

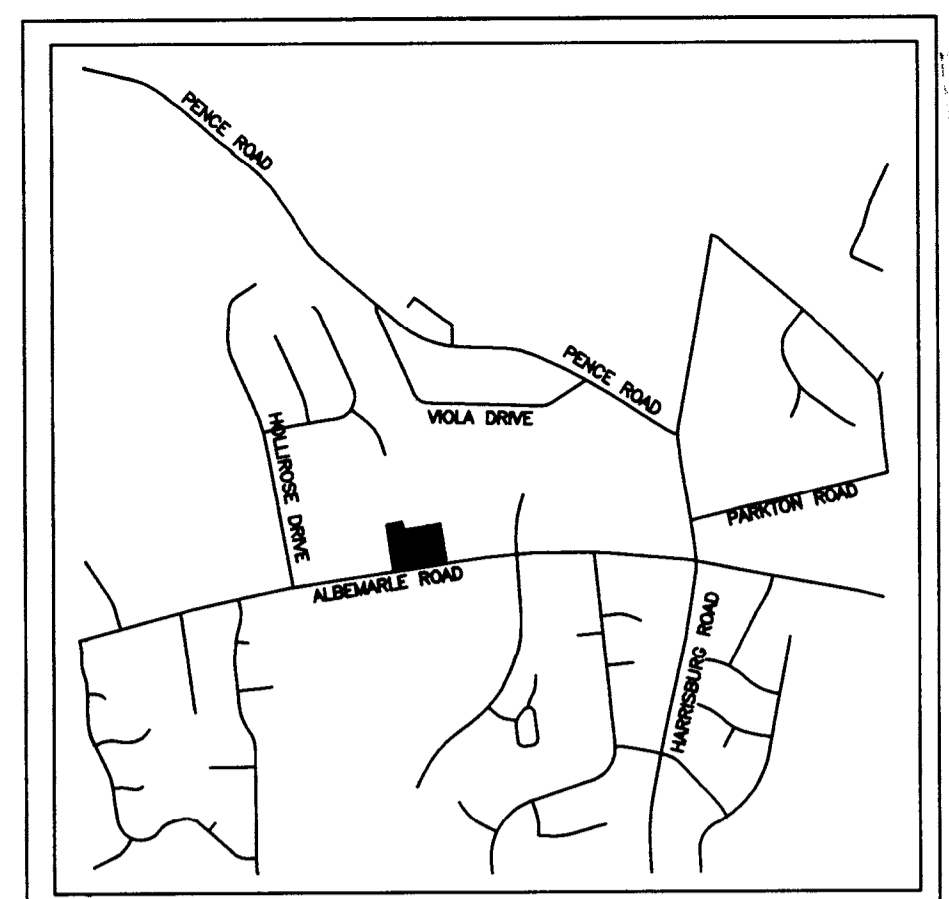
BENNY F. NORWOOD
D.B. 10491, PG. 941
TAX PARCEL # 109-10-203
ZONING: R-3

CORNERSTONE BAPTIST CHURCH OF CHARLOTTE
D.B. 16797, PG. 826
TAX PARCEL # 109-10-206
ZONING: INST.

NUGA PROPERTIES LLC
D.B. 24302, PG. 455
TAX PARCEL # 109-10-205
ZONING: B-1(CD)

FIFTH THIRD BANK
D.B. 27379, PG. 698
TAX PARCEL # 109-10-207

BENNY R. AND
CAROL S. NORWOOD
D.B. 27875, PG. 186
TAX # 109-10-204
ZONING: B-1(CD)



LOCATION MAP
Not to Scale

DEVELOPMENT DATA	
Site Acreage	
Tax Parcel:	109-10-207
Existing Total:	3.32 Acres (144,619 SF)
Probable Parcel Size:	Parcel 1: 1.48± Acres (64,469 SF) Parcel 2: 1.02± Acres (44,431 SF) Parcel 3: 0.82± Acres (37,026 SF)
Zoning	
Existing:	R-3/B-1(CD)
Proposed:	B-1(CD)
Area to be Rezoned:	3.32± Acres (144,619 SF)
Existing Use:	Vacant
Proposed Use:	All uses allowed within B-1(CD) District Subject to uses restricted herein
Building Data	
Floor Area Ratio:	As permitted by B-1(CD) District
Maximum Building Height:	40'
Total Maximum Building Square Footage:	20,000 SF
Tree Save Area	
Required:	144,619 SF x 15% = 21,693 SF
Provided:	22,684 SF = 0.52 Acres
Parking	
Required:	As required by proposed use in B-1(CD) Zoning
Provided:	Per ordinance

