

1 CONCEPTUAL SITE PLAN
1/16" = 1'-0"

DEVELOPMENT DATA TABLE

Acreage: ± .55 acres
Tax Parcel #s: 183-133-76
Existing Zoning: MUDD-O
Proposed Zoning: MUDD-O(SPA)
Existing Uses: Sales Center and parking.
Proposed Uses
 Office, retail, EDEE (i.e. restaurants), [hotel], [residential dwelling units] personal services and other commercial uses as permitted by right, under prescribed conditions and by the Optional provisions below together with accessory uses as allowed in the MUDD zoning district (as more specifically described and restricted below in Section 3).
Maximum Gross Square feet of Development
 [The amount of allowed square feet of gross floor area for the uses listed above or the number of hotel rooms or residential units, allowed on this Site is subject to the conditions and development limitations of Rezoning Petition No. 2006-042 which is incorporated into this petition by reference for the purposes of regulating the allowed square footage and the number of hotel rooms or residential units that may be developed on this Site]
Maximum Building Height
 Building height will be limited to 55 feet. Building height shall be as measured from average grade to roof/gutter line, exclusive of roof pitch, parapet, architectural feature or mechanical or service feature located above the roof line.
Parking
 Parking will comply with the MUDD standards.

SHEET NOTES

1. EMPTY. NOT USED.
2. EMPTY. NOT USED.
3. LANDSCAPE AREAS AT DT LANE. USE ORNAMENTAL GRASSES, RIVER ROCK, AND BOULDERS .
4. EXISTING MONUMENT SIGN AT SHARON RD.
5. DIRECTIONAL SIGNAGE
6. EMPTY. NOT USED.
7. CLEARANCE BAR LOCATED ON DRIVER SIDE OF LANE AND ENTER PAVEMENT ARROW AT DRIVE THRU
8. PROPOSED MENU BOARD. 1 CAR LENGTH BEHIND ORDER POINT
9. ORDER POINT CANOPY WITH DIGITAL ORDER SCREEN AND 5 PANEL MENU BOARD. SEE DETAILS SHEET SD-8 - DRIVE-THRU DETAILS.
10. EMPTY. NOT USED.
11. EMPTY. NOT USED.
12. TRASH ENCLOSURE
13. ACCESSIBLE PARKING SPACE
14. NEW SITE ENTRY/EXIT CURB CUT
15. EXISTING PLANTER WALL
16. DT CANOPY
17. DT WINDOW
18. BICYCLE PARKING
19. OUTDOOR PATIO
20. EMPTY. NOT USED.
21. BUILDING PUBLIC ENTRY
22. BUILDING CANOPY ABOVE
23. EMPTY. NOT USED.
24. STREETWALLS MASONRY

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PROJECT NAME:
SHARON RD. & FAIRVIEW RD.
 PROJECT ADDRESS:
4805 SHARON ROAD, CHARLOTTE, NC 28210

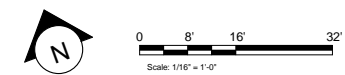
STORE #: 25058
 PROJECT #: 64210-001
 CASEWORK CONCEPT: MCS
 ISSUE DATE: 07/27/2015
 DESIGN MANAGER: ERICA ZAKAMAREK
 LEED® AP:
 PRODUCTION DESIGNER: -
 CHECKED BY: -

Revision Schedule			
Rev	Date	By	Description

SHEET TITLE:
SCHEMATIC SITE PLAN

SCALE: AS SHOWN

SHEET NUMBER:
SD-1



TATE PAPPAS SC INVESTORS, LLC.
DEVELOPMENT STANDARDS
6/22/15
REZONING PETITION NO. 2015-000

SITE DEVELOPMENT DATA

- Acreage: ± .55 acres
- Tax Parcel #: 183-133-76
- Existing Zoning: MUDD-O
- Proposed Zoning: MUDD-O(SPA)
- Existing Uses: Sales Center and parking.
- Proposed Uses: Office, retail, EDEE (i.e. restaurants), [hotel], [residential dwelling units] personal services and other commercial uses as permitted by right, under prescribed conditions and by the Optional provisions below together with accessory uses as allowed in the MUDD zoning district (as more specifically described and restricted below in Section 3).
- Maximum Gross Square feet of Development: [The amount of allowed square feet of gross floor area for the uses listed above or the number of hotel rooms or residential units, allowed on this Site is subject to the conditions and development limitations of Rezoning Petition No. 2006-042 which is incorporated into this petition by reference for the purposes of regulating the allowed square footage and the number of hotel rooms or residential units that may be developed on this Site]
- Maximum Building Height: Building height will be limited to 55 feet. Building height shall be as measured from average grade to roof/gutter line, exclusive of roof pitch, parapet, architectural feature or mechanical or service feature located above the roof line.
- Parking: Parking will comply with the MUDD standards.

