

DEVELOPMENT SUMMARY

PARCEL ID: 199-193-14 & 199-193-13
 TOTAL AREA: +/- 4.83 ACRES
 EXISTING ZONING: R-3 (LLWPA)
 PROPOSED ZONING: CC (LLWPA)
 EXISTING USE: SINGLE FAMILY RESIDENTIAL
 PROPOSED USES: USES ALLOWED PER THE CITY OF CHARLOTTE ZONING ORDINANCE
 PROPOSED OPEN SPACE: TO MEET OR EXCEED THE REQUIREMENTS OF THE CITY OF CHARLOTTE ZONING ORDINANCE
 PROPOSED TREE SAVE AREA: TO MEET OR EXCEED THE REQUIREMENTS OF THE CITY OF CHARLOTTE ZONING ORDINANCE
 PROPOSED BUILDING HEIGHT: TO MEET THE REQUIREMENTS OF THE CITY OF CHARLOTTE ZONING ORDINANCE

DEVELOPMENT STANDARDS:

GENERAL PROVISIONS:

A. DEVELOPMENT OF THE SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THIS SITE PLAN AND BY THE STANDARDS OF THE CHARLOTTE ZONING ORDINANCE. THE DEVELOPMENT DEPICTED ON THIS PLAN IS INTENDED TO REFLECT THE ARRANGEMENT OF PROPOSED USES ON THE SITE, BUT THE EXACT CONFIGURATION, PLACEMENT, AND SIZE OF INDIVIDUAL SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES AS ALLOWED UNDER THE PROVISIONS OF SECTION 8.2 OF THE ZONING ORDINANCE.

B. THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, SUCH AS THOSE THAT REGULATE STREETS, SIDEWALKS, TREES, BICYCLE PARKING, AND SITE DEVELOPMENT, MAY APPLY TO THE DEVELOPMENT OF THIS SITE. THESE ARE NOT ZONING REGULATIONS, ARE NOT ADMINISTERED BY THE ZONING ADMINISTRATOR, AND ARE NOT SEPARATE ZONING CONDITIONS IMPOSED BY THIS SITE PLAN, UNLESS SPECIFICALLY NOTED IN THE CONDITIONS FOR THIS SITE PLAN. THESE OTHER STANDARD DEVELOPMENT REQUIREMENTS WILL BE APPLIED TO THE DEVELOPMENT OF THIS SITE AS DEFINED BY THOSE OTHER CITY ORDINANCES.

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

PURPOSE

THE PURPOSE OF THIS REZONING APPLICATION IS TO PROVIDE FOR THE DEVELOPMENT OF A SITE ADJACENT TO THE RETAIL CENTER AT BEREWICK. THIS DEVELOPMENT WILL PROVIDE THE LOCATION FOR UP TO 35,000 SQUARE FEET OF RETAIL AND OFFICE USES. TO ACHIEVE THIS PURPOSE, THE APPLICATION SEEKS THE REZONING OF THE SITE TO THE CC DISTRICT.

PERMITTED USES

USES ALLOWED ON THE PROPERTY INCLUDED IN THIS PETITION ARE THOSE NON-RESIDENTIAL USES THAT ARE PERMITTED IN THE CC DISTRICT. THE USES ARE THOSE COMMONLY ASSOCIATED WITH A NEIGHBORHOOD/COMMUNITY SHOPPING CENTER AND THE EXACT MIX OF USES HAS YET TO BE DETERMINED. USES THAT MAY BE INCLUDED ON THIS SITE INCLUDE BUT ARE NOT LIMITED TO RETAIL USES, AUTOMOBILE SERVICE STATION AND CONVENIENCE STORE USES, RESTAURANTS, FINANCIAL INSTITUTIONS, GENERAL MEDICAL AND GOVERNMENT OFFICES. THE SITE MAY ACCOMMODATE USES WITH DRIVE THROUGH SERVICE WINDOWS. USES WILL BE LIMITED TO ONE CONVENIENCE STORE AND ONE OTHER USE WITH A DRIVE THROUGH SERVICE WINDOW OR TWO SITES WITH DRIVE THROUGH SERVICE WINDOWS. A THIRD SITE MAY ACCOMMODATE A USE WITH A DRIVE THROUGH SERVICE WINDOW THAT CAN BE TRANSFERRED FROM THE PREVIOUSLY APPROVED PORTION OF THE BEREWICK TOWN CENTER (2010-11), BUT ALL OF THE USES WILL BE DEVELOPED AS PART OF THE OVERALL BEREWICK TOWN CENTER PLAN WITH COMMON ARCHITECTURAL AND LANDSCAPE THEMES.

