

Development Standards:

General Provision

Unless more stringent standards are established by the Technical Data Sheet or these Development Standards, all development standards established under the Charlotte Zoning Ordinance (the "Ordinance") for the O-1 zoning district classification shall be followed in connection with development taking place on the Site.

Permitted Uses

The Site may be developed for general office, medical, dental, or optical clinic, and/or medical office uses. Residential or hotel uses will not be permitted.

Square Footage Restrictions

The gross floor area of the building to be constructed within the Site may not exceed, in the aggregate, 30,000 square feet.

Buffers

- The Buffer area 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.
- The Buffer area shall remain as open space and, subject to the provisions of Paragraph (3) below, will be left undisturbed.

3. No building, parking spaces, maneuvering areas or storm detention facilities may be located within the Buffer areas. Buffer areas may be cleared where required to accommodate the installation of screen walls or fences located within the interior half of the buffer.

4. 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. Utilities may only cross buffers at angles greater than 60 degrees.

5. The width of any portion of the Buffer area may be reduced by 25% in accordance with the provisions of Section 12.302 (8) of the Ordinance with the installation of a 6 foot minimum height wall or fence within the Buffer (to a minimum Buffer width of 15 feet). Walls or fences must be installed within the interior half of the buffer, when walls or fences are installed.

6. The Petitioner will install a brick screen wall along the southern property line. The wall will be a minimum height of 8 feet, in accordance with detail 1/RZ-2 shown on the Schematic Site Plan sheet RZ-2. In addition, evergreen shrubs will be installed adjacent to the wall on the side facing residential zoned property, as shown in detail 1/RZ-2 on the Schematic Site Plan sheet RZ-2.

Setbacks, Side Yards and Rear Yards

The building to be constructed on the Site shall satisfy or exceed the rear yard and side yard requirements established under the Ordinance for the O-1 Zoning District.

Screening and Landscaped Areas

- The Owner shall install or cause to be installed within the landscaped areas established along Rea Road Extension and Ballantyne Commons Parkway plants, trees and other materials, in accordance with the Ordinance and shall thereafter maintain or cause to be maintained all such materials (including replacement of dead or dying plants and trees). Landscaping along Rea Road will include large maturing trees located 50 feet on center maximum, and evergreen shrubs located 4 feet on center maximum (excluding driveway or sight triangle areas).
- Plantings within landscaped areas will meet or exceed the requirements of the Ordinance.
- Screening shall conform with the standards and treatments specified in Section 12.303 of the Ordinance.

- Existing trees, 8 inches or larger in diameter, located within setbacks adjacent to Rea Road Extension and Ballantyne Commons Parkway are indicated on Sheet RZ-1. Existing healthy trees, 8 inches or larger in diameter, will be saved unless noted otherwise on sheet RZ-1. Trees that are removed for building or parking construction will be subject to mitigation planting in accordance with the following schedule:

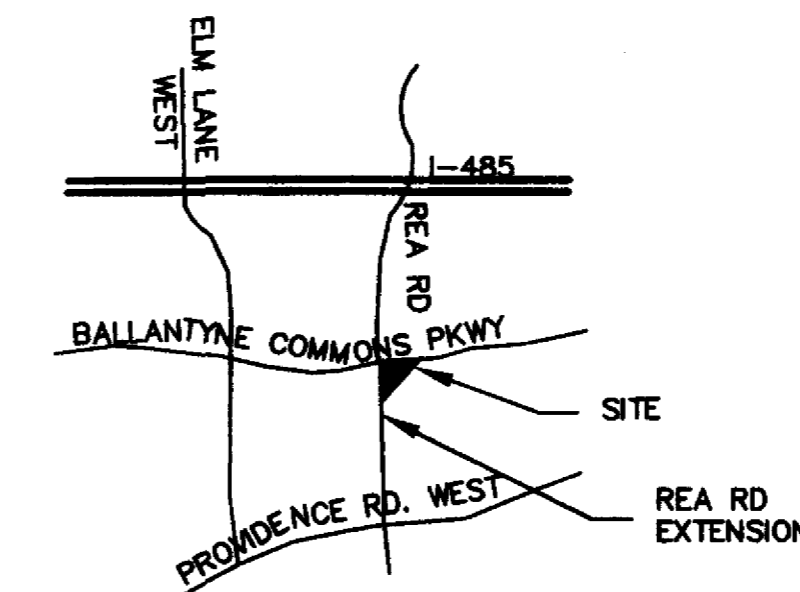
Diameter of Tree Removed	# Replacement Tree(s) Required
8-14 inch	1 (3-3 1/2" caliper large maturing)
15-24 inch	2 (3-3 1/2" caliper large maturing)
25-34 inch	3 (3-3 1/2" caliper large maturing)
35+ inch (not applicable - no trees of this size exist in setback areas)	