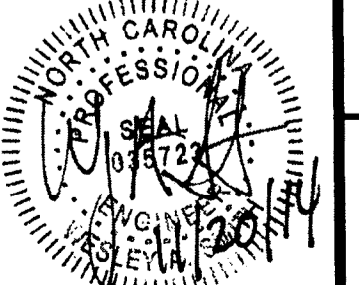
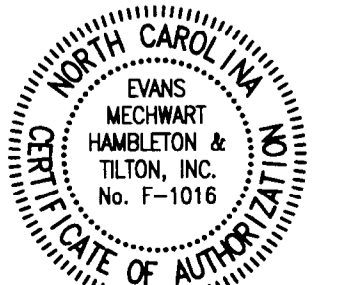
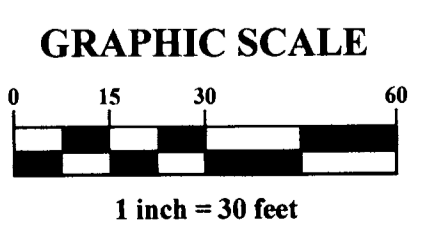
- FEMA NOTE**
- The proposed Site is located outside of the 100 year floodplain.
 - According to the Federal Emergency Management Agency's Flood Insurance Map, dated March 02, 2009, the subject tract shown herein does not lie within Zone "X" (areas determined to be outside 0.2% annual chance floodplain), Community Panel Nos. 3701459300J.
 - In areas where the Floodway Regulations are applicable, the Future Conditions Line, FEMA Flood Fringe Line, Community Encroachment Line, and FEMA Floodway Encroachment Line shall be shown on the preliminary plan and the final plat. An application for a Floodlands Development Permit shall be submitted and approved to the County Engineering Department in accordance with the requirements set forth in the City/County Floodway Regulations prior to plan approval.

TBR = To Be Removed
TBR/L = To Be Relocated
DND = Do Not Disturb

APPROVED BY
CITY COUNCIL

DEC 15 2014

REZONING PETITION 2014-111

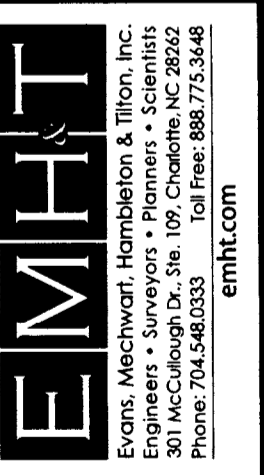


PRELIMINARY
NOT TO BE USED FOR
CONSTRUCTION
PLAN SET DATE
November 20, 2014

MARK	DATE	DESCRIPTION
1	10/27/14	ISSUED FOR CITY OF CHARLOTTE COMMENTS
2	11/20/14	ISSUED FOR CITY OF CHARLOTTE COMMENTS

CAMBRIDGE PROPERTIES
INCORPORATED
831 East Morehead Street, Suite 246 · 704/338-2890
Charlotte, North Carolina 28202 · Fax: 704/338-2884

CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA
FOR
REZONING PLAN
HOLLYROSE DEVELOPMENT
EXISTING CONDITIONS & DEMOLITION PLAN



DATE
November 20, 2014

SCALE
1" = 30'

JOB NO.
2014-0739

SHEET
RZ-1.0

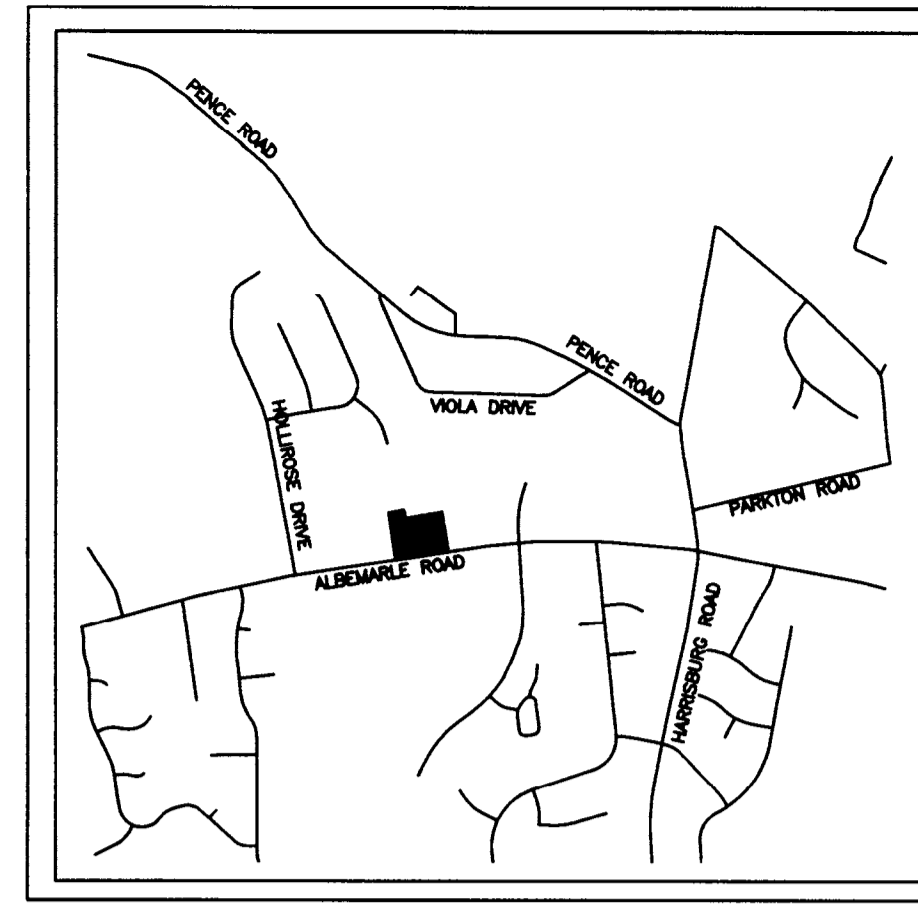
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BENNY F. NORWOOD
D.B. 10491, PG. 941
TAX PARCEL # 109-10-203
ZONING: R-3

CORNERSTONE BAPTIST CHURCH OF CHARLOTTE
D.B. 16297, PG. 826
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ZONING: INST.