GENERAL PROVISIONS

a. **Site Location.** These Development Standards, the Technical Data Sheet, Schematic Site Plan and other graphics set forth on attached Sheets RZ-1, RZ-2, RZ-3, RZ-4 and RZ-5 form this rezoning plan (collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by Tate Pappas SC Investors, LLC. ("Petitioner") to accommodate the development of a portion of high quality retail/residential mixed use center on an approximately .55 acre site located on the southwest corner of the intersection of Sharon Road and Ashley Park Lane (the "Site").

b. **Zoning Districts/Ordinance.** Development of the Site will be governed by the Rezoning Plan, the conditions governing allowed square footage found on Rezoning Petition No. 2006-042 (the "Previous Rezoning Petition") as well as the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Rezoning Plan or the Previous Rezoning Petition establishes more stringent standards, the regulations established under the Ordinance for the MUDD-O zoning classification shall govern all development taking place on the Site, subject to the Optional Provisions provided below.

c. **Graphics and Alterations.** The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, building elevations, driveways, streets and other development matters and site elements (collectively the "Development/Site Elements") set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. The layout, locations, sizes and formulations of the Development/Site Elements depicted on the Rezoning Plan are graphic representations of the Development/Site elements proposed. Changes to the Rezoning Plan not anticipated by the Rezoning Plan will be reviewed and approved as allowed by Section 6.207 of the Ordinance. Since the project has not undergone the design development and construction phases, it is intended that this Rezoning Plan provide for flexibility in allowing some alterations or modifications from the graphic representations of the Development/Site Elements. Therefore, there may be instances where minor modifications will be allowed without requiring the Administrative Amendment Process per Section 6.207 of the Ordinance. These instances would include changes to graphics if they are:

- i. Expressly permitted by the Rezoning Plan (it is understood that if a modification is expressly permitted by the Rezoning Plan it is deemed a minor modification for the purposes of these Development Standards); or
- ii. Minor and don't materially change the overall design intent depicted on the Rezoning Plan; or
- iii. Modifications to move structures graphically depicted on the Rezoning Plan closer to adjacent properties but no closer than the "external building line" (in this case the external setbacks, side or rear yards) indicated on Sheet RZ-2; or
- iv. Modifications to allow minor increases or decreases in the mass of the buildings that do not materially change the design intent depicted on or described in the Rezoning Plan.

The Planning Director will determine if such minor modifications are allowed per this amended process, and if it is determined that the alteration does not meet the criteria described above, the Petitioner shall then follow the Administrative Amendment Process per Section 6.207 of the Ordinance; in each instance, however, subject to the Petitioner's appeal rights set forth in the Ordinance.

d. **Number of Buildings Principal and Accessory.** The total number of principal buildings to be developed on the Site will be limited one (1). Accessory buildings and structures located on the Site shall not be considered in any limitation on the number of buildings on the Site. Accessory buildings and structures will be constructed utilizing similar building materials, colors, architectural elements and designs as the principal building(s) to which such the accessory structure/building shall relate.

e. **Planned/Unified Development.** The Site, including the areas indicated and referenced in the Previous Rezoning Petition, shall be viewed in the aggregate as a planned/unified development plan as to the Development/Site Elements generally depicted on the Rezoning Plan. As such, side and rear yards, buffers, building height separations, FAR requirements, and similar zoning standards will not be required internally between

n improvements and other Development/Site Elements located on Site and the adjoining property that was part of Previous Rezoning Petition. The Petitioner and/or owners of portions of the Site, including for instance the adjoining development shown on the Previous Rezoning Petition, may subdivide portions of the Site as well as create lots within the interior of the Site without regard to any internal separation standards, public/private street frontage requirements and FAR requirements, provided, however all such separation standards that are applicable along the exterior boundary of the Site shall be adhered to and all FAR requirements will be regulated by any development limitations set forth in Section 3 below as to the Site taken as a whole and not individual portions, Development Areas or lots located therein.

