

**DEVELOPMENT DATA TABLE**

- a. Site Acreage: 38,998 SF (.89 acres)
- b. Tax Parcel included in Rezoning: 22910116
- c. Existing Zoning (including overlays and vesting): NS - Neighborhood Services
- d. Proposed Zoning: (including overlays and vesting): NSSPA - Neighborhood Services
- e. Existing and Proposed Uses: Office, Retail, Bank

**A. PERMITTED USES**

1. Permitted uses shall be Retail, Office or Bank, however, the following uses will not be permitted on the Site:
  - Convenience stores,
  - Gasoline sales,
  - Retail tenants of over 4,500 square feet in size, and
  - Drive-through window facilities as an accessory to any establishment, with the sole exception of a bank or financial institution
2. The gross floor area of this building will not exceed 4,500 square feet.

**B. SETBACKS, SIDE YARDS AND REAR YARDS**

1. Building shall satisfy or exceed the setback, rear yard and side yard per NS zoning.
2. Building setbacks on the Site shall be measured from the proposed curb line of the abutting public streets.

**C. SCREENING AND STREETScape TREATMENT**

1. Ground mounted mechanical equipment shall be screened from public view with shrubbery.

**D. DESIGN AND PERFORMANCE STANDARDS**

1. The exterior elevations of each of the buildings to be constructed on the Site will be designed and constructed such that they are substantially similar to the elevations depicted on Sheets B1, B2 & B3.
2. No part of the building may exceed 35 feet in height as measured from the building finished floor level.

**E. TREE SAVE AREA**

1. The Site shall comply with the City of Charlotte Tree Ordinance.

**F. LIGHTING**

1. Existing exterior lighting will remain.
2. Lighting on the exterior walls of the building for security & pedestrian traffic will be allowed with no direct projection beyond the property line(s).

**G. SIGNS**

1. Signage shall conform to the provisions of the Ordinance.

**H. PARKING**

1. Existing parking to remain & no additional parking will be added.

**I. ON SITE SIDEWALK/PLANTING STRIP**

1. Existing sidewalk, planting strip & trees to remain along Elm Lane & Williams Pond Rd.
2. Additional shrubs shall be added along existing fence to provide more screening for parking consistent with Section 12.303 of the Zoning Ordinance.

**J. RIGHT-OF-WAY DEDICATION**

1. The Petitioner agrees to dedicate that portion of the Site that may be required to provide CDOT right of way at Elm Ln. or Williams Pond Rd., if such right-of-way does not exist already, prior to the issuance of occupancy permit