Parking and Interior Circulation

- Off street parking will meet the minimum standards established under the Ordinance.
- A minimum of two speed humps shall be installed within the internal vehicular access aisle to discourage cut-through traffic between northbound Rea Road Extension and eastbound Ballantyne Commons Parkway.

BOUNDARY NOTE:

BOUNDARY DATA TAKEN FROM BOUNDARY SURVEY BY KILLOUGH SURVEYING DATED 10/31/01.



Vicinity Map

Lighting

- All freestanding lighting fixtures installed within the Site will be uniform in design.
- The maximum height of any freestanding lighting fixture, including its base, shall not exceed 20 feet in height.
- All direct lighting within the Site (except street lights which may be erected along Rea Road Extension and Ballantyne Commons Parkway) 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 Rea Road Extension and Ballantyne Commons Parkway as well as adjacent properties.

4. "Wall pak" lighting will not be allowed.

Signs

All signs placed on the Site will be erected in accordance with the requirements of the Ordinance.

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 CDOT and (if it has jurisdiction) the North Carolina Department of Transportation.

Fire Protection

Adequate fire protection in the form of fire hydrants will be provided to the Mecklenburg County 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.

Architectural Controls

- Dumpster areas will be enclosed on all four sides by a brick wall with one side being a hinged wooden gate.
- All mechanical equipment including roof top equipment shall be screened from public view.
- At least 80% of all the exterior opaque vertical surfaces of the front, side and rear elevations of the building constructed on the Site will consist of brick materials.
- No building constructed on the Site may contain more than three stories above grade nor exceed fifty feet in height.

5. The conceptual building elevation shown on sheet RZ-2 indicates the general character and proportions of the street side of the building. The building elevation may be altered or modified provided the general character and proportions are maintained, per chapter 6 of the zoning ordinance.

Storm Water Management

- Storm water runoff from the Site will be managed through proven techniques which satisfy the ordinance standards imposed by the City of Charlotte.
- Storm water detention facilities shall not be located within buffer or setback areas.
- Stormwater detention analysis will include evaluation of the existing drainage culvert that carries storm water from the site under Ballantyne Commons Parkway. The Petitioner will provide storm drainage improvements and on-site detention as required to keep this existing culvert within City of Charlotte standards. On-site detention storage volumes may exceed the normal 2 and 10 year storm standards to meet this requirement.

Pedestrian Access

- Sidewalks shall be installed for pedestrian access from the building to Rea Road Extension and Ballantyne Commons Parkway.
- A pedestrian entrance to the building shall be provided on the building side facing the intersection of Rea Road Extension and Ballantyne Commons Parkway. Additional pedestrian entrances may be provided on any other sides of the building.

Development Data:

Total Site Area: 2.57 AC
 Existing Zoning: R-3
 Proposed Zoning: O-1 (CD)
 Gross Bldg Area: 30,000 SF MAX.
 Maximum Building Height: 50 Feet

REVISED: 2/13/02 PER 1ST PLANNING STAFF REVIEW
 4/30/02 ADD NOTES FROM MARCH 14, 2002 MEMO
 DATE: 12/19/01
 PROJECT #: 01053.2

SCALE: 1"=60'