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TAX # 109-10-204
ZONING: B-1(CD)

NUGA PROPERTIES LLC
D.B. 24302, PG. 455
TAX PARCEL # 109-10-205
ZONING: B-1(CD)



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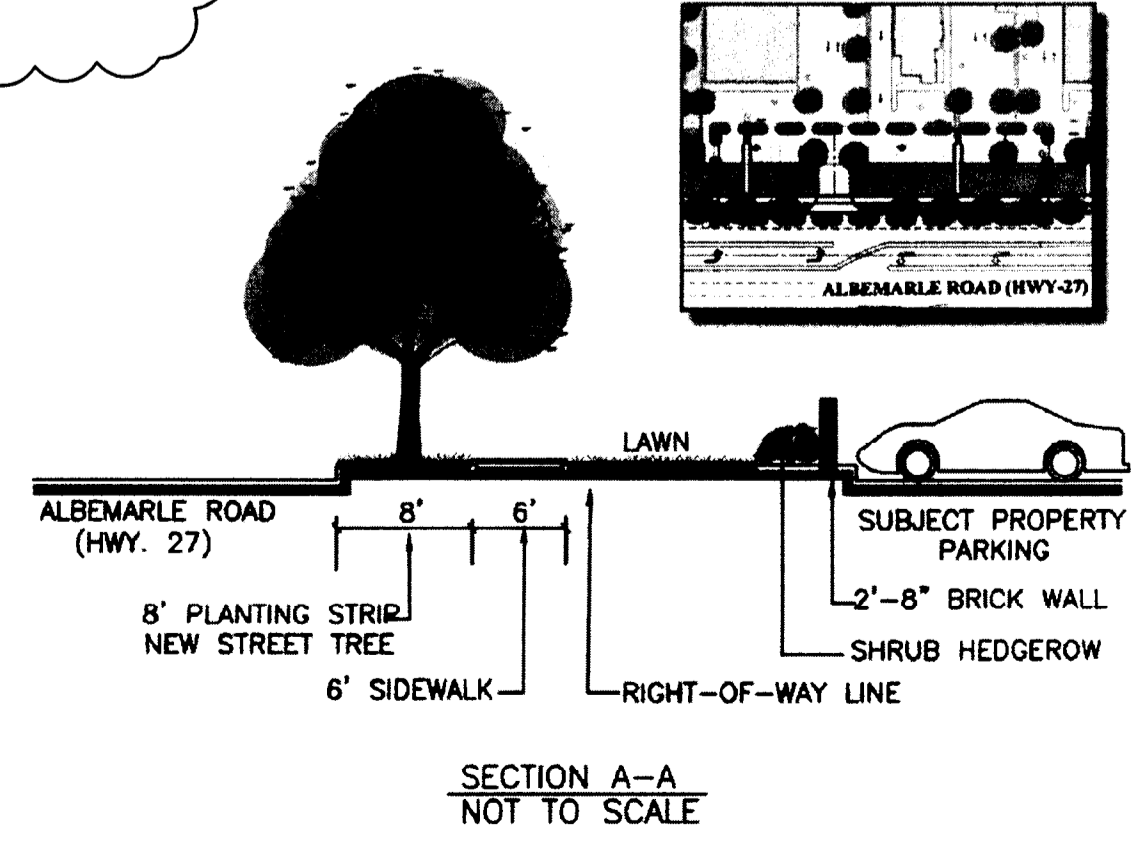
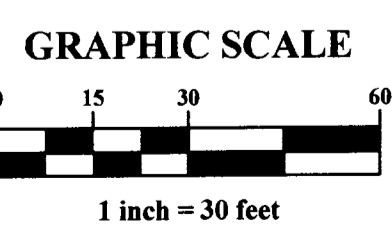
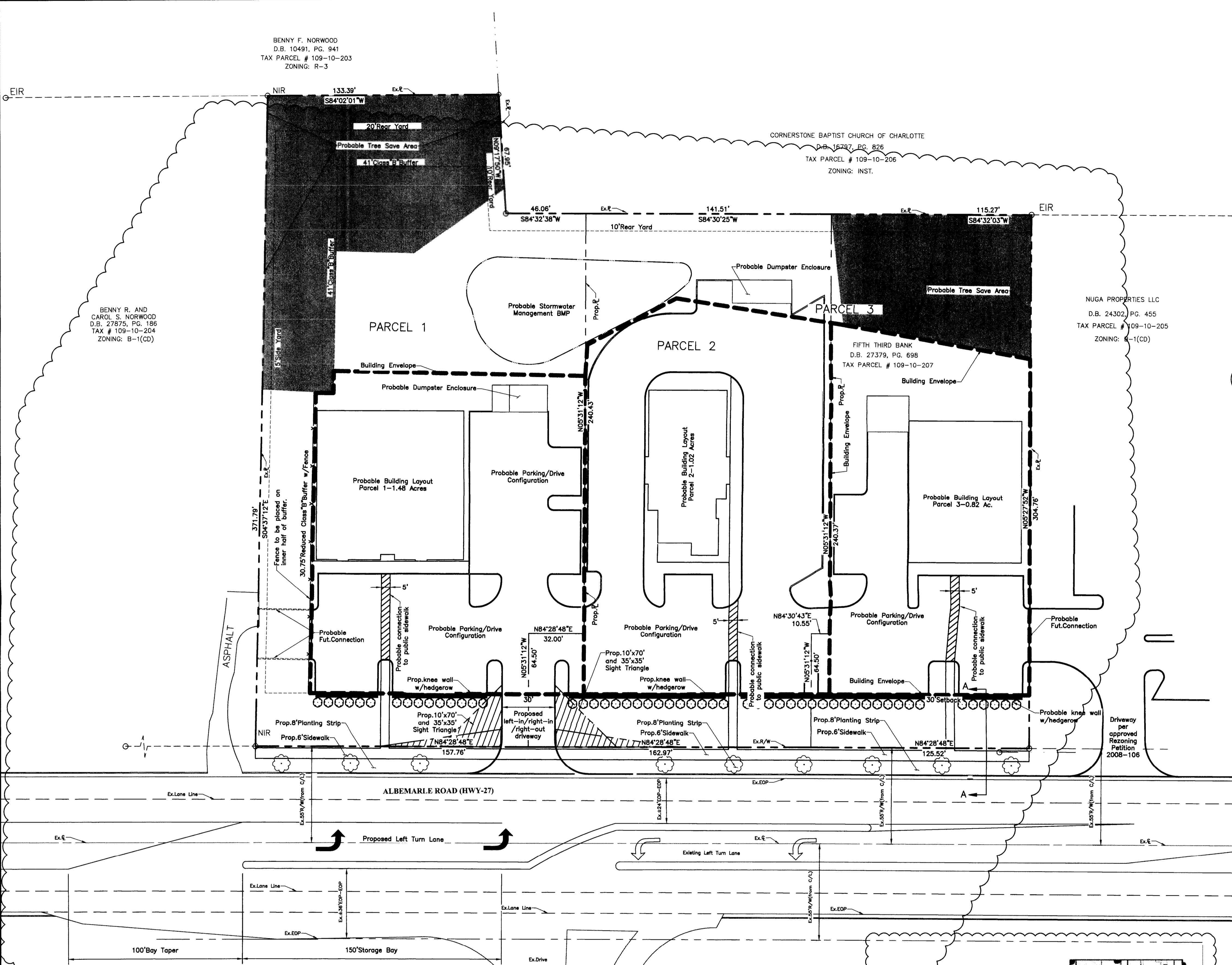
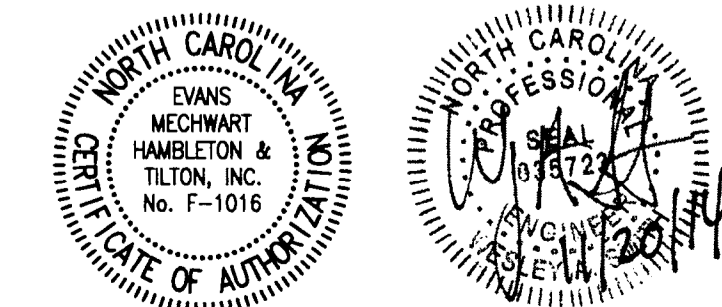
- NOTE:**
Parcel 1, 2, and 3 sizes may be adjusted provided that there will be no more than 3 separate parcels within the site.
- NOTE:**
Building locations and parking areas are shown for illustration purposes only and may be changed provided the buildings remain in the building envelope.
- NOTE:**
A 24' class "C" buffer may be required adjacent to parcel 109-10-206 depending on the proposed use of the developed parcel. Buffer requirements to be determined during final engineering.

