

SITE DATA

TAX PARCEL #: 035-158-02 AND 035-158-03
 EXISTING ZONING: R-3
 PROPOSED ZONING: O-1 (CD)
 TOTAL SITE AREA: 4.913 ACRES
 PROPOSED USE: MEDICAL OFFICE AND GENERAL OFFICE
 PROPOSED OFFICE AREA: 3,500 SQ. FT.
 PARKING REQUIRED: 18 SPACES (1 SPACE PER 200 SQ. FT.)
 MAX. BUILDING HEIGHT: 40'
 MAXIMUM FLOOR AREA RATIO: 1.0

LOCATION MAP - NOT TO SCALE

DEVELOPMENT STANDARDS
 December 16, 2003

GENERAL PROVISIONS

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

PERMITTED USES

- The Site may be devoted to a maximum of 3,500 heated square feet of medical and general office uses, as well as any accessory uses allowed in the O-1 zoning district. The 3,500 heated square foot maximum shall include any expansion of the existing structure located on the Site.
- Petitioner intends to renovate and utilize the existing structure located on the Site for medical and general office uses. In connection therewith, Petitioner may add onto and expand the existing structure located on the Site to a maximum size of 3,500 heated square feet of space.
- Notwithstanding the foregoing, Petitioner reserves the right to demolish the existing structure located on the Site and to construct a new building containing a maximum of 3,500 heated square feet of space on the Site. Petitioner may occupy and utilize the existing structure located on the Site while the new building is under construction, however, Petitioner must demolish the existing structure within twelve months of occupying the new building constructed on the Site.

BUFFERS

- The buffer areas established for the Site on the 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. Pursuant to Section 12.302(8) of the Ordinance, the width of the required buffer areas may be reduced by 25% by the installation of a wall, fence or berm that meets or exceeds the standards of Section 12.302(8) of the Ordinance.
- Notwithstanding the foregoing, in no event may the width of the 30 foot Class C buffer located along the Site's western property line be reduced.
- Notwithstanding anything contained herein to the contrary, in the event that an adjacent parcel of land is either rezoned to a zoning district or devoted to a use that eliminates or reduces the buffer requirements on the Site, the relevant buffer area(s) set out on the Technical Data Sheet may be reduced or eliminated as the case may be.
- The buffer areas shall remain as open space, except to the extent necessary to accommodate grade changes and the installation and maintenance of a wall, fence, berm, landscaping and utility and drainage facilities and any grading associated therewith.
- Where existing trees and natural vegetation have been cleared to accommodate grade changes or the installation of a wall, fence, berm, utility or drainage facilities and any grading associated therewith, the cleared, unimproved areas will be landscaped with trees and shrubs in accordance with the requirements of the Ordinance.
- No buildings, parking spaces or maneuvering areas may be located within the buffer areas.

SETBACKS, SIDE YARDS AND REAR YARDS

- Unless more stringent standards are established on the Technical Data Sheet, any building located or constructed on the Site will satisfy or exceed the setback, rear yard and side yard requirements established under the Ordinance for the O-1 zoning district.
- No building, parking spaces or maneuvering areas may be located within the setbacks.
- No above ground storm water detention facilities may be located within the required setbacks.

SCREENING AND LANDSCAPED AREAS

- Screening shall conform with the standards and treatments specified in Section 12.303 of the Ordinance. All landscaping installed on the Site will meet or exceed the requirements of the Ordinance.
- Any roof mounted mechanical equipment will be screened from view.
- Any dumpster visible from a public street or from an adjoining parcel of land will be screened from view by a solid-enclosure with gates. If one or more sides of the dumpster area adjoin a rear wall of a building, the rear wall may be substituted for the fence along each such side.
- The requirements of the City of Charlotte Tree Ordinance shall be met on the Site.

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SCREENING AND LANDSCAPED AREAS (CONT.)

- Any dumpster visible from a public street or from an adjoining parcel of land will be screened from view by a solid-enclosure with gates. If one or more sides of the dumpster area adjoin a rear wall of a building, the rear wall may be substituted for the fence along each such side.
- The requirements of the City of Charlotte Tree Ordinance shall be met on the Site.

PARKING

- Parking areas depicted on the Technical Data Sheet may vary in size and location.
- Off-street parking and loading will meet the minimum requirements set out in the Ordinance.

LIGHTING

- A uniform lighting system will be employed throughout the Site.
- The maximum height of any free standing lighting fixture (including its base) installed on the Site may not exceed 25 feet. All free standing lighting fixtures installed on the Site shall be capped and the illumination downwardly directed so that the direct illumination does not extend past any property line of the Site. Items for consideration will include intensity, cut-off angles, color, energy efficiency and shielding of sources of light, the intent being to eliminate glare towards public streets and adjacent properties.
- No wall pack style light fixtures will be permitted on the Site, and any wall mounted light fixtures installed on the Site shall be capped and downwardly directed so that illumination does not extend past any property line of the Site.

SIGNS

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

ACCESS POINTS (DRIVEWAYS) AND SIDEWALKS

- The number of vehicular access points to the Site shall be limited to those depicted on the Technical Data Sheet.
- The placement and configuration of the access point is 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 City of Charlotte Department of Transportation.
- Petitioner shall install an 8 foot wide planting strip and a 5 foot wide sidewalk along the Site's frontage on Old Plank Road. The sidewalk may meander to accommodate existing trees and drainage structures and other Site constraints.
- Petitioner shall install a sidewalk on the Site to satisfy the requirements of Section 12.529 of the Ordinance.

