DEVELOPMENT STANDARDS

PART I

General Provisions

Development of the real estate (the "Site") identified on this Technical Data Sheet RZ-1, prepared by Little & Associates Architects consisting of 9.92 acres, more or less, and its individual components will be governed by the conditions of these Development Standards, the Technical Data Sheet, and the applicable provisions of the Mecklenburg County Official Zoning Ordinance (the "Ordinance").

The building configurations, placements, and sizes shown on Sheet RZ-2, which accompanies this Technical Data Sheet, are schematic in nature and may be altered and/or modified during design development and construction document phases within the maximum building area established on this Technical Data Sheet. Parking may also be modified to accommodate final building configurations.

PART II

Permitted Development Within the Site

(a) Parcel 1. Up to 22,000 square feet of general retail space may be developed on Parcel 1.

(b) Parcel 2. Up to 57 attached or detached dwellings may be developed on Parcel 2, together with any ancillary or accessory structures permitted under the Ordinance.

PART III

Design Guidelines

Section 1. Access Points

(a) There will be one access point from Ballantyne Commons Parkway and one access point from Old US 521 located in the general areas depicted. No other access points shall be permitted on the Technical Data Sheet.

(b) The placement and configuration of each access point and driveway within the Site are subject to any modifications required to accommodate the final site and architectural/engineering construction plans and designs and are further subject to approval by the NCDOT and Mecklenburg County.

(c) One additional right-in / right-out access is allowed from Ballantyne Commons Parkway as generally depicted on the site plan amendment (SPA).

Section 2. Yard Restrictions

The side yard, rear yard, and setback requirements imposed under the Ordinance will be satisfied on the Site.

(d) 100' taper for right turn lane along Ballantyne Commons Parkway to be reevaluated by CDOT during the permitting process.

Section 3. Stormwater Management

Stormwater on the Site will be managed strictly in accordance with the requirements of the Mecklenburg County Engineering Department. In no case will a required above-ground detention basin occur within any required buffer or setback.

Section 4. General Design Provisions

(a) Parking: The parking areas depicted on Sheet RZ-2 may vary in size and location, but in any event, parking will meet the minimum standards established under the Ordinance. Parking will be permitted only inside the area shown as building/parking envelope on Sheet RZ-1.

(b) Lighting:

1) All lighting within the Site shall be designed such that direct illumination does not extend into areas used or zoned for residential purposes. The maximum height of detached lighting fixtures within the development will not exceed 20 feet. Additionally, consideration will be given to lighting within Parcel 1 as to its impact on Parcel 2.
2) Wall pack type lighting will not be permitted on buildings.
3) Canopy lights for any gas station/convenience store developed on Parcel 1 will be shielded so that lights shine downward only and the bulbs are entirely within their fixtures.

(c) Signs: All signs placed on the site will be erected in accordance with the Ordinance.

(d) Fire Protection: Plans for each building will be submitted to the Fire Marshall's office for approval before the commencement of construction on that building. A fire hydrant will be located within 750 feet of the most remote point of each building, as a truck travels, and will adhere to any other prescribed conditions under the Charlotte Mecklenburg Building Code.

(e) Trash Handling: Each dumpster area will be enclosed on all four sides by a fence and a hinged gate which are constructed of brick, wood, masonry, or any combination thereof unless one or more sides of the dumpster area joins the rear of a building. In this case, the rear wall will be substituted for the fence along each such side.

4.) Signage for Parcel 1 will be limited to ground mounted signs seven feet in height and no larger than 50 square feet. If two signs are erected, the must appear similar to one another through the use of the same colors and materials.
5.) Wall signs on portions of buildings constructen on Parcel 1 which abut Parcel 2 will be prohibited.

Section 5. Landscaping and Screening

(a) Landscaping and screening shall, at a minimum, satisfy the requirements of the Ordinance.

Section 6. Architectural Control

a) All commercial buildings constructed on Parcel 1 will be designed so as to be architecturally compatible through the use of similar building materials, colors & architectural elements.
b.) At lease 80% of all exterior opaque vertical wall surfaces of each building constructed on Parcel 1 shall be brick.