**K. ACCESS POINTS (DRIVEWAYS)/ ROAD IMPROVEMENTS**

1. All existing shall remain & not be modified.

**L. FIRE PROTECTION**

1. Adequate fire protection in the form of fire hydrants exists and will not be modified.

**M. STORM WATER MANAGEMENT**

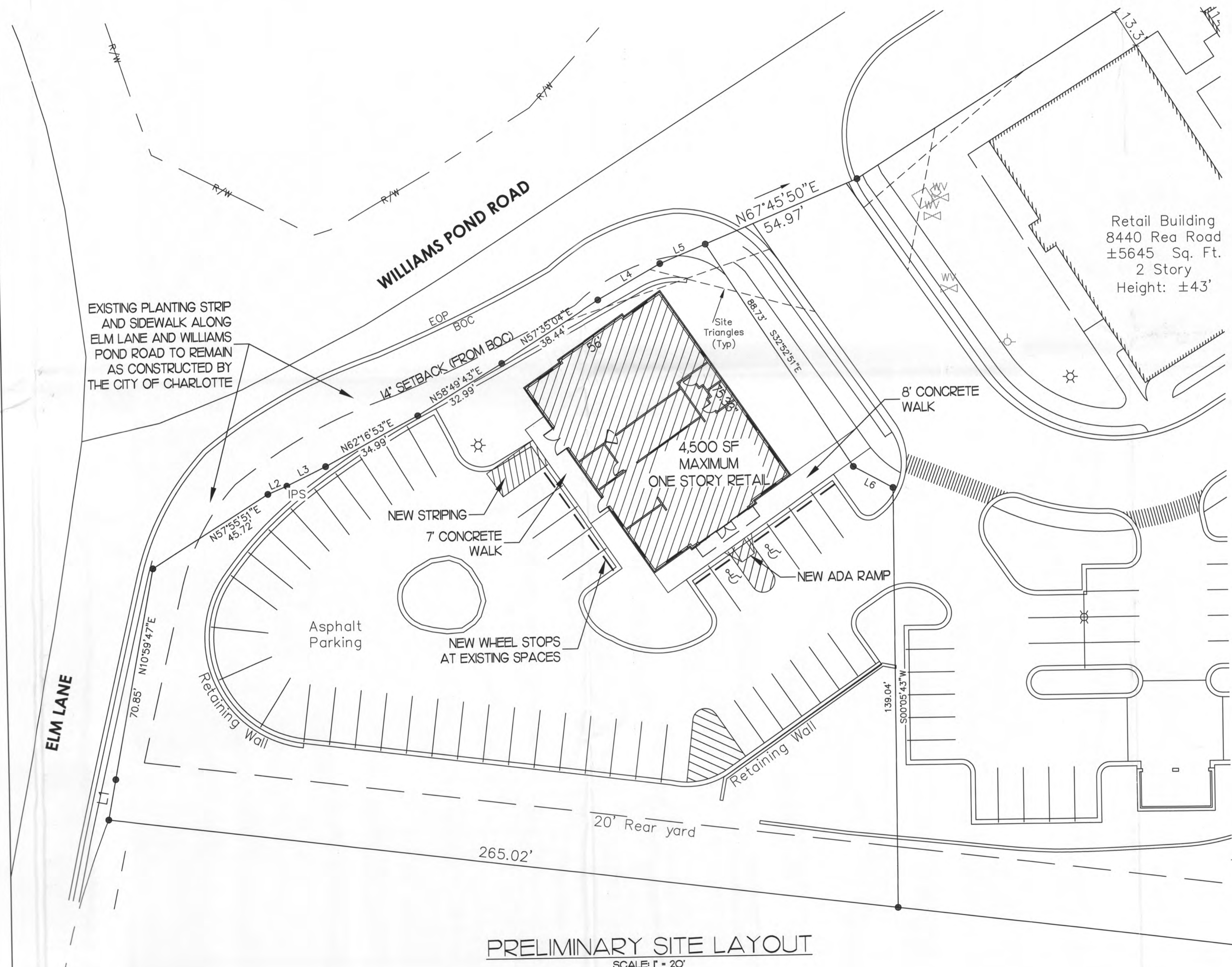
1. The property owner shall comply with the Charlotte