APPROVED BY
CITY COUNCIL

DEC 15 2014

REZONING PETITION 2014-111

PRELIMINARY
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CONSTRUCTION
PLAN SET DATE
November 20, 2014



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MARK	DATE	DESCRIPTION
1	10/7/14	ISSUED PER CITY OF CHARLOTTE COMMENTS
2	11/20/14	ISSUED PER CITY OF CHARLOTTE COMMENTS

CAMBRIDGE PROPERTIES
INCORPORATED
831 East Morehead Street, Suite 246 • 704/333-2893
Charlotte, North Carolina 28202 • Fax: 704/333-2844

CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA
REZONING PLAN FOR
HOLLYROSE DEVELOPMENT
SITE PLAN

EMHT
Evans, McWhorter, Hamilton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
1000 North Tryon Street, Suite 1100 • Charlotte, NC 28202
Phone: 704.548.0333 • Fax: 704.548.0348
emht.com

DATE	November 20, 2014
SCALE	1" = 30'
JOB NO.	2014-0739
SHEET	RZ-2.0

1. GENERAL PROVISIONS

- a. The development depicted on this Site Plan is intended to reflect the arrangement of proposed uses on the Site, but the exact configuration placement, and size of the specific building and parking 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 6.2 of the Zoning Ordinance
- b. Throughout this Rezoning Petition, the terms "Owner", "Owners", "Petitioner", or "Petitioners" shall be deemed to include the heirs devisees, personal representatives, successors in interest and assignees of the owners or owners of the Site who may be involved in its development from time to time.

2. PURPOSE

This Rezoning Application request is to allow the Site to be developed with up to three (3) separate land parcels with uses that are permitted under the B-1 zoning district as restricted herein. The building square footage on each parcel may vary depending on the use; however, the total building square footage for the development may not exceed 20,000 square feet.