Section 7. Administrative Site Plan Amendments

c.) Petitioner agrees to submit detailed plans with respect to any development proposed within Parcel 1 & II to the Staff of the Charlotte-Mecklenburg Planning Commission for approval prior to the issuance of building permits for construction of the proposed development so that Staff may be assured that such development satisfies the requirements imposed under the Technical Data Sheet and these Development Standards. Such review is intended to be in addition to the normal staff administrative review provisions.

Petitioner further agrees that each time it applies for Staff approval with respect to any new development proposed within Parcel 1 it will, within three business days after the application is submitted to Staff forward a notice to the individual (if any) whose name and address has been registered with the Charlotte/Mecklenburg Planning Commission's office as the designee of the Southeast Neighborhood Coalition. advising that the application has been filed.

Section 8. Dedication of Right-of-Way

Petitioner agrees to dedicate such additional amount of right-of-way along Old US 521 as may be needed to increase the right-of-way east of its existing center line fifty feet along the entire frontage of the Site and to complete any such dedication prior to the issuance of the first Certificate of Occupancy for any improvements constructed on the Site.

PART IV

Binding Effect of the Rezoning Application

Section 1. If the Petitioner's Rezoning Petition is approved, the development program established under these Development Standards and the Technical Data Sheet shall, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and each of the Owners and their respective heirs, divisees, personal representatives, successors in interest and assigns.

EXISTING ZONING MX-2

SITE DATA

SITE AREA	
PARCEL 1:	0.92 ACRES
Gross floor area of all buildings will not exceed 22,000 square feet.	
PARCEL 2:	9.00 ACRES
up to 57 attached or detached dwelling units	
TOTAL:	9.92 ACRES
EXISTING ZONING:	
PARCEL 1:	B-1 (CD)
PARCEL 2:	B-1 (CD)
PROPOSED ZONING/DEVELOPMENT:	B-1 (CD) WITH SITE PLAN AMENDMENT

PETITIONER:

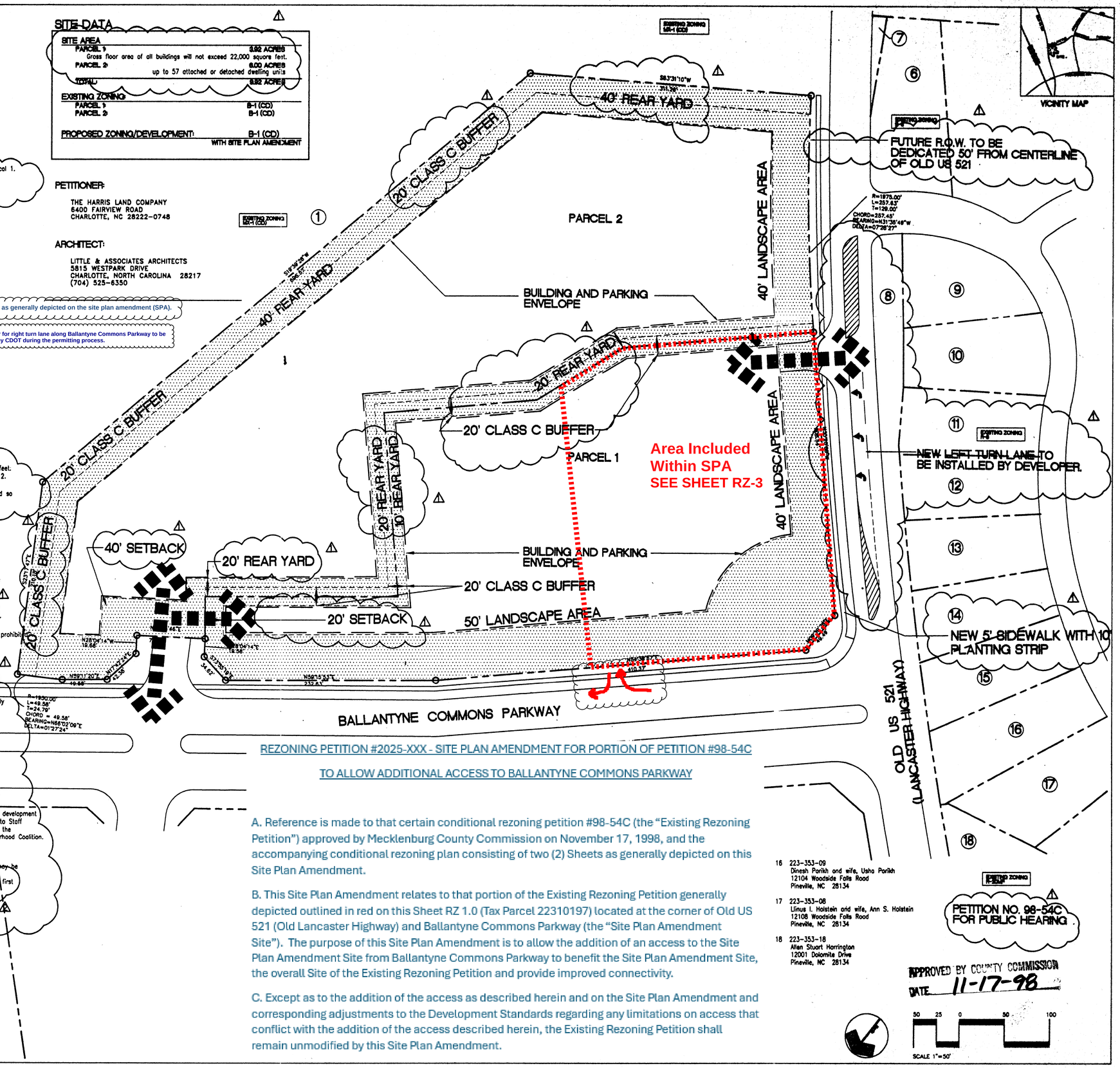
THE HARRIS LAND COMPANY
6400 FAIRVIEW ROAD
CHARLOTTE, NC 28222-0748

ARCHITECT:

LITTLE & ASSOCIATES ARCHITECTS
5815 WESTPARK DRIVE
CHARLOTTE, NORTH CAROLINA 28217
(704) 525-6350

EXISTING ZONING B-1 (CD)

EXISTING ZONING B-1 (CD)



VICINITY MAP

REZONING PETITION #2025-XXX - SITE PLAN AMENDMENT FOR PORTION OF PETITION #98-54C

TO ALLOW ADDITIONAL ACCESS TO BALLANTYNE COMMONS PARKWAY

A. Reference is made to that certain conditional rezoning petition #98-54C (the "Existing Rezoning Petition") approved by Mecklenburg County Commission on November 17, 1998, and the accompanying conditional rezoning plan consisting of two (2) Sheets as generally depicted on this Site Plan Amendment.

B. This Site Plan Amendment relates to that portion of the Existing Rezoning Petition generally depicted outlined in red on this Sheet RZ 1.0 (Tax Parcel 22310197) located at the corner of Old US 521 (Old Lancaster Highway) and Ballantyne Commons Parkway (the "Site Plan Amendment Site"). The purpose of this Site Plan Amendment is to allow the addition of an access to the Site Plan Amendment Site from Ballantyne Commons Parkway to benefit the Site Plan Amendment Site, the overall Site of the Existing Rezoning Petition and provide improved connectivity.

C. Except as to the addition of the access as described herein and on the Site Plan Amendment and corresponding adjustments to the Development Standards regarding any limitations on access that conflict with the addition of the access described herein, the Existing Rezoning Petition shall remain unmodified by this Site Plan Amendment.

16 223-353-09
Dinesh Parikh and wife, Usha Parikh
12104 Woodside Falls Road
Pineville, NC 28134

17 223-353-08
Linus I. Holstein and wife, Ann S. Holstein
12108 Woodside Falls Road
Pineville, NC 28134

18 223-353-18
Allen Stuart Harrington
12001 Dolomite Drive
Pineville, NC 28134

Little & Associates Architects
5815 Westpark Drive
Charlotte, NC 28217
T 704.525.6350
F 704.561.8700

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Little and Associates Architects, Inc.