APPROVED BY CITY COUNCIL

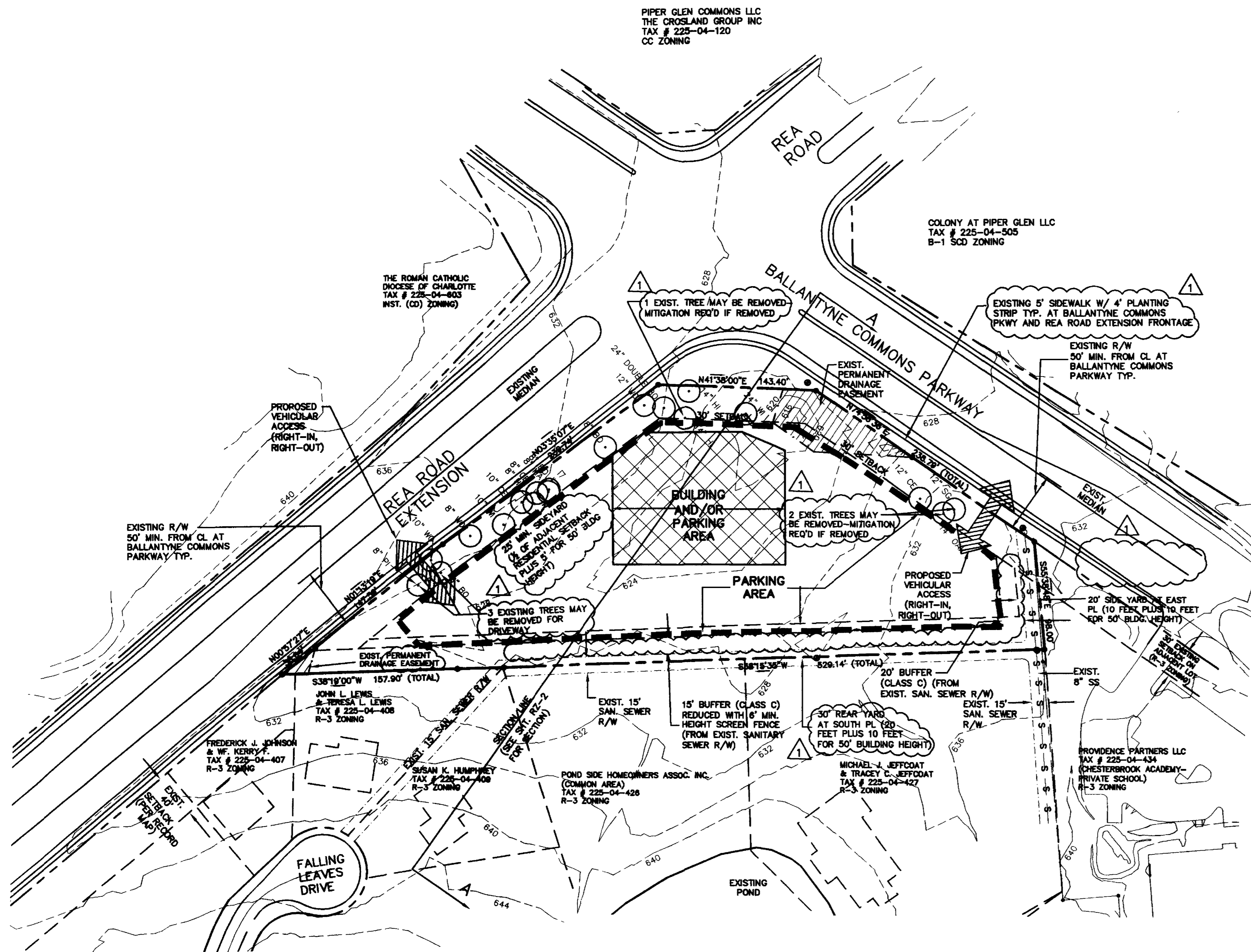
DATE 4/12/02



DPR ASSOCIATES, INC.
 Landscape Architects
 Planners & Engineers
 420 Hawthorne Lane
 Charlotte, NC 28204
 704/332-1204

