

SIM

SIM USA

14830 CHOATE CIRCLE
P.O. BOX 7900
CHARLOTTE, NORTH CAROLINA 28241

GORDON-CONWELL THEOLOGICAL SEMINARY

9401 N. SOUTHERN PINES BLVD.
CHARLOTTE, NORTH CAROLINA 28273

Petitioners:

Site Tabulation

Floodplain Fringe Area	+/- 40.19 AC
Buffer and Floodway Encroachment Area	+/- 22.70 AC
Floodplain Fringe Disturbed Area	+/- 0.89 AC
Buffer Area	+/- 3.81 AC
Total Site Acreage:	110.834 AC
Net Site Acreage:	108.544 AC
(Without R/W)	

TRACT I
Existing Zoning: Institutional (CD) and R-3
Proposed Zoning: Institutional (CD) Site Plan Amendment and Institutional (CD)

Proposed uses:
Corporate Headquarters
Training Facilities
Service Facilities
Housing Facilities

Total Site Acreage: 91.563 AC
Net Site Acreage: 89.768 AC
(Without R/W)

TRACT II
Existing Zoning: R-3
Proposed Zoning: Institutional (CD)

Proposed Uses:
Theological Seminary
Associated Support Service
Accessory Uses

Total Site Acreage: 19.271 AC
Net Site Acreage: 18.776 AC
(Without R/W)

SITE PLAN AMENDMENT AND REZONING PLAN FOR PUBLIC HEARING

TECHNICAL DATA SHEET

Land Design

DA 5 May 22, 1996

PROJECT NO. 16115

REV. JONS.