3. PERMITTED USES

- All uses under the B-1 zoning district shall be permitted except the following uses shall be prohibited:
- a. Land clearing and inert debris landfills (LCID).
 - b. Construction and Demolition (C&D) Landfills.
 - c. Automotive Service Stations selling gasoline and diesel fuel.
 - d. Jails and prisons.
 - e. No more than 1 drive thru window within the Site.
 - f. Heavy automotive repair shops. This does not restrict minor automotive adjustments, repairs and/or lubrications.
 - g. Car washes
 - h. Tattoo Parlor
 - i. Smoke shops
 - j. Liquor stores
 - k. Pawn shops
 - l. Check cashing stores

4. TRANSPORTATION

- a. Subject to NCDOT and CDOT approval, the Site shall have one direct access point on Albemarle Road, which shall be a right in/right out with a protected left turn into the Site approximately as shown on the Site Plan and Petitioner may construct the right in/right out access, as approved, on the parcel adjoining the east side of the Site.
- b. All three (3) parcels within the Site shall have vehicular and pedestrian inner-connectivity and cross access easements among them.
- c. Petitioner will establish stub streets connecting to the adjacent parcels adjoining the east and west sides of the Site along Albemarle Road for future interconnectivity.
- d. Each building shall have a minimum of a 5ft wide pedestrian walkway connecting to the existing sidewalks along Albemarle Road.
- e. According to the City of Charlotte's Driveway Regulations, CDOT has the authority to regulate/approve all private street/driveway and public street connections to the right-of-way of a street under the regulatory jurisdiction of the City of Charlotte. CDOT has determined that a left-turn lane is necessary to serve the traffic using the proposed public street/private driveway connection for this site. The engineering design and construction of the left-turn lane is the responsibility of the owner, and shall be performed by a professional engineer registered in the State of North Carolina who has roadway-design experience. CDOT will only approve the proposed public street/private driveway connection provided that an eastbound directional left-turn lane is constructed on Albemarle road. The left-turn lane needs to be designed using NCDOT standards with a minimum 150 feet of storage. This roadway improvement is required to meet the traffic demands of the proposed development.
- f. Adequate sight triangles must be reserved at the existing/proposed street entrance. Two 35'x35' and two 10'x70' sight triangles are required for the entrance to meet requirements. All proposed trees, berms, walls, fences, and/or identification signs must not interfere with sight distance at the entrance. Such items should be identified on the site plan.
- g. The proposed driveway connection to Albemarle Road will require driveway permits to be submitted to CDOT and NCDOT for review and approval. The exact driveway location and type/width of the driveway will be determined by CDOT during the driveway permit process. The locations of the driveway shown on the site plan are subject to change in order to align with the driveway shown on the opposite side of the street and comply with City Driveway Regulations and the City Tree Ordinance.
- h. All proposed commercial driveway connections to a future public street will require a driveway permit to be submitted to CDOT for review and approval.
- i. Any fence or wall constructed along or adjacent to any sidewalk or street right-of-way requires a certificate issued by CDOT.
- j. A right-of-way encroachment agreement is required for the installation of any non-standard items (irrigation systems, decorative concrete pavement, brick pavers, etc.) within a proposed/existing City maintained street right-of-way by a private individual, group, business, or homeowner's/business association. An encroachment agreement must be approved by CDOT prior to the construction/installation of the non-standard items. Contact CDOT for additional information concerning cost, submittal, and liability insurance coverage requirements.

5. ARCHITECTURAL STANDARDS

- a. All elevations fronting Albemarle Road shall be treated with a minimum of 35% fenestration.
- b. All exterior walls shall be constructed with a minimum of 70% masonry products including any combination of brick, stone and pre-cast concrete.
- c. All trash and recycling containers shall be fully enclosed.
- d. All HVAC units shall be screened from view from Albemarle Road.
- e. Any loading docks shall be screened from view from Albemarle Road.

6. SITE LIGHTING

- a. All parking lot lighting shall be shielded and downward facing.
- b. Exterior lighting on the buildings will be directed or shielded to prevent glare on nearby residential properties.
- c. The parking lot lighting shall be a maximum height of 25 feet in height.

7. STREETScape AND LANDSCAPE

- a. There shall be a minimum of an 8 ft planting strip and 6 ft sidewalk along Albemarle Road measured from the back of curb. The sidewalk and planting strip shall be installed in front of each parcel as such parcel is developed with vertical improvements. If the sidewalk cannot be installed in the NCDOT right of way, Petitioner shall install the sidewalk within the Site along the ROW line with Albemarle Road.
- b. All parking areas shall be adequately screened from the right of way along Albemarle Road with a 2'-8" screen wall with hedgerow.
- c. All landscaping shall meet or exceed the requirement of the Ordinance.
- d. The side yard and rear yard buffers adjacent to a residential use shall be a 41 ft class "B" buffer. A 24' class "C" buffer may be required adjacent to parcel 109-10-206 depending on the proposed use of the developed parcel. Buffer requirements to be determined during final engineering.
- e. The side yard and rear yard buffer maybe reduced by 25% as allowed by Section 12.302(8). If Petitioner elects a fence to reduce the buffer it shall be placed in the inner half of the buffer closest to the Site boundary.

8. ENVIRONMENTAL FEATURES

- a. The petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance. The location, size, and type of storm water management systems depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.

9. SIGNAGE

- a. Signage will be per ordinance.