SHEET NO: RZ-1 OF 2

SERVER: 01053\SKETCHPLAN.DWG

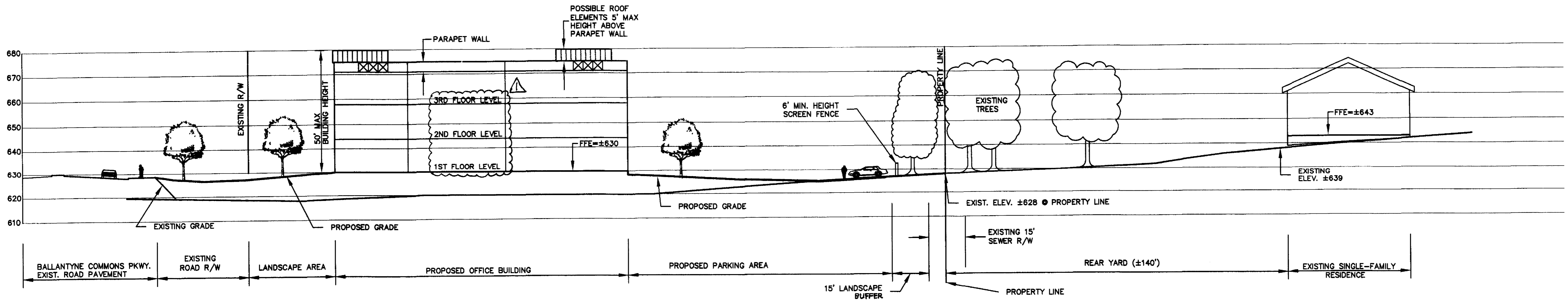


- EXISTING TREE LEGEND:
 SG= SWEET GUM
 PO= POST OAK
 BO= BLACK OAK
 WO= WHITE OAK
 HI= HICKORY
 W= WILLOW OAK
 CE= CEDAR
 PI= PIN OAK
 MA= MAPLE

