

ZONING CODE SUMMARY

CHARLOTTE/MECKLENBURG COUNTY
ZONING CODE SUMMARY

PROJECT NAME: DUNN COMMONS
OWNER: McALPINE-STRINGFELLOW, LLC PHONE: (704) 376-2307
PLANS PREPARED BY: LATHAM-WALTERS ENGINEERING, INC. PHONE: (704) 892-8484
ZONING: NS JURISDICTION: CHARLOTTE, NC

PROPOSED USE: COMMERCIAL BUSINESS

BUILDING HEIGHT: 60 ft. STORES: 2
BUILDING COVERAGE: 29,875 sq. ft. GROSS FLOOR AREA: 35,875 sq. ft.
LOT SIZE: 9.01 ac. NUMBER OF UNITS/SUITES: 3 BUILDINGS

YARD REQUIREMENTS:
Setback (front): 30 ft. from R/W, 30 ft. from proposed R/W
Side Yard (s): 10/10 ft. Side Yard (r): 14' FROM B.O.C.
Rear Yard: 10

REQUIRED BUFFERS:
Front: NO ft. Rear: YES ft.
Side (l): NO ft. Side (r): NO ft.

REQUIRED SCREENING:
Front: NO Rear: YES
Side (l): NO Side (r): NO
Parking Only: YES

IMPERVIOUS COVERAGE: 84,942 sq. ft.
PARKING DATA: (specify requirement)
35,875 SF NEIGHBORHOOD SERVICES @ 1 SPACE/600 SF = 60 SPACES REQUIRED

As Per CHARLOTTE Zoning Ordinance Section No. 12.202
REQUIRED: 60 PROVIDED: 125 HANDICAP: 8 COMPACT: 0
CARPOOL: - LOADING SPACES: 1 (10' x 50') & 1 (10' x 25')

ALL SIGNAGE WILL BE APPROVED AND PERMITTED SEPARATELY.

N/F
NEW NC LAND INVESTORS
DB 06188 PG 497
COMMERCIAL
ZONED B-1

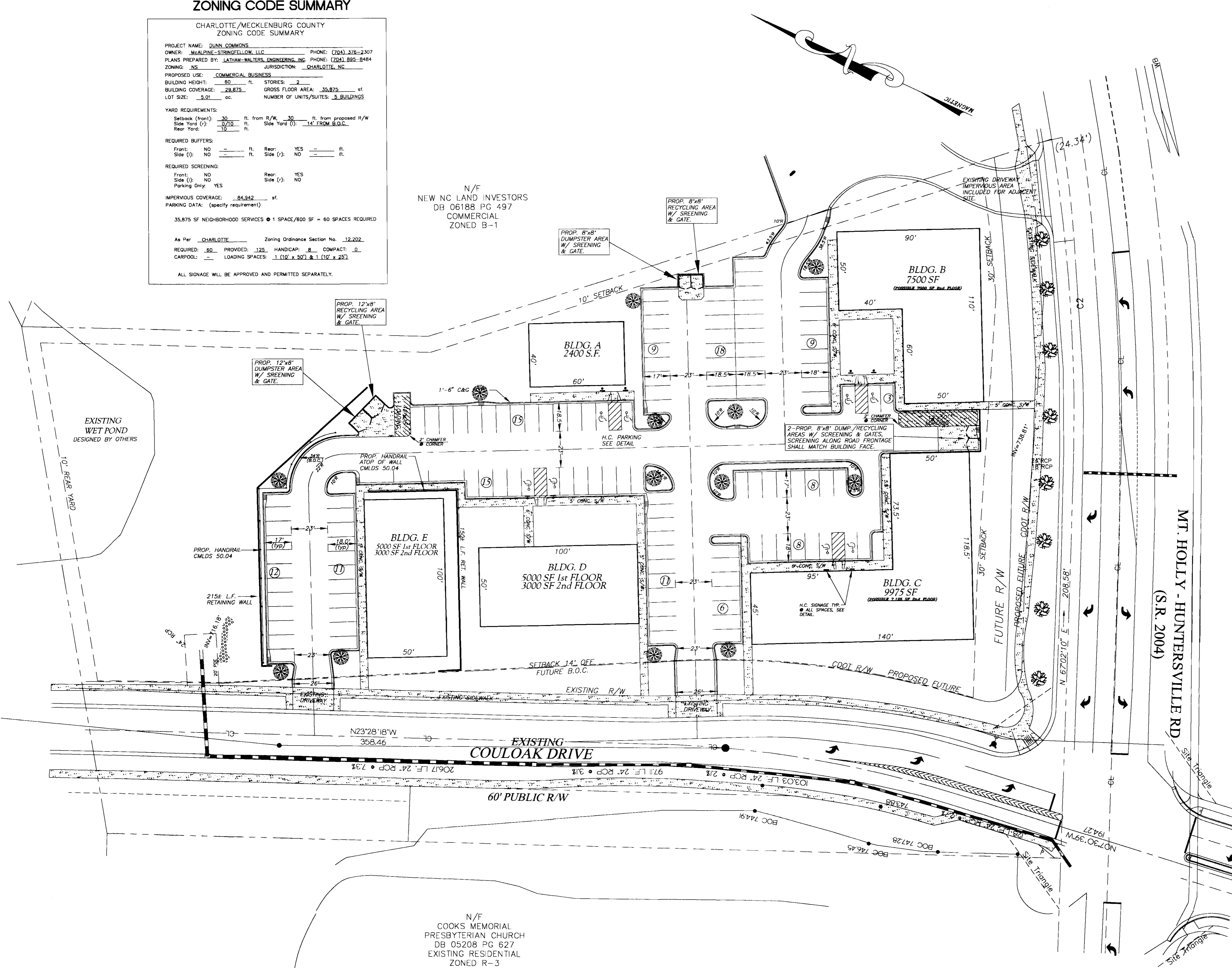
VICINITY MAP
N.T.S.