AUG. 15, 1996

PER PLANNING COMMISSION REVIEW 7/30/96

SEPTEMBER 16, 1996

CORRECTION TO PARKING AREA TRACT I

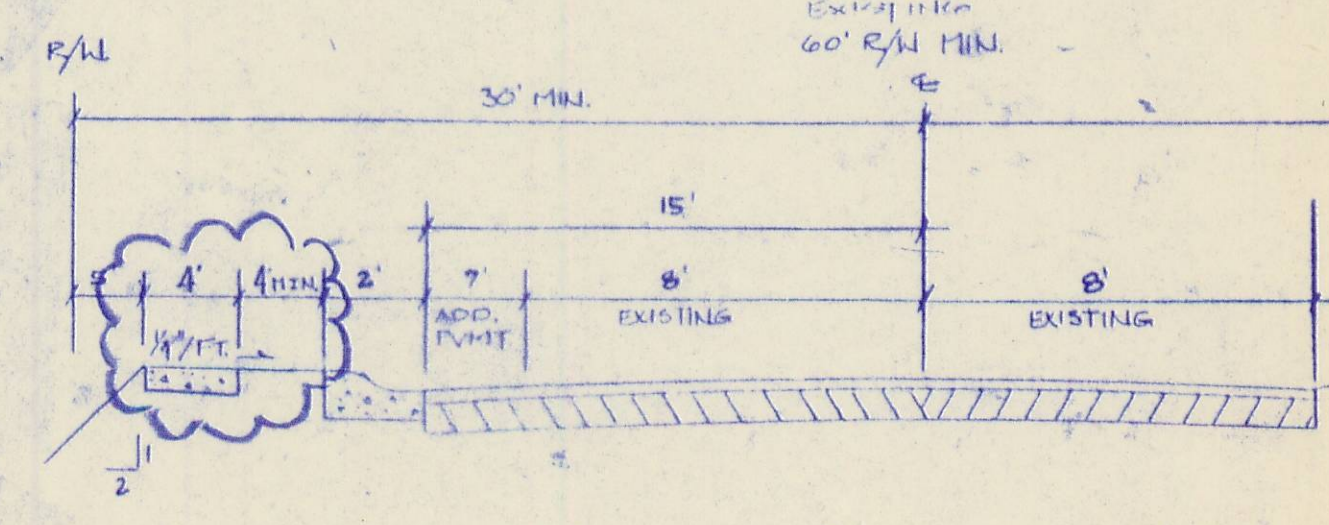
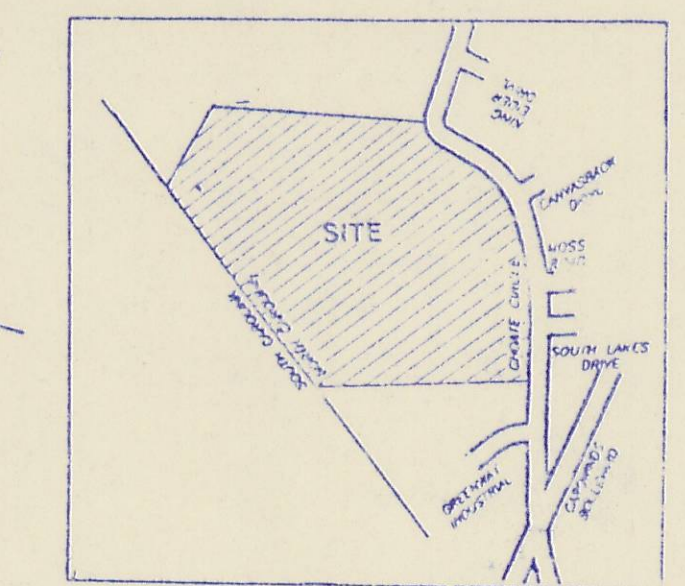
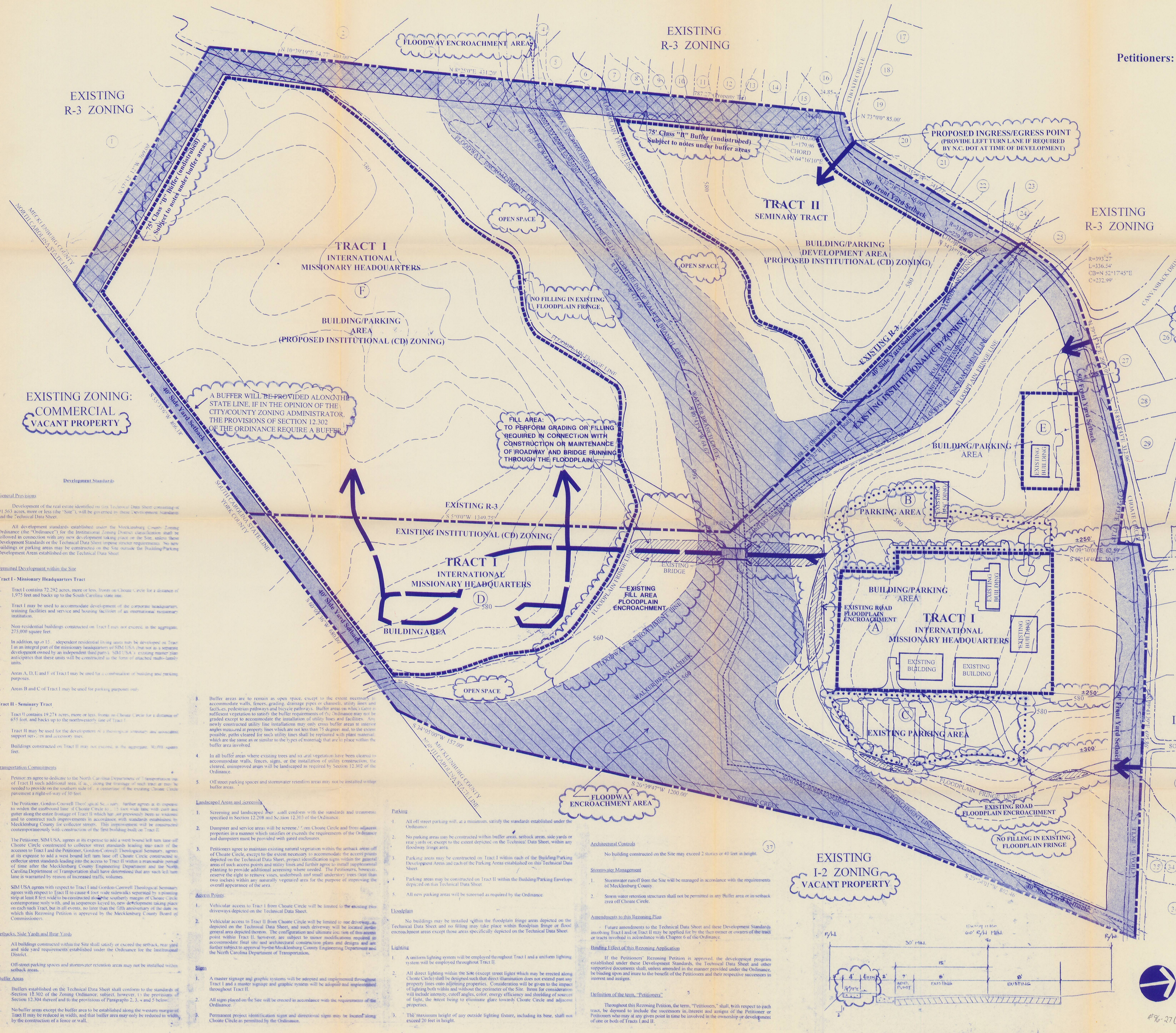
0 100 200 400

