

VICINITY MAP
NTS

SITE DEVELOPMENT DATA

ACREAGE: ±5.5 ACRES

TAX PARCELS: 033-041-12 AND 033-041-08

EXISTING ZONING: R-3

PROPOSED ZONING: NS

EXISTING USES: SINGLE-FAMILY RESIDENTIAL

PROPOSED USES: UP TO 46,000 SQUARE FEET OF
COMMERCIAL/OFFICE USES

MAX. BUILDING HEIGHT: FORTY-FIVE (45) FEET

OVERLAY: LAKE WYLIE PROTECTED AREA

PARKING: SHALL COMPLY WITH ORDINANCE STANDARDS

KEY MAP

SEAL

NOT FOR
CONSTRUCTION

PROJECT

RIVERBEND
OVERLOOK

CHARLOTTE, NC
REZONING PETITION 2018-128

LANDDESIGN PROJ.#
1018343

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
	REZONING SUBMITTAL	10.15.18
1	PER STAFF COMMENTS	12.17.18
2	PER STAFF COMMENTS	01.31.19
3	PER STAFF COMMENTS	05.13.19
4	PER STAFF COMMENTS	06.24.19
5	PER STAFF COMMENTS	07.22.19
6	PER STAFF COMMENTS	08.09.19

DESIGNED BY: JRY
DRAWN BY: JRY
CHECKED BY: KST

SCALE

VERT: N/A
HORZ: 1"=60'