CONDITIONAL REZONING NOTES PETITION # 2004-49:

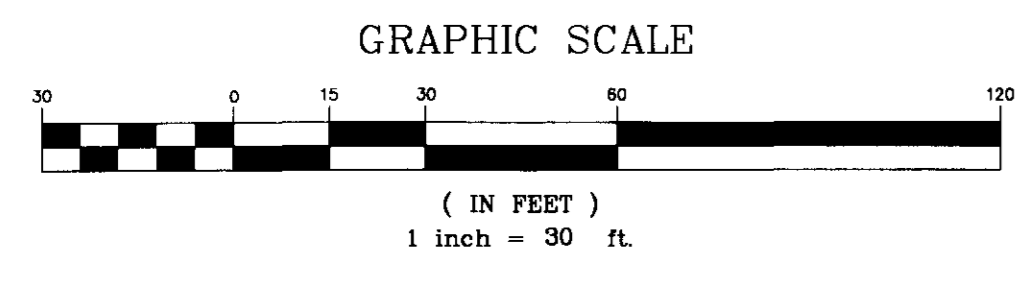
- AT A MINIMUM, ALL DEVELOPMENT WILL ADHERE TO THE STANDARDS ESTABLISHED UNDER THE NEIGHBORHOOD SERVICES (NS) DISTRICT SECTION OF THE ORDINANCE. IN ADDITION, DEVELOPMENT WILL ALSO BE GOVERNED BY THIS REZONING PLAN.
- DRIVEWAYS SHOWN ON CONCEPTUAL PLAN ARE FOR REFERENCE ONLY. THE ACTUAL NUMBER SHALL BE TWO ALONG THE NEW ROAD ONLY. ALL DRIVEWAYS SHALL BE CMLDS TYPE II.
- SETBACKS SHALL BE AS SHOWN IN THE NS DEVELOPMENT STANDARDS SECTION 11.508 OF THE ORDINANCE. THE SETBACK ALONG MT. HOLLY-HUNTERSVILLE ROAD SHALL BE 30'.
- LANDSCAPED ISLANDS WILL BE PROVIDED IN PARKING AREAS AS PER SECTION 12.208 OF THE ORDINANCE. PARKING SHALL MEET MINIMUM ZONING ORDINANCE STANDARDS.
- LARGE MATURING TREES WILL BE INSTALLED 40' ON CENTER ALONG STREET FRONTAGE. EIGHT FOOT PLANTING STRIP WITH LARGE MATURING TREES 40' ON CENTER AND 6' SIDEWALKS ALONG ROADS. SIDEWALKS MAY MEANDER TO SAVE EXISTING TREES 6" CALIPER AND LARGER AND PLANTING STRIP WIDTH MAY VARY ACCORDINGLY.
- PROJECT TO BE DESIGNED WITH "PEDESTRIAN FRIENDLY ACCESS." INTERNAL SIDEWALKS WILL CONNECT WITH SIDEWALKS ALONG STREETS AND BOTH SIDEWALKS AND VEHICULAR CONNECTIONS WILL BE PROVIDED TO ADJACENT B-1 PROPERTY. BUILDINGS ALONG INTERNAL PUBLIC R/W WILL HAVE CLEAR OR TINTED WINDOWS AND DOORS FACING THE STREET. UTILITY SERVICE BOXES AND METERS SHALL NOT BE PLACED BETWEEN BUILDINGS AND R/W UNLESS SCREENED FROM VIEW.
- BUILDINGS TO BE PLACED ALONG STREETS AND TO HAVE TWO STORY NEIGHBORHOOD LOOK WITH PREFERENCE FOR MIXED USE. ALL BUILDINGS WILL BE ARCHITECTURALLY COMPATIBLE AND REAR OF BUILDINGS TO BE OF SAME FINISH TYPE AS THE FRONTS. EXPECTED USES ARE GOVERNMENTAL BUILDINGS, RESTAURANT, RETAIL, GENERAL OFFICE INCLUDING MEDICAL. EXCLUDED USES ARE GAS STATIONS/CONVENIENCE STORES AND RESTAURANTS WITH DRIVE THROUGH SERVICE. MAXIMUM GROSS FLOOR AREA SHALL BE 50,000 SQ FT OF WHICH NO MORE THAN 30,000 SQ FT SHALL BE RETAIL/RESTAURANTS.
- NO PARKING SHALL BE ALLOWED BETWEEN R/W AND BUILDINGS. PARKING LOTS FRONTING ALONG NEW INTERNAL PUBLIC STREET R/W WILL BE LIMITED TO 35% OF TOTAL ROAD FRONTAGE.
- NO STORMWATER DETENTION SHALL BE ALLOWED IN THE SETBACKS.
- SITE WILL COMPLY WITH THE HIGH DENSITY OPTION OF THE MOUNTAIN ISLAND PROTECTED AREAS.
- LIGHTING WILL NOT EXCEED 25 FEET IN HEIGHT AND NO "WALL PAK" TYPE LIGHTING SHALL BE ALLOWED EXCEPT DOWNLIGHTING.
- SECTION 6.206(2) OF THE CHARLOTTE ORDINANCE WILL APPLY TO THIS SITE.
- THE AREA ALONG THE NEW INTERNAL PUBLIC R/W LABELED "RESERVE FOR POTENTIAL FUTURE R/W" SHALL BE RESERVED AND DEED RESTRICTED TO BE DEDICATED TO DOT SHOULD A LOOP BYPASS EVER BE BUILT. BUILDINGS WILL BE PLACED USING SETBACKS AS IF THE FUTURE R/W LINES WERE IN PLACE NOW.
- NO STORM WATER DETENTION IS ALLOWED IN THE SETBACKS EXCLUDING THE EXISTING WET POND.
- DEVELOPER WILL CONSTRUCT AN INVERTED U BICYCLE RACK PER CDOT REQUEST.
- DEVELOPER WILL INSTALL WHEEL STOPS TO ELIMINATE CONFLICTS WITH PEDESTRIANS WHERE VEHICAL OVERHANG/ ENCROACHMENT OCCURS INTO THE SIDEWALK AREA.