City Council approved & adopted Post Construction Storm Water Ordinance.

**N. AMENDMENTS TO REZONING PLAN**

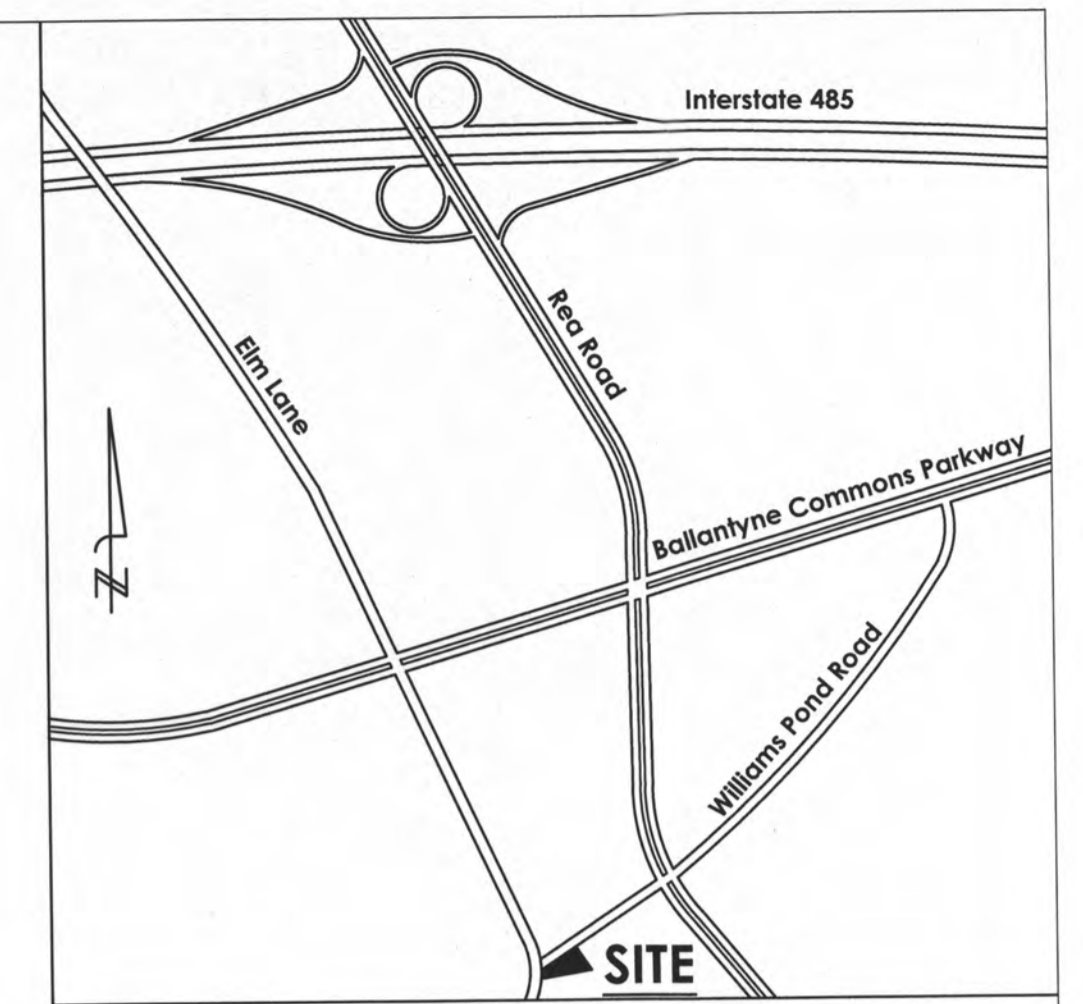
1. Future amendments to this site and these Development Standards may be applied for by the then Owner or Owners of the Site in accordance with the provisions of Chapter 6.207 of the Ordinance.