SHEET TITLE

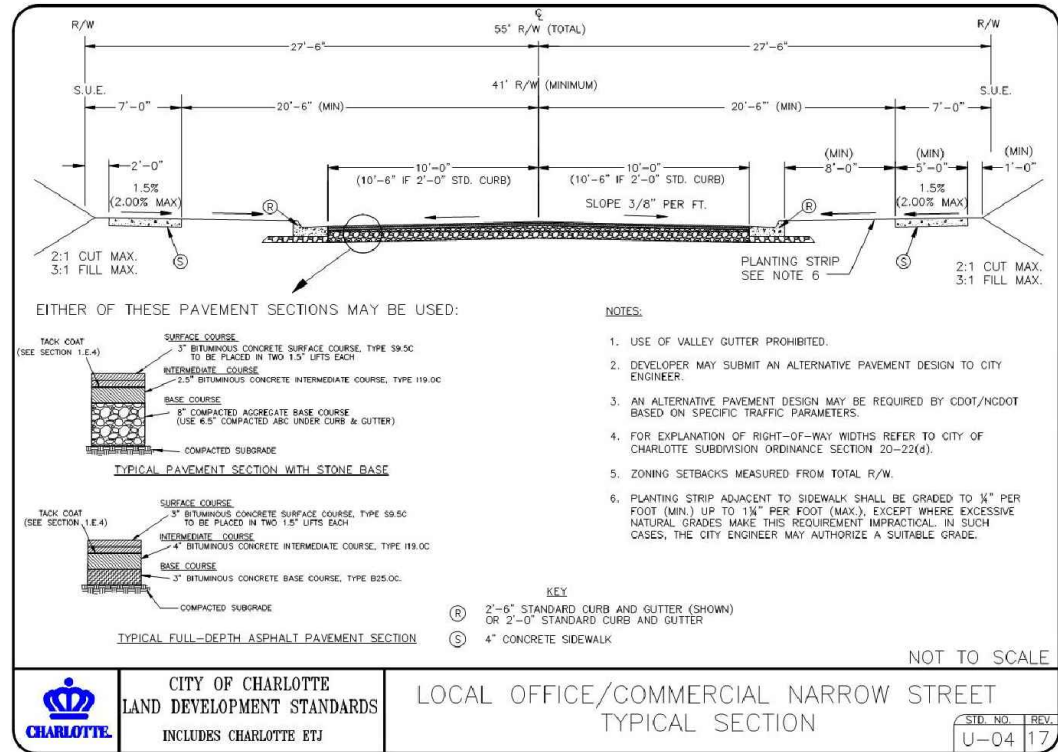
TECHNICAL DATA

SHEET NUMBER

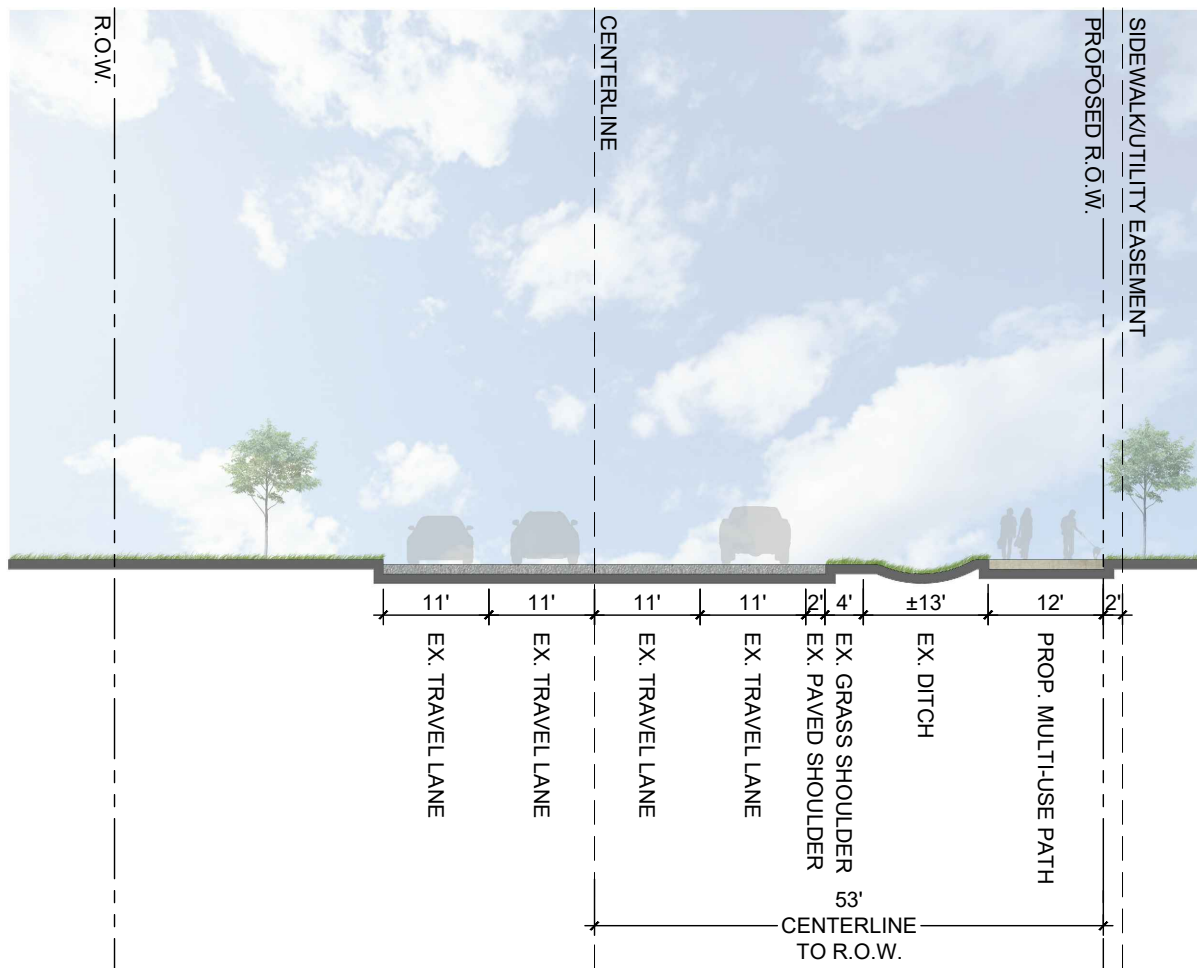
RZ-1

LEGEND

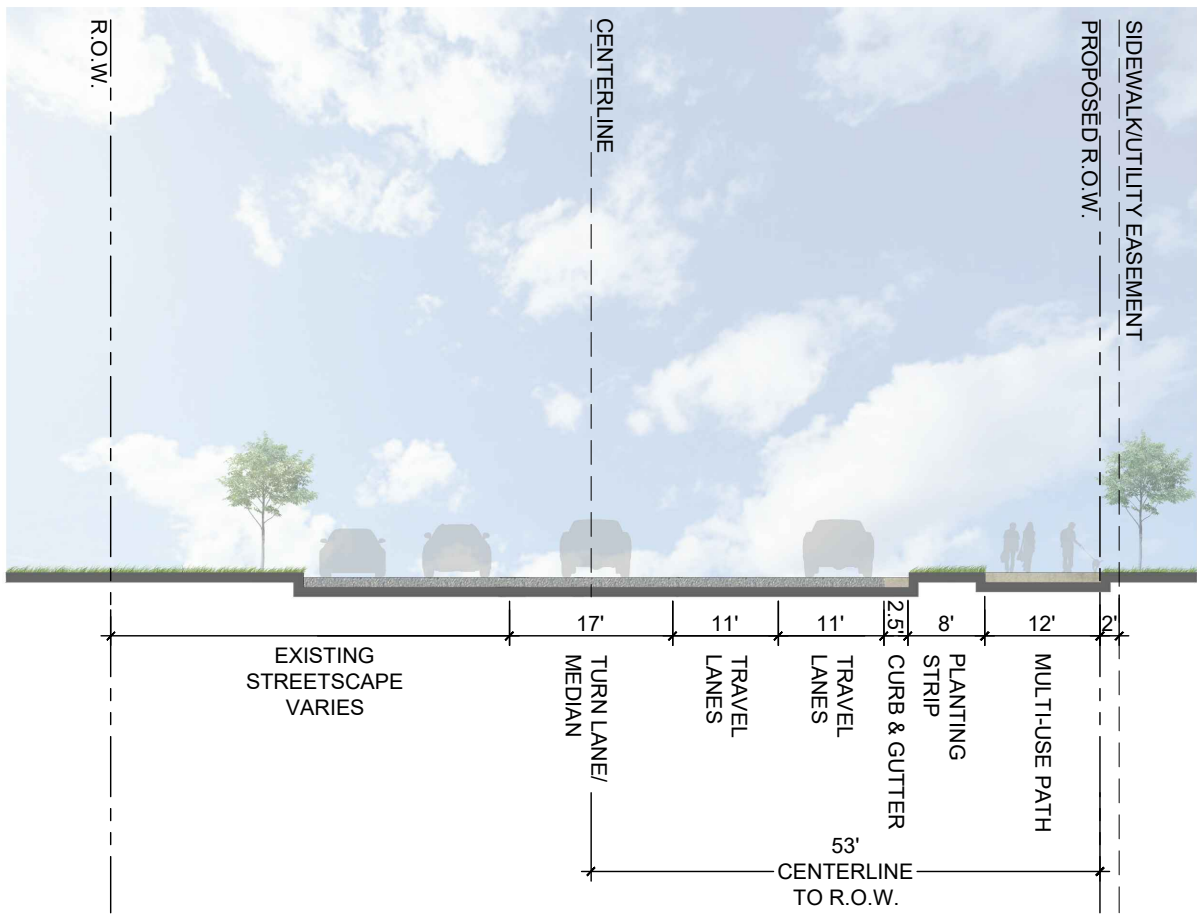
- PROPERTY LINE
PROPOSED SETBACK
PROPOSED BUFFER
PROPOSED R/W
PROPOSED FENCE
PROPOSED BUILDING ENVELOPE
POTENTIAL PARKING ENVELOPE
SIDEWALK



SECTION A-A'
LOCAL OFFICE/COMMERCIAL NARROW
N.T.S.



SECTION B-B'
MT. HOLLY-HUNTERSVILLE ROAD
PROPOSED CONDITION
1" = 20'



FUTURE SECTION B-B'
MT. HOLLY-HUNTERSVILLE ROAD
FUTURE CONDITION
1" = 20'

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SCALE
VERT: N/A
HORZ: 1"=60'
SHEET TITLE
SCHEMATIC SITE PLAN

SHEET NUMBER

RZ-2

PETITION NO. 2018-128
 DEVELOPMENT STANDARDS

Petitioner: James Poutier

7.22.19

Site Development Data:

Acreage: ±5.5 acres
 Tax Parcels: 033-041-12 and 033-041-08
 Existing Zoning: R-3
 Proposed Zoning: NS
 Existing Uses: Single-family Residential
 Proposed Uses: Up to 46,000 square feet of commercial/office uses, as further restricted below in Section 2
 Max. Building Height: Forty-five (45) feet
 Overlay: Lake Wylie Protected Area
 Parking: Shall comply with Ordinance Standards