TRANSPORTATION

A. THE SITE WILL HAVE ACCESS TO SHOPTON ROAD WEST AND TO STEELE CREEK ROAD VIA INTERNAL PRIVATE DRIVEWAYS AND DRIVEWAY CONNECTIONS AS IDENTIFIED ON THE CONCEPT PLAN FOR THE SITE.

B. PARKING AREAS ARE INDICATED ON THE CONCEPT PLAN FOR THE SITE.

C. WITH REGARD TO THE OVERALL SITE DESIGN, THE SITE WILL BE DESIGNED TO ENCOURAGE PEDESTRIAN WALKABILITY BETWEEN FREESTANDING BUILDINGS WHILE MINIMIZING CONFLICTS WITH AUTOMOBILES BY PROVIDING SAFE PEDESTRIAN PATHWAYS AND CROSSINGS. THIS WILL BE ACCOMPLISHED WITH ANY COMBINATION OF SIDEWALKS, PATHWAYS OR PLAZAS BETWEEN BUILDINGS. IN THOSE CIRCUMSTANCES WHERE A PEDESTRIAN PATHWAY OR SIDEWALK WOULD CROSS A DRIVE AISLE WITHIN AN INDIVIDUAL SITE, THE CROSSWALK WILL BE CLEARLY MARKED AND RAISED TO CALM TRAFFIC AND TO INCREASE AWARENESS OF THE PEDESTRIAN CROSSING.

D. OLD RESIDENTIAL DRIVEWAYS WILL BE REMOVED AS THE REDEVELOPMENT OF THE SITE PROGRESSES. BUT OLD DRIVEWAYS MAY BE USES AS TEMPORARY CONSTRUCTION ENTRANCES UNTIL OTHER MORE PERMANENT CONSTRUCTION ENTRANCES ARE PERMITTED AND ESTABLISHED.

E. THE PETITIONER WILL INSTALL A RIGHT TURN LANE ON STEELE CREEK ROAD AT DRIVE A IF REQUIRED TO DO SO BY NCDOT.

ARCHITECTURAL STANDARDS

A. ALL OF THE USES WILL BE DEVELOPED AS PART OF THE OVERALL BEREWICK TOWN CENTER PLAN WITH COMMON ARCHITECTURAL ELEMENTS, MATERIALS, ROOFLINES, AND LANDSCAPE THEMES.

B. DUMPSTERS AND RECYCLING AREAS WILL BE ENCLOSED WITH SOLID FENCES AND DECORATIVE WOODEN GATES. THE SOLID WALLS WILL BE COMPOSED OF THE SAME OR SIMILAR BUILDING MATERIALS TO THAT USED ON THE BUILDING THAT THE DUMPSTER SERVES IF LOCATED ADJACENT TO THE BUILDING. IF LOCATED REMOTELY FROM THE BUILDING THE WALLS MAY BE OF ANY MASONRY MATERIAL WHOSE COLOR IS COORDINATED WITH THE OVERALL BEREWICK TOWN CENTER ARCHITECTURAL THEME.

C. BUILDINGS THAT ARE LOCATED ON SITES THAT INCLUDE "BUILDING EDGES" MUST BE CONSTRUCTED SO THAT NO PARKING, MANEUVERING, OR CIRCULATION WILL OCCUR BETWEEN THE BUILDINGS AND THE BUILDING EDGES.

STREETSCAPE AND LANDSCAPING

THE PETITIONER WILL USE EITHER WALLS, BERMS, LANDSCAPING OR A COMBINATION OF ANY OR ALL OF THESE FEATURES TO CREATE AN ATTRACTIVE STREETSCAPE AND TO REDUCE THE VISUAL IMPACT OF PARKING AND ON SITE CIRCULATION AREAS WHEN VIEWED FROM PUBLIC RIGHTS-OF-WAY.

ENVIRONMENTAL FEATURES

THE DEVELOPMENT OF THIS SITE MAY UTILIZE THE SPECIAL WATER QUALITY FEATURES, INCLUDING NATURAL AREAS, PREVIOUSLY APPROVED FOR THE BEREWICK COMMUNITY. THE PETITIONER WILL DEMONSTRATE THAT THE FEATURES AND FACILITIES FOR THE MAINTENANCE OF WATER QUALITY ARE ADEQUATELY SIZED AND WHERE NECESSARY, THE APPROPRIATE EASEMENTS FOR STORM WATER AND WATER QUALITY MANAGEMENT WILL BE ESTABLISHED.

