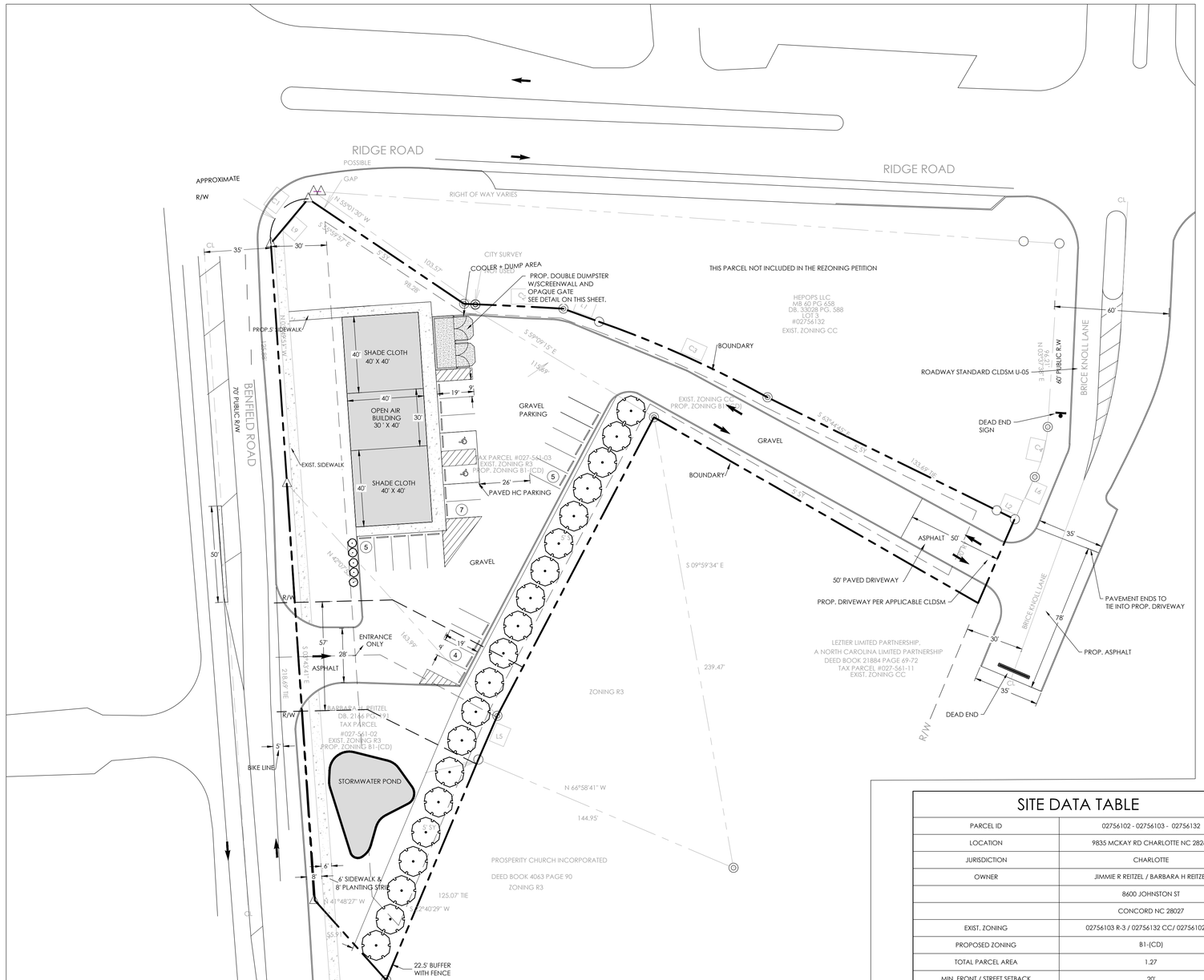
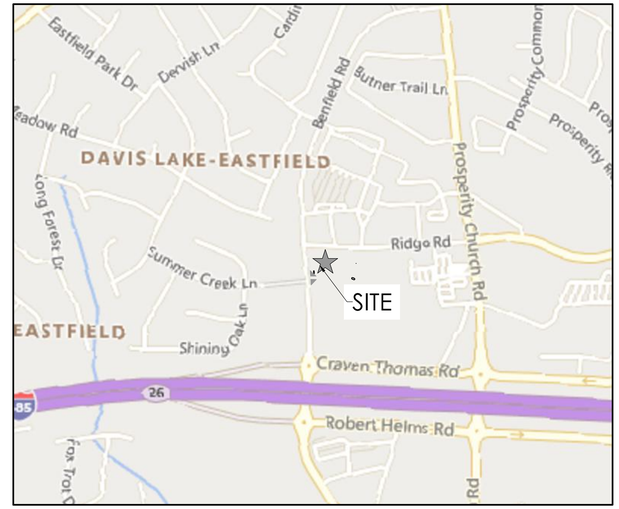




VICINITY MAP
SCALE: N.T.S.