APPROVED BY
CITY COUNCIL

MARK	DATE	DESCRIPTION
1	10/17/14	ISSUED PER CITY OF CHARLOTTE COMMENTS
2	11/20/14	ISSUED PER CITY OF CHARLOTTE COMMENTS

CAMBRIDGE PROPERTIES
INCORPORATED
881 East Morehead Street, Suite 246
Charlotte, North Carolina 28202
Fax: 704/333-2584

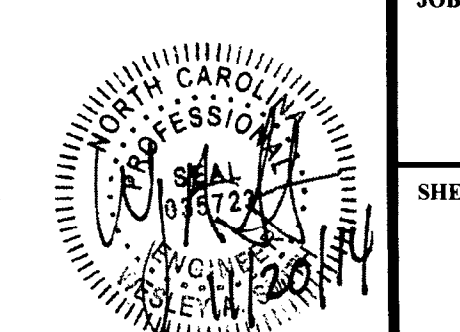
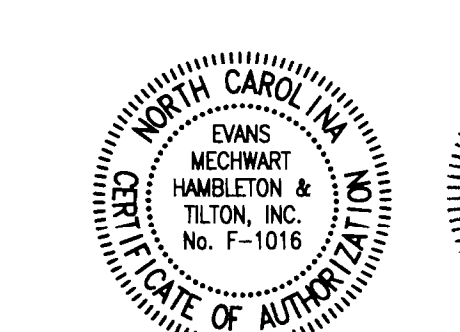
CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA
REZONING PLAN
FOR
HOLLYROSE DEVELOPMENT
REZONING NOTES

EMHI
EVANS, MCGHEE, HAMILTON & TILTON, INC.
Engineers • Surveyors • Planners • Scientists
301 McCollough Dr., Ste. 109, Charlotte, NC 28204
Phone: 704/333-2584
emhi.com

DATE	November 20, 2014
SCALE	1" = 30'
JOB NO.	2014-0739
SHEET	RZ-3.0

REZONING PETITION 2014-111

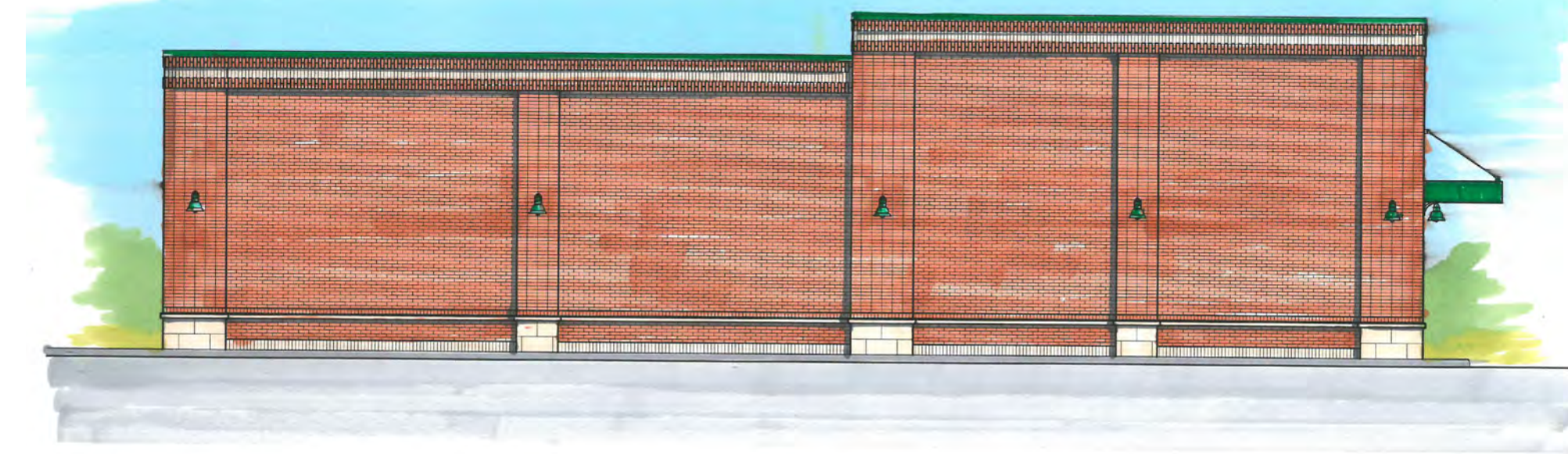
PRELIMINARY
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PARCEL 3 ARCHITECTURAL RENDERING (FACING ALBEMARLE ROAD)



PARCEL 3 ARCHITECTURAL RENDERING (WEST SIDE WALL TYP.)



PARCEL 2 ARCHITECTURAL RENDERING (FACING ALBEMARLE ROAD)



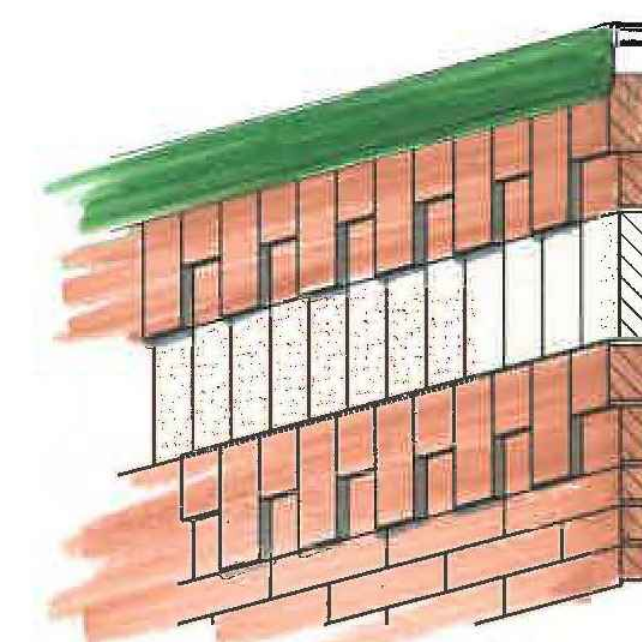
PARCEL 2 ARCHITECTURAL RENDERING (EAST SIDE WALL TYP.)