**O. BINDING EFFECT OF THE REZONING APPLICATION**

1. If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under Rezoning Petition # 2016.013 will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns. Throughout these Development Standards, the terms Petitioner and Owner(s) shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owner or owners of the Site from time to time who may be involved in any future development thereof.



**PRELIMINARY SITE LAYOUT**  
 SCALE: 1" = 20'



**VICINITY MAP**  
 NO SCALE

RECEIVED  
 DEC 2 2016

APPROVED BY  
 CITY COUNCIL  
 JAN 17 2017

JAN 17 2017

NOTE: THESE DRAWINGS ARE PRELIMINARY CONCEPTUAL DRAWINGS ONLY AND ARE SUBJECT TO APPROVAL BY LOCAL AUTHORITIES

NOTE: THIS DESIGN IS THE PROPERTY OF CUMMINGS CONSTRUCTION CORPORATION. IT CANNOT BE USED OR DUPLICATED BY ANYONE WITHOUT THE WRITTEN APPROVAL OF CUMMINGS CONSTRUCTION CORPORATION.

**PRELIMINARY PLANS**  
 NOT FOR CONSTRUCTION

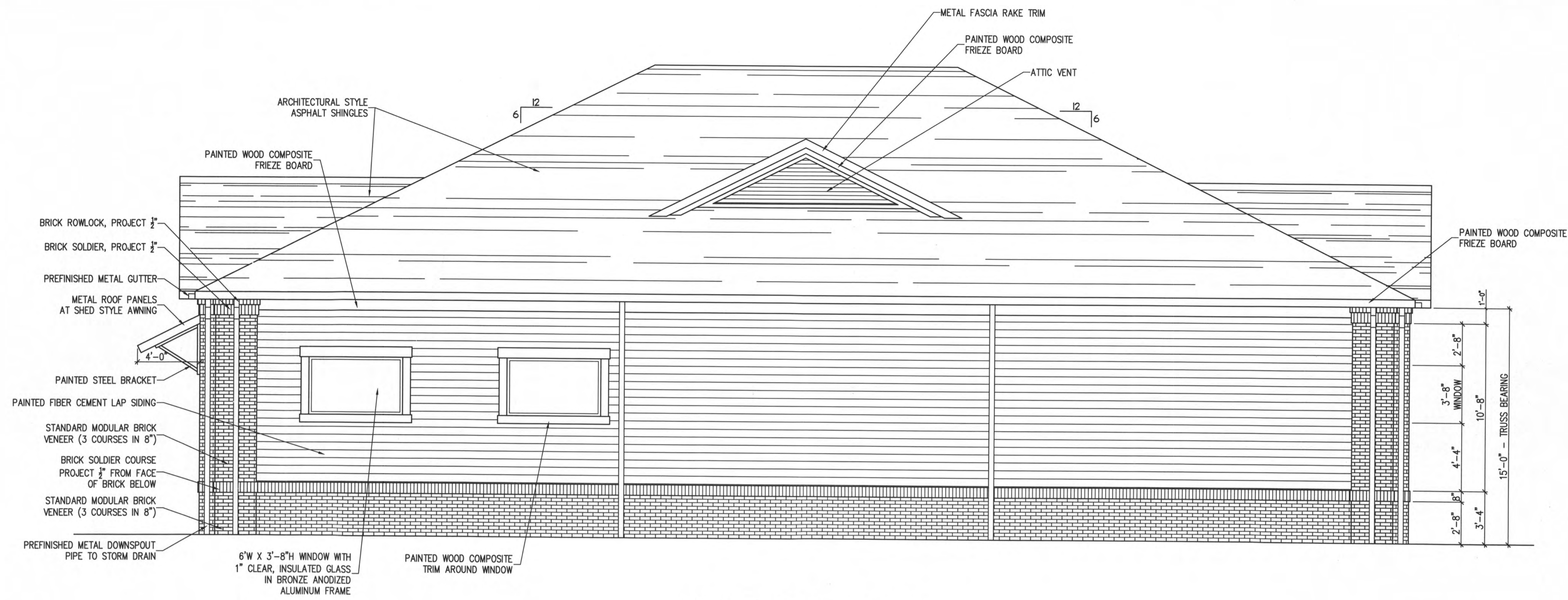
**CUMMINGS**  
 CONSTRUCTION CORPORATION

