



REZONING SUMMARY	REV	DATE
PETITIONER: ALBEMARLE PROPERTY INVESTORS, LLC 630 S. MAITLAND AVE., SUITE 100 MAITLAND, FL 32751 C/O AMY MCCOOK	△	09/13/2021
TAX PARCEL(S) ID: 11122103 & 11122105	△	05/17/2021
PROPERTY OWNER(S): PARCEL 11122103 MARY L. RHODES 13849 BEATTIES FORD RD HUNTERVILLE NC 28078	△	04/09/2021
PARCEL 11122105 SQUARE A LAND HOLDINGS, LLC 11525 ROCKY RIVER CHURCH ROAD CHARLOTTE NC 28215	△	02/02/2021
ACREAGE: 11.24 ACRES		
EXISTING ZONE: PARCEL 11122103: NS ZONE PARCEL 11122105: R-3 ZONE		
PROPOSED ZONING: NS (SPA), NS WITH 5 YEARS VESTED RIGHTS		
EXISTING USES: PARCEL 11122103: VACANT LAND PARCEL 11122105: AN EXISTING INDUSTRIAL BUILDING		
PROPOSED USES: USED PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE NS ZONING DISTRICT (AS MORE SPECIFICALLY DESCRIBED AND RESTRICTED BELOW).		
MAX. GROSS SQUARE FEET OF DEVELOPMENT: UP TO 75,000 SF OF GROSS FLOOR AREA OF RETAIL, EATING DRINKING ENTERTAINMENT ESTABLISHMENT (EDEE), AND PERSONAL SERVICES USES AS ALLOWED IN THE NS ZONING DISTRICT, UP TO TWO (2) USES WITH ACCESSORY DRIVE-THROUGH WINDOWS AND UP TO ONE (1) USE WITH AN ACCESSORY PHARMACY PICK-UP WINDOW MAY BE CONSTRUCTED WITHIN THE DEVELOPMENT AREA.		
MAX. BUILDING HEIGHT: BUILDING HEIGHTS WILL BE LIMITED TO A MAXIMUM OF FOUR (4) STORIES AND 60 FEET. BUILDING HEIGHT WILL BE MEASURED AS DEFINED BY THE ORDINANCE.		
PARKING REQUIRED: AS DEFINED BY THE ORDINANCE		
STORMWATER: PROPOSED STORMWATER BMP(S)		
PROPOSED USES: USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES AS ALLOWED IN THE NS ZONING DISTRICT.		
MAX. GROSS SQUARE FEET OF DEVELOPMENT: WITHIN THE NS ZONING DISTRICT UP TO: (I) 290,000 SQUARE FEET OF GROSS FLOOR AREA OF RETAIL, GENERAL AND MEDICAL OFFICE USES, EATING DRINKING ENTERTAINMENT ESTABLISHMENTS (EDEE), PERSONAL SERVICES AND OTHER COMMERCIAL USES, A CONTINUING CARE RETIREMENT COMMUNITY (CCRC).		

\*SEE SHEET RZ-3.0 FOR REZONING DEVELOPMENT STANDARDS

EXISTING CONDITIONS PLAN	ALBEMARLE ROAD RETAIL	ALBEMARLE PROPERTY INVESTORS, LLC	BC-1
	ALBEMARLE ROAD ALBEMARLE ROAD CHARLOTTE / NC 28227	630 S. MAITLAND AVE. SUITE 100 MAITLAND, FL 32751	1111 METROPOLITAN AVE. SUITE 250 CHARLOTTE, NC 28224 www.BeingC.com NC LICENSE #C-4397

SEAL

NOT FOR CONSTRUCTION

FILE NUMBER:  
6312-02

DATE: 10/19/2020

RZ-1

0 20' 40' 80'  
SCALE: 1" = 40'  
Know what's below.  
Call before you dig.



