

Oakhurst Elementary School



REALIGNMENT AND SUBSEQUENT ABANDONMENT OF CHIPPENDALE ROAD RIGHT-OF-WAY TO BE INCLUDED AS PART OF THIS REZONING ONCE COMPLETED

SITE INFORMATION
 SITE ADDRESS: 4701 MONROE ROAD CHARLOTTE, NC 28205
 PROPERTY OWNER(S): LAKE CITY TRACTOR SUPPLY, LLC 131 PROVIDENCE ROAD CHARLOTTE, NC 28207
 TAX PARCEL ID #: 16104344, 16105208, 16105219, 16105220, 16105221, 16105222, 16105223, 16105224, 16105225
 EXISTING ZONING: GENERAL INDUSTRIAL DISTRICT "I-2", MULTI-FAMILY RESIDENTIAL DISTRICT "R-17MF", AND SINGLE-FAMILY RESIDENTIAL DISTRICT "R-5"
 TOTAL SITE SF (ACREAGE): +/- 793,086.51 (+/- 18.2 AC)

- ADJACENT OWNERS**
- | | | |
|--|---|---|
| 1 #16104338 CHARLOTTE-MECKLENBURG BOARD OF EDUCATION 701 E MARTIN LUTHER KING JR BLVD. CHARLOTTE, NC 28202 EXISTING ZONING: R-17MF EXISTING USE: INSTITUTIONAL | 12 #16105210 BEN M WHITLOCK AND WHITNEY C JORIS 1508 CHIPPENDALE RD CHARLOTTE, NC 28205 EXISTING ZONING: R-5 EXISTING USE: SINGLE FAMILY | 24 #16108217 BRYANT W AND NANCY L CUTLER 123 BREVARD CT CHARLOTTE, NC 28202 EXISTING ZONING: B-1 EXISTING USE: COMMERCIAL |
| 2 #16104301 CHARLOTTE-MECKLENBURG BOARD OF EDUCATION 701 E MARTIN LUTHER KING JR BLVD. CHARLOTTE, NC 28202 EXISTING ZONING: R-17MF EXISTING USE: INSTITUTIONAL | 13 #16105209 ELIZABETH WILLA BRADFORD 4414 CARTER ST CHARLOTTE, NC 28212 EXISTING ZONING: R-5 EXISTING USE: SINGLE FAMILY | 25 #16108218 BRYANT W AND NANCY L CUTLER 123 BREVARD CT CHARLOTTE, NC 28202 EXISTING ZONING: B-1 EXISTING USE: COMMERCIAL |
| 3 #16104218 DAVID L AND JANIE H BARKER 412 LIVINGSTON DR CHARLOTTE, NC 28211 EXISTING ZONING: R-5 EXISTING USE: SINGLE FAMILY | 14 #16105231 GREGORY EVANGELIST 1518 CHIPPENDALE ROAD CHARLOTTE, NC 28205 EXISTING ZONING: R-5 EXISTING USE: SINGLE FAMILY | 26 #16108219 BRYANT W AND NANCY L CUTLER 123 BREVARD CT CHARLOTTE, NC 28202 EXISTING ZONING: B-1 EXISTING USE: COMMERCIAL |
| 4 #16105216 JAMES R LATHROP AND BY MARR 1414 CHIPPENDALE RD CHARLOTTE, NC 28205 EXISTING ZONING: R-5 EXISTING USE: SINGLE FAMILY | 15 #16105207 STEVEN F SANTEE 5401 CHILTERN HILLS TL CHARLOTTE, NC 28215 EXISTING ZONING: R-17MF EXISTING USE: VACANT | 27 #16108220 BRYANT W AND NANCY L CUTLER 123 BREVARD CT CHARLOTTE, NC 28202 EXISTING ZONING: B-1 EXISTING USE: COMMERCIAL |
| 5 #16105217 JONATHAN P AND ANGELA P GRAUEL 1420 CHIPPENDALE RD CHARLOTTE, NC 28205 EXISTING ZONING: R-5 EXISTING USE: SINGLE FAMILY | 16 #16105232 STEVEN SANTEE 5401 CHILTERN HILLS TL CHARLOTTE, NC 28215 EXISTING ZONING: R-17MF EXISTING USE: VACANT | 28 #16108222 GATE PETROLEUM CO INC PO BOX 23827 JACKSONVILLE, FL 32241 EXISTING ZONING: B-1 EXISTING USE: OFFICE |
| 6 #16105216 WILLIAM NORMAN JR FISHER 1428 CHIPPENDALE RD CHARLOTTE, NC 28205 EXISTING ZONING: R-5 EXISTING USE: SINGLE FAMILY | 17 #16105201 BRITTANY WOODS INC 1638 CHIPPENDALE RD CHARLOTTE, NC 28205 EXISTING ZONING: R-17MF EXISTING USE: COMMERCIAL | 29 #16108201 MICHAEL E AND PATRICK W CASTRILLO 4624 MONROE RD CHARLOTTE, NC 28205 EXISTING ZONING: B-1 EXISTING USE: WAREHOUSE |
| 7 #16105215 JOHN ROBERT SMYRL 1432 CHIPPENDALE RD CHARLOTTE, NC 28205 EXISTING ZONING: R-5 EXISTING USE: SINGLE FAMILY | 18 #16105233 LAKE HILL APARTMENTS LP 5008 MONROE RD #200 CHARLOTTE, NC 28205 EXISTING ZONING: R-17MF EXISTING USE: MULTI-FAMILY | 30 #16107112 1024-1058 EAST 7TH ST LLC AND DAVID R KRUG 131 PROVIDENCE RD CHARLOTTE, NC 28207 EXISTING ZONING: B-1 EXISTING USE: COMMERCIAL |
| 8 #16105214 RICHARD DENNIS SLAGLE 7780 SQUIRREL SPUR RD MEADOWS OF DAN, VA 24120 EXISTING ZONING: R-5 EXISTING USE: SINGLE FAMILY | 19 #16105132 LAKE HILL APARTMENTS LP 5009 MONROE RD #200 CHARLOTTE, NC 28205 EXISTING ZONING: R-17MF EXISTING USE: MULTI-FAMILY | |
| 9 #16105213 MARY BOWMAN 1444 CHIPPENDALE RD CHARLOTTE, NC 28205 EXISTING ZONING: R-5 EXISTING USE: SINGLE FAMILY | 20 #16105106 V J G & S ASSOCIATES 20408 HAVEN VIEW DR CORNELIUS, NC 28031 EXISTING ZONING: O-2/R-17MF EXISTING USE: SINGLE FAMILY | |
| 10 #16105212 FREGGY PADGETT 1601 KEELING PL CHARLOTTE, NC 28210 EXISTING ZONING: R-5 EXISTING USE: SINGLE FAMILY | 21 #16105105 LAKE HILLS CORPORATION AND LERNER & COMPANY REAL ESTATE 5009 MONROE RD #200 CHARLOTTE, NC 28205 EXISTING ZONING: O-2 EXISTING USE: SINGLE FAMILY | |
| 11 #16105211 CARLA R STISH 1500 CHIPPENDALE RD CHARLOTTE, NC 28205 EXISTING ZONING: R-5 EXISTING USE: SINGLE FAMILY | 22 #16108215 HAZEL B MULLINS AND MARJORIE DAVIS 4814 MONROE ROAD CHARLOTTE, NC 28205 EXISTING ZONING: O-2 EXISTING USE: SINGLE FAMILY | |
| | 23 #16108216 ILMA REALTY CORP 104 SAINT ANDREWS PL YORKERS, NY 10706 EXISTING ZONING: B-1 EXISTING USE: WAREHOUSE | |

APPROVED BY CITY COUNCIL

SEP 20 2010

LandDesign
 223 N Graham Street, Charlotte, NC 28202
 V: 704.333.0325 F: 704.333.3246
 www.landdesign.com

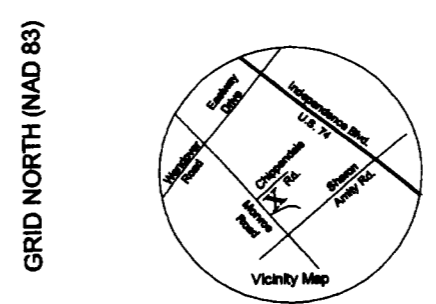
FOR PUBLIC HEARING
 PETITION NO. 2010-042