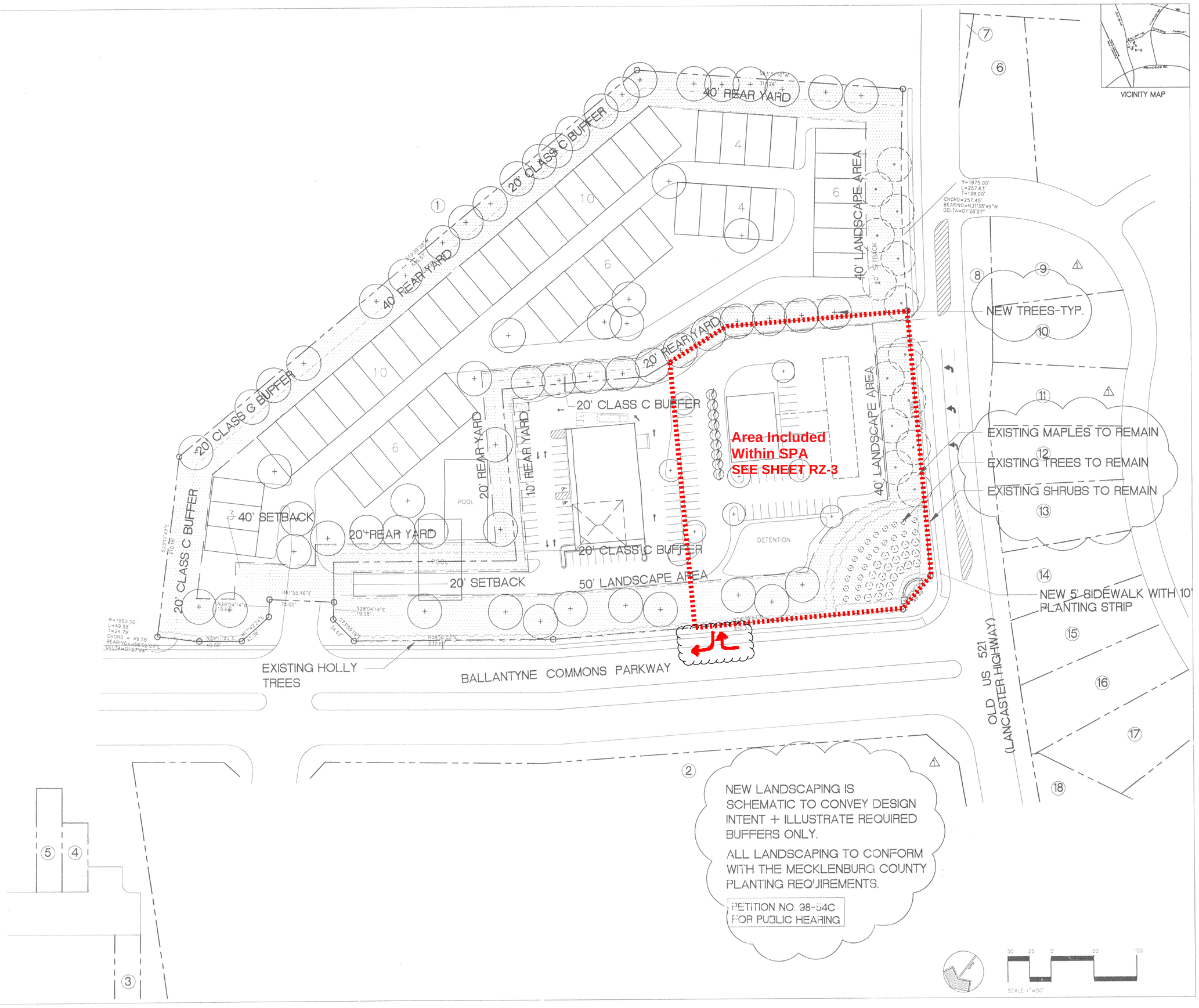
Project: BALLANTYNE RESIDENTIAL/COMMERCIAL REZONING
CHARLOTTE, NC

Sheet Title: TECHNICAL DATA SHEET

Division President: J.HENSON
Job Captain: J.HENSON
Drawn By: J.HENSON
Date Drawn: JULY 22, 1998
Drawing File Name: 9477-RZ1
Revisions:
No 1 Date 9/18/98
No 2 Date 10/21/98
No ____ Date ____
No ____ Date ____
Issue Date: Aug. 27, 1998

Project Number: 18-9477-00

Sheet RZ-1 Of 2



NEW LANDSCAPING IS SCHEMATIC TO CONVEY DESIGN INTENT + ILLUSTRATE REQUIRED BUFFERS ONLY.