<p><b>I. GENERAL PROVISIONS</b></p> <p>1. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY EQUINOX DEVELOPMENT PROPERTIES, INC. (THE "PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF A GROCERY ANCHORED RETAIL CENTER ON THAT APPROXIMATELY 11.24-ACRE SITE LOCATED ON THE NORTHWEST CORNER OF ALBEMARLE ROAD AND ROCKY RIVER CHURCH ROAD, MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE "SITE"). THE SITE IS COMPRISED OF TWO TAX PARCELS, PARCEL ID NUMBERS 11122103 AND 11122105.</p> <p>2. DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE").</p> <p>3. UNLESS THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE NS ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THE SITE.</p> <p>4. THE DEVELOPMENT AND STREET LAYOUT DEPICTED ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND ARE INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF SUCH USES AND IMPROVEMENTS ON THE SITE. ACCORDINGLY, THE ULTIMATE LAYOUT, LOCATIONS AND SIZES OF THE DEVELOPMENT AND SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE PROPOSED DEVELOPMENT AND SITE ELEMENTS, AND THEY MAY BE ALTERED OR MODIFIED IN ACCORDANCE WITH THE SETBACK, YARD, LANDSCAPING AND TREE SAVE REQUIREMENTS SET FORTH ON THIS REZONING PLAN AND THE DEVELOPMENT STANDARDS. PROVIDED, HOWEVER, THAT ANY SUCH ALTERATIONS AND MODIFICATIONS SHALL BE MINOR IN NATURE AND NOT MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN.</p> <p>5. FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER(S) OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE. MINOR ALTERATIONS TO THE REZONING PLAN ARE SUBJECT TO SECTION 6.207 OF THE ORDINANCE.</p> <p><b>II. PERMITTED USES</b></p> <p>USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE NS ZONING DISTRICT, UP TO 75,000 SF OF GROSS FLOOR AREA OF RETAIL, EATING DRINKING ENTERTAINMENT ESTABLISHMENT (EDEE), AND PERSONAL SERVICES USES AS ALLOWED IN THE NS ZONING DISTRICT AND SHALL BE LOCATED IN OUTPARCELS ILLUSTRATED IN THE PLAN. UP TO TWO (2) USES WITH ACCESSORY DRIVE-THROUGH WINDOWS AND UP TO ONE (1) USE WITH AN ACCESSORY PHARMACY PICK-UP WINDOW MAY BE CONSTRUCTED WITHIN THE DEVELOPMENT AREA. AS ALLOCATED IN THE COUNCIL APPROVED REZONING PETITION 2015-101, THE REMAINING PORTION OF DEVELOPMENT AREA B AS OUTLINED IN THAT PETITION WILL UTILIZE THE REMAINING ENTITLED ALLOWABLE GROSS FLOOR AREAS THAT ARE ABOVE THE REQUESTED USES OUTLINED IN THIS PETITION. THIS REMAINING AREA WILL ALSO MAINTAIN UP TO TWO (2) DRIVE THROUGH WINDOWS AS ALLOCATED IN THAT PETITION.</p> <p><b>III. TRANSPORTATION</b></p> <p>1. VEHICULAR ACCESS TO THE SITE SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS AND DESIGNS AND AS REQUIRED FOR APPROVAL BY THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT) AND CHARLOTTE DEPARTMENT OF TRANSPORTATION (CDOT).</p> <p>2. AS DEPICTED ON THE REZONING PLAN, THE PROJECT WILL BE REQUIRED TO CONSTRUCT THE FOLLOWING:</p> <ul style="list-style-type: none"> <li>• <b>ROCKY RIVER CHURCH ROAD AT ALBEMARLE ROAD:</b> <ul style="list-style-type: none"> <li>• SOUTHBOUND: LEFT TURN AND LEFT-THROUGH LANES WITH 250 FEET OF FULL STORAGE AND APPROPRIATE BAY TAPER SHOULD BE PROVIDED.</li> <li>• SOUTHBOUND: RIGHT TURN LANE WITH STORAGE EXTENDED TO PROPOSED RIGHT-IN/RIGHT-OUT DRIVEWAY AT SITE ACCESS B.</li> <li>• NORTHBOUND: NO IMPROVEMENTS REQUIRED.</li> <li>• EASTBOUND AND WESTBOUND: NO IMPROVEMENTS REQUIRED.</li> </ul> </li> <li>• <b>SITE ACCESS A:</b> <ul style="list-style-type: none"> <li>• AN EXCLUSIVE LEFT TURN LANE ON THE NORTHBOUND APPROACH OF ROCKY RIVER CHURCH ROAD. STORAGE SHALL BE PROVIDED TO THE MAXIMUM EXTENT POSSIBLE IN COORDINATION WITH THE SOUTHBOUND LEFT OVER TURN LANE TO WOODLAND BEAVER ROAD.</li> <li>• PROVIDE A 100 FOOT INTERNAL PROTECTED STEM FROM THE PROPOSED ROCKY RIVER CHURCH ROAD RIGHT-OF-WAY TO THE INTERNAL SITE ACCESS DRIVE.</li> </ul> </li> <li>• <b>SITE ACCESS B:</b> <ul style="list-style-type: none"> <li>• IN LIEU OF A 100 FOOT INTERNAL PROTECTED STEM, PROVIDE AN EXCLUSIVE RIGHT TURN LANE WITH A MINIMUM OF 100 FEET OF FULL STORAGE AND APPROPRIATE BAY TAPER ON THE SOUTHBOUND APPROACH OF ROCKY RIVER CHURCH ROAD. INTERNAL STEM TO BE MAXIMIZED BASED ON CURRENT REZONING SITE PLAN. ON-SITE STEM IN COMBINATION WITH INCREASED STORAGE IN RIGHT TURN LANE EXCEEDS THE STORAGE REQUESTED.