RECEIVED
 AUG 13 2010

OAKHURST
 NEIGHBORHOOD SERVICES DEVELOPMENT
 DAVID R. KRUG ASSOCIATES, INC., CHARLOTTE, NC
 EXISTING CONDITIONS

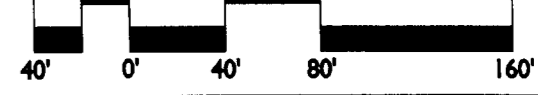
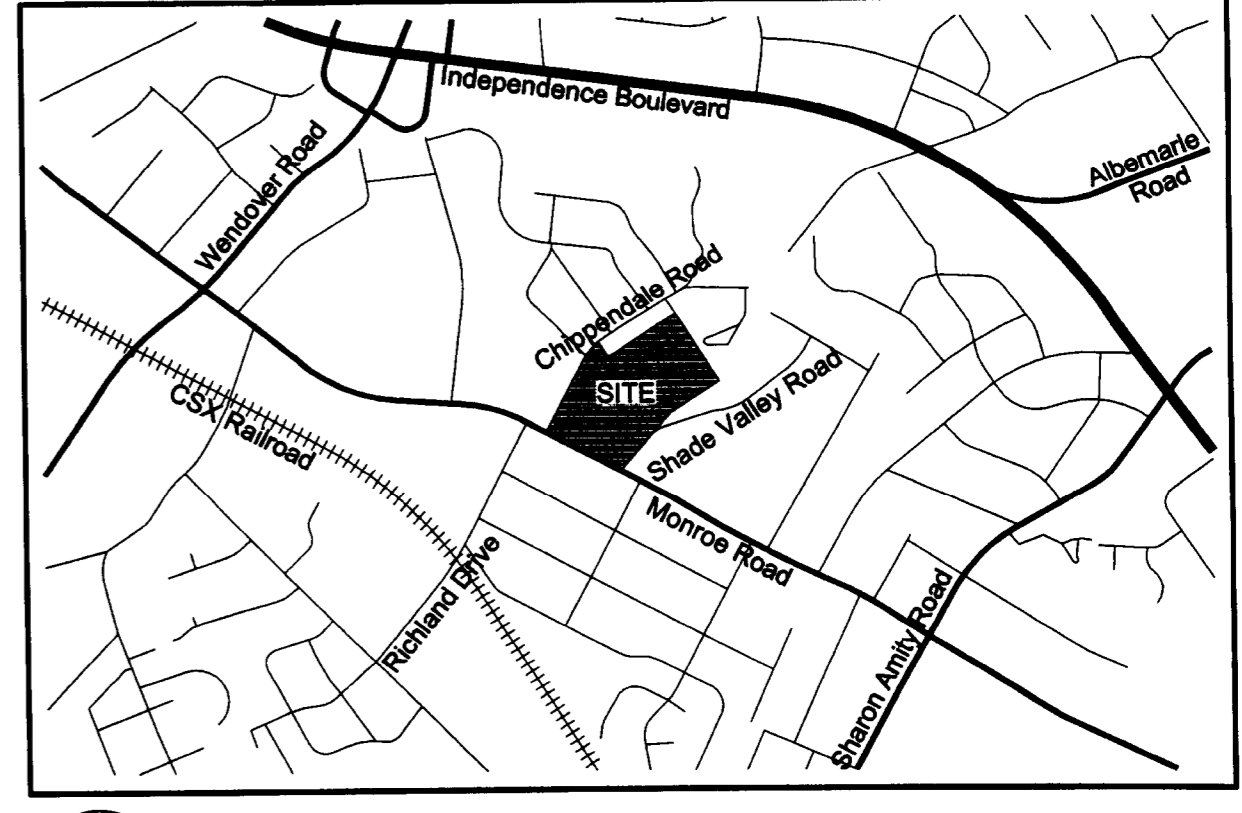
GENERAL NOTES

- This property consists of the following Tax Parcel ID Numbers: Tax ID: 161-05208, 161-05219, 161-05220, 161-05221, 161-05222, 161-05223, 161-05224, 161-05225.
- The total area of the project is 793,086.51 sq ft (18.2 acres) by coordinate.
- The lot area of the project is 793,086.51 sq ft (18.2 acres) by coordinate and also 1,430 sq ft contained within the 12' wide alley adjacent to Tax ID# 161-05222. Mecklenburg County GIS reflects the 12' wide alley although no survey delineating the alley for public use was found. The alley is apparently no longer used.
- Source of data for these parcels:
 GIS 16104338
 GIS 16104301
 GIS 16104218
 GIS 16105216
 GIS 16105217
 GIS 16105216
 GIS 16105215
 GIS 16105214
 GIS 16105213
 GIS 16105212
 GIS 16105211
- This survey does not reflect a complete zoning analysis. Development of this property is subject to the approval of the City of Charlotte. Developers should contact the zoning staff to obtain specific setbacks and buffer configurations based on proposed plans.
- This property is not zoned within a designated flood hazard area per project location from Flood Insurance Rate Map (FIRM) Community Panel No. 37108 0208 0 dated February 19, 2004.
- No NC028 monument is located within 2000' of this property. NC 028 is provided by Survey & Mapping Center, Raleigh, NC. All distances shown are horizontal ground distances. Contour interval is 5.0000'. Horizontal Datum is North American Horizontal Datum of 1983 (NAD 83).
- This survey reflects utility as per 1" observed utility indicators. Charlotte Manufacturing Utility Authority (CMUA) utility location is shown as per CMUA utility map provided by CMUA. Other utility location is shown as per utility maps provided by other utility companies. Some underground utility lines may not be shown on the surface. All utility lines are shown as per utility maps provided by other utility companies. Some underground utility lines may not be shown on the surface.
- If additional utility information is required, the owner should contact with a private utility location specialist to investigate the needs of concern.
- Only selected trees (1" and greater and selected smaller trees) were located for this survey.



TOPOGRAPHIC SURVEY
 4701 MONROE ROAD
 & adjacent tracts
 CHARLOTTE, MECKLENBURG COUNTY, N.C.
 for DAVID KRUG & ASSOCIATES
 Survey Date: May 19, 2008
 A.G. ZOUTEWELLE
 1418 East Park Rd., Charlotte, NC 28204
 Phone: 704-373-6444 FAX: 704-373-6499

VICINITY MAP - NOT TO SCALE



Detail Proposed Sign Easement

| | | |
|----|----------|------------|
| 11 | PROPERTY | 2.00' W.P. |
| 12 | SETBACK | 5.00' W.P. |
| 13 | SETBACK | 5.00' W.P. |
| 14 | SETBACK | 5.00' W.P. |

THIS SURVEY IS CERTIFIED TO ONLY DAVID KRUG & ASSOCIATES:
 STATE OF NORTH CAROLINA, Mecklenburg County
 I, ANDREW G. ZOUTEWELLE, do hereby certify that this map was drawn from an actual field survey performed under my supervision and that the precision is 1:12,000, that the angular precision is less than 7.5 seconds per angle, that the survey is not intended to meet 0.5 (1:5) accuracy requirements.

Andrew G. Zoutewelle, PLS L-0008

REVISIONS:
 06/18/10 REVISED PER CITY STAFF COMMENTS
 07/23/10 REVISED PER CITY STAFF COMMENTS
 08/19/10 ISSUED FOR APPROVAL

