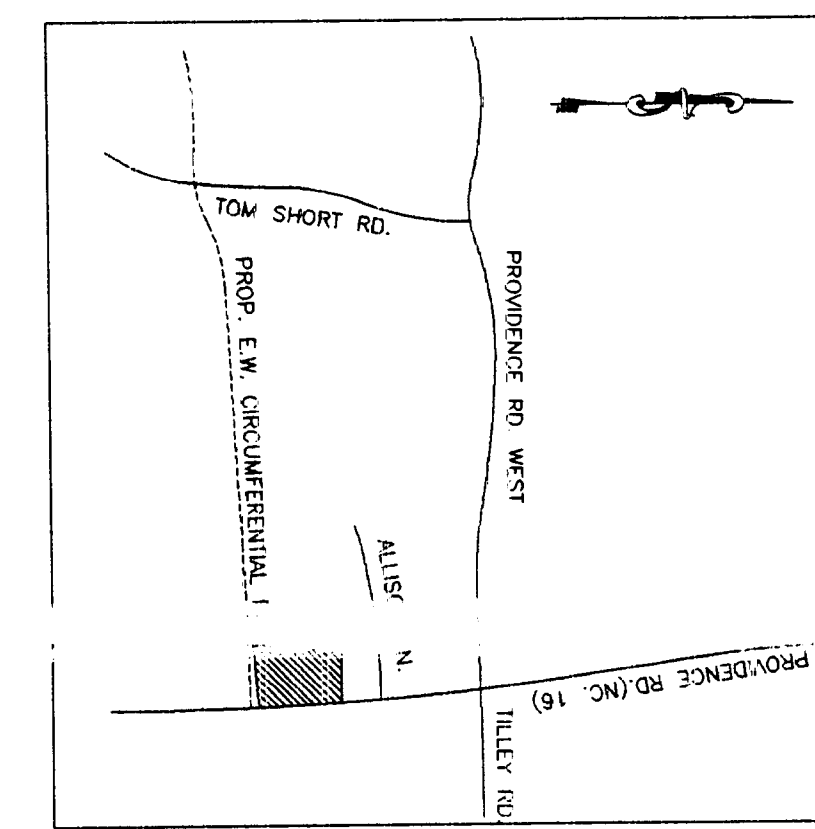
18,000 s.f.

Maximum allowable Building Area including

Out parcels: 118,000 s.f.

NOTES:

1. PARKING FOR DEVELOPMENT TAKING PLACE ON EACH OUT PARCEL WILL BE PROVIDED WITHIN EACH OUT PARCEL @ 5 SPACES PER 10.0.
2. AT LEAST ONE OUTPARCEL SHALL BE LIMITED TO FINANCIAL OR OFFICE USE.



