

**Development Standards**

**General Provisions**  
 Unless more stringent standards are established by the Technical Data Sheet or these Development Standards, all development within the City of Charlotte Zoning Ordinance (the "Ordinance") for the INST zoning district classification shall be followed in connection with development taking place on Parcel I, and all development standards established under the Ordinance for the NS zoning district classification shall be followed in connection with development taking place on Parcel II, and all development standards established under the Ordinance for the MX-2 zoning district classification shall be followed in connection with development taking place on Parcel III, and all development standards established under the Ordinance for the O-1 zoning district classification shall be followed in connection with development taking place on Parcel IV.

The building footprints, placement and uses as well as the location of the development shown on the Schematic Site Plan (Sheet RZ-2) are schematic in nature and may be altered or modified during design development and construction document phases within the maximum development limits established by buffers and setbacks. Innovative Development Standards may be utilized as described in Section 11.208 of the Ordinance, except on those sites which are immediately adjacent to a R-4 zoning district.

**Permitted Uses**  
**Parcel I - Church Campus**  
 Any religious, institutional, child care, adult care, or health institutions permitted by right or under prescribed conditions in the INST Zoning District shall be allowed on this parcel. All buildings in this section shall be of quality grade architectural materials, including not limited to, glass, architectural metals, stone, and traditional wood or vinyl siding. All buildings should be designed to achieve a high degree of architectural integrity while also blending into the general character and design motif of the overall community.

**Parcel II - Neighborhood Service Center**  
 Up to 50,000 SF of general retail and service uses which are permitted under the Ordinance by right or under prescribed conditions in an NS Zoning District shall be allowed on this parcel; however, no gas stations or service uses with drive-through windows shall be permitted.

**Parcel III - Mixed-Use Development**  
 Any residential, religious or institutional uses (including incidental and accessory uses) permitted by right or under prescribed conditions in an MX-2 Zoning District shall be allowed on this parcel. Up to 200 single family detached dwelling units will be constructed within the area schematically represented on Sheet RZ-2. Up to 50 attached dwelling units including age-restricted apartments and/or condominiums, may be constructed within this Parcel. The remainder of the units will be for sale or rent MF attached dwelling units, not to exceed 120 units max. Additionally, any incidental or accessory uses permitted by right or under prescribed conditions in the MX-2 Zoning District shall be allowed.

**Parcel IV - Office**  
 Any and all uses allowable in the O-1 Zoning District with the exception of hotels and motels shall be allowed in Parcel IV. All buildings in this section shall be of quality grade architectural materials, including but not limited to, glass, architectural metals, and stone. All building materials shall be compatible and all buildings shall be of a commercial nature.

**Buffer Areas**  
 The buffers established on this Technical Data Sheet shall conform to the standards of Section 12.303 of the Ordinance. The 75' buffer shall be reduced to 66 feet with the addition of a screen fence. The fence shall be constructed of wood and brick and will be in keeping with the architectural character of the adjacent church facility. Buffer areas shall remain as open space and subject to the provisions stated below, and shall remain undisturbed.

Where there are existing trees, the Petitioner reserves the right to clear, grade and fill within the first 15 feet on the interior side of the buffer and where buffer areas consist of minimal vegetation (trees 2' caliper and smaller), the developer may grade and/or create berms.

Petitioner reserves the right to grade and to create berms. The Petitioner reserves the right, within all portions of buffer areas, to install utilities and pedestrian paths. However, utility installations may only cross buffer areas at angles which are between 75° and 90° to the property line.

No buildings, parking spaces or maneuvering areas (except street crossings) may be placed within the buffer areas.

Where existing trees and natural vegetation have been cleared to accommodate pedestrian sidewalks or paths or the installation of utilities, the cleared unimproved areas of the buffer shall be landscaped with trees and shrubs.

In the event zoning or uses on any adjacent property should change at some point in the future so that the buffer requirements change or is not required, then the buffers specified on the Technical Data Sheet shall change accordingly. However, once a buffer and use are established or constructed on this site, such buffer and uses may remain.

**Landscaping Areas and Screening**  
 Screening shall conform with the standards and treatments specified in section 12.303 of the Ordinance.