SCALE: 1"=100'

APPROVED BY COUNTY COMMISSION

DATE OCTOBER 8, 1996

SHEET NO.



- Development Standards**
- General Provisions**
- Development of the real estate identified on this Technical Data Sheet consisting of 91.563 acres, more or less (the "Site"), will be governed by these Development Standards and the Technical Data Sheet.
- All development standards established under the Mecklenburg County Zoning Ordinance ("Ordinance") for the Institutional (CD) zoning classification shall be followed in connection with any new development taking place on the Site, unless these Development Standards or the Technical Data Sheet impose structural requirements. No new buildings or parking areas may be constructed on the Site outside the Building/Parking Development Areas established on the Technical Data Sheet.
- Permitted Development within the Site**
- Tract I - Missionary Headquarters Tract**
- Tract I contains 72,292 acres, more or less, front on Choate Circle for a distance of 1,975 feet and backs up to the South Carolina state line.
 - Tract I may be used to accommodate development of the corporate headquarters, training facilities and service and housing facilities of an international missionary institution.
 - Non-residential buildings constructed on Tract I may not exceed, in the aggregate, 275,000 square feet.
 - In addition, up to 15 independent residential living units may be developed on Tract I as an integral part of the missionary headquarters of SIM USA, provided as a separate development owned by an independent third party ("SIM USA") existing master plan anticipates that these units will be constructed as the form of attached multi-unit units.
 - Areas A, D, E and F of Tract I may be used for a combination of building and parking purposes.
 - Areas B and C of Tract I may be used for parking purposes only.
- Tract II - Seminary Tract**
- Tract II contains 19,271 acres, more or less, front on Choate Circle for a distance of 655 feet and backs up to the northwesterly line of Tract I.
 - Tract II may be used for the development of a theological seminary and associated support services and accessory uses.
 - Buildings constructed on Tract II may not exceed, in the aggregate, 10,000 square feet.
- Transportation Commitments**
- Petitioners agree to dedicate to the North Carolina Department of Transportation all of Tract II such additional area, if any, along the frontage of each tract as may be needed to provide on the southern side of a connector of the existing Choate Circle pavement a right-of-way of 30 feet.
 - The Petitioner, Gordon-Conwell Theological Seminary, further agrees as an inducement to widen the eastbound lane of Choate Circle to 15 feet wide with curb and gutter along the entire frontage of Tract II which are proposed items as set forth and to construct such improvements in accordance with standards established by Mecklenburg County for collector streets. This improvement will be constructed contemporaneously with construction of the first building built on Tract II.
 - The Petitioner, SIM USA, agrees as an inducement to add a west-bound left turn lane off Choate Circle, constructed to collector street standards leading from each of the access to Tract I and the Petitioner, Gordon-Conwell Theological Seminary, agrees as an inducement to add a west-bound left turn lane off Choate Circle, constructed to collector street standards leading into the access to Tract II within a reasonable period of time after the Mecklenburg County Engineering Department and the North Carolina Department of Transportation shall have determined that any such left turn lane is warranted by reasons of increased traffic volumes.
 - SIM USA agrees with respect to Tract I and Gordon-Conwell Theological Seminary agrees with respect to Tract II to cause a 4-foot wide sidewalk separated by a planting strip at least 8 feet wide to be constructed along the southern margin of Choate Circle contemporaneous with and in sequence with the new development taking place on each such tract, but in all events, no later than the fifth anniversary of the date on which this Rezoning Petition is approved by the Mecklenburg County Board of Commissioners.
- Setbacks, Side Yards and Rear Yards**
- All buildings constructed within the Site shall satisfy or exceed the setback, rear yard and side yard requirements established under the Ordinance for the Institutional District.
 - Off-street parking spaces and stormwater retention areas may not be installed within setback areas.
- Buffer Areas**
- Buffers established on the Technical Data Sheet shall conform to the standards of Section 12.302 of the Zoning Ordinance, subject, however, to the provisions of Section 12.304 thereof and to the provisions of Paragraphs 2, 3, and 5 below.
 - No buffer areas except the buffer area to be established along the western margin of Tract II may be reduced in width, and that buffer area may only be reduced in width by the construction of a fence or wall.
- Landscaped Areas and Screening**