1. General Provisions

These Development Standards form part of the Rezoning Plan associated with the Rezoning Petition filed by James Poutier (the “Petitioner”) to accommodate a neighborhood services development on that approximately 5.5 acre site located on the southeast side of Mt. Holly-Huntersville Road, between Riverbend Village Drive and Chastain Parc Drive, which is more particularly depicted on the Rezoning Plan (the “Site”). The Site is comprised of Tax Parcel Numbers 033-041-12 and 033-041-08.

Development of the Site shall be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the “Ordinance”). 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 all development taking place on the Site.

Inasmuch as planning for the proposed redevelopment of the Site has not yet advanced beyond the formative stage, the ultimate layouts of the development proposed, the exact alignments of streets and points of access, the configurations and placements of parking areas and the heights and masses of buildings have not yet been determined. As a consequence, the configurations, placements and sizes of the buildings and parking areas depicted on the Rezoning Plan are schematic in nature and therefore are subject to refinements as part of the total design process. They may, therefore, be altered or modified during design development and construction document phases so long as the maximum parking and building envelope lines established on the Rezoning Plan are not violated and the proposed alterations or modifications do not exceed the parameters established under these Development Standards and under the Ordinance for the NS District.

2. Permitted Uses and Maximum Development

The Site may be developed with up to 46,000 square feet of commercial neighborhood services uses, together with any incidental and accessory uses related thereto that are allowed in the NS zoning district. However, at no time shall the amount of retail uses exceed 8,000 square feet.

The following uses shall not be permitted on the Site: fuel sales, jails and prisons, drive-through service windows associated with Eating, Drinking and Entertainment (EDEE) establishments, automobile service stations, automotive repair garages, car washes, tattoo establishments, adult establishments, cemeteries, crematoriums, and outdoor storage.

3. Transportation

- a) Vehicular access will be as generally depicted on the Rezoning Plan. Access to the Site from Mt. Holly-Huntersville Road shall be right-in, right-out only. The placement and configuration of the vehicular access point shown on the Rezoning Plan is subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required by CDOT for approval.
- b) As depicted on the Rezoning Plan, the Site will be served by public and/or private streets.
- c) The Petitioner shall donate additional right-of-way and construct a multi-use path along the Site's Mt. Holly-Huntersville Road frontage, located in the future cross section location for the future median and divided five-lane road, as generally depicted on the Rezoning Plan. The road and edge of pavement shall remain in the existing location to be widened once final alignment is confirmed, in coordination with CDOT. The existing edge of pavement on Mt. Holly-Huntersville Road shall remain in place without the installation of curb and gutter (Per Chapter 19 of the City of Charlotte Code, the Petitioner is dedicating additional right-of-way and a twelve (12) foot multi-use path beyond code required major thoroughfare section defined in Section B-B on Sheet RZ-2 of this Rezoning Plan in lieu of installing curb and gutter).
- d) The Petitioner shall provide an eighty (80) foot long raised concrete median at the Site's proposed Mt. Holly-Huntersville Road access driveway to restrict this driveway to right-in/right-out only access.
- e) The Petitioner shall coordinate with the North State Riverbend, LLC property owner so that the proposed north-south public street connects properly at the Site's southern property line. The City of Charlotte shall assist in any necessary right-of-way acquisition only after the Petitioner has followed the process as outlined in the City's *Offsite “Right-of-Way” Acquisition Process Overview for Public Infrastructure Associated with Private Development Projects*.
- f) Where necessary, Petitioner shall dedicate and convey in fee simple all rights-of-way to the City of Charlotte before the Site's first building certificate of occupancy is issued. The right-of-way shall be set at two (2) feet behind the back of sidewalk where feasible.
- g) All transportation improvements shall be approved and constructed before the Site's first building certificate of occupancy is issued.

