

SITE VICINITY MAP

SITE DATA - REZONING PETITION NO. 2013-53

OWNER	LOREN AND RENEE FAUCHIER 439 WILLOW BROOK DRIVE MATTHEWS, NC 28105	
SITE DATA:	PIN 209-073-03	ACREAGE 0.335
EXISTING ZONING:	R-3	
PROPOSED ZONING:	NS	
CURRENT USE:	VACANT FORMER CHILD CARE	
PROPOSED USE:	CHILD CARE	
MAX # OF CHILDREN:	125	
EXISTING BUILDING SF:	5100	
EXISTING ACCESSORY BUILDING SF:	NONE	
PROPOSED BUILDING SF:	7000	
PROPOSED ACCESSORY BUILDING SF:	350	
ALLOWED FLOOR AREA RATIO:	2.0	
PROPOSED FLOOR AREA RATIO:	0.174	
MAXIMUM BUILDING HEIGHT:	40 FT.	
PROPOSED BUILDING HEIGHT:	26 FT.	
FRONT SETBACK:	14 FT.	
SIDE YARD:	10 FT.	
REAR YARD:	20 FT.	
REQUIRED PARKING:	PER ZONING	
PROPOSED PARKING:	29	

APPROVED BY  
CITY COUNCIL

SEP 16 2013

**DEVELOPMENT STANDARDS**

July 19, 2013

**GENERAL PROVISIONS**

- A. The development and use of the Site will be governed by the Rezoning Plan, these Development Standards and the standards established under the City of Charlotte Zoning Ordinance (the "Ordinance") for the NS zoning district unless more stringent standards are established by these Development Standards or the Rezoning Plan.
- B. The use of the Site will be restricted to the re-use of the existing approximately 5,100 square foot building, the related parking areas and the other improvements located on the Site. Notwithstanding the foregoing, the existing building located on the Site may be expanded by a maximum 1,900 square foot building addition such that the expanded building may contain a maximum of 7,000 square feet of gross floor area, and a maximum 350 square foot accessory structure for the storage of playground equipment and related items that may be stored on the Site. Additionally, the front elevation of the existing building shall be renovated as provided under Architectural Standards and as depicted on the Rezoning Plan, the parking areas and outdoor playground and recreational facilities located on the Site may be reconfigured.
- C. Future amendments to the Rezoning Plan and these Development Standards may be applied for by the then Owner or Owners of the Site in accordance with the provisions of Section 6.207 of the Ordinance.

**PERMITTED USES**

The Site may be devoted only to a childcare center that may serve a maximum of 125 children, and to any incidental and accessory uses associated therewith that are allowed in the NS zoning district including, without limitation, playground and recreational areas. The childcare center shall comply with the applicable requirements of Section 12.502 of the Ordinance.

**TRANSPORTATION**

- A. Vehicular access shall be as generally depicted on the Rezoning Plan. The placement and configuration of each access point are subject to any minor modifications required by the Charlotte Department of Transportation ("CDOT") and/or the North Carolina Department of Transportation ("NCDOT").
- B. Off-street vehicular parking shall be provided on the Site in accordance with the requirements of the Ordinance. Notwithstanding the foregoing, as depicted on the Rezoning Plan, a minimum of 29 parking spaces (which includes 2 handicapped parking spaces) will be provided on the Site.
- C. Bicycle parking shall be provided on the Site in accordance with the requirements of the Ordinance.
- D. As requested by CDOT, a minimum queuing length was calculated for the Site for a childcare center serving 125 children using the NCDOT Municipal and School Transportation Assistance (MTSA) School Calculator Excel Spreadsheet. The minimum queuing length was determined to be 234 feet, and a queuing length of 277 linear feet is being provided on the Site.
- E. Prior to the issuance of a building permit for the Site, the Petitioner shall dedicate and convey (by quitclaim deed and subject to a reservation for any necessary utility easements) those portions of the Site located immediately adjacent to Sharon Road as required to provide additional right of way from the edge of the existing right of way to the outer (Sharon Road) edge of the 6 foot sidewalk. Petitioner shall provide a sidewalk easement for the 6 foot sidewalk.
- F. Any existing curb cuts not utilized for vehicular access into the Site will be removed and new curb and gutter and a new planting strip and sidewalk will be installed in their place.
- G. Any existing driveways used for vehicular access into the Site will be rebuilt to the City of Charlotte standards if they do not currently meet ADA standards.
- H. The setback shown on the Rezoning Plan is based upon the proposed back of curb as determined by CDOT.
- I. Petitioner shall install signage in proximity to the southernmost access point into the Site that provides that the southernmost access point is an entrance only access point, and signage in proximity to the northernmost access point into the Site that provides that the northernmost access point is an exit only access point that is restricted to right turns only.

**ARCHITECTURAL STANDARDS**

- A. The maximum height of the building located on the Site shall be 26 feet, and the building may not contain more than 1 story.
- B. Prior to the issuance of a certificate of occupancy for the childcare center to be located on the Site, the Petitioner shall renovate and improve the front elevation (the elevation facing Sharon Road) of the building (the "Renovated Building"). Attached hereto is a schematic architectural rendering of the front elevation (the elevation facing Sharon Road) of the Renovated Building that is intended to depict the general architectural style, character and elements of the front elevation of the Renovated Building. Accordingly, the front elevation of the Renovated Building shall be designed and constructed so that it is substantially similar in appearance to the attached schematic architectural rendering in terms of its architectural style, character and elements. Changes and alterations which do not materially change the overall conceptual architectural style and character are permitted based upon final design/construction drawings.