PARCEL 1 ARCHITECTURAL RENDERING (FACING ALBEMARLE ROAD)



PARCEL 1 ARCHITECTURAL RENDERING (EAST SIDE WALL TYP.)

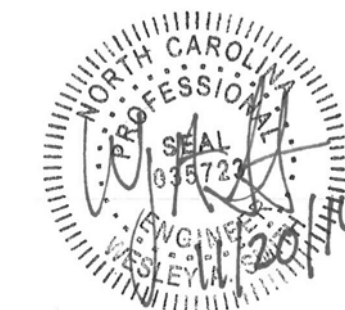
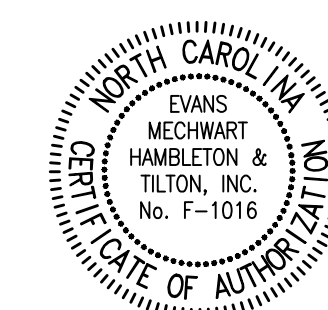


Brick Detail

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CAMBRIDGE PROPERTIES
INCORPORATED
831 East Morehead Street, Suite 404
Charlotte, North Carolina 28202
Phone: 704.546.2284

CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA
FOR
REZONING PLAN
HOLLROSE DEVELOPMENT
BUILDING ELEVATIONS

EMH&T
EVANS, MECHWART, HAMILTON & TILTON, INC.
Engineers - Surveyors - Planners - Scientists
Professional Seal No. 10453
Phone: 704.546.2283 emht.com