- SITE NOTES:**
- TOTAL ACREAGE: 5.01ac. LESS R/W'S (1.085 ac.) = 3.93 ac.
 - PROPERTY LOCATED IN MOUNTAIN ISLAND WATERSHED PA-1, DESIGNED USING HIGH DENSITY OPTION.
 - MAXIMUM ALLOWABLE IMPERVIOUS = 50% = (3.93 x .50) = 1.96 ac.
 - PERVIOUS AREA ON SITE = 1.98ac.
TOTAL IMPERVIOUS: 1.95 ac = 48.6%
 - TOTAL SQ. FOOTAGE OF BUILDINGS = 35,875sf (POSSIBLE EXPANSIONS TO 50,000 SF)
 - PARKING DATA:
PARKING REQ'D FOR NS ZONING: 1 SPACE PER 600 sf
REQUIRED PARKING: 35,875/600 = 60 SPACES
PARKING PROVIDED: 125 SPACES
H.C. PARKING REQ'D: 8 SPACES
H.C. PARKING PROVIDED: 8 SPACES (ALL VAN ACCESSIBLE)
 - SETBACKS:
FRONT: 30' (PER CONDITIONAL REZONING)
SETBACK OFF COULOAK DRIVE: 14' OFF BACK OF CURB
SIDE YARD: 10'
REAR YARD: 10'

APPROVED BY CITY COUNCIL
DATE: 6/2/08



N/F
COOKS MEMORIAL
PRESBYTERIAN CHURCH
DB 05208 PG 627
EXISTING RESIDENTIAL
ZONED R-3



REV. NO.	REVISIONS	DATE
3	ADDED NOTES P. 6, 8, & 9	7/9/04
2	PER CHARLOTTE/MECKLENBURG PLANNING COMMISSION REZONING COMMENTS	4/8/04
1	ADDED 1'-6" CURB AND GUTTER	8/2/01

OWNER:
McALPINE-STRINGFELLOW, LLC
801 E. MOREHEAD STREET, SUITE 103
CHARLOTTE, NC 28202
(704) 376-2307

DUNN COMMONS
MECKLENBURG COUNTY, NORTH CAROLINA
SITE PLAN FOR PUBLIC HEARING
PETITION NUMBER 2004-49

DATE: SEPT. 2002
SCALE: 1" = 30'
DRAWN BY: J.W.
CHECKED BY: MSL
PROJECT NO: 2002.52