ALL LANDSCAPING TO CONFORM WITH THE MECKLENBURG COUNTY PLANTING REQUIREMENTS.

PETITION NO. 98-54C
FOR PUBLIC HEARING

Little & Associates Architects

5815 Westpark Drive
Charlotte, NC 28217
T 704.525.6350
F 704.561.8700

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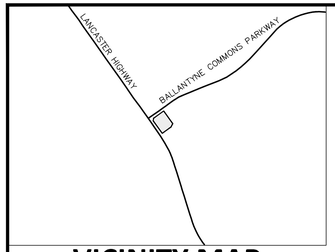
Project
BALLANTYNE RESIDENTIAL/COMMERCIAL REZONING
CHARLOTTE, NC

Sheet Title
ILLUSTRATIVE SITE PLAN

Division President
J.HENSON
Job Captain
J.HENSON
Drawn By
J.HENSON
Date Drawn
JULY 22, 1998
Drawing File Name
9477-RZ2
Revisions
No 1 Date 9/11/98
No ____ Date ____
No ____ Date ____
No ____ Date ____
Issue Date: Aug. 27, 1998

Project Number
18-9477-00

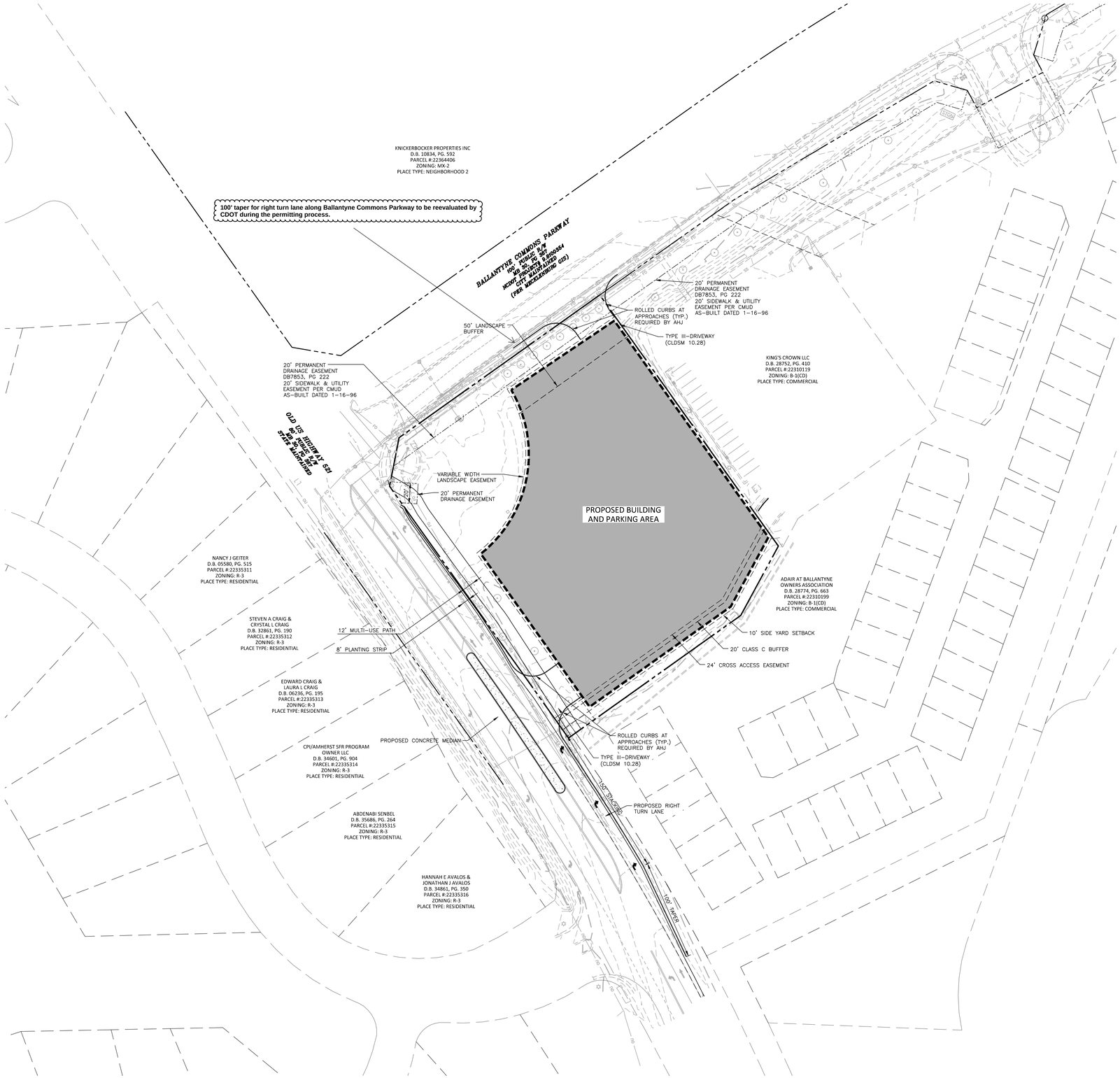
Sheet RZ-2 Of 2



VICINITY MAP
N.T.S.

SITE LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- SUBLOT LINE
- EASEMENT LINE
- BUFFER LINE
- CENTERLINE
- EXISTING GAS LINE
- EXISTING OVERHEAD UTILITY
- EXISTING UNDERGROUND ELECTRIC
- EXISTING UNDERGROUND TELEPHONE
- EXISTING UNDERGROUND FIBER OPTIC
- EXISTING WATER LINE
- PROPOSED BUILDING & PARKING AREA



