

DEVELOPMENT STANDARDS

PART I

General Provisions
Development of the real estate (the "Site") identified on this Technical Data Sheet RZ-1, prepared by Little & Associates Architects consisting of 9.92 acres, more or less, and its individual components will be governed by the conditions of these Development Standards, the Technical Data Sheet, and the applicable provisions of the Mecklenburg County Official Zoning Ordinance (the "Ordinance").

The building configurations, placements, and sizes shown on Sheet RZ-2, which accompanies this Technical Data Sheet, are schematic in nature and may be altered and/or modified during design development and construction document phases within the maximum building area established on this Technical Data Sheet. Parking may also be modified to accommodate final building configurations.

PART II

Permitted Development Within the Site

- (a) Parcel 1. Up to 22,000 square feet of general retail space may be developed on Parcel 1.
- (b) Parcel 2. Up to 57 attached or detached dwellings may be developed on Parcel 2, together with any ancillary or accessory structures permitted under the Ordinance.

PART III

Design Guidelines

Section 1. Access Points

- (a) There will be one access point from Ballantyne Commons Parkway and one access point from Old US 521 located in the general areas depicted. No other access points shall be permitted on the Technical Data Sheet.
- (b) The placement and configuration of each access point and driveway within the Site are subject to any modifications required to accommodate the final site and architectural/engineering construction plans and designs and are further subject to approval by the NCDOT and Mecklenburg County.

Section 2. Yard Restrictions

The side yard, rear yard, and setback requirements imposed under the Ordinance will be satisfied on the Site.

Section 3. Stormwater Management

Stormwater on the Site will be managed strictly in accordance with the requirements of the Mecklenburg County Engineering Department. In no case will a required above-ground detention basin occur within any required buffer or setback.

Section 4. General Design Provisions

- (a) Parking: The parking areas depicted on Sheet RZ-2 may vary in size and location, but in any event, parking will meet the minimum standards established under the Ordinance. Parking will be permitted only inside the area shown as building/parking envelope on Sheet RZ-1.
- (b) Lighting:
 - 1) All lighting within the Site shall be designed such that direct illumination does not extend into areas used or zoned for residential purposes. The maximum height of detached lighting fixtures within the development will not exceed 20 feet. Additionally, consideration will be given to lighting within Parcel 1 as to its impact on Parcel 2.
 - 2) Wall pack type lighting will not be permitted on buildings.
 - 3) Canopy lights for any gas station/convenience store developed on Parcel 1 will be shielded so that lights shine downward only and the bulbs are entirely within their fixtures.
- (c) Signs: All signs placed on the Site will be located in accordance with the Ordinance.
- (d) Fire Protection: Plans for each building will be submitted to the Fire Marshall's office for approval before the commencement of construction on that building. A fire hydrant will be located within 750 feet of the most remote point of each building, as a truck travels, and will adhere to any other prescribed conditions under the Charlotte Mecklenburg Building Code.
- (e) Trash Handling: Each dumpster area will be enclosed on all four sides by a fence and a hinged gate which are constructed of brick, wood, masonry, or any combination thereof unless one or more sides of the dumpster area joins the rear of a building. In this case, the rear wall will be substituted for the fence along each such side.
- (f) Signage for Parcel 1 will be limited to ground mounted signs seven feet in height and no larger than 50 square feet. If two signs are erected, the most appear similar to one another through the use of the same colors and materials.
- (g) Wall signs on portions of buildings constructed on Parcel 1 which abut Parcel 2 will be prohibited.

Section 5. Landscaping and Screening

- (a) Landscaping and screening shall, at a minimum, satisfy the requirements of the Ordinance.

Section 6. Architectural Control

- (a) All commercial buildings constructed on Parcel 1 will be designed so as to be architecturally compatible through the use of similar building materials, colors & architectural elements.
- (b) At least 80% of all exterior opaque vertical wall surfaces of each building constructed on Parcel 1 shall be brick.

Section 7. Administrative Site Plan Amendments

(c) Petitioner agrees to submit detailed plans with respect to any development proposed within Parcel 1 & II to the Staff of the Charlotte-Mecklenburg Planning Commission for approval prior to the issuance of building permits for construction of the proposed development so that Staff may be assured that such development satisfies the requirements imposed under the Technical Data Sheet and these Development Standards. Such review is intended to be in addition to the normal staff administrative review provisions.