OPTIONAL PROVISIONS

Each of the following optional provisions shall apply to the Site:

a. In the event public streets or portions of public streets are located within the interior of the Site, or if portions of the existing public streets are abandoned through the appropriate process and converted to private streets, and/or the proposed streets are developed as private streets, the Petitioner seeks the following Optional provisions:

- Allowance of a limited amount of parking and maneuvering between buildings and abutting public or private streets, as generally depicted on the Schematic Site Plan.
- A reduction in the width of the required setback along interior public (or private) streets to ten feet from the nearest face of building to either the back of curb or edge of tree grate or planting area, whichever is greater. Street trees along the private drives may be placed either in planting islands along the proposed angled parking, or within tree grates within the sidewalk areas within the conditions as described above.

- Allowance for substitution of street tree planting in tree wells covered by tree grates in lieu of a 5 foot planting strip.
- Use of a "hammerhead" turn around design in lieu of a "cul-de-sac" if a transition from a public street to a private street is required..

b. The Petitioner seeks the Optional provision to allow a variation from the MUDD signage provisions in order to allow signage throughout the Site as generally described and depicted in the Signage Package attached to this Petition and incorporated herein by reference. Administrative approvals of deviations from the Signage Package may be granted by the Planning Director or Staff, subject to approval of a specific sign design, location and plan for the signs in question.

c. The Petitioner seeks the optional provision to allow either a bank or a Limited Service Restaurant with an accessory drive-through window to be located on the Site. Any such drive through facilities associated with a bank shall be limited to double travel lanes and may have a pass by lane, which will constitute a third travel lane, which may contain an automated teller machine (ATM).

"Limited Service Restaurant," shall mean a restaurant with no more than 4,300 square feet of gross floor area serving primarily items such as coffee, ice cream, yogurt, juices, bagels, muffins, pastries, sandwiches and similar foods that do not require on-premise cooking of food (other than heating and the baking of premixed dough).

d. The definition of "gross floor area" or "GSA" set forth below shall be permitted and applied in the manner described below.

e. The Petitioner reserves the option to build a structured parking facility that may straddle the common property line between the Site and the adjoining tract occupied by the Terraces at SouthPark, subject to the approval of the owner of the Terraces at SouthPark site.

Note: The optional provision regarding signs is an addition/modification to the standards for signs in the MUDD district and is to be used with the remainder of MUDD standards for signs not modified by these optional provisions.

PERMITTED USES, DEVELOPMENT AREA LIMITATIONS

a. Subject to the restrictions and limitations listed below, the principal buildings constructed on the Site may be developed with the amount of square feet of gross floor area or the number of hotel rooms or residential units, indicated in the conditions and development limitations of Rezoning Petition No. 2006-042 which is incorporated into this petition by reference for the purposes of regulating the allowed square footage and the number of hotel rooms or residential units that may be developed on this Site.

b. The following uses are allowed on this Site: Office, retail, EDEE (i.e. restaurants), [hotel], [residential dwelling units] personal services and other commercial uses as permitted by right, under prescribed conditions and by the Optional provisions together with accessory uses as allowed in the MUDD zoning district.

c. Only one use with an accessory drive-through window will be allowed on the Site. The following uses will be allowed on the Site with an accessory drive-through window: (i) a bank; or (ii) a Limited Service Restaurant. Any such drive through facilities associated with a bank shall be limited to double travel lanes, and may have a pass by lane, which will constitute a third travel lane, which may contain an automated teller machine (ATM).

"Limited Service Restaurant," shall mean a restaurant with no more than 4,300 square feet of gross floor area serving primarily items such as coffee, ice cream, yogurt, juices, bagels, muffins, pastries, sandwiches and similar foods that do not require on-premise cooking of food (other than heating and the baking of premixed dough)

d. No gasoline sales facilities shall be permitted on the Site.

e. Buildings within the Site shall be designed so as to ensure construction of a minimum of two stories of improvements with heated floor area. It is understood that uses within a building may be phased such that portions of the building will consist of "shelled" space for future occupancy (i.e. subject to individual unit or space upfitting) prior to completion based upon market demand and project needs.

"Personal services" uses will be defined as uses that primarily provide or sell a service to customers versus the selling of goods. A personal service use may also sell products or merchandised but the sale of products and merchandise is typically ancillary. Examples of Personal Service uses include but are not limited to: beauty salons and barber shops, Spa's, Yoga and exercise studios, nail salons, massage shops, martial art training studios, dry cleaning establishments, locksmiths, and alike.