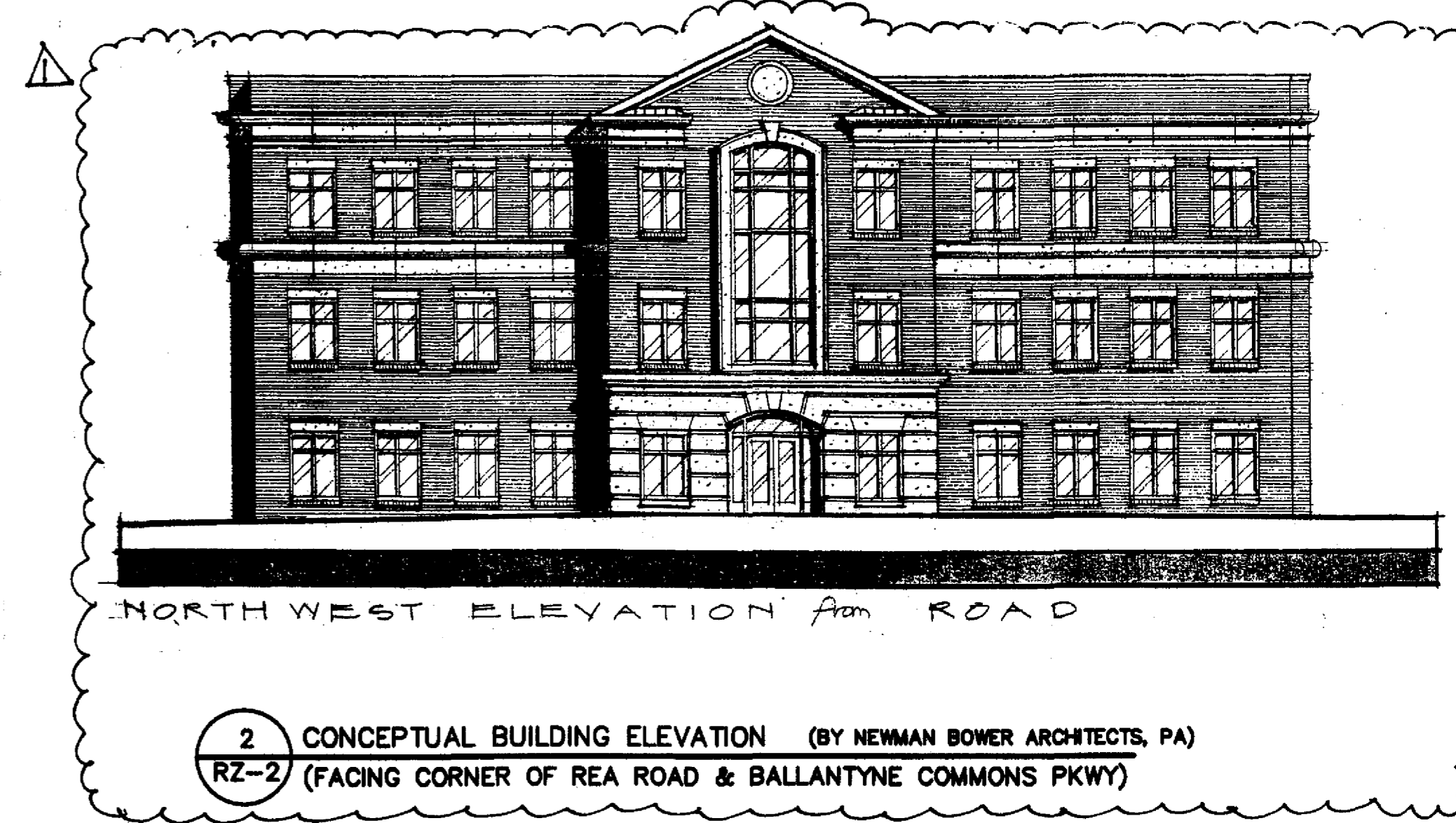
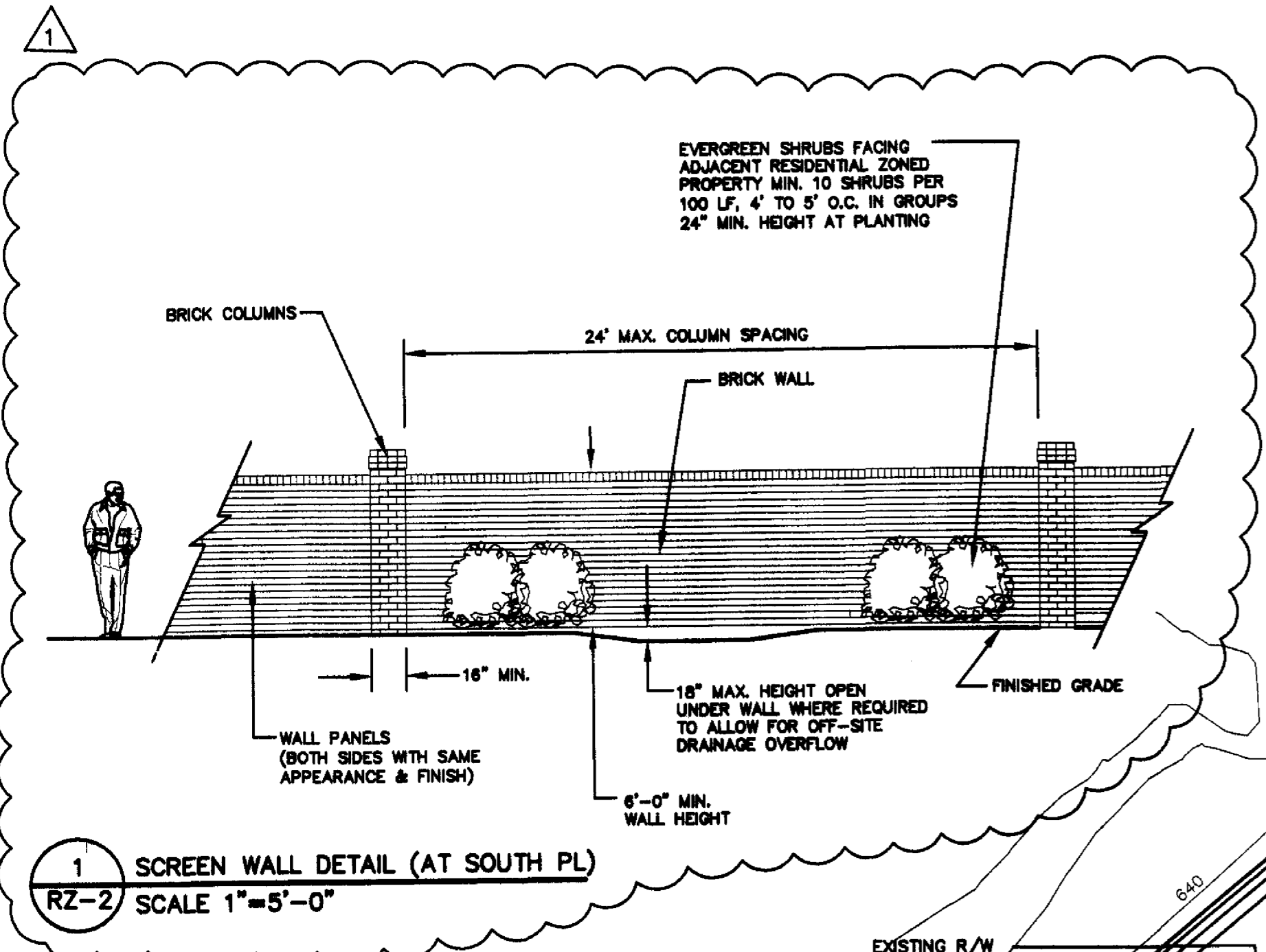
TECHNICAL DATA SHEET