4. Architectural Standards

- a) The principal buildings constructed on the Site may use a variety of building materials. The building materials used for buildings will be a combination of the following: glass, brick, stone, simulated stone, pre-cast stone, pre-cast concrete, synthetic stone, stucco, cementitious siding (such as Hardi-plank), EIFS or wood. Vinyl shall only be permitted as an exterior building material on windows, doors, soffits, trim and railings.
- b) Pitched roofs, if provided, shall be symmetrically sloped no less than 5:12, except that roofs for porches and attached sheds may be no less than 2:12, unless a flat roof architectural style is employed.
- c) The Petitioner shall provide blank wall provisions that limit the blank wall expanses to a maximum of fifteen (15) feet along the ground floor building level fronting Mt. Holly-Huntersville Road, through the use of articulation, decorative lighting, sconces, forward offsets, doors, windows, awnings, faux shutters, and/or other architectural design elements.

5. Streetscape and Landscaping

- a) The Petitioner may subdivide the Site and create sublots within the Site with no side or rear yards as part of a unified development plan.
- b) The Petitioner shall comply with the Tree Ordinance.
- c) Petitioner shall provide a six (6) foot tall opaque fence along the property line in the area as generally depicted on the Rezoning Plan.

6. Environmental Features

- a) The location, size an type of stormwater 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.

7. Lighting

- a) All freestanding lighting fixtures installed on the Site (excluding lower, decorative lighting that may be installed along the

driveways and sidewalks as landscaping lighting) shall be fully capped and shielded and the illumination downwardly directed so that direct illumination does not extend past any property line of the Site.

- b) Any lighting fixtures attached to the buildings to be constructed on the site shall be decorative, capped and downwardly directed.

8. Amendments to Rezoning Plan

Future amendments to the Technical Data Sheet or these Development Standards may be applied for by the then Owner or Owners of the parcel or parcels within the Site involved in accordance with the provisions of Chapter 6 of the Ordinance.

Further alterations or modifications to this Rezoning Plan which, in the opinion of the Planning Director, substantially alter the character of the development or significantly alter the Technical Data Sheet or any of its conditions or which increase the intensity of development shall not be deemed to be minor and may only be made in accordance with the provisions of Subsections 6.207(1) or (2) of the Ordinance, as applicable.

9. Binding Effect of the Rezoning Documents and Definitions

- a) If this Rezoning Plan is approved, all conditions applicable to development of the Site imposed under the Technical Data Sheet will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.
- b) Throughout these Development Standards, the terms, “Petitioner” and “owner” and “owners” shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owners of the Site from time to time who may be involved in any future development thereof.

LandDesign.

223 NORTH GRAHAM STREET
 CHARLOTTE, NC 28202
 704.333.0325
 WWW.LANDDESIGN.COM

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 DRAWN BY:
 CHECKED BY:

SCALE

NORTH

VERT: N/A
 HORZ: N/A

SHEET TITLE

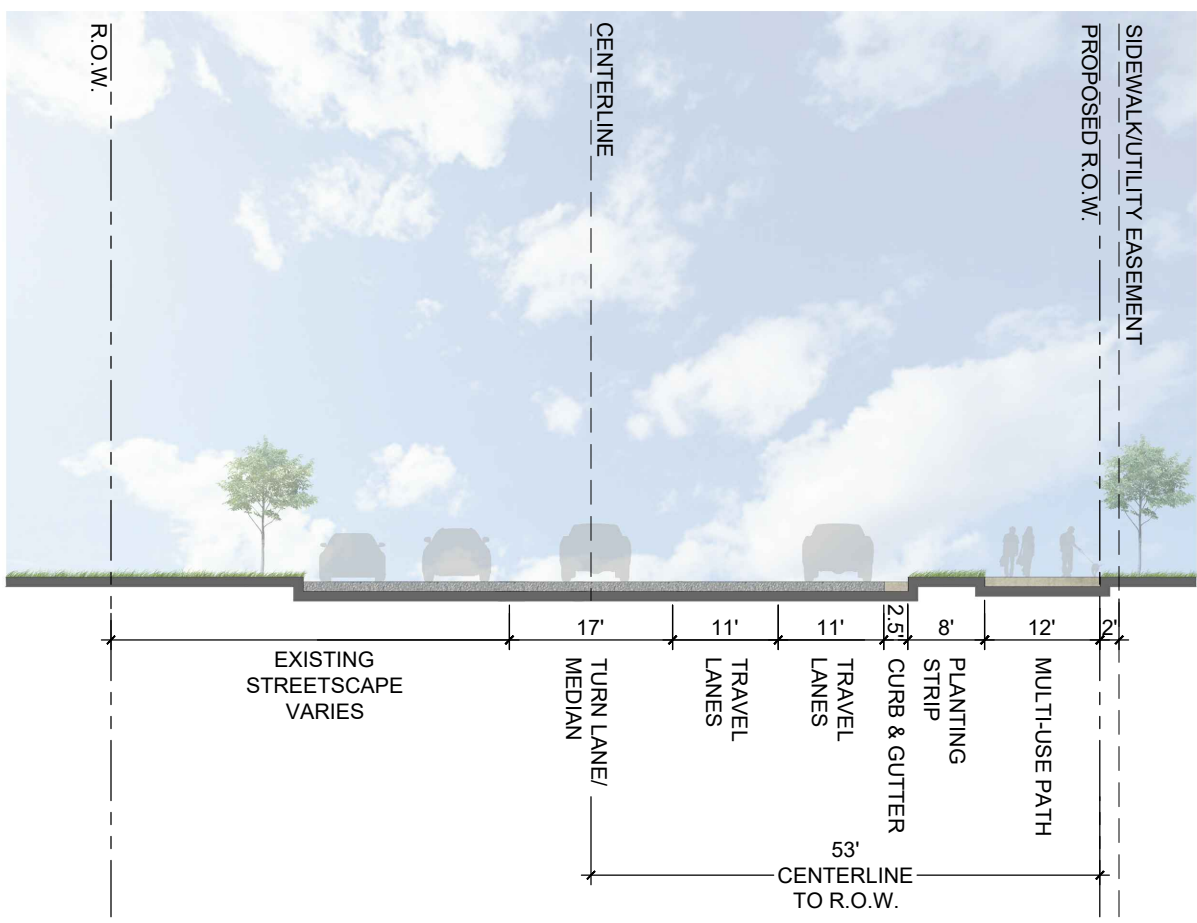
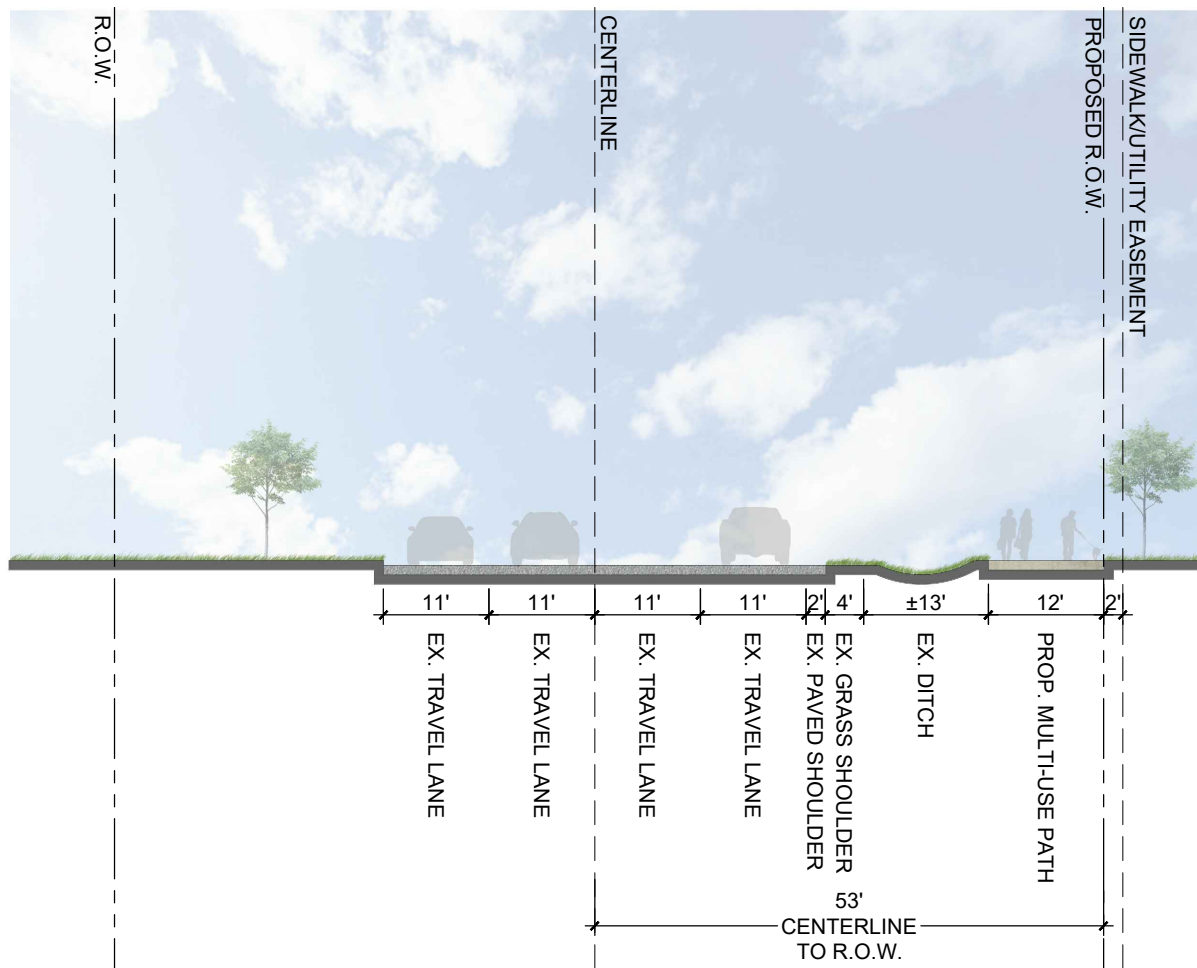
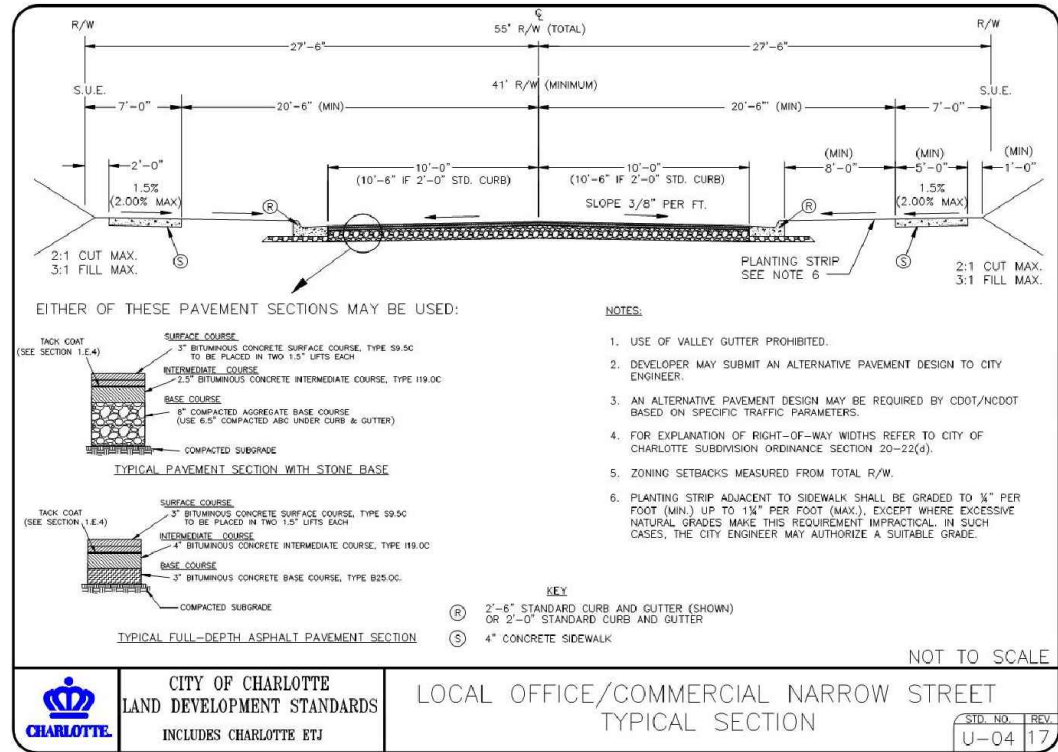
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SHEET NUMBER

RZ-3

LEGEND

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