For purposes of the development limitations set forth in these Development Standards (but not to be construed as a limitation on FAR requirements), the term "gross floor area" or "GFA" shall mean and refer to the sum of the gross horizontal areas of each floor of a principal building on the Site measured from the outside of the exterior walls or from the center line of party walls; provided, however, such term shall exclude any surface or structured parking facilities, areas used for building and equipment access (such as stairs, elevator shafts, vestibules, roof top equipment rooms and maintenance crawl spaces), all loading dock areas (open or enclosed), outdoor coolers and outdoor dining areas whether on the roof of the building(s) or at street level (parking for outdoor dining areas will be provided as required by the Ordinance or these Development Standards).

ACCESS

a. Access to the Site will be from Ashley Park Lane and Sharon Road as generally depicted on the Rezoning Plan, subject to adjustments as set forth below.

b. The alignment of the vehicular circulation and driveways may be modified by the Petitioner to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval by the Charlotte Department of Transportation (CDOT) in accordance with published standards so long as the network set forth on the Rezoning Plan is not materially altered.

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PROJECT NAME:
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STORE #:	25058
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ISSUE DATE:	07/27/2015
DESIGN MANAGER:	ERICA ZAKAMAREK
LEED® AP:	
PRODUCTION DESIGNER:	-
CHECKED BY:	-

Revision Schedule			
Rev	Date	By	Description

SHEET TITLE:
GENERAL

SCALE: AS SHOWN

SHEET NUMBER:
SD-2

**STREETSCAPE, LANDSCAPING
OPEN SPACE & SCREENING**

a. Buildings and parking shall not be located within a landscape/streetscape area extending 22 feet in width from the back of the existing curb along Sharon Road and such landscape/streetscape area shall include a 6 foot sidewalk and two (2) eight foot planting as generally depicted on the Rezoning Plan.

b. All sidewalks installed within the interior of the Site located between the face of buildings and proposed private drives as depicted on the Technical Data Sheet, and defined as the north south private extension of the existing Savings Place from Fairview Road and the proposed private east west connector drive to Sharon Road shall be at least ten feet in width as measured from the tree grates, or back of adjoining curb on the Site. All other sidewalks within the Site will be a minimum of six feet in width.

d. Streets within the Site may be either public or private. Regardless of whether the internal streets are public or private, they shall remain open and accessible to the public.

e. All dumpsters, loading areas and service areas will be screened in accordance with Section 12.303 of the Ordinance.

f. Off-street vehicular parking will be provided which meets or exceeds the requirements of the Ordinance.

g. On premises directional and instructional signage will be permitted in accordance with Section 13.106 of the Ordinance.

h. A stub street and pedestrian connection shall be provided to the Long's Cleaners site generally as depicted on the Schematic Site Plan. The stub street and pedestrian connection shall be extended onto the Long's Cleaners site (Tax Parcel 183-133-08) subject to the approval of the owner of the Long's Cleaners site

d. Urban Open Space will be provided on the Site as required by the Ordinance. The location of the proposed Urban Open Space is generally depicted on the Rezoning Plan.

d. Meter banks will be screened where visible from public view at grade level.

f. Roof top HVAC and related mechanical equipment will be screened from public view at grade level.

GENERAL DESIGN GUIDELINES

a. Ground floor elevations of the principal use buildings located along Sharon Road and Ashley Park Lane shall be treated with a combination of fenestration, clear glass, prominent entrances, changes in materials, and landscaping.

b. The attached illustrative building elevations set forth on Sheet [RZ-5] are included to reflect an architectural style and a quality of the building(s) that may be constructed on the Site (the actual building(s) constructed on the Site may vary from these illustrations provided that the overall design intent is preserved).

**PARKING AND MANEUVERING
RESTRICTIONS**

a. Parking may be provided by way of surface or structured parking facilities.

ENVIRONMENTAL FEATURES

a. Storm Water runoff and treatment systems for the Site may be designed, constructed, and function as a unified storm water management system in conjunction with the proposed infrastructure development as described in adjoining Petition No. 2006-22. Runoff shall not be redirected from its existing and/or natural flow.

b. The Petitioner shall control and treat the entire runoff volume for the post development 1 year 24 hour storm. Run off draw down time shall be a minimum of 24 hours, but not more than 120 hours. Peak storm water release rates should match pre-development rates for the 2 year and 10 year 6 hour storm events. The Petitioner will perform a downstream flood analysis of the immediately adjacent properties to determine whether additional peak control is needed, and if so, for what level of storm frequency, or if a downstream analysis is not performed, control as a maximum, the 10 year and 25 year six hour storms. The use of multiple types of structural storm water treatment systems and devices (for example: wet ponds, extended detention wetlands, bio-retention, sand filter devices, grass swales, rain gardens and proprietary methods including chambered structures) utilizing both approved (per NCDENR BMP