</li> <li>• PROVIDE A SOUTHBOUND LEFT OVER TURN LANE ONTO WOODLAND BEAVER ROAD.</li> </ul> </li> <li>• <b>SITE ACCESS C:</b> <ul style="list-style-type: none"> <li>• AN EXCLUSIVE RIGHT TURN LANE ON THE WESTBOUND APPROACH OF ALBEMARLE ROAD. A MINIMUM OF 100 FEET OF FULL STORAGE AND APPROPRIATE BAY TAPER SHOULD BE PROVIDED.</li> </ul> </li> <li>• <b>SITE ACCESS D:</b> <ul style="list-style-type: none"> <li>• AN EXCLUSIVE LEFT TURN LANE ON THE EASTBOUND APPROACH OF ALBEMARLE ROAD. A MINIMUM OF 200 FEET OF FULL STORAGE AND APPROPRIATE BAY TAPER SHOULD BE PROVIDED.</li> </ul> </li> <li>3. A TWOLANE CROSS SECTION CONSISTING OF AN INGRESS LANE AND EGRESS LANE SHOULD BE PROVIDED FOR THE DEVELOPMENT ACCESS.</li> <li>4. AS DEPICTED ON THE REZONING PLAN, THE EAST-WEST SITE ACCESS DRIVE CONNECTING STREET 2 TO ROCKY RIVER CHURCH ROAD WILL BE A PRIVATE ACCESS DRIVE.</li> <li>5. PETITIONER SHALL PROVIDE INTERNAL SIDEWALKS AND PEDESTRIAN CONNECTIONS ON THE SITE AS GENERALLY DEPICTED ON THE REZONING PLAN.</li> <li>6. PETITIONER COMMITS TO PROVIDING INTERSECTION IMPROVEMENTS TO ACCOMMODATE PEDESTRIAN AND BICYCLE CROSSINGS AT THE ALBEMARLE ROAD AND ROCKY RIVER CHURCH ROAD INTERSECTION. THESE IMPROVEMENTS SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN AND SHALL INCLUDE ACCESSIBLE RAMPS AND ALL ASSOCIATED INFRASTRUCTURE MODIFICATIONS NEEDED TO PROVIDE A SAFE ROUTE FOR BOTH BICYCLISTS AND PEDESTRIANS AND SHALL ALIGN WITH THOSE IMPROVEMENTS FOUND AND APPROVED AS PART OF RZP 2020-07.</li> <li>7. PETITIONER SHALL DEDICATE ALL RIGHTS-OF-WAY WHERE NECESSARY, IN FEE SIMPLE CONVEYANCE TO THE CITY OF CHARLOTTE PRIOR TO THE ISSUANCE OF THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY. RIGHT OF WAY DEDICATED SHALL BE 2' BEHIND SIDEWALK WHERE FEASIBLE.</li> <li>8. UNLESS STATED OTHERWISE HEREIN, THE PETITIONER SHALL ENSURE THAT ALL TRANSPORTATION IMPROVEMENTS ARE APPROVED AND CONSTRUCTED PRIOR TO THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED. THE PETITIONER MAY PHASE TRANSPORTATION IMPROVEMENTS IF SAID IMPROVEMENTS AND PHASING ARE EXPLICITLY DESCRIBED IN SITE PLAN NOTES.</li> <li>9. PETITIONER WILL COORDINATE WITH CDOT AND NCDOT STAFF TO PRODUCE BICYCLE AND PEDESTRIAN FACILITIES AT THE ALBEMARLE ROAD AND ROCKY RIVER CHURCH ROAD INTERSECTION.</li> </ul>		<p><b>IV. ARCHITECTURAL STANDARDS</b></p> <p>1. ARCHITECTURAL STANDARDS SHALL COMPLY WITH SECTION 5, DESIGN INTENT STATEMENT, AND SECTION 6, ARCHITECTURAL STANDARDS AND PARKING LOCATION RESTRICTIONS. THE PRIOR COMMITTED REQUIREMENTS AS SHOWN ON THE COUNCIL APPROVED REZONING PETITION 2015-101.</p> <p><b>V. ENVIRONMENTAL FEATURES</b></p> <p>1. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION STORMWATER 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.</p> <p>2. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE TREE ORDINANCE.</p> <p><b>VI. STREETSCAPE AND LANDSCAPING</b></p> <p>1. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE TREE ORDINANCE.</p> <p><b>VII. LIGHTING</b></p> <p>1. ALL FREESTANDING LIGHTING FIXTURES INSTALLED ON THE SITE GREATER THAN TWENTY ONE (21) FEET IN TOTAL HEIGHT (I.E., EXCLUDING DECORATIVE LIGHTING LESS THAN 21' IN HEIGHT THAT MAY BE INSTALLED ALONG THE DRIVEWAYS AND SIDEWALKS AS PEDESTRIAN LANDSCAPING LIGHTING) SHALL BE FULLY CAPPED AND SHIELDED AND THE ILLUMINATION DOWNWARDLY DIRECTED.</p> <p><b>VIII. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS</b></p> <p>1. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN AND THESE DEVELOPMENT STANDARDS WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.</p> <p>2. THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERMS, "PETITIONER" AND "OWNER" OR "OWNERS" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF THE PETITIONER OR THE OWNER OR OWNERS OF ANY PART OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.</p>	
		<p><b>BC-2</b></p> <p><b>BC-1</b></p> <p>1111 METROPOLITAN AVE, SUITE 250 CHARLOTTE, NC 28224 www.Boninc.com NC LICENSE #C-4397 ©2021</p>	

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FILE NUMBER:  
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RZ-3