DATE: APRIL 26, 2010
 DESIGNED BY:
 CHECKED BY:
 O.C. BY:
 SCALE: 1"=80'-0"
 PROJECT #: 1007230
 SHEET #:
X-1.0



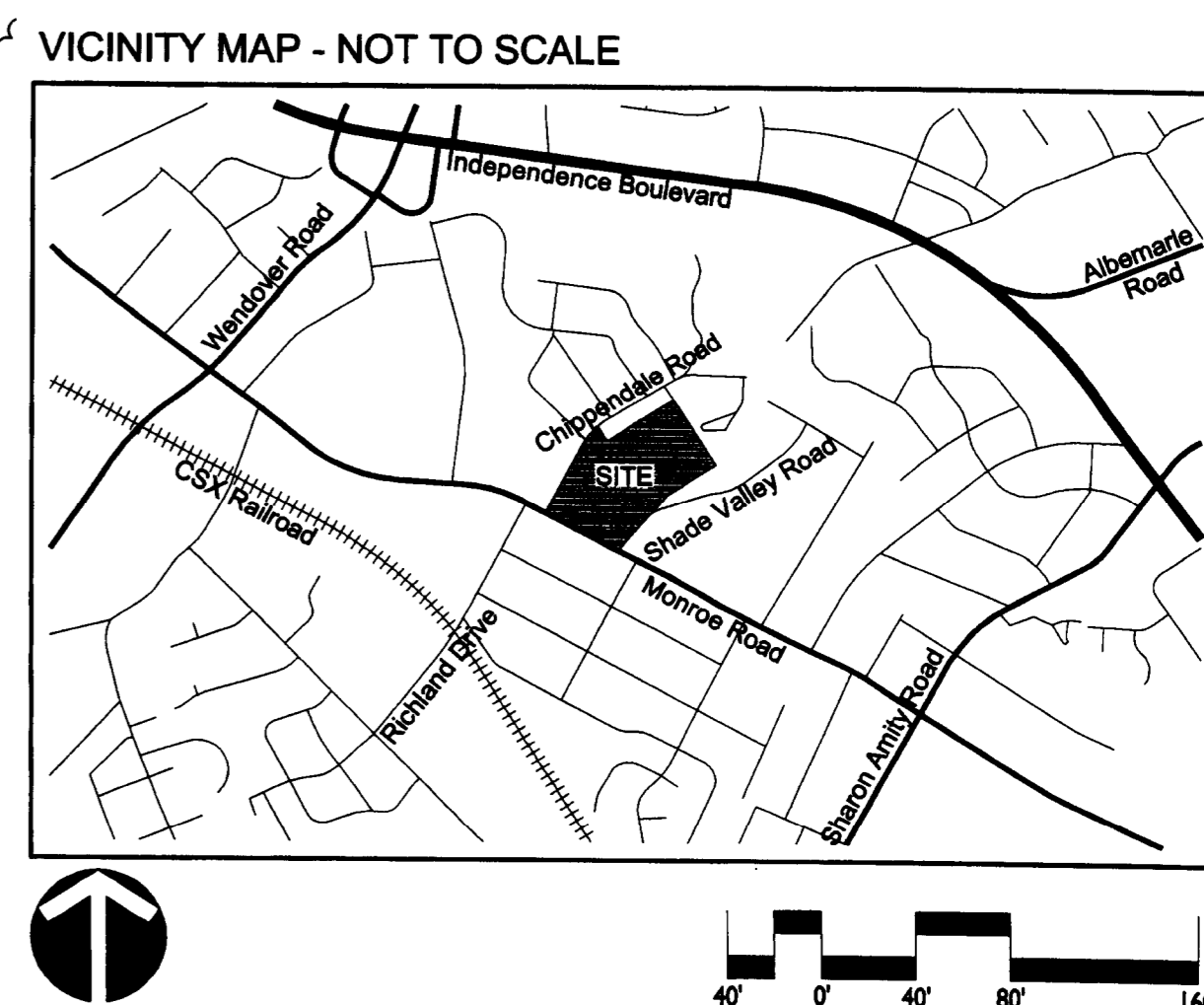
SITE DEVELOPMENT SUMMARY:

| | |
|---|---|
| SITE AREA: | 17,793,086.52 SQFT (18.2 ACRES) |
| TAX PARCELS INCLUDED WITHIN THE AREA TO BE REZONED: | 16104344, 16105208, 16105219, 16105220, 16105221, 16105222, 16105223, 16105224, AND 16105225 |
| EXISTING ZONING: | GENERAL INDUSTRIAL DISTRICT "I-2", MULTI-FAMILY RESIDENTIAL DISTRICT "R-17MF", AND SINGLE-FAMILY RESIDENTIAL DISTRICT "R-5" |
| PROPOSED ZONING: | NEIGHBORHOOD SERVICES DISTRICT (NS) |
| EXISTING USES: | VACANT |
| PROPOSED USES: | COMMERCIAL AND RESIDENTIAL |
| RESIDENTIAL UNITS AND TYPES: | 250 UNITS MAXIMUM - MULTI-FAMILY (TOWNHOMES / APARTMENTS / CONDOMINIUMS) |
| RESIDENTIAL DENSITY: | 22 DWELLING UNITS PER ACRE (22 DU/A) MAXIMUM |
| NON-RESIDENTIAL USES: | 75,000 SQFT MAXIMUM - COMMERCIAL |
| FLOOR AREA RATIO: | PER THE ORDINANCE |
| MAXIMUM BUILDING HEIGHT: | PER THE ORDINANCE |
| NUMBER OR RATIO OF PARKING SPACES: | PER THE ORDINANCE |
| AMOUNT OF OPEN SPACE: | PER THE ORDINANCE |

GENERAL NOTES:
 SURVEY PROVIDED BY:
 A.G. ZOITSEWELLE SURVEYORS
 1418 EAST FIFTH STREET
 CHARLOTTE, NC 28204
 704.372.9444

ADJACENT PARCEL INFORMATION & TREE COVER PROVIDED BY:
 2004 MECKLENBURG COUNTY DELD DATA

APPROVED BY CITY COUNCIL
 SEP 20 2010



REVISIONS:
 06/18/10 REVISED PER CITY STAFF COMMENTS
 08/11/10 REVISED PER CITY STAFF COMMENTS
 08/11/10 REVISED PER CITY STAFF COMMENTS
 08/19/10 ISSUED FOR APPROVAL

DEVELOPMENT STANDARDS

1. DEVELOPMENT INFORMATION

| | |
|--|---|
| SITE AREA | 41,793,096.52 SQFT (18.2 ACRES) |
| TAX PARCELS INCLUDED WITHIN THE AREA TO BE REZONED | 16104344, 16105208, 16105210, 16105220, 16105221, 16105222, 16105223, 16105224, AND 16105225 |
| EXISTING ZONING | GENERAL INDUSTRIAL DISTRICT "I-2", MULTI-FAMILY RESIDENTIAL DISTRICT "R-17MF", AND SINGLE-FAMILY RESIDENTIAL DISTRICT "R-S" |
| PROPOSED ZONING | NEIGHBORHOOD SERVICES DISTRICT (NS) |
| EXISTING USES | VACANT |
| PROPOSED USES | COMMERCIAL AND RESIDENTIAL |
| RESIDENTIAL UNITS AND TYPES | 250 UNITS MAXIMUM - MULTI-FAMILY (TOWNHOMES / APARTMENTS / CONDOMINIUMS) |
| RESIDENTIAL DENSITY | 22 DWELLING UNITS PER ACRE (22 DU/A) MAXIMUM |
| NON-RESIDENTIAL USES | 75,000 SQFT MAXIMUM - COMMERCIAL |
| FLOOR AREA RATIO | PER THE ORDINANCE |
| MAXIMUM BUILDING HEIGHT | PER THE ORDINANCE |
| NUMBER OR RATIO OF PARKING SPACES | PER THE ORDINANCE |
| AMOUNT OF OPEN SPACE | PER THE ORDINANCE |

2. GENERAL PROVISIONS

THESE DEVELOPMENT STANDARDS FORM A PART OF THE SCHEMATIC PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY DAVID R. KRUG ASSOCIATES, INC. (THE "PETITIONER" OR "DEVELOPER") TO ACCOMMODATE DEVELOPMENT TO BE KNOWN AS OAKHURST ON AN APPROXIMATELY 18.2 ACRE SITE GENERALLY LOCATED BETWEEN CHIPPENDALE ROAD AND SHADE VALLEY ROAD ON THE NORTH SIDE OF MONROE ROAD (THE "SITE"). DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE SCHEMATIC PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE"). UNLESS THE SCHEMATIC PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE NEIGHBORHOOD SERVICES DISTRICT (NS) ZONING CLASSIFICATION, SUBJECT TO THE PROVISIONS PROVIDED BELOW, SHALL GOVERN DEVELOPMENT TAKING PLACE ON THOSE PORTIONS OF THE SITE GENERALLY DEPICTED ON THE SCHEMATIC PLAN.

FUTURE AMENDMENTS TO THE SCHEMATIC PLAN AND THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE TRACT OR TRACTS INVOLVED, IN ACCORDANCE WITH SECTION 6.207 OF THE ORDINANCE.

3. OPTIONAL PROVISIONS

A. NOT APPLICABLE

4. PERMITTED USES

THE USES PERMITTED IN THIS REZONING SHALL INCLUDE THOSE PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS IN THE NEIGHBORHOOD SERVICES (NS) ZONING DISTRICT.

THE SITE WILL CONSIST OF 5 TRACTS AS GENERALLY DEPICTED ON THE SCHEMATIC PLAN AS TRACTS A, B, C, D, AND E, EACH A "TRACT" OR "COMPONENT", AND COLLECTIVELY THE "TRACTS" OR "COMPONENTS".

THE USES WITHIN TRACTS A, B, AND C SHALL ADHERE TO THE BY RIGHT USES ALLOWED IN THE ORDINANCE FOR THE NEIGHBORHOOD SERVICES (NS) DISTRICT.