Petitioner further agrees that each time it applies for Staff approval with respect to any new development proposed within Parcel 1 it will, within three business days after the application is submitted to Staff forward a notice to the individual (if any) whose name and address has been registered with the Charlotte/Mecklenburg Planning Commission's office as the designer of the Southeast Neighborhood Coalition, advising that the application has been filed.

Section 8. Dedication of Right-of-Way

Petitioner agrees to dedicate such additional amount of right-of-way along Old US 521 as may be needed to increase the right-of-way east of its existing center line fifty feet along the entire frontage of the Site and to complete any such dedication prior to the issuance of the first Certificate of Occupancy for any improvements constructed on the Site.

PART IV

Binding Effect of the Rezoning Application

Section 1. If the Petitioner's Rezoning Petition is approved, the development program established under these Development Standards and the Technical Data Sheet shall, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and each of the Owners and their respective heirs, devisees, personal representatives, successors in interest and assigns.

SITE DATA

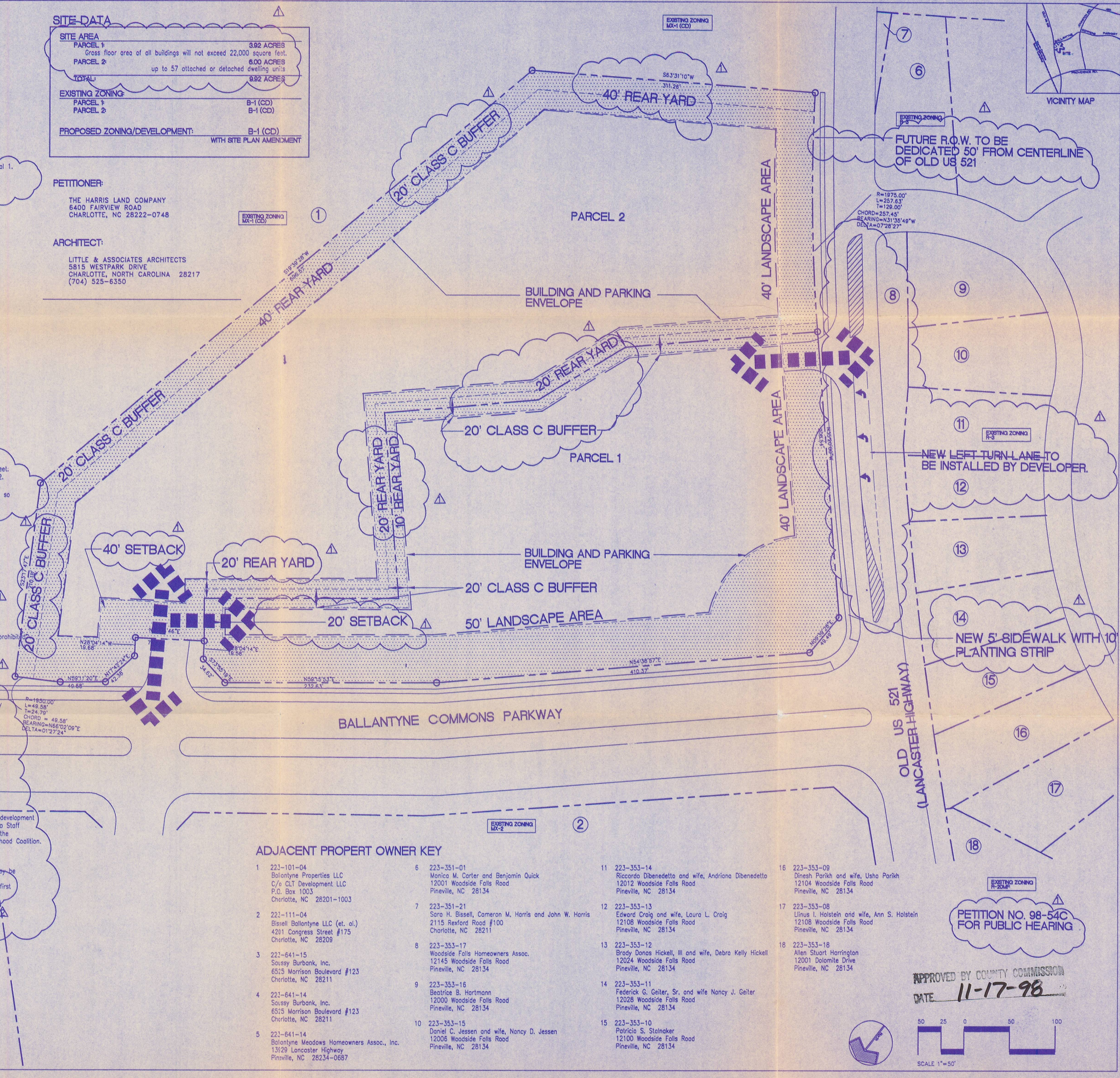
SITE AREA	
PARCEL 1	3.92 ACRES
Gross floor area of all buildings will not exceed 22,000 square feet.	
PARCEL 2	6.00 ACRES
up to 57 attached or detached dwelling units	
TOTAL	9.92 ACRES
EXISTING ZONING	
PARCEL 1	B-1 (CD)
PARCEL 2	B-1 (CD)
PROPOSED ZONING/DEVELOPMENT:	
	B-1 (CD)
	WITH SITE PLAN AMENDMENT

