

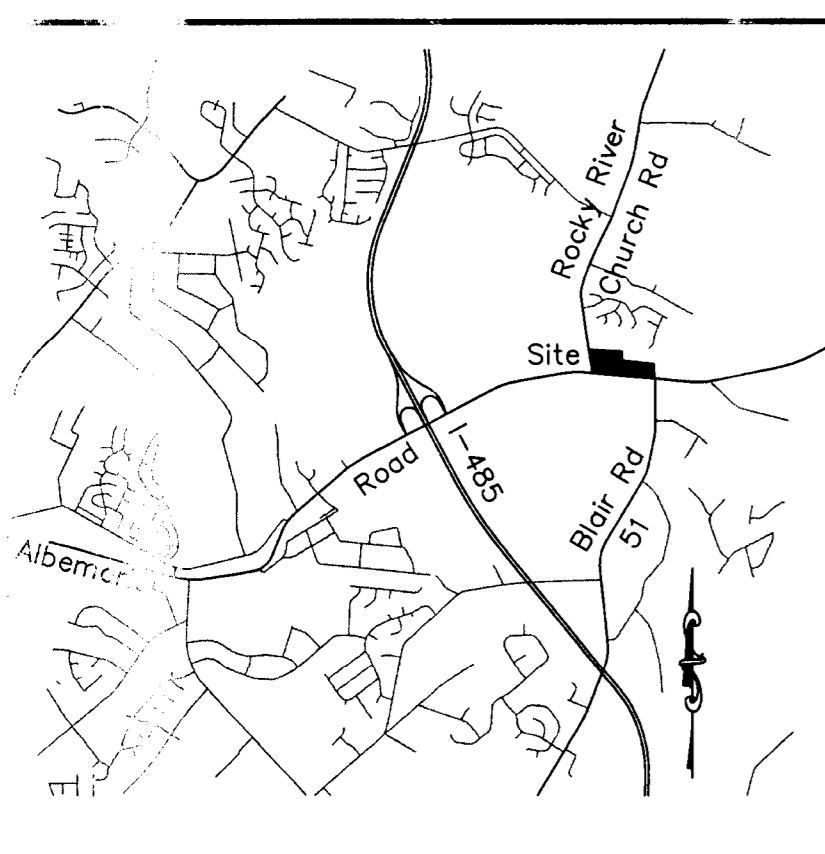
BEAVER FARMS

CHARLOTTE, NORTH CAROLINA

DECEMBER 3, 2013

PROJECT LOCATION:

LOCATION: W/ RIVER CHURCH ROAD &
ALBEMARLE ROAD
MECKLENBURG COUNTY, NC

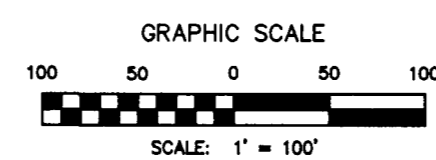
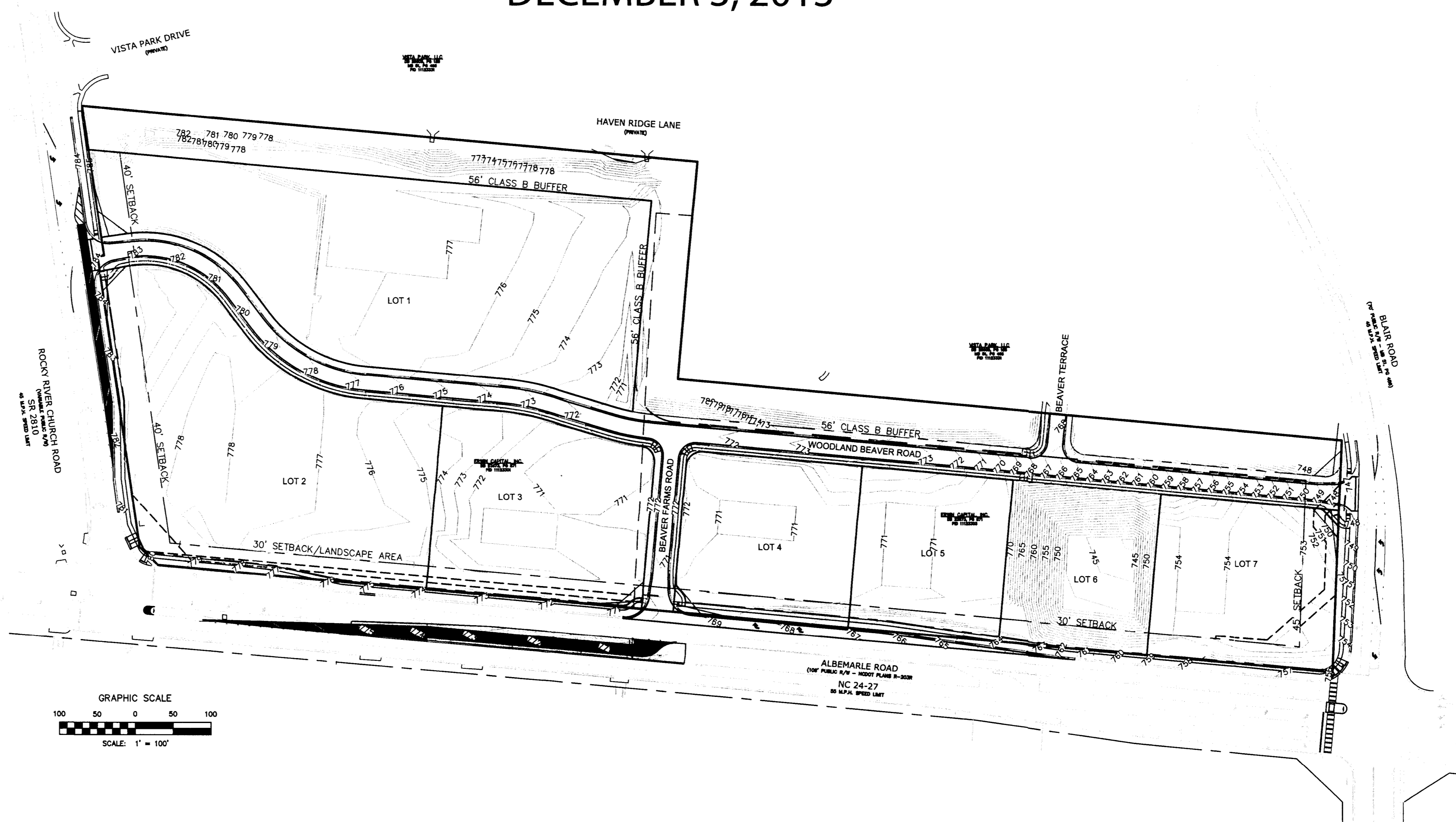


VICINITY MAP
(NOT TO SCALE)

SITE TABLE:

BEAVER FARMS
DEED BOOK: 23673 PAGE: 871
PARCEL NUMBER: 11123301 & 11123303
INSIDE CHARLOTTE () YES (X) NO: ETJ
FEMA PANEL #: 3710551400J
WATER SHED: NONE
POST CONSTRUCTION DISTRICT: N/A
PROPERTY ACREAGE: 16.23 +/- ACRES
EXISTING ZONING: B-1 (CD) PETITION 1998-42(C)

PROJECT DESCRIPTION:



Rezone from B-1 (CD) to B-1 (M) under Ordinance No. 98-42(c)
Development Standards
Woodland Beaver Farms Site
Revised - November 24, 1998 and November 27, 2013

General Provisions
Unless more stringent standards are established by the Technical Data Sheet or these Development Standards, all development standards established under the Mecklenburg County Zoning Ordinance (the "Ordinance") for the B-1 zoning district classification shall be followed in connection with development taking place on Parcel A of the Site and the R-17MF zoning district classification shall be followed in connection with development taking place on Parcel B of the Site.
The configuration, placement and sizes of the buildings outlined on the Schematic Site Plan accompanying this Rezoning Petition are schematic in nature and subject only to the provisions set forth below under Architectural Controls, may be altered or modified during design development and construction document phases within the building envelope lines established on the Technical Data Sheet. Parking layouts may also be modified to accommodate final building locations.

Permitted Uses
Parcel A shall be devoted to general retail uses and general office uses except that only one fast food/drive-through type restaurant and only one convenience/gasoline station may be developed on this Parcel.
The gross floor area of all buildings constructed within Parcel A may not exceed, in the aggregate, 80,000 square feet.
Parcel B shall be used for detached dwelling units may be constructed on Parcel B, together with any incidental or accessory structures permitted under the Ordinance in the R-17MF Zoning District.