NOTES : CONDITIONAL DEVELOPMENT STANDARDS

GENERAL PROVISIONS:

- THE EXACT CONFIGURATION, PLACEMENT, AND SIZE OF INDIVIDUAL ELEMENTS MAY BE MODIFIED OR ALTERED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE DURING THE DESIGN AND CONSTRUCTIONS PHASES AS ALLOWED UNDER THE PROVISIONS OF SECTION 6.207 OF THE ZONING ORDINANCE
- THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, SUCH AS THOSE THAT REGULATE STREETS, SIDEWALKS,BICYCLE PARKING, AND SITE DEVELOPMENT, MAY APPLY TO THE DEVELOPMENT OF THIS SITE.THESE ARE NOT ZONING REGULATIONS, ARE NOT ADMINISTERED BY THE ZONING ADMINISTRATOR, AND ARE NOT SEPARATE ZONING CONDITIONS IMPOSED BY THIS SITE PLAN.UNLESS SPECIFICALLY NOTED IN THE CONDITIONS FOR THIS SITE PLAN, THESE OTHER STANDARD DEVELOPMENT REQUIREMENTS WILL BE APPLIED TO THE DEVELOPMENT OF THIS SITE BY THOSE OTHER CITY ORDINANCES THAT MAY BE APPLICABLE TO THE SITE.
- THROUGHOUT THIS REZONING PETITION, THE TERMS "OWNER", "OWNERS", "PETITIONER"OR "PETITIONERS" SHALL, WITH RESPECT TO THE SITE, BE DEEMED TO INCLUDE THE HEIRS,PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNEES OF THE OWNER OR OWNERS OF THE SITE WHO MAY BE INVOLVED IN ITS DEVELOPMENT FROM TIME TO TIME.
- THE LOCATION, SIZE AND TYPE OF THE STORM WATER ARRANGEMENT SYSTEM DEPICTED ON THE SITE 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 TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS
- FUTURE AMENDMENTS TO THE REZONING PLAN, INCLUDING THESE DEVELOPMENT STANDARDS, MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT IN ACCORDANCE WITH THE PROVISIONS OF THE ZONING ORDINANCE
- THE DUMPSTER AND COOLER LOCATION IS GENERALLY DEPICTED ON THE SITE PLAN.ADJUSTMENT TO THE LOCATION MAY BE NECESSARY DURING THE FINAL SITE DEVELOPMENT PROCESS

PURPOSE:

- THE PURPOSE OF THIS REZONING PETITION IS TO ACCOMMODATE AN OUTDOOR SEASONAL SELL USE

PERMITTED USES:

- THE USES PERMITTED ON THE PROPERTY INCLUDE IN THIS PETITION ARE THOSE USES PERMITTED IN THE B-1, CD DISTRICT EXCEPT AS MAY BE FURTHER LIMITED BY THE SPECIFIC PROVISIONS OF THIS SITE PLAN

TRANSPORTATION:

- THE SITE WILL UTILIZE A DRIVEWAY THAT CONNECTS TO BRICE KNOLL LANE ON THE EASTERN SIDE OF THE SITE AS SHOWN ON THE SITE PLAN AND SUBJECT TO THE APPROVAL BY NCDOT OR CDOT, WHICHEVER HAS JURISDICTION,
- THE PLACEMENT AND CONFIGURATION OF VEHICULAR ACCESS POINTS ARE SUBJECT TO MINOR MODIFICATIONS, WHICH MAY BE ADMINISTRATIVELY APPROVED AS ALLOWED BY THE ZONING ORDINANCE, REQUIRED TO ACCOMMODATE FINAL SITE DEVELOPMENT AND CONSTRUCTION PLANS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY NCDOT OR CDOT IN ACCORDANCE WITH PUBLISHED STANDARDS.
- PARKING AREAS ARE GENERALLY DEPICTED ON THE SITE PLAN.

ARCHITECTURAL STANDARDS: (Reserved)
STREETSCAPE AND LANDSCAPING: (Reserved)
ENVIRONMENTAL FEATURES: (Reserved)
PARKS, GREENWAYS AND OPEN SPACE: (Reserved)
FIRE PROTECTION: (Reserved)
SIGNAGE: THE SIGNAGE ON SITE SHALL COMPLY WITH THE UNDERLYING ZONING DISTRICT
LIGHTING: (Reserved)
PHASING: THE SITE WILL BE DEVELOPED IN ONE PHASE

