

Conditional Development Standards

- General Provisions.
- The exact configuration, placement, and size of individual site 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 6.207 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 as defined 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, devisees, 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.

Purpose  
To develop a small center to accommodate neighborhood services and retail uses.

Permitted Uses  
Uses allowed on the property included in this Petition are those uses that are permitted in the B-1, CD district except as may be further limited by the specific provisions of this site plan. Development on the site will not exceed a total of 10,000 square feet of floor area.

- Transportation
- The site will utilize driveways that connect to Rhyne Road on the northern edge of the site and to Ryhne Road via a right in only driveway as generally depicted on the site plan subject to approval by NCDOT or CDOT, whichever has jurisdiction as was approved in the prior rezoning of this site.
  - Parking areas are generally depicted on the concept plan for the site.
  - Sidewalk will be constructed on the site from the building main entrances to the Rhyne Road right of way, to be connected to public sidewalks on Rhyne Road if approved by NCDOT or CDOT, which ever has jurisdiction on the construction of such sidewalks. The Petitioner will construct a 12' multiuse path along the Rhyne Road frontage of the site from the northerly corner of the property to the pedestrian crossing at the Rhyne road/Moors Chapel Road roundabout as has been approved by NCDOT.
  - If current right-of-way is inadequate to meet city standards, all dedication and fee simple conveyance of all rights of way will be made to the City or NCDOT before the site's first building certificate of occupancy is issued.
  - Transportation mitigation improvements will consist of the following:
    - Moors Chapel a I-485 Southbound Off-Ramp: Convert the southbound right turn lane to a free-flow right and construct an additional westbound receiving lane by extending the westbound right turn lane on Moors Chapel Road between the two roundabouts.
    - Rhyne Rd at Belmeade Rd - Construction of an eastbound left turn lane on Belmeade with 150' of storage plus taper.
    - Rhyne Rd at Driveway 1: Construction of a southbound left turn lane with 100' storage plus taper
    - Moore's Chapel Rd at Rhyne Rd: Construction of a southbound right turn lane with 100' of storage and appropriate taper length.
    - Rhyne Road at Driveway 2: Construction of a northbound right in only lane with 100' of storage.
    - In addition, the Petitioner will construct up to 4 pedestrian ramps, as generally depicted on the site plan, subject to the approval of NCDOT or CDOT, which ever has jurisdiction if not already constructed by others.
  - The Petitioner will develop the site in two phases. The first phase will consist of no more than 6,600 square feet of floor area and that will be the main structure on the site. The remaining 3,400 square feet of floor area shown as 'future development' on the site plan can be constructed only after the TIA conducted for the site is updated to include the impacts of the additional 3,400 square feet of floor area and a list of any additional improvements that may be required based solely on the additional impacts if any.

Architectural Standards  
The development of the site will be governed by the district regulations of the Zoning Ordinance for the B-1. Large expanses of wall exceeding 20-feet in length will be avoided through the introduction of articulated facades, using various materials such as brick and other masonry products, stone, different colors of paint, glass windows, water table, and/or soldier course.

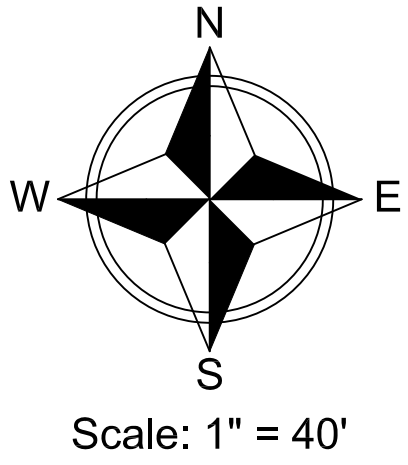
Streetscape and Landscaping  
a. Screen the drive thru component from the adjacent rights-of-way through utilization of plantings or 4' screening wall.

- Environmental Features
- 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.
  - Site is in a wedge and will be required to provide 15% tree save area based on gross acreage. 15% of 3.75 acres = 0.56 acres tree save. Tree save must contain existing healthy tree canopy if it is practically available on the development site. Tree save must be 30 feet in width minimum.

Lighting  
Freestanding lighting on the site will be limited to 25' in total height and will utilize full cut-off luminaires.

Phasing  
Reserved

Revised per staff comments 2-13-23, 1.4  
Revised per staff comments and TIA 12-11-23, 1.5



APPROVAL STAMP

**CHARLOTTE, NC:**  
MOORES CHAPEL & RHYNE RD  
CHARLOTTE, NC 28214  
**RZP-2022-105**

**SITE PLAN**

**Site Data Summary**

**Existing Zoning:** R3 LLWPA (Residential)  
**Proposed Zoning:** B-1(CD) LLWPA (Business)

**Parcel ID:** 05549128  
05549114  
05549113

**Area Summary:**  
Total Area - 3.75 ACRES

**Floor Area Summary:**  
-Total floor area not to exceed 10,000 SqFt for entire site

**Building Setbacks:**  
Moors Chapel: 20 ft  
Rhyne: 30 ft  
Rear: 20 ft

**Parking Summary :**  
As prescribed by the Ordinance

	Drawn By:
Date Prepared: 12/1/23	SK

**DURBAN**  
DEVELOPMENT  
CORPORATE OFFICE:  
106 FOSTER AVE  
CHARLOTTE, NC 28203