Buffers
1. Buffers established on this Technical Data Sheet shall conform to the standards of Section 12.302 of the Ordinance subject, however, to the provisions of Section 12.304 thereof.
2. Buffers shall remain as open space and, subject to the provisions of Paragraphs (3) and (4) below, will be left undisturbed.
3. The Petitioner reserves the right to clear, grade and fill within the 56 foot wide buffer established along the northern margin of Parcel A.
4. Petitioner reserves the right to install utilities within buffer areas. However, utility installations may only cross buffer areas at interior angles measured at property lines which are not less than 75 degrees.
5. No landscaping, parking spaces, maneuvering areas or storm water detention facilities may be located within buffer areas.
6. Where existing trees and natural vegetation have been cleared to accommodate pedestrian sidewalks or pathways or the installation of utilities, the cleared, unimproved areas will be landscaped with trees and shrubs.

Setbacks and Rear Yards
1. All buildings constructed within Parcel A shall satisfy or exceed the setback, rear yard and side yard requirements established under the Ordinance for the B-1 Zoning District.
2. All buildings constructed within Parcel B shall satisfy or exceed the setback, rear yard and side yard requirements established under the Ordinance for the R-17MF Zoning District.
3. Building setbacks off of N.C. Highway No. 51, Albemarle Road and Rocky River Church Road will be established in the manner depicted on the Technical Data Sheet.
4. No storm water detention facilities may be located within any setback area.

Screening and Landscape Areas
1. Screening shall conform with the standards and treatments specified in Section 12.303 of the Ordinance.
2. All roof mounted mechanical equipment will be screened from view.
3. Any dumpsters visible from a public street or from adjoining property will be screened with a solid-enclosure with gates.

Architectural Controls
1. All buildings constructed on Parcel A will be architecturally compatible in appearance and quality through the use of similar building materials, accent features and colors.

- If the Developer is able to attract a major branded service station establishment to the Site, the canopy of the facility may incorporate the company's standard design, materials and colors. While the building for this facility must satisfy the standards established under Paragraph 1 above, the elevations of the building may nevertheless incorporate accent features which include the company's logo and colors.
- No building on Parcel A may contain over two stories (above ground), or may be more than 35' in height (above ground).
- No building on Parcel B may contain over two stories (above ground), or may be more than 45' in height (above ground).
- The front elevation of the main shopping center will be designed such that it is substantially similar in quality and appearance to the character sketch depicted on Exhibit "A" accompanying the Technical Data Sheet. At least 80% of all exterior opaque vertical surfaces of the front elevation and the northern elevation of the main shopping center and 80% of building elevations constructed on outparcels will be constructed of brick.
- The southern and rear elevations of the main shopping center will be constructed of concrete block and painted to match the color of front and northern elevations.

Parking
Off street parking spaces will satisfy the minimum standards established under the Ordinance.

- Lighting
- All freestanding lighting fixtures installed within each Parcel will be uniform in design.
 - The maximum height of any freestanding lighting fixture, including its base, shall not exceed 30 feet in height within Parcel A or 20 feet in height within Parcel B.
 - All free standing light fixtures and wall pack light fixtures installed within Parcel A or Parcel B except street lights which may be erected along N.C. Highway No. 51, Albemarle Road or Rocky River Church 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 eliminate glare towards N.C. Highway No. 51, Albemarle Road and Rocky River Church Road and adjacent properties.
 - All wall packs will be shielded.

- Signs
- All signs placed on the Site will be erected in accordance with the requirements of the Ordinance.
 - The main shopping center may have two pylon signs. These signs will be located in the general areas depicted on this Technical Data Sheet and may not exceed 30 feet in height or 128 square feet of face area per side.
 - The two pylon signs depicted on the Technical Data Sheet will be substantially similar in appearance to Exhibit "B" which accompanies the Technical Data Sheet.

Access Points (Driveways)

- The number of vehicular access points to the Site shall be limited to the number depicted on this Technical Data Sheet.
- The placement and configuration of each access point are subject to any minor modifications required to accommodate final site and architectural construction plans and designs and to any adjustments required for approval by the County Engineering Department and the North Carolina Department of Transportation.
- The parking lots for each of the establishments placed on the Site must be configured in such fashion as to allow internal vehicular traffic to move from one Parcel to the other Parcel.