THE LOCATION OF DRIVE-THROUGH SERVICES FOR ONE (1) OFFICE, FINANCIAL INSTITUTION, RESTAURANT, OR RETAIL ESTABLISHMENT MAY BE LOCATED WITHIN TRACT A, B, OR C. THE DRIVE-THROUGH STATION(S) MUST BE LOCATED TO THE REAR OR SIDE OF THE BUILDING, AND IS LIMITED TO NO MORE THAN FOUR (4) DRIVE-THROUGH STATIONS, INCLUDING LANES SERVICING AUTOMATIC TELLER MACHINES (ATMS).

THE FOLLOWING USES SHALL BE PERMITTED ON AND ALLOCATED TO TRACTS D AND E:

- E.1. DWELLINGS, DETACHED, DUPLEX, TRIPLEX OR QUADRAPLEX
- E.2. DWELLINGS, MULTI-FAMILY AND ATTACHED UP TO 12 UNITS IN A BUILDING
- E.3. PLANNED MULTI-FAMILY AND ATTACHED DEVELOPMENT
- E.4. ACTIVE ADULT RETIREMENT COMMUNITIES
- E.5. PARKS, GREENWAYS AND ARBORETIUMS
- E.6. OUTDOOR RECREATION
- E.7. CIVIC, SOCIAL, SERVICES OR FRATERNAL FACILITIES
- E.8. CULTURAL FACILITIES

THE FOLLOWING USES SHALL BE EXCLUDED FOR USE WITHIN THE SITE:

- F.1. ANIMAL CREMATORIUMS
- F.2. AUTOMOBILE SERVICE STATIONS, INCLUDING MINOR ADJUSTMENTS, REPAIRS AND LUBRICATION
- F.3. BOARDING HOUSES
- F.4. CAR WASHES
- F.5. COMMERCIAL ROOMING HOUSES
- F.6. CONSTRUCTION AND DEMOLITION (C&D) LANDFILLS
- F.7. JAILS AND PRISONS

IT IS UNDERSTOOD THAT THE COMMON BOUNDARIES BETWEEN EACH OF THE TRACTS (AND THE RIGHTS AND RESTRICTIONS PERTAINING TO ALL SUCH TRACTS), MAY BE ADJUSTED UPON THE MUTUAL AGREEMENT OF THE OWNERS OF SUCH TRACTS, SUBJECT TO THE APPROVAL OF THE PLANNING DIRECTOR.

THE TOTAL RESIDENTIAL DENSITY FOR THE SITE SHALL NOT EXCEED 22 DWELLING UNITS PER ACRE (22 DU/A).

PROVISIONS FOR PARKING AND LOADING SHALL CONFORM TO THE GENERAL REQUIREMENTS OF CHAPTER 12, PART 2, OFF-STREET PARKING AND LOADING OF THE CITY OF CHARLOTTE ZONING ORDINANCE, EXCEPT AS REQUESTED IN THIS REZONING.

PERMITTED USES SHALL BE REQUIRED TO PROVIDE OFF-STREET PARKING SPACES FOR NEW USES AS FOLLOWS:

RESIDENTIAL USES: ONE (1) SPACE PER DWELLING UNIT
 RESTAURANTS/NIGHTCLUBS: ONE (1) SPACE PER 150 SQUARE FEET
 FOR ALL OTHER NON-RESIDENTIAL USES: ONE (1) SPACE PER 600 SQUARE FEET

5. TRANSPORTATION

THE FOLLOWING IMPROVEMENTS SHALL BE IMPLEMENTED AS PART OF THIS DEVELOPMENT:

- A.1. THE NEWLY ALIGNED INTERSECTION OF CHIPPENDALE/RICHLAND AT MONROE ROAD WILL PROVIDE A 200-FOOT DEDICATED EASTBOUND LEFT TURN STORAGE LANE ON MONROE ROAD TO ACCESS CHIPPENDALE ROAD.
- A.2. A LEFT TURN WITH A MINIMUM OF 150-FEET OF STORAGE WILL ALSO BE PROVIDED FOR RICHLAND AVENUE.
- A.3. A LEFT TURN WILL BE PROVIDED FOR "PRIVATE STREET A" WITH A MINIMUM OF 100-FEET OF REQUIRED STORAGE.

ALL APPROVED LEFT TURN LANES SHALL BE STRIPED AND ASSOCIATED TRAFFIC SIGNAL MODIFICATIONS SHALL BE IMPLEMENTED AND STRIPED WHEN THE MONROE ROAD IMPROVEMENTS ALONG THE SITE'S FRONTAGE IS CONSTRUCTED AND BEFORE THE FIRST SITE'S FIRST CERTIFICATE OF OCCUPANCY (CO) IS ISSUED.

WHEN CHIPPENDALE ROAD IS REALIGNED TO CREATE A FOUR LEGGED INTERSECTION WITH RICHLAND DRIVE AND MONROE ROAD, THE EXISTING SIGNAL WILL NEED TO BE MODIFIED. REALIGNMENT OF CHIPPENDALE ROAD AND MODIFICATION OF THE SIGNAL WILL NEED TO BE COMPLETED PRIOR TO THE FIRST CERTIFICATE OF OCCUPANCY (CO) IS ISSUED.

EXCLUDING MONROE ROAD, THE TOTAL NUMBER OF INGRESSEGRESS POINTS TO THE SITE SHALL BE LIMITED TO THE NUMBER SHOWN ON THE SCHEMATIC PLAN, EXCEPT TO THE EXTENT MORE ACCESS POINTS ARE PERMITTED BY CDOT. THE EXACT LOCATIONS MAY VARY SOMEWHAT FROM THOSE DEPICTED BASED UPON FINAL DESIGN AND LOCALATIONAL REQUIREMENTS AS REGULATED BY CDOT AND NCDOT.

THE EXISTING ACCESS POINTS TO THE SITE MAY CONTINUE TO BE USED UNTIL THE NEW ACCESSSES HAVE BEEN COMPLETED. AS EACH TRACT WITH EXISTING DRIVEWAYS IS REDEVELOPED EXISTING DRIVEWAYS WILL BE REMOVED OR RECONSTRUCTED TO MEET CURRENT DRIVEWAY STANDARDS AND THE CONDITIONS OF THIS CONDITIONAL PLAN.

A DEDICATED 20 FOOT EASEMENT SHALL BE LOCATED WITHIN THE LIMITS OF TRACT E TO ALLOW FOR A DESIGNATED PEDESTRIAN ACCESS EXTENDING FROM PRIVATE STREET B TO THE PROPERTY BOUNDARY CLOSEST TO SHADE VALLEY ROAD AND PARCEL #16105223. THIS EASEMENT SHALL BE LOCATED WITHIN TO ENSURE THE MAXIMUM BLOCK FRONTAGE ALONG PRIVATE STREET B DOES NOT EXCEED 500 FEET IN LENGTH WITHOUT A DESIGNATED PEDESTRIAN ACCESS POINT. INCLUDED WITHIN THIS 20 FOOT EASEMENT SHALL BE A PEDESTRIAN WALKWAY AT A MINIMUM OF 10 FEET IN WIDTH AND A PLANTING AND/OR PAVING ZONE ENCOMPASSING THE REMAINDER OF THE 20 FOOT EASEMENT WIDTH. REFER TO CROSS-SECTION A ON SHEET Z-3.0.

THE PROPOSED DRIVEWAY CONNECTIONS TO MONROE ROAD, CHIPPENDALE ROAD AND SHADE VALLEY ROAD AND WILL REQUIRE A DRIVEWAY PERMITS TO BE SUBMITTED TO CDOT AND THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION FOR REVIEW AND APPROVAL. THE EXACT DRIVEWAY LOCATIONS AND TYPES AND THE DRIVEWAYS WILL BE DETERMINED BY CDOT DURING THE DRIVEWAY PERMIT PROCESS. THE LOCATIONS OF THE DRIVEWAYS SHOWN ON THE SITE PLAN ARE SUBJECT TO CHANGE IN ORDER TO ALIGN WITH DRIVEWAYS ON THE OPPOSITE SIDE OF THE STREET AND COMPLY WITH CITY DRIVEWAY REGULATIONS AND THE CITY TREE ORDINANCE.

6. ARCHITECTURAL STANDARDS

ALL BUILDINGS AND USES DEVELOPED IN THIS DEVELOPMENT MUST MEET THE FOLLOWING MINIMUM STANDARDS:

THE FIRST FLOORS OF ALL BUILDINGS MUST BE DESIGNED TO ENCOURAGE AND COMPLEMENT PEDESTRIAN-SCALE INTEREST AND ACTIVITY. THE FIRST FLOOR OF ALL BUILDINGS, EXCEPT THOSE WITHIN TRACT A AND C ALONG CHIPPENDALE ROAD, WILL BE DESIGNATED AND/OR USED FOR USES FRONTING DIRECTLY TO A STREET AND MUST INCLUDE TRANSPARENT WINDOWS AND DOORS ARRANGED SO THAT THE USES ARE VISIBLE FROM AND/OR ACCESSIBLE TO THE STREET ON AT LEAST 50% OF THE LENGTH OF THE FIRST FLOOR BUILDING ELEVATION ALONG THE FIRST FLOOR STREET FRONTAGE.