- Screening and landscaped areas shall conform with the standards and treatments specified in Section 12.208 and Section 12.303 of the Ordinance.
 - Damper and service areas will be screened 5' on Choate Circle and from adjacent properties in a manner which satisfies or exceeds the requirements of the Ordinance and dampers must be provided with green enclosures.
 - Petitioners agree to maintain existing natural vegetation within the setback areas off of Choate Circle, except to the extent necessary to accommodate the access points depicted on the Technical Data Sheet, project identification signs within the general areas of such access points and utility lines and further agree to install supplemental planting to provide additional screening where needed. The Petitioners, however, reserve the right to remove vines, underbrush and small understory trees (less than two inches in diameter) naturally vegetated areas for the purpose of improving the overall appearance of the area.
- Access Points**
- Vehicular access to Tract I from Choate Circle will be limited to the existing driveway depicted on the Technical Data Sheet.
 - Vehicle access to Tract II from Choate Circle will be limited to one driveway depicted on the Technical Data Sheet, and such driveway will be located at the general area depicted thereon. The configuration and ultimate location of this access point within Tract II, however, are subject to minor modifications required to accommodate final site and architectural construction plans and design and are further subject to approval by the Mecklenburg County Engineering Department and the North Carolina Department of Transportation.
- Signs**
- A master signage and graphic system will be adopted and implemented throughout Tract I and a master signage and graphic system will be adopted and implemented throughout Tract II.
 - All signs placed on the Site will be erected in accordance with the requirements of the Ordinance.
 - Permanent project identification signs and directional signs may be located along Choate Circle as permitted by the Ordinance.
- Parking**
- All off-street parking will, at a minimum, satisfy the standards established under the Ordinance.
 - No parking areas may be constructed within buffer areas, setback areas, side yards or rear yards or, except to the extent depicted on the Technical Data Sheet, within any floodway fringe area.
 - Parking areas may be constructed on Tract I within each of the Building/Parking Development Areas and each of the Parking Areas established on this Technical Data Sheet.
 - Parking areas may be constructed on Tract II within the Building/Parking Envelope depicted on this Technical Data Sheet.
 - All new parking areas will be screened as required by the Ordinance.
- Floodplain**
- No buildings may be installed within the floodplain fringe areas depicted on the Technical Data Sheet and no filling may take place within floodplain fringe or flood encroachment areas except those areas specifically depicted on the Technical Data Sheet.
- Lighting**
- A uniform lighting system will be employed throughout Tract I and a uniform lighting system will be employed throughout Tract II.
 - All direct lighting within the Site (except street lighting which may be erected along Choate Circle) shall be designed such that direct illumination does not extend past any property lines onto adjoining properties. 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 eliminate glare towards Choate Circle and adjacent properties.
 - The maximum height of any outside lighting fixture, including its base, shall not exceed 20 feet in height.
- Architectural Controls**
- No building constructed on the Site may exceed 2 stories or 40 feet in height.
- Stormwater Management**
- Stormwater runoff from the Site will be managed in accordance with the requirements of Mecklenburg County.
 - Storm water retention structures shall not be permitted in any buffer area or setback area off Choate Circle.
- Amendments to this Rezoning Plan**
- Future amendments to the Technical Data Sheet and these Development Standards involving Tract I and/or Tract II may be applied for by the then owner or owners of the tract or tracts involved in accordance with Chapter 6 of the Ordinance.
- Binding Effect of this Rezoning Application**
- If the Petitioners' Rezoning Petition is approved, the development program established under these Development Standards, the Technical Data Sheet and other supportive documents shall, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioners and their respective successors in interest and assigns.
- Definition of the Term "Petitioners"**
- Throughout this Rezoning Petition, the term "Petitioners" shall, with respect to each tract, be deemed to include the successors in interest and assigns of the Petitioner or Petitioners who may at any given point in time be involved in the ownership or development of one or both of Tracts I and II.

CHOATE CIRCLE EXPANSION

APPROVED BY COUNTY COMMISSION

DATE OCTOBER 8, 1996