- Roadway Improvements
- The Owner of Parcel A commits to construct an extension of N.C. Highway No. 51 as a two lane commercial road from Albemarle Road to Point A as depicted on the Technical Data Sheet contemporaneously with the first improvements made to Parcel A.
 - The Owner of Parcel B commits to extend N.C. Highway No. 51 as a two lane commercial road from Point A as depicted on the Technical Data Sheet to Point B as depicted on the Technical Data Sheet contemporaneously with the first improvements made to Parcel B.
 - No certificate of occupancy may be issued with respect to any buildings constructed on Parcel A until the proposed extension of N.C. Highway No. 51 has been completed to Point A, as depicted on the Technical Data Sheet.
 - No certificates of occupancy may be issued with respect to any buildings constructed on Parcel B until the proposed extension of N.C. Highway No. 51 has been completed to Point B, as depicted on the Technical Data Sheet.
 - The Owner of Parcel A commits to upgrade the easterly half of the paved portion of Rocky River Church Road which runs along Parcel A to the commercial section as defined in Section 10.03 of the Charlotte/Mecklenburg Land Development Standards Manual and complete the same prior to the issuance of the first certificate of occupancy for development taking place on Parcel A.
 - The Owner of Parcel A commits to upgrade the westerly half of the paved portion of Rocky River Church Road which runs along Parcel B to the typical residential collector street as defined in Section 10.04 of the Charlotte/Mecklenburg Land Development Standards Manual and complete the same prior to the issuance of the first certificate of occupancy for development taking place on Parcel B.

- certificate of occupancy for development taking place on Parcel B
- Petitioner will install a 5' wide sidewalk and a 8' planting strip along Albemarle Road, N.C. Highway No. 51 Extension, and Rocky River Church Road as development occurs on each parcel. Petitioner will install a 5 foot wide sidewalk and an 8 foot planting strip along Albemarle Road, N.C. Highway No. 51 Extension, and Rocky River Church Road. The sidewalk and planting strip shall be installed along Albemarle Road in front of Lot 4 prior to the issuance of the certificate of occupancy for Lot 4. All other sidewalks and planting strips shall be installed prior to the issuance of a certificate of occupancy for Lot 1, Lot 2, Lot 3, Lot 5 or Lot 7.
 - The petitioner will also install a 5' wide sidewalk which connects to the commercial area to the street sidewalk system in the location as generally depicted on Schematic Site Plan. The installation of the 5 foot wide sidewalk shall be constructed on each Lot as it is developed and prior to the issuance of each Lot's certificate of occupancy. Lot 6 (the detention pond) sidewalk will be installed prior to the issuance of the certificate of occupancy for Lot 5 or Lot 7, whichever is the earlier to occur.

- The Petitioner will also install a 5 foot wide sidewalk which connects Parcel A and Parcel B by two locations as generally depicted on the Schematic Site Plan.
- The Petitioner agrees to reserve an appropriate area on Parcel A within which the Public Transportation Authority may construct a bus shelter if and when public transportation is brought to the site and to grant an appropriate easement to the Public Transportation Authority for its construction and operation, subject only to such reasonable conditions and restrictions which are designed to insure architectural compatibility with other buildings and the safety of the patrons of the commercial area.

- Dedication of Rights-of-Way
- The Petitioner commits to dedicate to Mecklenburg County prior to the issuance of any certificate of occupancy for Parcel A by way of a recorded plat, those portions of Parcel A and Parcel B necessary to accommodate a 70 foot wide right-of-way for the extension of N.C. Highway No. 51 from Albemarle Road in a northerly to northeasterly direction to Rocky River Church Road and the portion of Parcel B necessary to accommodate a 70' wide right of way for the connector road which would connect Rocky River Church Road to the proposed extension of N.C. Highway No. 51, all as general depicted on the Technical Data Sheet prior to issuance of a certificate of occupancy for Parcel A.
 - The Petitioner reserves the right to clear, grade and utilize the right-of-way (as depicted on the Technical Data Sheet) for staging and grading purposes. To the extent such area is so utilized, the cleared area will be seeded and stabilized with grass under the requirements set forth in an approved erosion control plan developed at the time of design plan submittals. No permanent improvements or structures will be placed within this right-of-way area other than storm water drainage or utility crossing that maybe required to service Parcel A and/or Parcel B.
 - All such right-of-way which falls within Parcel A will be dedicated prior to the issuance of the first certificate of occupancy for development taking place on Parcel A.
 - All such right-of-way which falls within Parcel B will be dedicated prior to the issuance of the first certificate of occupancy for development taking place on Parcel B.