REA ROAD/BALLANTYNE COMMONS REZONING

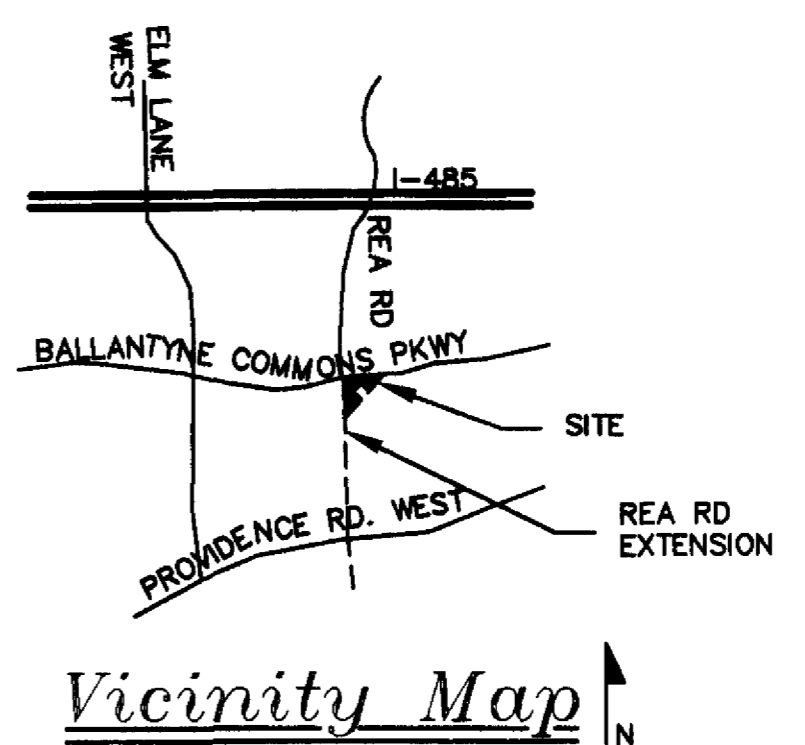
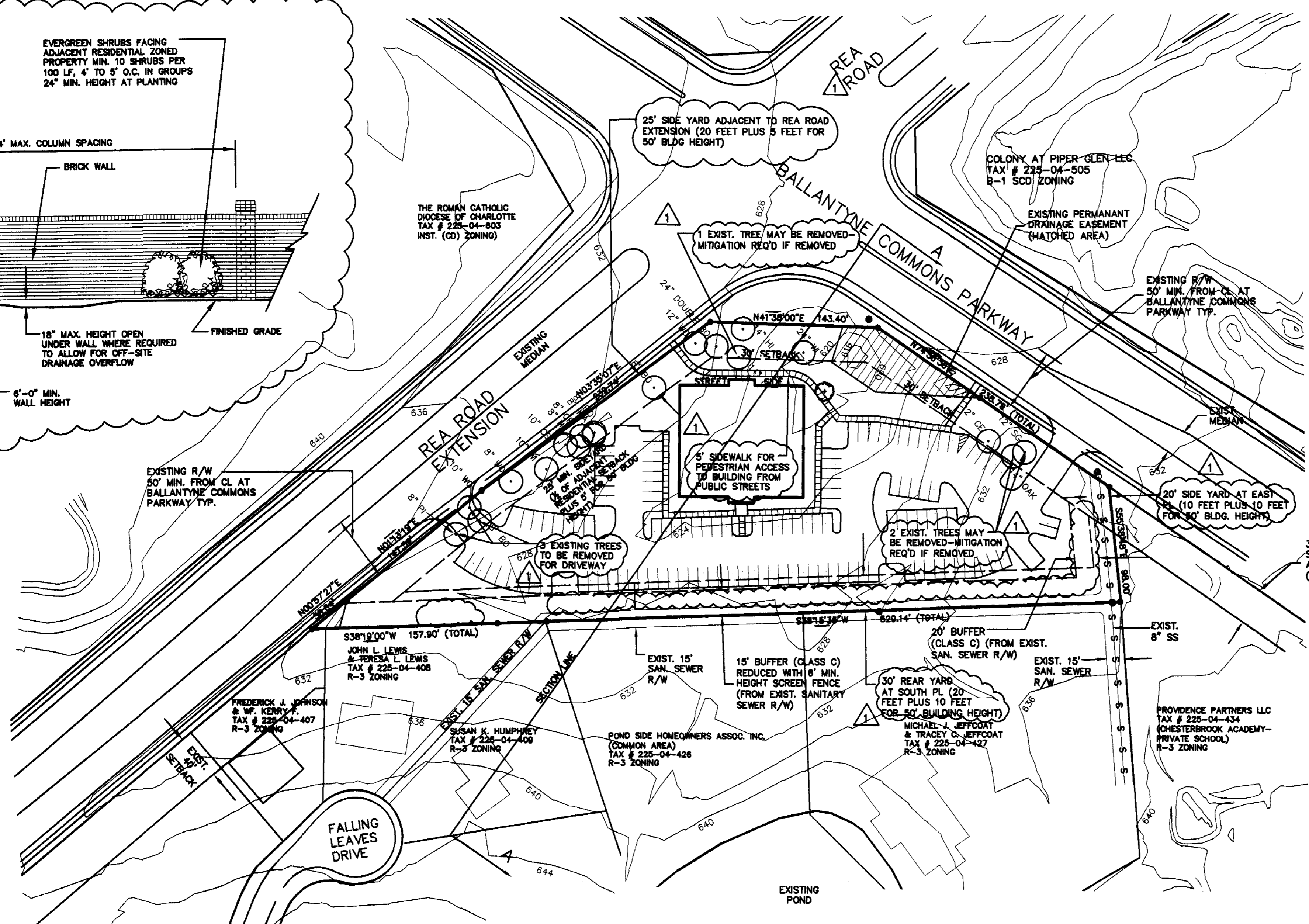
FOR PUBLIC HEARING PETITION NO. 2002-26
 PETITIONERS: FIRST COLONY CORP. & CHARLES SALEH