GRAPHIC SCALE
0 25 50 100
1 inch = 50 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
The John R. McAdams Company, Inc.
2100 South Tryon Street
Suite 400
Charlotte, NC 28203
phone 704. 527. 0800
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com

CLIENT

TRIBEK PROPERTIES
101 SOUTH KINGS DRIVE, SUITE 200
CHARLOTTE, NORTH CAROLINA 28204
PHONE: 704. 714. 2858

TRIBEK PROPERTIES

BALLANTYNE
RESIDENTIAL/COMMERCIAL REZONING PLAN
BALLANTYNE COMMONS PARKWAY
CHARLOTTE, NORTH CAROLINA 28277

NORTH CAROLINA CERTIFICATE OF AUTHORIZATION
THE JOHN R. McADAMS COMPANY, INC.
C-0293

REVISIONS

NO.	DATE

PLAN INFORMATION

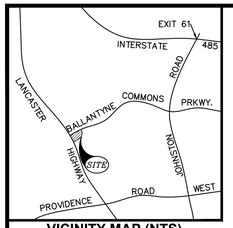
PROJECT NO.	CPR25001
FILENAME	CPR25001X.DWG
CHECKED BY	MDD
DRAWN BY	JDS
SCALE	1"=50'
DATE	07. 14. 2025

SHEET

REZONING PLAN

RZ -3

Y:\Projects\CPR\CPR25001\04-Production\Planning + Design\Concept Design\CAD\Current\CPR25001X.dwg, 7/11/2025 3:36:51 PM, Drew Singleton



VICINITY MAP (NTS)

REFERENCES:

1. DB 38579 PG 323
2. MB 30 PG 367
3. MB 32 PG 166

MECKLENBURG COUNTY
REGISTER OF DEEDS.