**Setbacks, Side Yards and Rear Yards**  
 All buildings constructed within the site shall satisfy or exceed the applicable setback, rear yard and side yard requirements established under the Ordinance, except as may be allowed under the MX-2 zoning district classification. The single family lot areas are intended to vary in order to provide a range of housing types. Non-standard rights-of-way underlines are indicated on this site in order to create a non-traditional streetscape with sidewalks and street trees. Allow for rear access to residential homes and serve for the parking will also potentially be depicted in this document.

**Access Points**  
 Direct vehicular access from Beatties Ford Rd will be limited to three full-service access points. The access point in Parcel IV shall be full service as well. The road and access point layout serve to define a grid pattern which is the intent of this development. Other locations will be located in the general area depicted on this sheet. Additional access points may be added at a later date if needed per site requirements.

The northern and southern access points located on Beatties Ford Road shall align with Watilister Drive and Fairdale Road, respectively.

The petitioner will provide left turn lanes into the Site at each full access driveway on Cindy Lane and Beatties Ford Rd. The engineering, design, and construction of these left turn lanes will be the responsibility of the developer/owner and will be designed in accordance with CDOT standards.

Petitioner will dedicate twenty-five feet (25') from the centerline of "C" Avenue for public right-of-way where the site is adjacent to "C" Avenue. In addition, developer commits to upgrade "C" Avenue to comply with Charlotte-Mecklenburg Land Development Standards #10.014 where the Site is adjacent to "C" Avenue.

All of the proposed roadway improvements will be made in accordance with regulations established by the Charlotte Department of Transportation and the North Carolina Department of Transportation.

All access points off of Beatties Ford Road into the site shall be constructed prior to issuance of an occupancy permit for any building in Parcel II.

The developer/petitioner shall dedicate 50' of right-of-way from the centerline of Beatties Ford Road and shall release 20' of right-of-way from the centerline of Cindy Lane.

**Internal Street Pattern**  
 The street pattern shown on Sheet RZ-2 is schematic in nature and may be altered or modified during design development and construction document phases. The general character indicated by the grid pattern and vistas is a firm commitment. The petitioner will seek approval of any non-standard street sections and layout using the innovative provisions of the Ordinance at the time the Site is subdivided.

The petitioner will seek approval of any non-standard street sections and layout using the innovative provisions of the Ordinance at the time the Site is subdivided. The petitioner commits to provide a creek crossing to connect the Mixed-Use area to the Office area with a bridge or other form of vehicular access to meet CDOT standards. Petitioner/developer commits provide (2) 35' x 35' right triangles per CDOT standards to meet sight distance requirements at each existing and proposed entrance.

**Lighting**  
 All freestanding lighting fixtures installed on public streets on this site will be of a uniform design. Except for public streets lights, the maximum height of any freestanding lighting fixture, including its base, shall not exceed 25 feet in all Parcels.

All direct lighting within Parcels I, II, & III shall be designed such that direct illumination does not extend past parcel property lines. Consideration will be given to the impact of lighting both within and beyond the perimeter of the site. Items for consideration shall include intensity, cutoff angles, color, energy efficiency and shielding of sources of light; the intent being to eliminate glare towards adjacent residential uses.

**Signage**  
 A uniform signage and graphic system will be employed within Parcels I, II, and III. All signs placed on the Site will be erected in accordance with Ordinance requirements. All free-standing signs on Parcels I, II & IV will be ground-mounted, no taller than 7' feet and no more than 50 sq. ft. of sign surface area on either side.

No self-illuminating, or otherwise obstructive, wall signs within Parcel II shall be on portions of buildings oriented toward residential development.

**Tree Ordinance**  
 The provisions of the Charlotte Tree Ordinance apply to this development in the same manner adjoining properties in accordance with Section 12.303 of the Ordinance requirements of the Ordinance.

**Open Space**  
 The percentage of open space within the Site shall meet or exceed the minimum requirements of the Ordinance. Approximately 20% minimum of the parcel area shall be preserved as open space.

**Design Standards**  
 All parking spaces depicted on the Schematic Site Plan (Sheet RZ-2) may vary in layout and location, but, in all events, will be sufficient to satisfy the minimum off-street parking standards established under the Ordinance, including Section 12.303(1) and 12.303(2) of the Ordinance.

No parking shall be permitted within the buffer area or setbacks. No parking shall be permitted between Beatties Ford Road and any buildings in Parcel II.