POST OFFICE BOX 492  
 MATTHEWS, NC 28106

(704) 845-9868  
 www.cummingsconst.com

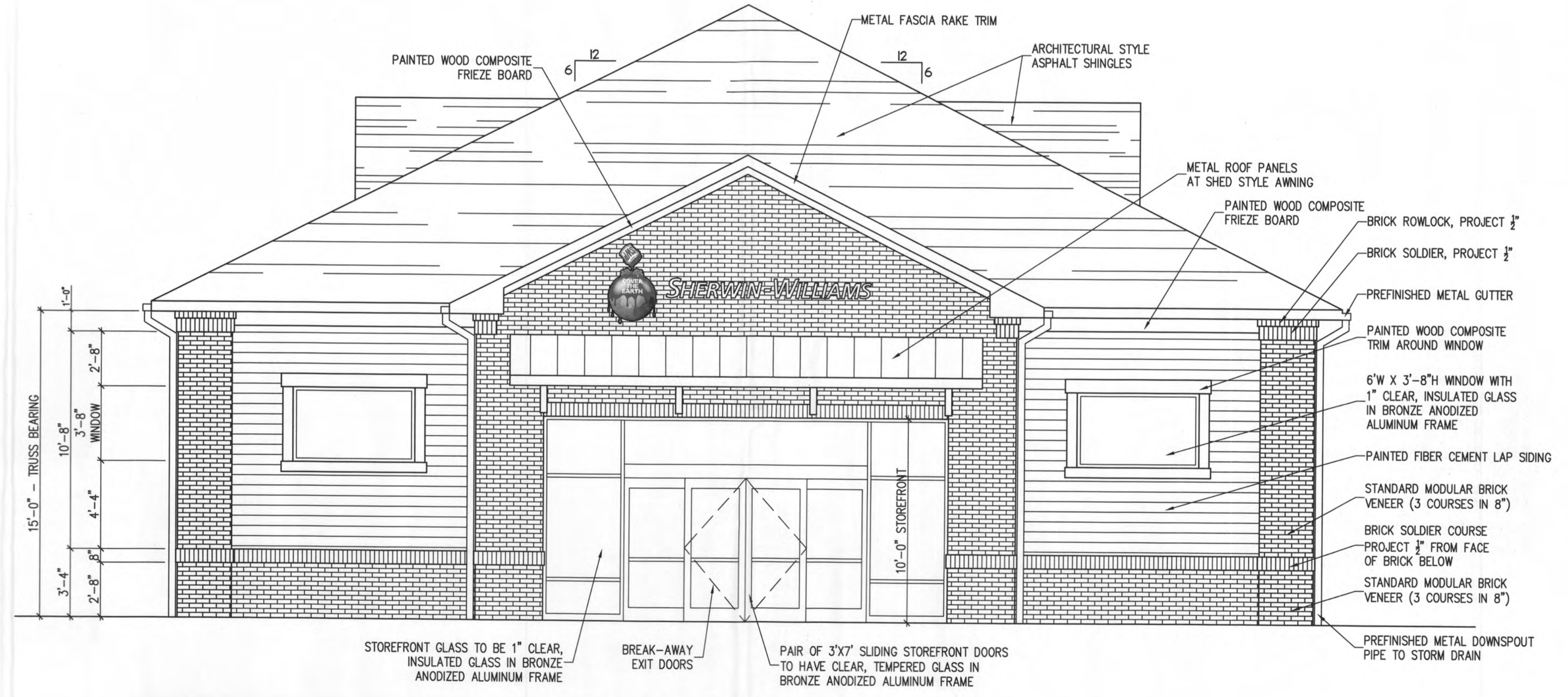
SHERWIN WILLIAMS 8149 WILLIAMS POND LANE CHARLOTTE, NORTH CAROLINA 28277			
REVISIONS	12/21/2016	12/19/2016	NOTED
SCALE	DRAWN BY: CTC		JOB NO.
REZONING PETITION: 2016-148			
DATE	SITE LAYOUT		SHEET NO. RZ-1 OF 1
1/14/2016			