SITE DATA TABLE

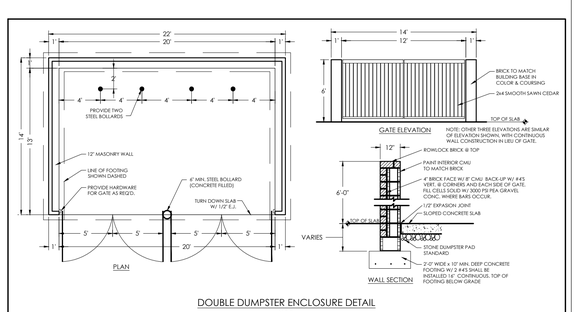
PARCEL ID	02756102 - 02756103 - 02756132
LOCATION	9835 MCKAY RD CHARLOTTE NC 28269
JURISDICTION	CHARLOTTE
OWNER	JIMMIE R REITZEL / BARBARA H REITZEL
	8600 JOHNSTON ST
	CONCORD NC 28027
EXIST. ZONING	02756103 R-3 / 02756132 CC/ 02756102 R-3
PROPOSED ZONING	B1-(CD)
TOTAL PARCEL AREA	1.27
MIN. FRONT / STREET SETBACK	20'
MIN. SIDE SETBACK	5'
MIN. REAR SETBACK	20'
MAX. BUILDING HEIGHT	40'
SHADE CLOTHE + OPEN AIR BUILDING	4,400 SF
PARKING SPACES REQUIRED	1 SPACE PER 250 SF = 18
PARKING SPACES PROVIDED	21
FEMA MAP NUMBER	3710456900K
FEMA MAP DATE	11/16/2018
SOIL TYPES	CeB2 (50%)- CeD2 (50%)
MAXIMUM FAR	0.5
ALTERATIONS TO THE CONDITIONAL PLAN ARE SUBJECT TO SECTION 6.207 (ALTERATIONS TO APPROVALS)	
ALL ARCHITECTURAL DESIGN STANDARDS SHALL APPLY	
PROJECT TO BE DEVELOPED IN ONE (1) PHASE	

IMPERVIOUS SUMMARY

ITEM	SQUARE FOOT	ACRES	PERCENTAGE OF TOTAL SITE
TOTAL SITE AREA	55,322 SF	1.270 AC	N/A
PROPOSED BUILDING	6,500 SF	0.15 AC	11.75 %
PROPOSED GRAVEL	20,947 SF	0.48 AC	37.86 %
PROPOSED CONCRETE	871 SF	0.02 AC	1.57 %
MISC IMPERVIOUS	1,000 SF	0.02 AC	1.81 %
PROPOSED ASPHALT	5,345 SF	0.12 AC	82.23 %
TOTAL IMPERVIOUS	34,663 SF	0.80 AC	62.66 %
TOTAL PERVIOUS	20,659 SF	0.47 AC	37.34 %

CONDITIONAL NOTES:

- PROVIDE A MINIMUM OF 57 FEET OF ROW TO BE DEDICATED ALONG THE FUTURE ALIGMENT OF HIGHLAND SHOPPES DRIVE. THE SITE PLAN SHOPULD BE REVISED TO NOT PRECLUDE THE FUTURE EXTENSION OF THE ROADWAY.
- SEE SITE PLAN TO VERIFY THE LIMITS OF THE EXISTING BRICE KNOLL LANE PAVEMENT AND THE LIMITS OF ANY EXTENSIONS NECESSARY FOR THE NEW DRIVEWAY.
- PROPOSED SITE ACCESS TYPE AT BENFIELD ROAD IS ENTRANCE ONLY



DOUBLE DUMPSTER ENCLOSURE DETAIL
N.T.S.

NOTES:

- LIGHTNING: IF SITE LIGHTING IS PROVIDED, A PHOTOMETRIC PLAN WILL BE SUBMITTED DURING LAND DEVELOPMENT REVIEW AND THE LIGHTNING STANDARDS WILL MEET SECTION 12.402 OF THE ZONING ORDINANCE.
- PARKING BARRIERS: WHEEL STOPS WILL BE PROVIDED IN THE GRAVEL PARKING LOTS OR WHEN DIRECTLY ABUTTING A BUILDING WALL OR FENCE.

NOTES:

- THE SITE SHALL COMPLY WITH THE TREE ORDINANCE
- ALL NEW UTILITIES MUST BE LOCATED UNDERGROUND.
- ADDITIONAL HEIGHT ALLOWANCE ABOVE 40 FEET PER NOTE 7 OF SECTION 9.805 (1) OF THE ORDINANCE
- DEDICATION AND FEE SIMPLE CONVEYANCE OF ALL RIGHTS-OF-WAY TO THE CITY BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED AS NEEDED. CDOT REQUESTS RIGHTS-OF-WAY SET AT 2' BEHIND BACK OF SIDEWALK WHERE FEASIBLE.
- ALL TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED AS NEEDED.

HensonFoley
Landscape Architecture | Civil Engineering
121 Gilead, Huntersville, NC 28078
p: 704.875.1615 | f: 704.875.0959 | www.hensonfoley.com
NC ENGINEERING BOARD LICENSE #: C-3781
NC LANDSCAPE ARCHITECTURE BOARD LICENSE #: C-329
©COPYRIGHT 2019

N
W E
S
NORTH ARROW
0 15 30 60
GRAPHIC SCALE 1"=30 FT.

FARM FRESH MARKET
PARCEL ID 02756103
9835 MCKAY RD CHARLOTTE NC 28269

SITE PLAN REZONING 2022- 056

REVISIONS:
CLT COMMENTS 08-30-2022
CLT COMMENTS 09-28-2022

C03 - SITE PLAN.DWG
PROJECT NUMBER: 222022
DATE: 03/17/2022 DRAWN BY: MG
SHEET 1 OF 1