FLOOD NOTE:

THIS PROPERTY IS LOCATED IN FLOOD ZONE X AS SHOWN FROM FEMA FLOOD MAP NUMBER 3710444700K, PANEL 4447, REVISED FEBRUARY 19, 2014

SETBACKS:

FRONT: 20'
SIDE: 10'
REAR: 40'

SURVEY NOTES:

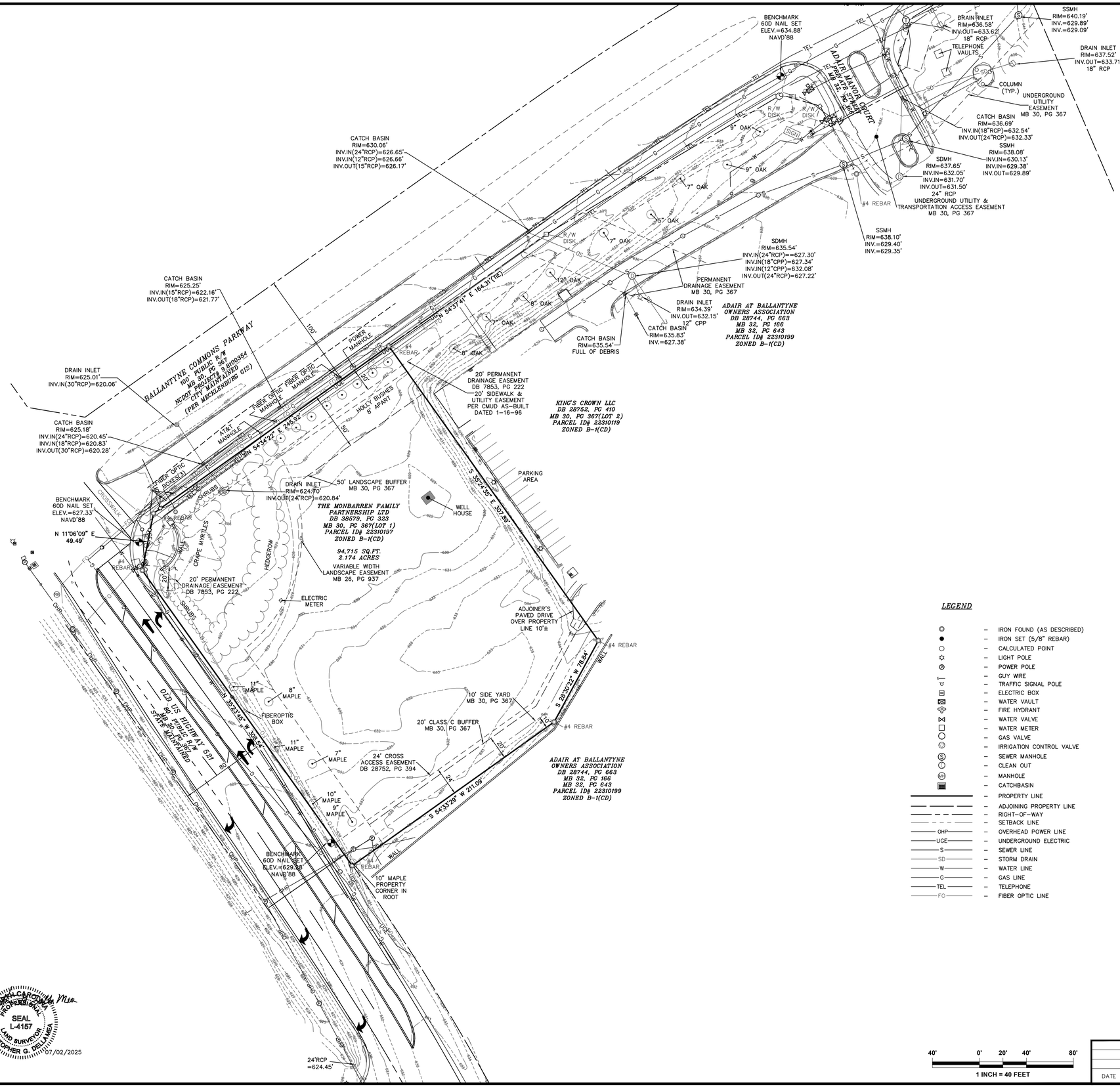
1. NORTH IS REFERENCED TO NAD 83 (2011) VIA THE NC RTK NETWORK.
2. SUBJECT PARCEL IS ZONED: "B-1(CD)"
3. AREA WAS DETERMINED BY THE COORDINATE METHOD.
4. THE PUBLIC RECORDS REFERENCED ON THIS PLAT ARE ONLY USED AND/OR NECESSARY TO THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH.
5. IRONS AT ALL CORNERS UNLESS SHOWN OR LABELED OTHER WISE.
6. DESIGNATED AS BEING TAX PARCEL 22310197.
7. CONTOUR INTERVAL IS ONE FOOT.
8. ELEVATIONS BASED ON NAVD88.
9. KING'S CROWN LLC ASPHALT ENCROACHES AS SHOWN.
10. ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY IS FOR DESCRIPTIVE PURPOSES ONLY.
11. THE SUBJECT PROPERTY IS ONE CONTIGUOUS TRACT WITH NO GAPS OR GORES.
12. THE SUBJECT TRACT HAS DIRECT ACCESS TO THE PUBLIC RIGHT OF WAY OF OLD US HIGHWAY 521 AND BALLANTYNE COMMONS PARKWAY.
13. THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD.