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**General Notes**

- Boundary information from survey by RB Pharr & Associates, dated 5/22/98. Topographic information from digital topographic information by Mecklenburg County Mapping/GIS services.
- See attached sheets for adjacent property owners.
- Road improvements along "C" Avenue, Beatties Ford Road, and Cindy Lane will include 5' sidewalks with an 8' planting strip. If these said elements are not already existing, these improvements will only be made to the portions of each existing right-of-way adjacent to this site.
- 50 feet of right-of-way from the centerline of Beatties Ford Road shall be dedicated prior to issuance of a building permit.

**Development Data**

Total Area: 100.99 Acres  
 Existing Zoning: R-4 and O-2  
 Proposed Zoning: INST (CD), NS (CD), MX-2 (CD), and O-1 (CD)  
 Proposed Uses: Mixed use consisting of Single Family, Multifamily, Office, Business, and Religious/Institutional Uses

**Maximum Proposed Development:**  
**Parcel I:** INST (CD) 2750 total max church sanctuary, 20,000 SF max Child Care Center, 20 bed max Alzheimer Center, 200 bed max Hospice, 90 bed max Assisted Living Center, 411,000 SF other institutional uses. Jails and prisons will not be permitted.  
**Parcel II:** NS: 50,000 SF of Commercial/Retail (40' ht Max) and 96 Max Dwelling Units; MX-2: 200 Max SF Dwelling Units; 188 MF Units Max; 10K Open Space Min; O-1: 350,000 SF Max. of Office Space. No hotels or motels will be permitted.

**Parcel III:** NS: 50,000 SF of Commercial/Retail (40' ht Max) and 96 Max Dwelling Units; MX-2: 200 Max SF Dwelling Units; 188 MF Units Max; 10K Open Space Min; O-1: 350,000 SF Max. of Office Space. No hotels or motels will be permitted.