Fire Protection
Adequate fire protection in the form of fire hydrants will be provided to the Mecklenburg County Fire Marshall's specifications. Plans for each building will be submitted to the Fire Marshall's office for approval before the construction of that building commences.

Storm Water Management/Sewer
Storm water runoff from the Site will be managed through proven techniques which satisfy the standards imposed by the Mecklenburg County Engineering Department. The Petitioner agrees to install gravity sewer lines to serve this project of a size that will meet the sewer collection needs of future upstream development; to the end that the sewer collection lines will not have to be paralleled if and when CMUD provides sewer service to this basin. In determining the appropriate size of the gravity sewer lines the engineers and CMUD shall take into consideration the size and capacity of the existing gravity sewer lines downstream which this project shall flow into.

Amendments to Rezoning Plan
Future amendments to the Technical Data Sheet and these Development Standards may be applied for by the then Owner or Owners of the Site in accordance with the provision of Chapter 6 of the Ordinance.

Binding Effect to the Rezoning Application
If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under these Development Standards and the Technical Data Sheet will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns.



Charlotte-Mecklenburg Planning Department

DATE: December 6, 2013

TO: Mark Fowler
Zoning Supervisor

FROM: Debra Campbell
Planning Director

SUBJECT: Administrative Approval for Petition No. 1998-042C Erwin Capital and The Crossland Group

Attached is the site plan allowing a modification to the requirement for installation of the planting strip and sidewalk along Albemarle Road. Since these changes do not alter the intent of the development and meet the requirements of the conditional site plan. Please use these plans when evaluating requests for building permits and certificates of occupancy.

Note: All other Zoning, Subdivision, Tree Ordinance and conditional requirements still apply. Signage was note reviewed as part of this request.

Project No. X13047-00

200 SOUTH COLLEGE STREET
SUITE 200
CHARLOTTE, NC 28202
T 704.334.7925
F 704.334.7926
WWW.STEWART-ENGINEERING.COM
FIRM LICENSE NO.: C1051

STEWART
ENGINEERING

STEWART ENGINEERING, INC. IS AN EQUAL OPPORTUNITY AND AFFIRMATIVE ACTION EMPLOYER. THE FIRM IS COMMITTED TO DIVERSITY AND INCLUSION IN THE WORKPLACE. WE ENCOURAGE ALL QUALIFIED INDIVIDUALS TO APPLY. WE WILL CONSIDER ALL INDIVIDUALS FOR EMPLOYMENT WITHOUT REGARD TO RACE, GENDER, RELIGION, NATIONAL ORIGIN, ANCESTRY, COLOR, SEXUAL ORIENTATION, OR DISABLED STATUS. WE WILL CONSIDER ALL INDIVIDUALS FOR EMPLOYMENT WITHOUT REGARD TO RACE, GENDER, RELIGION, NATIONAL ORIGIN, ANCESTRY, COLOR, SEXUAL ORIENTATION, OR DISABLED STATUS. WE WILL CONSIDER ALL INDIVIDUALS FOR EMPLOYMENT WITHOUT REGARD TO RACE, GENDER, RELIGION, NATIONAL ORIGIN, ANCESTRY, COLOR, SEXUAL ORIENTATION, OR DISABLED STATUS.



ATTACHED TO ADMINISTRATIVE
APPROVAL

DEC 6 2013

BY: DEBRA CAMPBELL

CIVIL ENGINEER:

OWNER/DEVELOPER:

STEWART
200 SOUTH COLLEGE STREET, SUITE 201
CHARLOTTE, NC 28202

PLANS PREPARED BY: JMC
DATE DESIGN COMPLETED: JANUARY 18, 2013

CONTACT:
JAMES P. SINGER, PE
P: 704.334.7925
F: 704.334.7926
jsinger@stewart-eng.com

ERWIN CAPITAL, INC.
501 E MOREHEAD STREET
CHARLOTTE, NC 28202-2642
P: 704.335.9579

DEVELOPER:
CAMBRIDGE PROPERTIES
881 E MOREHEAD STREET
CHARLOTTE, NC 28202-2853
P: 704.333.2393 X108