**STREETSCAPE and LANDSCAPING**

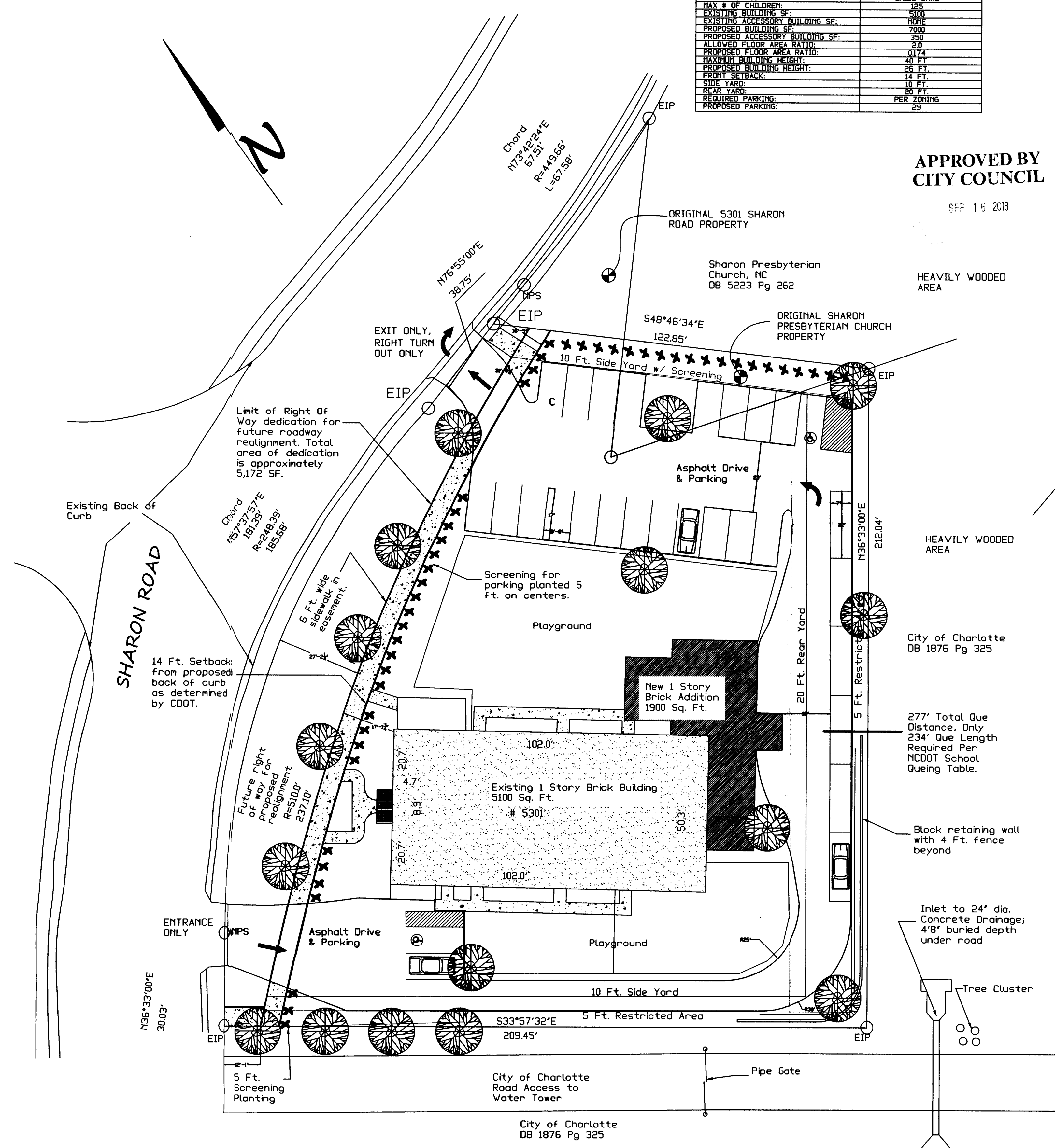
A minimum 8 foot planting strip and a minimum 6 foot sidewalk shall be installed along the Site's frontage on Sharon Road as depicted on the Rezoning Plan. The width of the sidewalk may be less than 6 feet where it tapers into and connects with the existing sidewalks located along Sharon Road.

**LIGHTING**

- A. All newly installed freestanding lighting fixtures on the Site (excluding street lights) shall be fully capped and shielded and the illumination downwardly directed so that direct illumination does not extend past any property line of the Site.
- B. The maximum height of any newly installed freestanding lighting fixture on the Site shall be 20 feet.
- C. Any newly installed lighting fixtures attached to the building on the Site shall be decorative, capped and downwardly directed.

**BINDING EFFECT OF THE REZONING PETITION**

If this Rezoning Petition is approved, all conditions applicable to the development and/or use of the Site imposed under this Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns. Throughout these Development Standards, the terms, "Petitioner" and "owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Petitioner or the owner or owners of the Site from time to time who may be involved in any future development thereof.



REV.

DATE: APRIL 29, 2013  
DRAWN BY: BRIAN A. CRUTCHFIELD

APPROVED BY:

REVISIONS:

**CRUTCHFIELD HOMES**  
DESIGN/BUILD

4511 Morrowick Rd.  
Charlotte, NC 28226  
(704) 442-2270 home  
(704) 516-7689 mobile

SHARON ACADEMY  
5301 SHARON ROAD  
CHARLOTTE, NC

BUILDING  
DAYCARE CENTER  
REZONING PLAN

SCALE 1" = 20'-0"

SHEET  
S1

2013-053