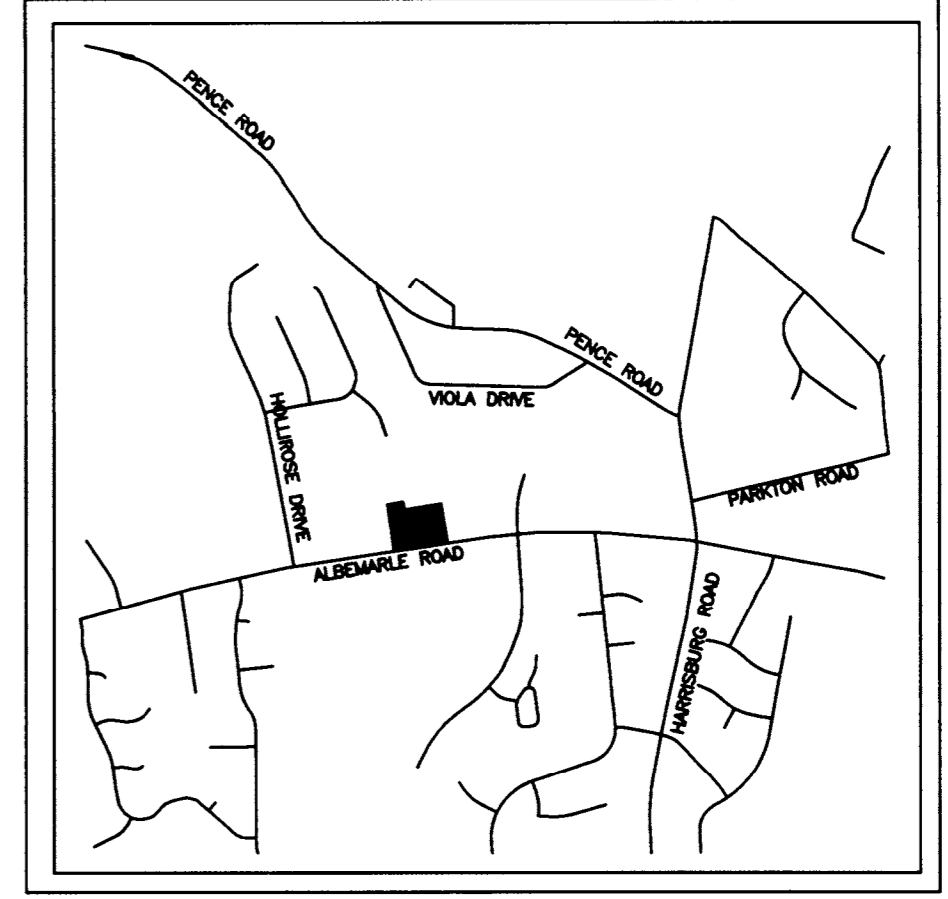
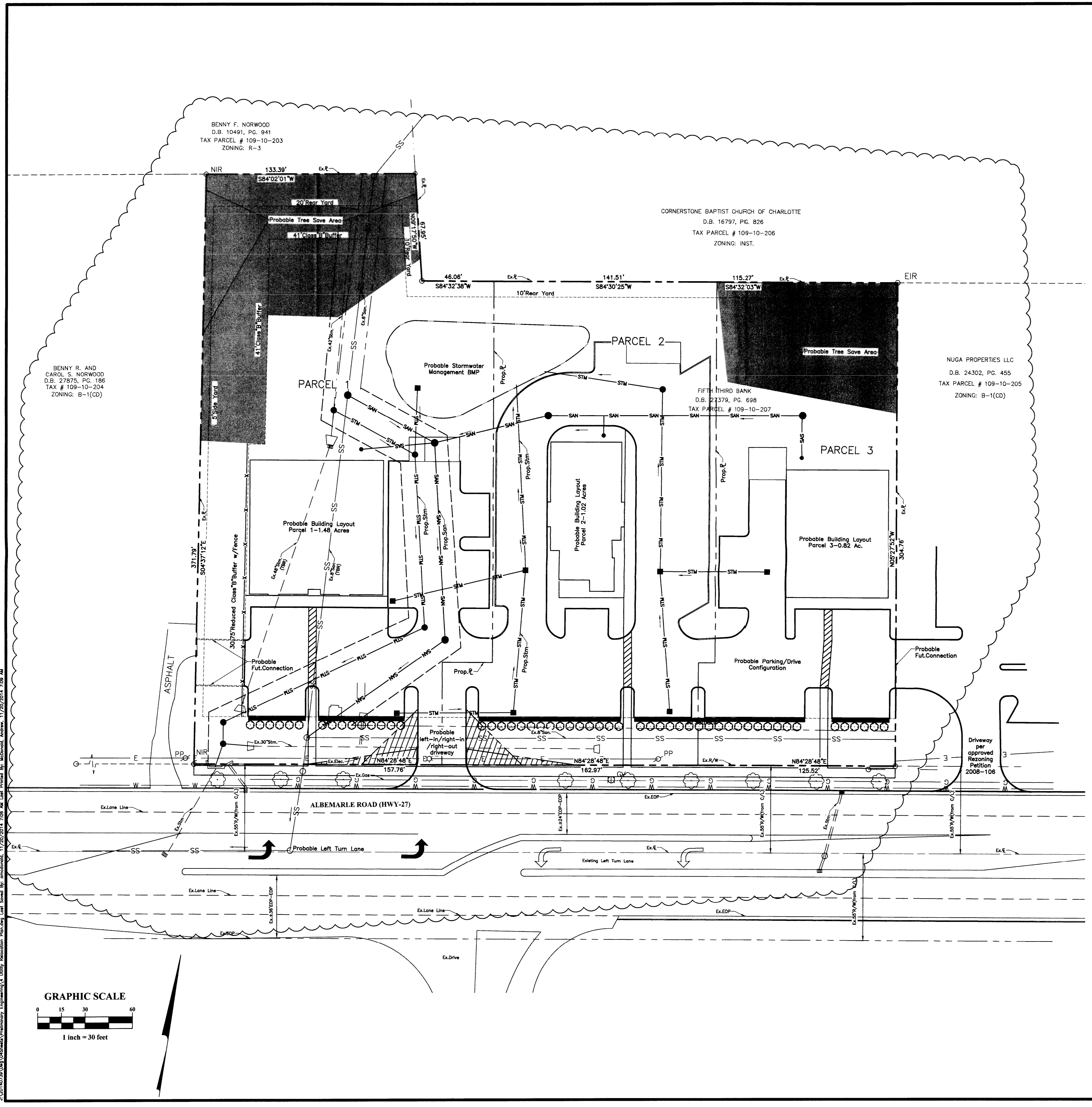
DATE
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JOB NO.
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SHEET
RZ-3.1

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LOCATION MAP
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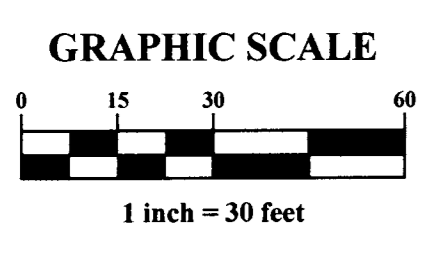
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NOTE:
This utility layout is strictly for preliminary purposes and is subject to change during the permitting process.

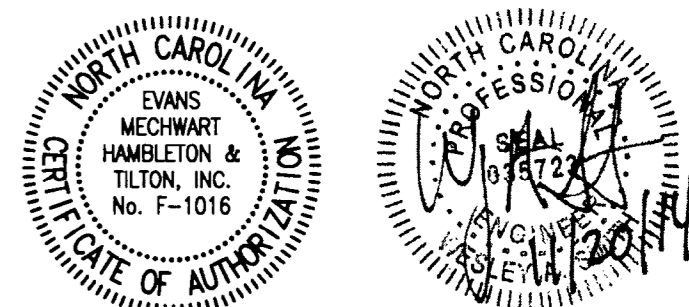
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CITY COUNCIL

DEC 15 2014



REZONING PETITION 2014-111

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CAMBRIDGE PROPERTIES INCORPORATED
801 East Morehead Street, Suite 246 - 704/333-2890
Charlotte, North Carolina 28202 - Fax: 704/333-2894

CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA
REZONING PLAN
FOR
HOLLYROSE DEVELOPMENT
UTILITY RELOCATION PLAN

EMHT
Evans, Mechwart, Hamblinton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
Professional Seal No. F-1016
Phone: 704-546-0333 Fax: 704-546-3448 emht.com

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JOB NO.	2014-0739
SHEET	RZ-4.0