AT LEAST ONE OPERABLE PEDESTRIAN ENTRANCE PER BUILDING MUST FACE A PUBLIC OR PRIVATE STREET AND BE DISTINGUISHABLE FROM THE REST OF THE BUILDING. SUCH ENTRANCES MUST BE RECESSED INTO THE FACE OF THE BUILDING WITH A MINIMUM 15 SQUARE FOOT AREA TO PROVIDE A SENSE OF MOVEMENT AND VARIETY TO THE STREETScape. NO NEW DOORS WILL BE ALLOWED TO SWING INTO THE MINIMUM SETBACK, EXCEPT FOR EMERGENCY EXIT DOORS.

HOWEVER, BUILDINGS WITHIN TRACT A AND C WITH A USER/TENANT 15,000 SQUARE FEET OR GREATER GROSS FLOOR AREA SHALL NOT BE REQUIRED TO HAVE AN OPERABLE PEDESTRIAN ENTRANCE ALONG MONROE ROAD OR CHIPPENDALE ROAD. IN THE EVENT THAT THE USER/TENANT OF THE 15,000 SQUARE FOOT SPACE IS NOT OCCUPYING SUCH SPACE, THE RE-USE OF THE SPACE WITH A NEW USER/TENANT THAT OCCUPY LESS THAN 15,000 SQUARE FEET WILL BE ALLOWED WITHOUT THE ADDITION OF NEW OPERABLE PEDESTRIAN ENTRANCES ALONG CHIPPENDALE ROAD.

FOR ALL BUILDINGS, EXPANSES OF BLANK WALLS MAY NOT EXCEED 20 FEET IN LENGTH. A BLANK WALL IS A FACADE THAT DOES NOT ADD TO THE CHARACTER OF THE STREETScape AND DOES NOT CONTAIN TRANSPARENT WINDOWS OR DOORS OR SUFFICIENT ORNAMENTATION, DECORATION OR ARTICULATION.

THE EXCLUSION OF BLANK WALLS IS INTENDED TO BE ACCOMPLISHED PRINCIPALLY BY THE USE OF TRANSPARENT WINDOWS AND DOORS ARRANGED SO THAT THE USES ARE VISIBLE FROM AND/OR ACCESSIBLE TO THE STREET ON AT LEAST 25% OF THE LENGTH OF THE FIRST FLOOR STREET FRONTAGE. WHEN THIS APPROACH IS NOT FEASIBLE, A COMBINATION OF DESIGN ELEMENTS MUST BE USED ON THE BUILDING FACADE AND/OR IN RELATIONSHIP TO THE BUILDING AT STREET LEVEL TO ANIMATE AND ENLIVEN THE STREETScape. THESE DESIGN ELEMENTS MAY INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING: ORNAMENTATION; MOLDING; STRING COURSES; BELT COURSES; CHANGES IN MATERIAL OR COLOR; ARCHITECTURAL LIGHTING; WORKS OF ART; FOUNTAINS AND POOLS; STREET FURNITURE; LANDSCAPING AND GARDEN AREAS; AND DISPLAY AREAS.

VENTILATION GRATES OR EMERGENCY EXIT DOORS LOCATED AT THE FIRST FLOOR LEVEL IN THE BUILDING FACADE ORIENTED TO ANY PUBLIC STREET MUST BE DECORATIVE.

ALL ROOF-MOUNTED MECHANICAL EQUIPMENT WILL BE SCREENED FROM VIEW FROM ADJOINING PUBLIC RIGHTS-OF-WAY AND ABUTTING PROPERTIES AS VIEWED FROM GRADE.

ALL BUILDINGS CONSTRUCTED ON THE SITE SHALL BE ARCHITECTURALLY COMPATIBLE IN APPEARANCE THROUGH THE USE OF SIMILAR, AS WELL AS COMPLEMENTARY BUILDING MATERIALS, COLORS AND DESIGN (GIVING DUE CONSIDERATIONS TO THE USE OF EACH BUILDING).

MATERIALS THAT MAY BE INCLUDED AS PART OF THE BUILDING ELEVATIONS MAY INCLUDE BUT ARE NOT LIMITED TO:

- H.1. MASONRY (I.E. BRICK, STONE, GRANITE, ETC.)
- H.2. TILE (CERAMIC, PORCELAIN, ETC.)
- H.3. PRECAST CONCRETE
- H.4. METAL PANEL
- H.5. ALUMINUM CURTAIN WALL
- H.6. FABRIC AWNINGS
- H.7. METAL CANOPIES

MATERIALS THAT ARE EXCLUDED AS PART OF THE BUILDING ELEVATIONS INCLUDE:

- I.1. SPANDREL GLASS
- I.2. VINYL SIDING FOR COMMERCIAL USES

THERE SHALL NOT BE A MINIMUM LOT AREA

7. STREETScape AND LANDSCAPING

STREETS WITHIN THE SITE MAY BE EITHER PUBLIC OR PRIVATE AS INDICATED ON THE SCHEMATIC PLAN. REGARDLESS OF WHETHER THE INTERNAL STREETS ARE PUBLIC OR PRIVATE, THEY SHALL REMAIN OPEN AND ACCESSIBLE TO THE PUBLIC.

PUBLIC STREETS AND PRIVATE STREETS LOCATED WITHIN THE SITE OR IMPROVED AS A RESULT OF DEVELOPMENT RELATED TO THE SITE SHALL FOLLOW THE GUIDELINES FOR PUBLIC STREETS DESIGNATED BY THE CITY OF CHARLOTTE URBAN STREET DESIGN GUIDELINES AND ASSOCIATED DETAILS.

WHERE ON-STREET PARKING IS LOCATED ALONG PRIVATE STREETS WITHIN THE SITE, COORDINATION WITH THE CHARLOTTE DEPARTMENT OF TRANSPORTATION SHALL BE PURSUED TO ENSURE DRIVEWAY PLACEMENT AND ON-STREET PARKING LOCATIONS ARE PLACED SO AS TO MINIMIZE POTENTIAL CONFLICTS. RESOLUTION OF DRIVEWAY PLACEMENT SHALL BE MADE DURING THE DRIVEWAY PERMITTING PROCESS.

NO SURFACE PARKING OR MANEUVERING FOR PARKING IS PERMITTED WITHIN ANY REQUIRED OR ESTABLISHED SETBACK, OR BETWEEN THE PERMITTED USE AND THE REQUIRED SETBACK, EXCEPT THAT DRIVEWAYS PROVIDING ACCESS TO THE PARKING AREA MAY BE INSTALLED ACROSS THESE AREAS. IT IS THE INTENT THAT THESE DRIVEWAYS BE AS NEARLY PERPENDICULAR TO THE STREET RIGHT-OF-WAY AS POSSIBLE.

MANEUVERING OF SERVICE VEHICLES FOR COMMERCIAL USES LOCATED WITHIN TRACTS A, B, OR C MAY BE UTILIZED WITHIN THE STREET LIMITS OF PROPOSED PRIVATE STREET C.

PARKING THAT IS LOCATED TO THE REAR OF THE PRIMARY STRUCTURE MAY EXTEND THE ENTIRE WIDTH OF THE LOT, WITH THE EXCEPTION OF ANY REQUIRED PLANTING STRIPS. FOR TRACTS D AND E, PARKING THAT IS LOCATED TO THE SIDE OF THE PRIMARY STRUCTURE MAY COVER NO MORE THAN 35% OF THE TOTAL LOT WIDTH.