VICINITY MAP
NOT TO SCALE

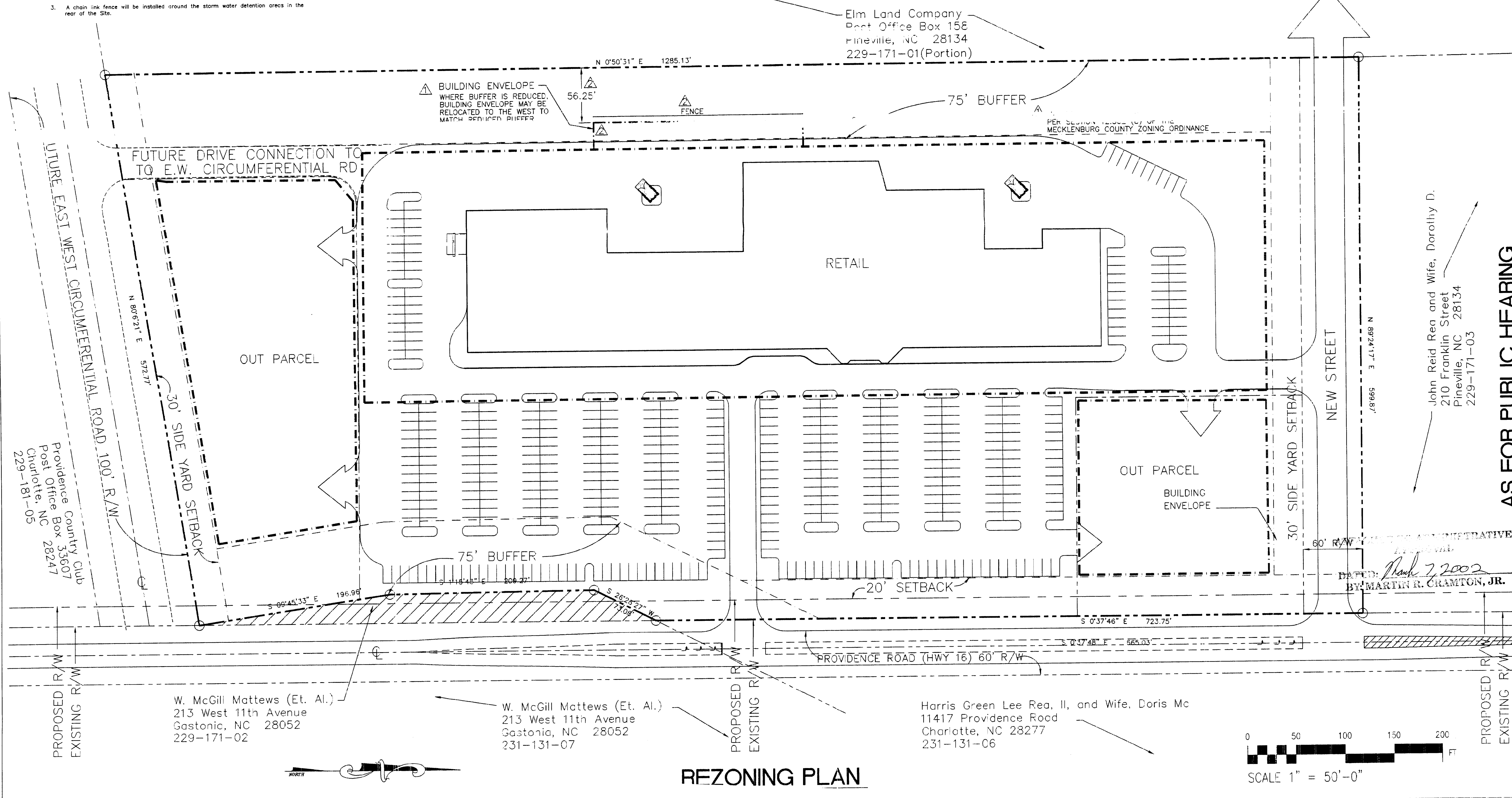
JMA
61 North 6th St.
Fayetteville, North Carolina 28134
(704) 889-8200
J. J. McConerny & Associates
Consulting Engineers

Crosland Retail
THE CROSLAND GROUP, INC.
125 Scaleybark Road
Charlotte, NC 28209
(704) 523-0272

PROPOSED SHOPPING CENTER
PROVIDENCE ROAD - CHARLOTTE, NC
REZONING PLAN
PETITION NUMBER: 96-19(C)

VRETTOS	
GOPPOLO	
SHIVEL	
26 JULY 1996	
3786R211	50'
Revisions	
No. 1	Date Nov. 29, 2001
No. 2	Date Feb. 22, 2002
No. 3	Date
No. 4	Date
No. 5	Date
No. 6	Date
No. 7	Date

03-3786-00
RZ



REZONING PLAN

CHARLOTTE-MECKLENBURG PLANNING COMMISSION
INTER-OFFICE COMMUNICATION

DATE: March 7, 2002
FROM: Martin R. Cramton, Jr., Planning Director
TO: Robert Brandon, Zoning Administrator
SUBJECT: Administrative Approval for Petition No. 96-19(c), Crosland Retail.

Attached is a revised plan for the above rezoning petition. The plan has been revised to show a new building envelope to allow a dumpster/compactor. Note that the building(s) must still be a minimum of 75-feet from the property line as indicated in note 1 under "Setbacks". Since this change is minor, I am administratively approving this revised plan. Please use this revised plan when evaluating requests for building permits and certificates of occupancy.

LATEST