SURVEYOR CERTIFICATE:

"I CHRISTOPHER G. DELLA MEA CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM THAT DEED RECORDED IN BOOK 38579, PAGE 323 AND OTHER PLATS REFERENCED; THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS BROKEN LINES AND WERE DRAWN DRAWN FROM THE SOURCES REFERENCED ON THIS PLAT; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 1:20,000; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56. 1600)."
THIS 2ND DAY OF JULY, 2025.

CHRISTOPHER G. DELLA MEA, PLS L- 4157

NORTH CAROLINA PROFESSIONAL SEAL L-4157 LAND SURVEYOR CHRISTOPHER G. DELLA MEA 07/02/2025



LEGEND

- IRON FOUND (AS DESCRIBED)
- IRON SET (5/8" REBAR)
- CALCULATED POINT
- LIGHT POLE
- POWER POLE
- GUY WIRE
- TRAFFIC SIGNAL POLE
- ELECTRIC BOX
- WATER VAULT
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- GAS VALVE
- IRRIGATION CONTROL VALVE
- SEWER MANHOLE
- CLEAN OUT
- MANHOLE
- CATCHBASIN
- PROPERTY LINE
- ADJOINING PROPERTY LINE
- RIGHT-OF-WAY
- SETBACK LINE
- OVERHEAD POWER LINE
- UNDERGROUND ELECTRIC
- SEWER LINE
- STORM DRAIN
- WATER LINE
- GAS LINE
- TELEPHONE
- FIBER OPTIC LINE

40' 0' 20' 40' 80'
1 INCH = 40 FEET

RZ-4

DATE	REVISION	BY

GPA
PROFESSIONAL LAND SURVEYORS EST. 1987
GPA INC.
SERVING SOUTH CAROLINA AND NORTH CAROLINA
CHARLESTON SC CORP OFC
281 TREELAND DR. STE B
LADSON SC 29456
OFFICE (843) 285-2424
CHARLOTTE NC BRANCH
605 PHILLIP DAVIS DR. STE 3
CHARLOTTE NC 28217
OFFICE (704) 335-8600
"Integrity Without Boundaries"
www.gpaland.com

SCALE
1" = 40'

JOB NO.
250053

DATE
07/2/2025

DRAWN BY
GPA

CHECKED BY
CGD

PREPARED FOR:
TRIBEK PROPERTIES
1100 KING'S KNOLL DRIVE.
SUITE 200
CHARLOTTE, NC 28204

NORTH CAROLINA GPA, INC No. C-4472 CERTIFICATE OF AUTHORIZATION

SHEET 1 OF 1

BOUNDARY & TOPOGRAPHIC SURVEY

SHOWING PARCELS 22310197 AND PORTION OF 22310119
OWNED BY
THE MONBARREN FAMILY PARTNERSHIP LTD AND KING'S CROWN LLC
LOCATED IN THE CITY OF CHARLOTTE
MECKLENBURG COUNTY, NORTH CAROLINA