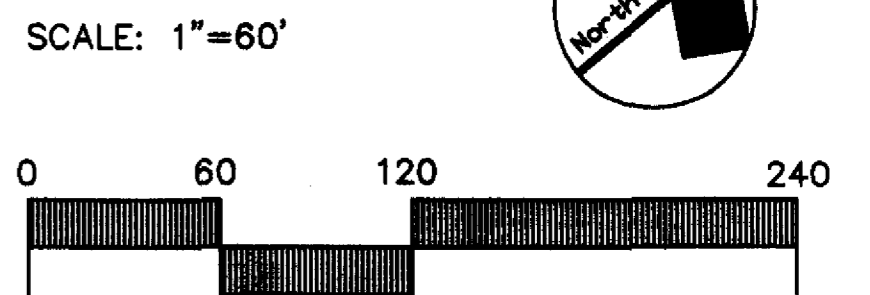
CONCEPTUAL SECTION A-A
 SCALE 1"=20' (VERTICAL & HORIZONTAL)



NOTES:
 1. THIS SCHEMATIC SITE PLAN AND CONCEPTUAL SECTION A-A IS INTENDED TO REFLECT A GENERAL PATTERN OF DEVELOPMENT, BUT MAY BE ALTERED OR MODIFIED WITHIN THE MAXIMUM BUILDING AND PARKING AREA LIMITS ESTABLISHED ON THE TECHNICAL DATA SHEET (SHEET RZ-1) PER CHAPTER 6 OF THE ZONING ORDINANCE.
 2. THE CONCEPTUAL BUILDING ELEVATION MAY BE MODIFIED AS INDICATED IN "DEVELOPMENT STANDARDS" ON SHEET RZ-1, UNDER ARCHITECTURAL CONTROLS, AND NOTE 5.



REVISED: 2/13/02 PER 1ST PLANNING STAFF REVIEW
 DATE: 12/19/01
 PROJECT #: 01053.2



APPROVED BY CITY COUNCIL
 DATE: 4/15/02

SCHEMATIC SITE PLAN
REA ROAD/BALLANTYNE COMMONS REZONING

FOR PUBLIC HEARING PETITION NO. 2002-26
 PETITIONERS: FIRST COLONY CORP. & CHARLES SALEH

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