PARKS, GREENWAYS, AND OPEN SPACE

RESERVED

FIRE PROTECTION

RESERVED

SIGNAGE

RESERVED

LIGHTING

A. FREESTANDING LIGHTING ON THE SITE WILL UTILIZE FULL CUT-OFF LUMINARIES AND EXCEPT FOR SERVICE AREAS, NO "WALL PACK" TYPE LIGHTING WILL BE UTILIZED.

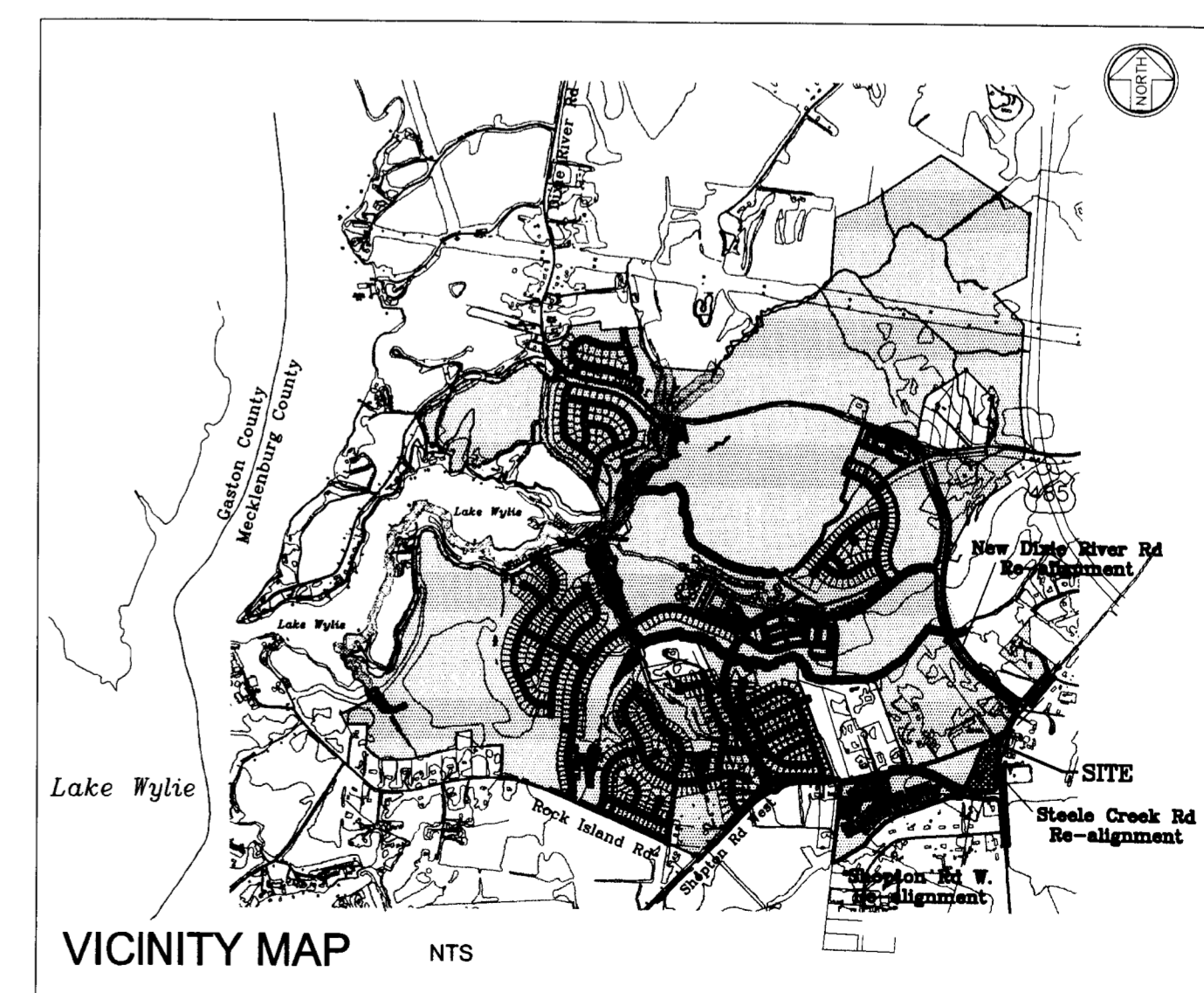
PHASING

RESERVED

INITIAL SUBMISSION- 09-24-12
 REVISED PER STAFF COMMENTS- 11-16-12- 2.3
 REVISED PER STAFF COMMENTS- 12-21-12, 3.2

**APPROVED BY
CITY COUNCIL**

JAN 2 2 2013



VICINITY MAP NTS

FOR PUBLIC HEARING
 PETITION NO. 2012-101

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