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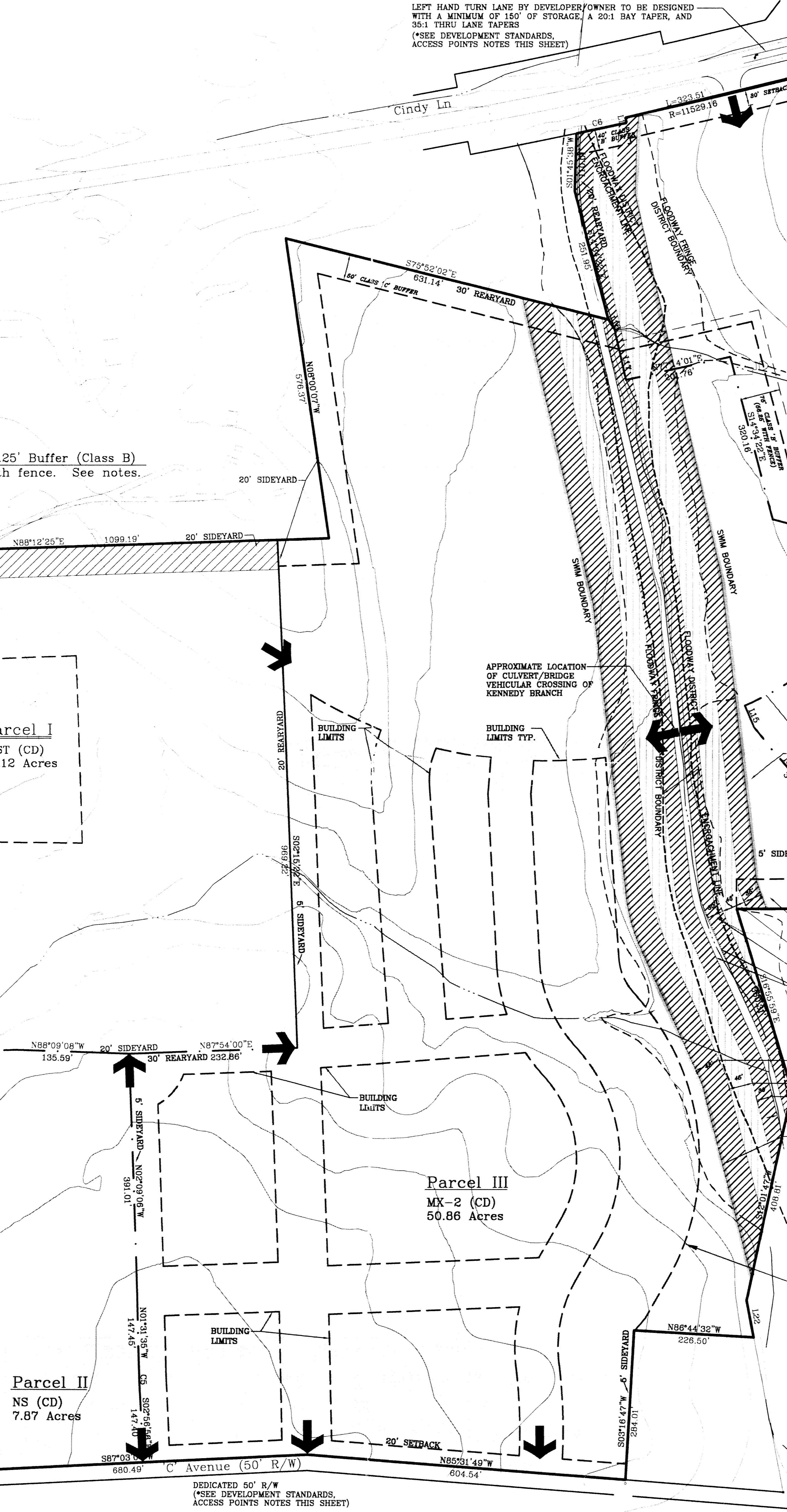
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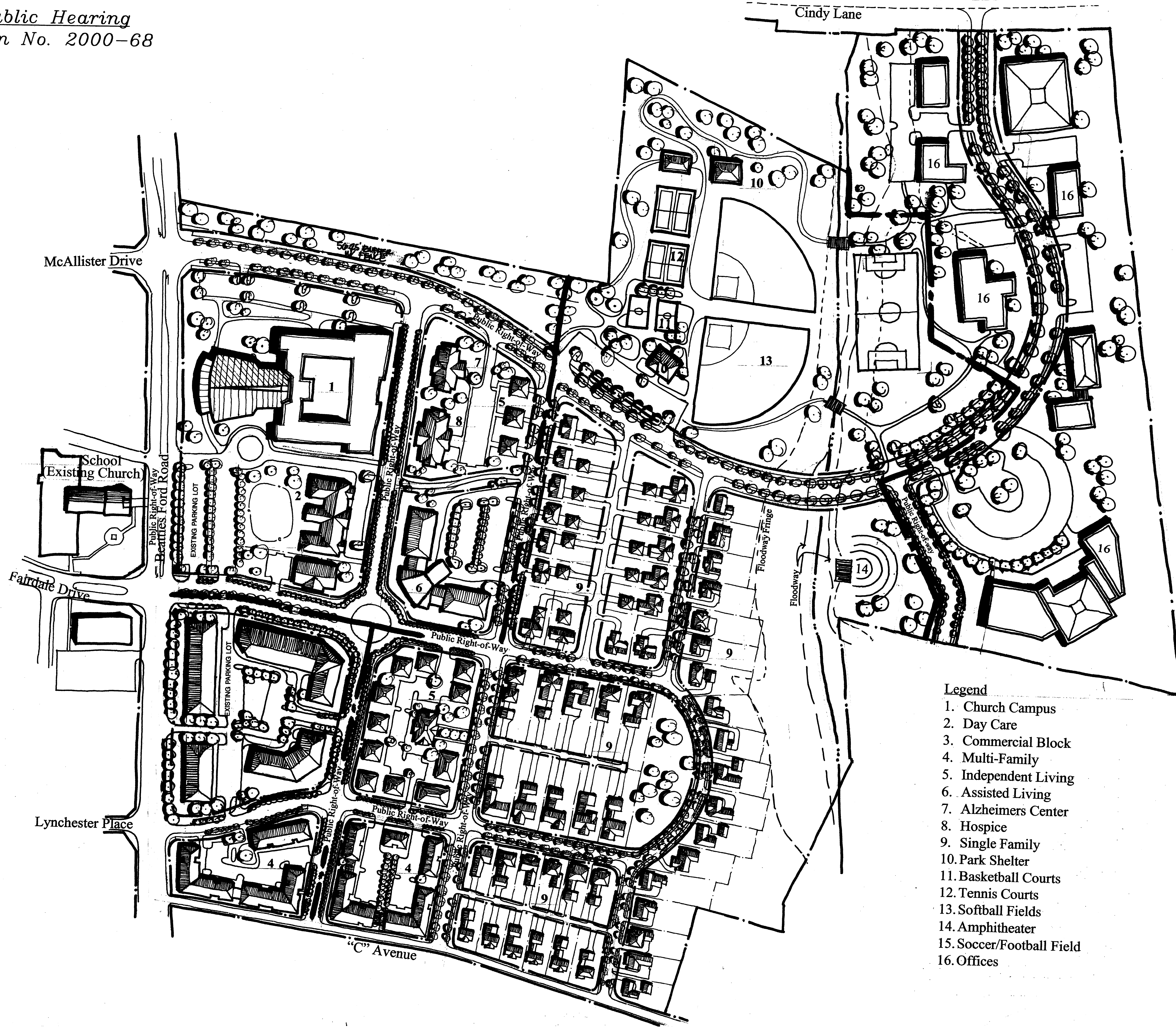
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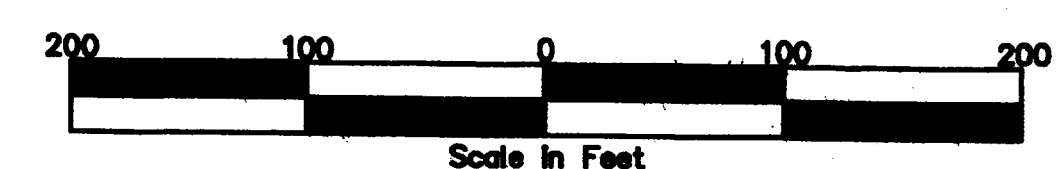
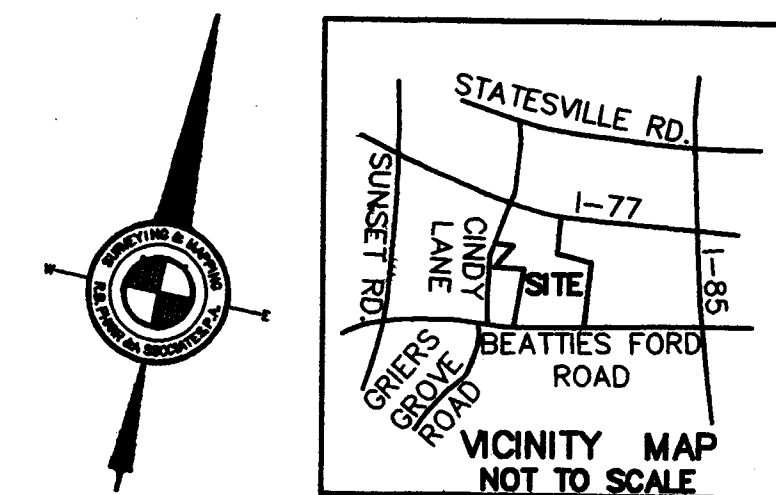
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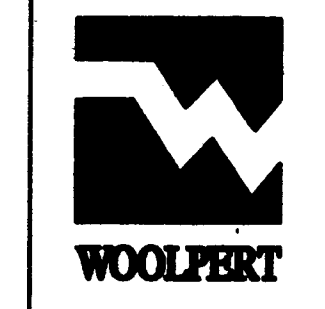
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84</			



- Legend**
1. Church Campus
  2. Day Care
  3. Commercial Block
  4. Multi-Family
  5. Independent Living
  6. Assisted Living
  7. Alzheimers Center
  8. Hospice
  9. Single Family
  10. Park Shelter
  11. Basketball Courts
  12. Tennis Courts
  13. Softball Fields
  14. Amphitheater
  15. Soccer/Football Field
  16. Offices



**Garitt Huberman Architects**  
500 North Tryon Street  
Charlotte, NC 28202  
704.334.6436 Tel  
704.342.9639 Fax



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Charlotte, North Carolina 28217-3958  
704.525.6284 FAX: 704.525.8529

Drawn	THD
Checked	KLB
Date	January 7, 2000
Revisions	March 24, 2000
1 Date	APRIL 19, 2000
2 Date	JULY 6, 2000
3 Date	August 17, 2000
4 Date	Sept. 14, 2000

**Friendship Baptist Church**  
Charlotte, NC  
2000-68

APPROVED BY CITY COUNCIL  
DATE 11/24/00

Title  
**Schematic Site Plan**

Sheet of  
**RZ-2**