RIGHT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"

APPROVED BY  
CITY COUNCIL  
JAN 17 2017



FRONT ELEVATION  
SCALE: 1/4" = 1'-0"

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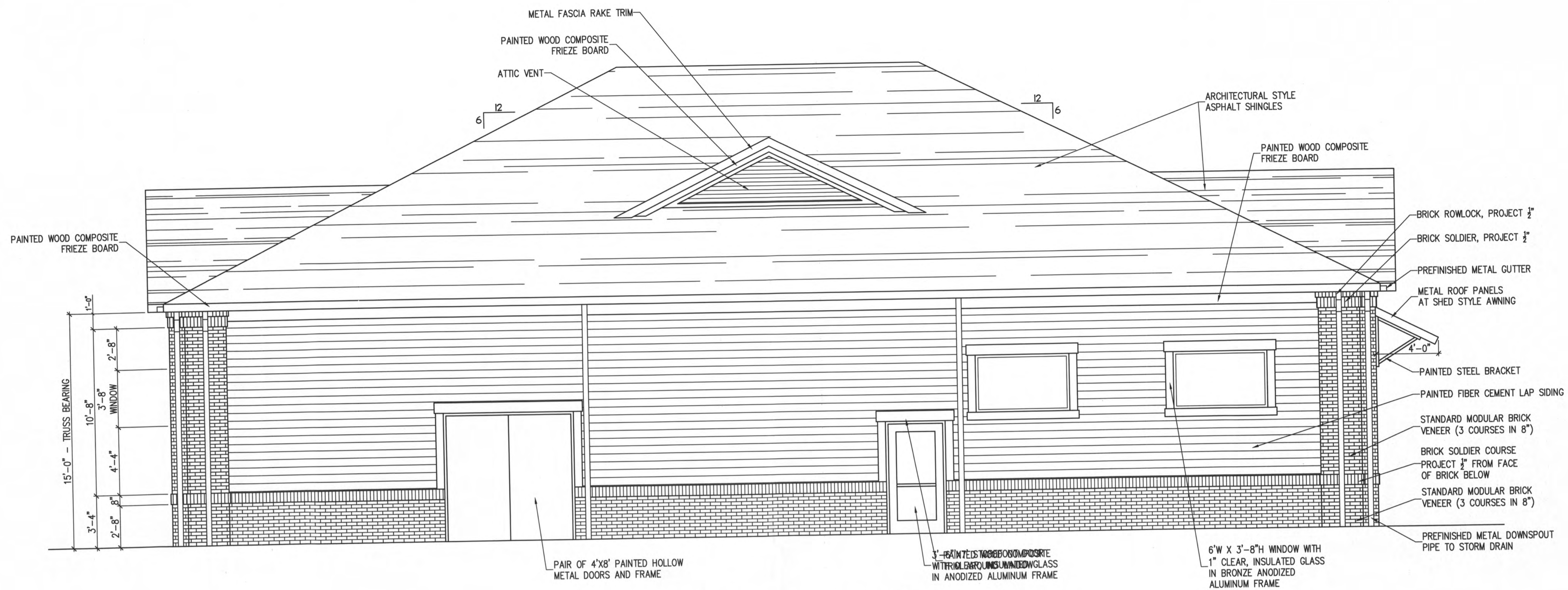
PRELIMINARY PLANS  
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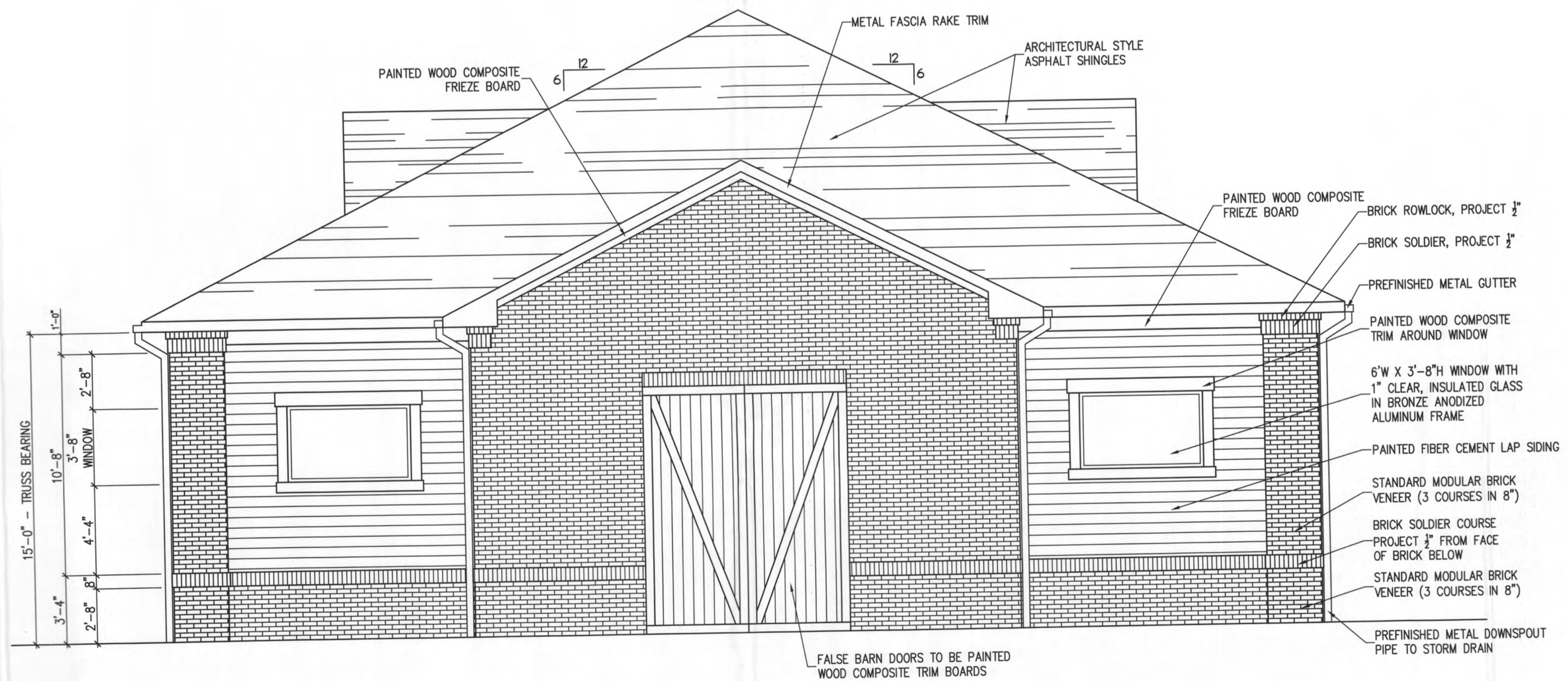
(704) 845-9868  
www.cummingsconst.com

SHERWIN WILLIAMS		WILLIAMS POND ROAD		CHARLOTTE, NORTH CAROLINA	
REVISIONS	9/16/2016	9/17/2016	SCALE	NOTED	DRAWN BY: CTC
PROPOSED NEW FACILITY - EXTERIOR ELEVATIONS					
DATE	6/11/2015				SHEET NO.
					B-2





LEFT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"



REAR ELEVATION  
SCALE: 1/4" = 1'-0"

APPROVED BY  
CITY COUNCIL  
JAN 17 2017

<b>SHERWIN WILLIAMS</b>			
WILLIAMS POND ROAD CHARLOTTE, NORTH CAROLINA			
REVISIONS	DATE	SCALE	DRAWN BY:
	9/16/2016	9/7/2016	CTC
NOTED			JOB NO.
PROPOSED NEW FACILITY - EXTERIOR ELEVATIONS			
DATE			SHEET NO.
6/1 1/2015			B-3