FOR PARKING LOCATED TO THE SIDE OF THE PRIMARY STRUCTURE WITHIN TRACTS A, B, AND C, THE AGGREGATE FOR PARKING ALONG THE ENTIRE BLOCK FRONTAGE SHALL BE AS FOLLOWS:

- F.1. TRACT A (MONROE ROAD, CHIPPENDALE ROAD, AND PRIVATE STREET A FRONTAGE) - AGGREGATE PARKING FRONTAGE SHALL NOT EXCEED NOT EXCEED 50%.
- F.2. TRACT A (PRIVATE STREET C FRONTAGE) - IF A COMMERCIAL USE GREATER THAN 25,000 SQUARE FEET IS PLACED ON TRACT C, PARKING FRONTAGE SHALL NOT EXCEED NOT EXCEED 75%. IF A COMMERCIAL USE LESS THAN 25,000 SQUARE FEET IS PLACED ON TRACT C, PARKING FRONTAGE SHALL NOT EXCEED NOT EXCEED 50%.
- F.3. TRACT B (MONROE ROAD, SHADE VALLEY ROAD, PRIVATE STREET A, AND PRIVATE STREET C FRONTAGE) - AGGREGATE PARKING FRONTAGE SHALL NOT EXCEED NOT EXCEED 50%.
- F.4. TRACT C (CHIPPENDALE ROAD, PRIVATE STREET B, AND PRIVATE STREET C FRONTAGE) - AGGREGATE PARKING FRONTAGE SHALL NOT EXCEED NOT EXCEED 50%.

SERVICE VEHICLES MANEUVERING FOR COMMERCIAL USES LOCATED WITHIN TRACTS A, B, OR C MAY BE UTILIZED WITHIN THE STREET LIMITS OF PROPOSED PRIVATE STREET C. THESE SERVICE/DELIVERY PARKING SPACES MUST NOT INTERFERE WITH THE NORMAL MOVEMENT OF VEHICLES AND PEDESTRIANS ON THE PUBLIC RIGHTS-OF-WAY OR PRIVATE STREETS, EXCEPT AS PERMITTED BY THE CITY CODE.

NO LOADING SPACES MAY BE PERMITTED WITHIN ANY REQUIRED OR ESTABLISHED SETBACK, OR BETWEEN THE PERMITTED USE AND THE REQUIRED SETBACK, EXCEPT THAT DRIVEWAYS PROVIDING ACCESS TO THE LOADING AREA MAY BE INSTALLED ACROSS THESE AREAS. IT IS THE INTENT THAT THESE DRIVEWAYS ARE AS NEARLY PERPENDICULAR TO THE STREET RIGHT-OF-WAY AS POSSIBLE.

ALL USES IN THE DEVELOPMENT AREA, OTHER THAN SINGLE-FAMILY DETACHED UNITS, MUST PROVIDE BUFFERING ALONG ALL EDGES ABUTTING RESIDENTIAL DISTRICTS. HOWEVER, MULTI-FAMILY DEVELOPMENTS ABUTTING MULTI-FAMILY USES OR UNDEVELOPED MULTI-FAMILY ZONING DISTRICTS ARE EXEMPT FROM THIS BUFFERING REQUIREMENT.

SUCH BUFFERING SHALL CONSIST OF A 10-FOOT WIDE PLANTING STRIP. THE PLANTING STRIP SHALL CONSIST OF A COMBINATION OF EVERGREEN TREES AND EVERGREEN SHRUBS. PLANT MATERIALS WILL BE PROVIDED AT A MINIMUM OF SIX (6) TREES AND TWENTY (20) SHRUBS PER 100 LINEAR FEET IN ACCORDANCE WITH THE CITY OF CHARLOTTE ZONING ORDINANCE. THE 10-FOOT WIDE PLANTING STRIP MAY BE REDUCED TO 8 FEET AND THE SHRUBS NEED NOT BE PLANTED IF A MASONRY WALL WITH A MINIMUM HEIGHT OF 6 TO 8 FEET IN A SIDE YARD OR 8 TO 10 FEET IN A REARR YARD IS INSTALLED. THIS BUFFERING AREA MAY BE INTERRUPTED WITH A GATE/PEDESTRIAN ACCESS WAY TO AN ADJACENT SITE.

8. ENVIRONMENTAL FEATURES

THE PETITIONER SHALL ADHERE TO THE REQUIREMENTS OF THE POST-CONSTRUCTION STORM WATER ORDINANCE FOR THE CITY OF CHARLOTTE FOR THIS DEVELOPMENT AREA.

EXISTING TREES OR GROUPS OF TREES SHALL BE SAVED WHEREVER POSSIBLE.

9. PARKS, GREENWAYS, AND OPEN SPACE

SINCE DEVELOPMENT OCCURRING ON THE SITE IS PART OF A UNIFIED MASTER PLANNED DEVELOPMENT, THE URBAN OPEN SPACE REQUIREMENTS OF THE ORDINANCE WILL BE SATISFIED WITH REFERENCE TO ALL TRACTS OF THE SITE TAKEN TOGETHER. BY WAY OF EXAMPLE, OPEN SPACE LOCATED ON TRACT E THAT EXCEEDS THE URBAN OPEN SPACE REQUIREMENTS FOR TRACT E MAY BE USED TO SATISFY THE URBAN OPEN SPACE REQUIREMENTS ASSOCIATED WITH TRACT A.

10. FIRE PROTECTION

THE PETITIONER SHALL ADHERE TO THE REQUIREMENTS OF THE CHARLOTTE FIRE DEPARTMENT FOR THIS DEVELOPMENT AREA.

11. SIGNAGE

WHERE SIGNS, BANNERS, FLAGS AND PENNANTS FOR IDENTIFICATION OR DECORATION ARE PROVIDED, THEY MUST CONFORM TO THE REQUIREMENTS OF CHAPTER 13 OF THE CITY OF CHARLOTTE ZONING ORDINANCE.

12. LIGHTING

THE MAXIMUM HEIGHT OF THE LIGHT SOURCE (LIGHT BULB) DETACHED FROM A BUILDING SHALL BE 20 FEET.

ALL OUTDOOR LIGHTING WILL BE SCREENED IN SUCH A WAY THAT THE LIGHT SOURCE CAN NOT BE SEEN FROM ANY ADJACENT RESIDENTIALLY USED OR ZONED PROPERTY.

ALL FREESTANDING LIGHTING AND ALL EXTERIOR LIGHTING ON BUILDINGS WILL BE FULLY SHIELDED AND FULL CUT-OFF TYPE FIXTURES DOWNWARDLY DIRECTED. NO WALL "PAK" TYPE LIGHTING SHALL BE USED, BUT ATTACHED DECORATIVE LIGHTING FIXTURES SUCH AS SCONCES MAY BE USED.

AS THE PROJECT DEVELOPS, PEDESTRIAN SCALE LIGHTING WILL BE INSTALLED ALONG BOTH INTERIOR STREETS AND STREETS THAT BORDER THE SITE.

13. OTHER

IF THIS REZONING PETITION IS APPROVED, THE DEVELOPMENT PROGRAM ESTABLISHED UNDER THESE DEVELOPMENT STANDARDS AND THE SCHEMATIC PLAN SHALL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONERS AND THE OWNERS (FROM TIME TO TIME) AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS.

THROUGHOUT THIS REZONING PETITION, THE TERMS "PETITIONERS," "OWNER" OR "OWNERS," SHALL, WITH RESPECT TO EACH TRACT WITHIN THE SITE, BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNEES OF THE OWNER OR OWNERS OF THE SITE, OR PORTIONS THEREOF, WHO MAY BE INVOLVED IN ITS DEVELOPMENT FROM TIME TO TIME.

PURSUANT TO THE PROVISIONS OF SECTION 1.110 OF THE ORDINANCE AND N.C.G.S. §160A-385.1, DUE TO THE SIZE OF THE DEVELOPMENT, THE LEVEL OF INVESTMENT, THE SCOPE AND TIMING OF GOVERNMENTAL INFRASTRUCTURE IMPROVEMENTS ASSOCIATED WITH THE DEVELOPMENT, ECONOMIC CYCLES AND MARKET CONDITIONS, THIS PETITION INCLUDES VESTING OF THE APPROVED REZONING PLAN ASSOCIATED WITH THIS PETITION FOR A FIVE (5) YEAR PERIOD.