FIRE PROTECTION

Adequate fire protection will be provided to the Mecklenburg County Fire Marshal's specifications.

ARCHITECTURAL CONTROLS

- The maximum height of any building constructed on the Site shall be 40 feet.
- Any new building constructed on the site shall be residential in character.

STORM WATER MANAGEMENT

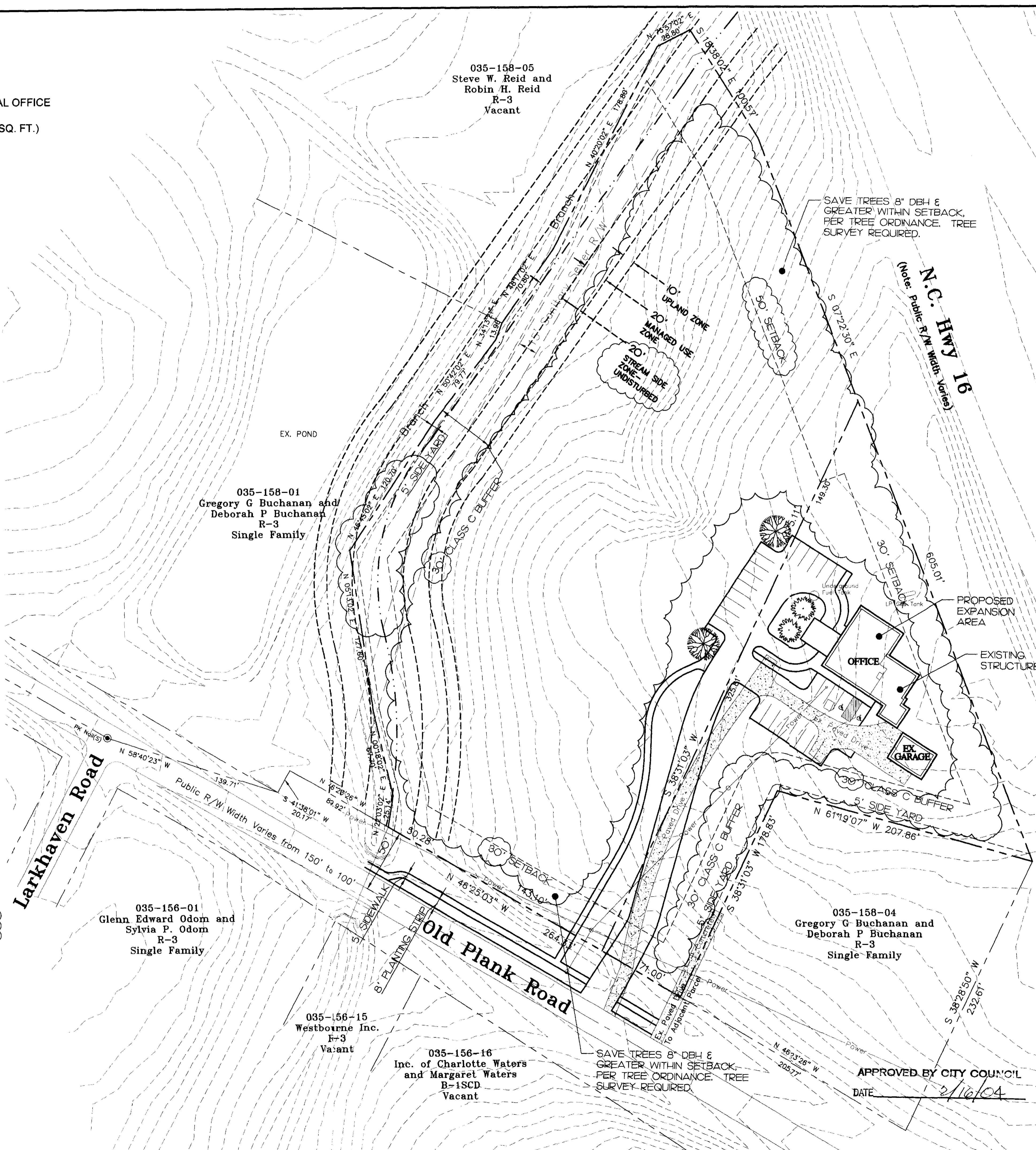
Storm water runoff from the Site will be managed through proven techniques which satisfy the standards, if any, imposed by the City of Charlotte Engineering Department.

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 provisions of Chapter 6 of the Ordinance.

BINDING EFFECT OF THE REZONING APPLICATION

If this Rezoning Petition is approved, all conditions applicable to the 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 Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns.



TECHNICAL DATA SHEET

DRURY REZONING
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REZONING PETITION
2004-010

FOR PUBLIC HEARING

NORTH

Scale: 1" = 40'
 Date: 24 OCT. 2003
 Project No.: 171-001

Revisions:
 18 DEC. 03 PER CMPC COMMENTS
 29 JAN. 04 PER CMPC COMMENTS

APPROVED BY CITY COUNCIL
 DATE: 2/16/04

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