PETITIONER:

THE HARRIS LAND COMPANY
6400 FAIRVIEW ROAD
CHARLOTTE, NC 28222-0748

ARCHITECT:

LITTLE & ASSOCIATES ARCHITECTS
5815 WESTPARK DRIVE
CHARLOTTE, NORTH CAROLINA 28217
(704) 525-6350



ADJACENT PROPERT OWNER KEY

1 223-101-04 Balantyne Properties LLC C/o CLT Development LLC P.O. Box 1003 Charlotte, NC 28201-1003	6 223-351-01 Monica M. Carter and Benjamin Quick 12001 Woodside Falls Road Pineville, NC 28134	11 223-353-14 Riccardo Dibenedetto and wife, Andriana Dibenedetto 12012 Woodside Falls Road Pineville, NC 28134	16 223-353-09 Dinesh Parikh and wife, Usha Parikh 12104 Woodside Falls Road Pineville, NC 28134
2 221-111-04 Bissell Ballantyne LLC (et. al.) 4201 Congress Street #175 Charlotte, NC 28209	7 223-351-21 Sara H. Bissell, Cameron M. Harris and John W. Harris 2115 Rexford Road #100 Charlotte, NC 28211	12 223-353-13 Edward Craig and wife, Laura L. Craig 12108 Woodside Falls Road Pineville, NC 28134	17 223-353-08 Linus I. Holstein and wife, Ann S. Holstein 12001 Dolomite Drive Pineville, NC 28134
3 221-641-15 Saussy Burbank, Inc. 6515 Morrison Boulevard #123 Charlotte, NC 28211	8 223-353-17 Brady Donas Homeowners Assoc. 12145 Woodside Falls Road Pineville, NC 28134	13 223-353-12 Brady Donas Hickell, III and wife, Debra Kelly Hickell 12024 Woodside Falls Road Pineville, NC 28134	18 223-353-18 Allen Stuart Harrington 12001 Dolomite Drive Pineville, NC 28134
4 223-641-14 Saussy Burbank, Inc. 6515 Morrison Boulevard #123 Charlotte, NC 28211	9 223-353-16 Beatrice B. Hartmann 12000 Woodside Falls Road Pineville, NC 28134	14 223-353-11 Federick G. Geiter, Sr. and wife Nancy J. Geiter 12028 Woodside Falls Road Pineville, NC 28134	
5 221-641-14 Balantyne Meadows Homeowners Assoc., Inc. 13129 Lancaster Highway Pineville, NC 28234-0687	10 223-353-15 Daniel G. Jessen and wife, Nancy D. Jessen 12008 Woodside Falls Road Pineville, NC 28134	15 223-353-10 Patricia S. Steinkner 12100 Woodside Falls Road Pineville, NC 28134	



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CHARLOTTE, NC
Sheet Title: TECHNICAL DATA SHEET

Division President
J.HENSON
Job Captain
J.HENSON
Drawn By
J.HENSON
Date Drawn
JULY 22, 1998
Drawing File Name
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Revisions
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No. 4 Date
Issue Date: Aug. 27, 1998

Project Number
18-9477-00
Sheet Of
RZ-1 2

APPROVED BY COUNTY COMMISSION
DATE 11-17-98