**APPROVED BY
CITY COUNCIL**

SEP 20 2010

LandDesign™

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 www.LandDesign.com

FOR PUBLIC HEARING
 PETITION NO. 2010-042

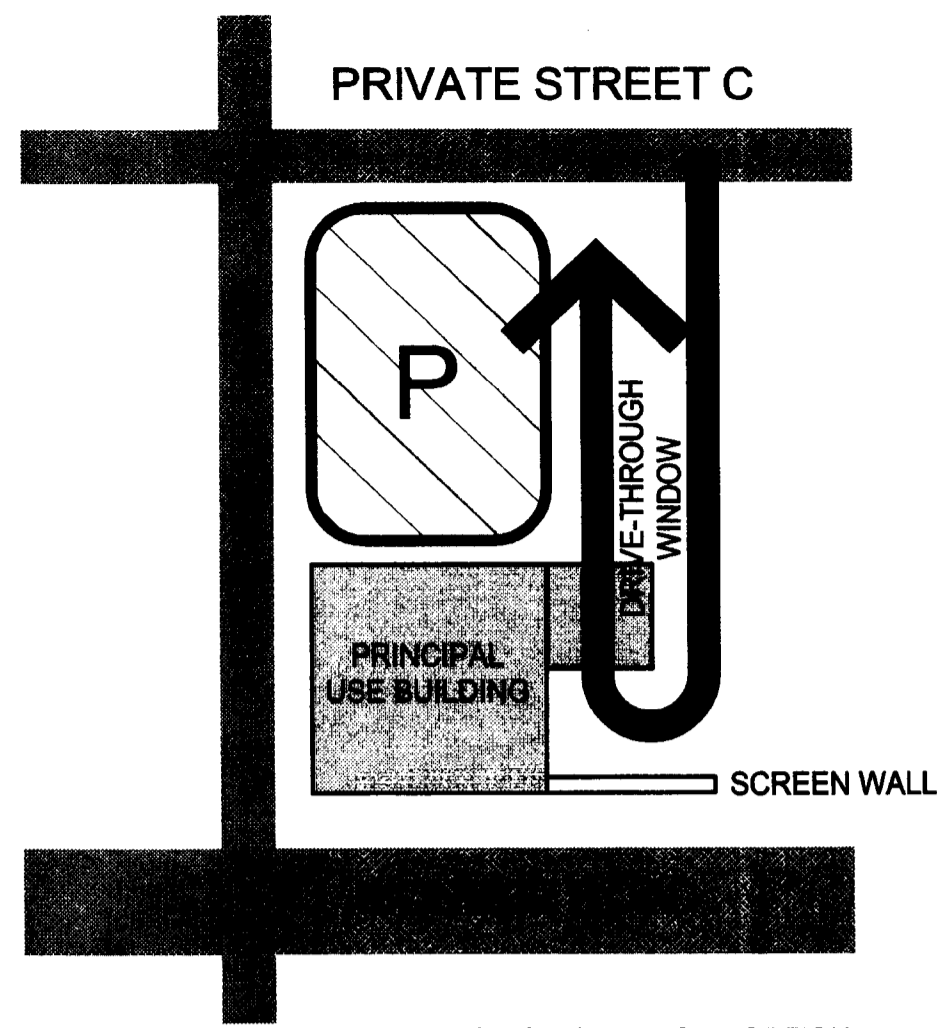
**OAKHURST
 NEIGHBORHOOD SERVICES DEVELOPMENT**
 DAVID R. KRUG ASSOCIATES, INC., CHARLOTTE, NC

DEVELOPMENT NOTES

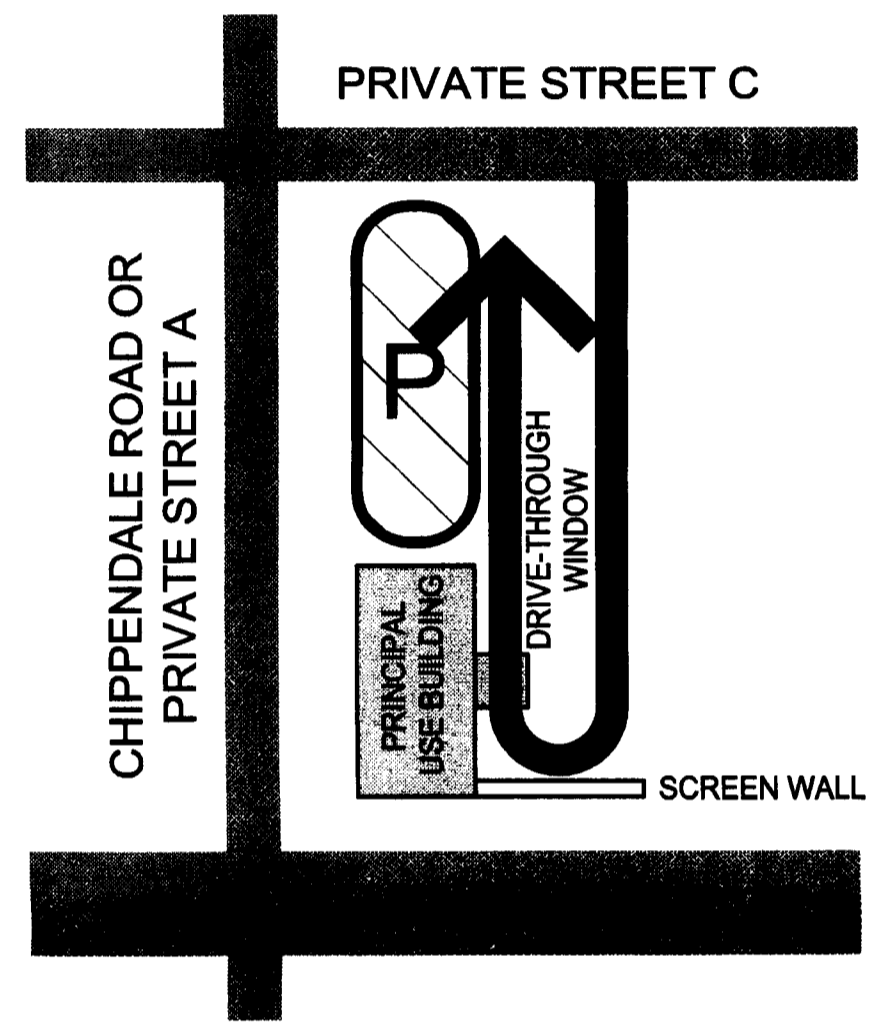
REVISIONS:
 06/18/10 REVISED PER CITY STAFF COMMENTS
 07/23/10 REVISED PER CITY STAFF COMMENTS
 08/11/10 REVISED PER CITY STAFF COMMENTS
 08/19/10 ISSUED FOR APPROVAL

DATE: APRIL 26, 2010
 DESIGNED BY: RP
 DRAWN BY: DAW / CHK
 CHECKED BY: RP
 C.C. BY: RP
 SCALE: N/A
 PROJECT #: 1007230
 SHEET #:

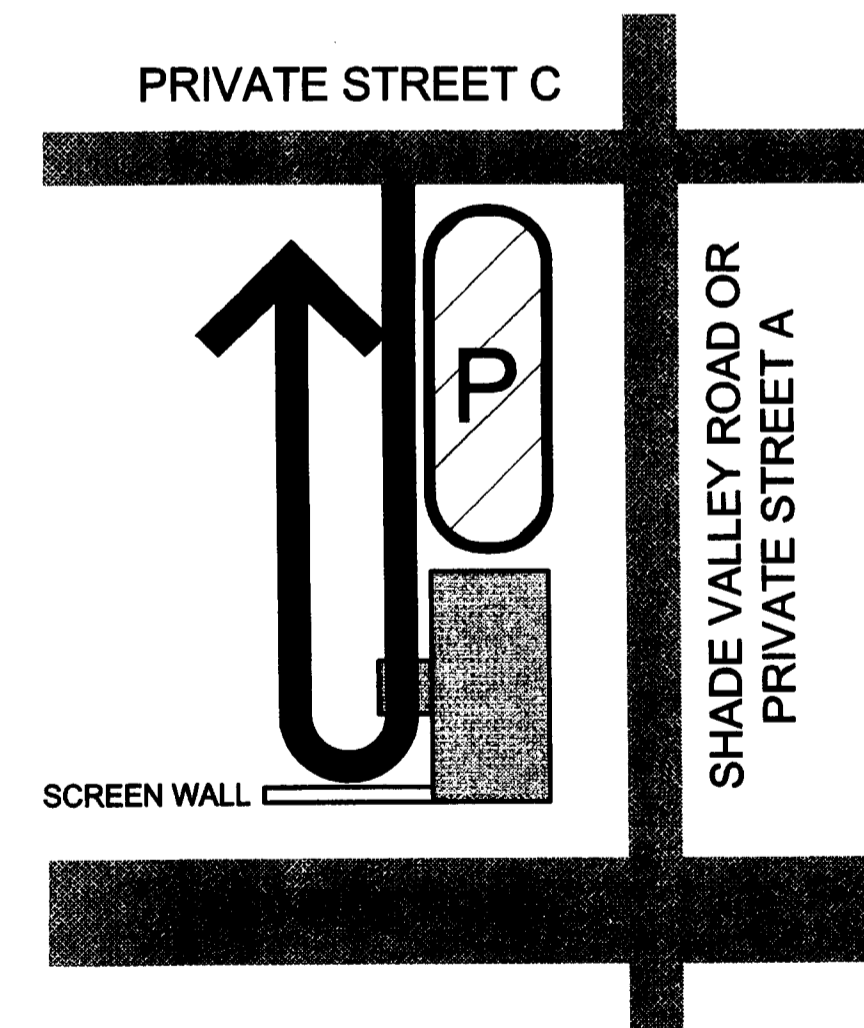
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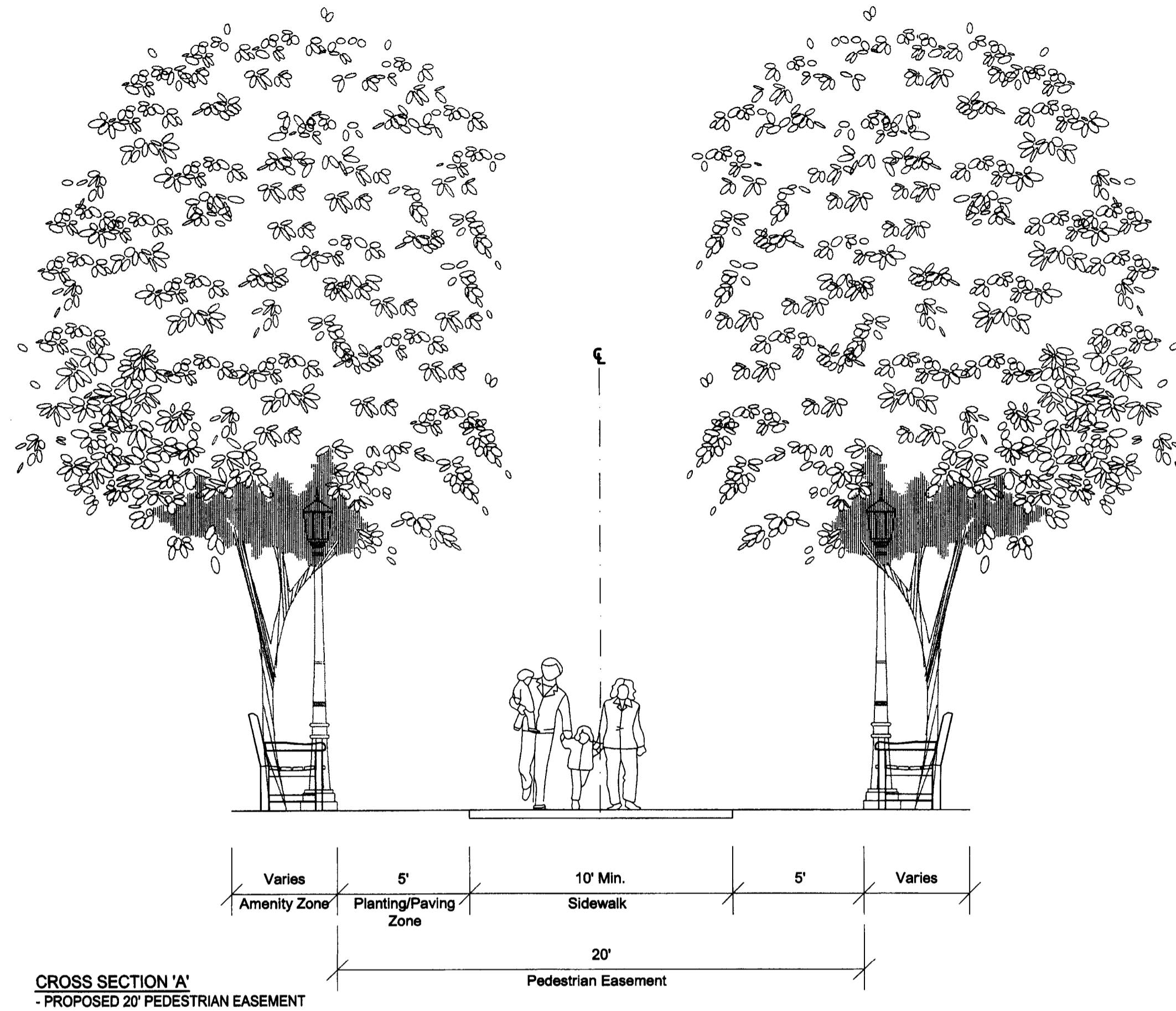
SCHEMATIC DRIVE-THROUGH CIRCULATION - OPTION 1
NOT TO SCALE



SCHEMATIC DRIVE-THROUGH CIRCULATION - OPTION 2
NOT TO SCALE



SCHEMATIC DRIVE-THROUGH CIRCULATION - OPTION 3
NOT TO SCALE

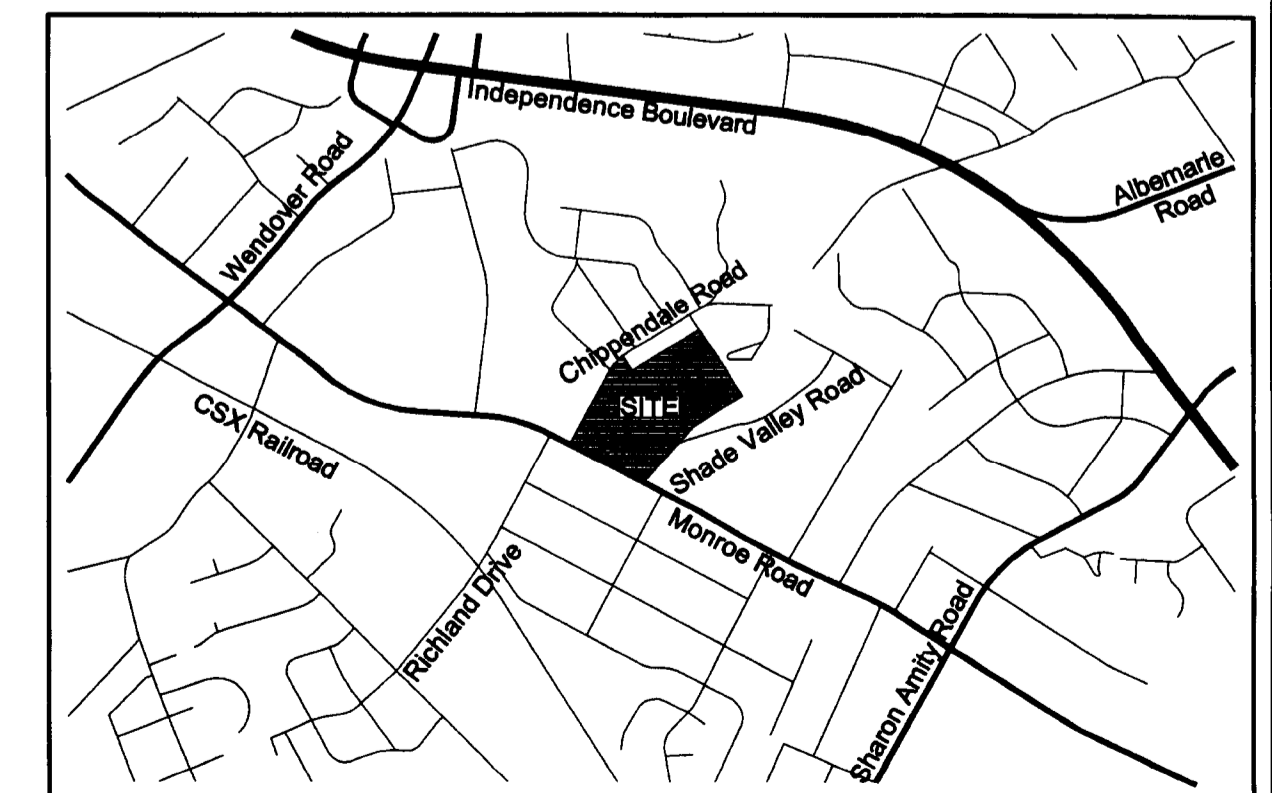


CROSS SECTION 'A'
- PROPOSED 20' PEDESTRIAN EASEMENT

APPROVED BY
CITY COUNCIL

SEP 20 2010

VICINITY MAP - NOT TO SCALE



REVISIONS:
06/18/10 REVISED PER CITY STAFF COMMENTS
08/19/10 ISSUED FOR APPROVAL

DATE: APRIL 26, 2010
DESIGNED BY: RP
DRAWN BY: DAW / CHK
CHECKED BY: RP
SCALE: 1/4"=1'-0"
PROJECT #: 100720

SHEET #:

Z-3.0

OAKHURST
NEIGHBORHOOD SERVICES DEVELOPMENT
DAVID R. KRUG ASSOCIATES, INC.; CHARLOTTE, NC

TYPICAL STREET CROSS SECTIONS

FOR PUBLIC HEARING
PETITION NO. 2010-042

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