Manual) and unapproved methods (proprietary pre-manufactured devices) may be incorporated into the Site. Approved methods will be designed and constructed to achieve an average 85% Total Suspended Solid (TSS) removal to treat the entire post-development runoff volume for the runoff generated from the first 1-inch of rainfall. Unapproved methods shall follow the requirements indicated in "c" below.

c. As available, the use of proprietary pre-manufactured devices to be used shall be approved and selected by the City of Charlotte Storm Water Services (CSWS) prior to being incorporated in to the project design and must be incorporated into the CSWS test pilot BMP study program. CSWS will provide the Petitioner or its representative, a minimum of four choices of proprietary device brands for consideration of use on the project. The Petitioner or its representatives reserve the right to request consideration of proprietary device brands not currently provided by CSWS for consideration of use on the project. The Petitioner agrees to purchase, operate and maintain the devices selected by CSWS, and enter a monitoring agreement with CSWS. Some of the study program criteria are, but not limited to, the following:

- Where multiple storm water treatment devices (BMPs) will be utilized to meet the storm water quality requirements within the project, the design of the project shall utilize no more than two (2) proprietary devices of a particular brand name within the project unless agreed to in advance by CSWS.

- All proprietary pre-manufactured storm water treatment devices (BMPs) must be appropriately designed and sized to treat the water quality runoff flow rate from the 1-year, 6-hour storm for Charlotte, NC. The runoff flow rate for this design storm shall be derived utilizing a TR-55 based modeling program to create a type II - center weighted storm with the appropriate local rainfall intensities.

- All proprietary pre-manufactured storm water treatment devices (BMPs) shall be located within the storm water system design upstream of any storm water detention structures to ensure that the opportunity for storm water quality treatment monitoring occurs first prior to detention.

- All proprietary pre-manufactured storm water treatment devices (BMPs) shall be designed to include monitoring access manholes and sampling conduits within the storm drainage system and project design that are located independently and immediately upstream and downstream of each storm water treatment device (BMP). Access manhole and sampling conduit locations shall be reviewed and approved by CSWS.

- The Petitioner shall grant a temporary monitoring and maintenance easement to the City of Charlotte to allow for access to the treatment devices (BMPs) by the City. The length of the monitoring period will be established upon the approval of the easement agreement. The City of Charlotte will provide monitoring data results to the Petitioner or its representatives.

- The Petitioner shall provide proper operation and maintenance (O&M) of all storm water treatment devices within the project during the life of the project, and the O&M agreement for the devices shall be tied to the Declaration of Covenants, Conditions and Restrictions for the Site. Upon request, the Petitioner will provide annual copies of the maintenance report to The City of Charlotte, upon completion of the monitoring period as conducted by the City of Charlotte.

d. The Site will comply with the Tree Ordinance.

SIGNAGE

a. Signage as allowed by the Ordinance and by the Optional Provisions listed above may be provided.
b. On premises directional and instructional signs may be located throughout the Site per the standards of the Ordinance.

LIGHTING

a. All freestanding lighting and all exterior lighting on buildings will be fully shielded and downwardly directed. No wall "pak" type lighting shall be used, but attached decorative lighting fixtures such as sconces may be used.

AMENDMENTS TO REZONING PLAN

a. All freestanding lighting and all exterior lighting on buildings will be fully shielded and downwardly directed. No wall "pak" type lighting shall be used, but attached decorative lighting fixtures such as sconces may be used.

BIDDING EFFECT OF REZONING APPLICATION

a. If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under the Rezoning Plan will, unless amended in the manner provided herein and under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site or Development Areas, as applicable, and their respective heirs, devisees, personal representatives, successors in interest or assigns.

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GENERAL

SCALE: AS SHOWN

SHEET NUMBER:
SD-3



④ B&W VIEW FROM THE CORNER OF SHARON RD & ASHLEY LN



② VIEW OF PATIO AREA - ASHLEY PARK LN



③ VIEW OF ENTRY FROM SHARON RD



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SHEET TITLE:
PERSPECTIVES

SCALE: AS SHOWN

SHEET NUMBER:
SD-4