

MT. HOLLY-HUNTERSVILLE ROAD
PUBLIC RW VARIES
MB 51 PG 645

6' AREA RESERVED FOR FUTURE MULTI-USE PATH
AND AN ADDITIONAL 2' RESERVED FOR FUTURE SIDEWALK
MAINTENANCE AND UTILITY EASEMENT.

Curve Table

Curve #	Radius	DELTA	Length	Chord Direction	Chord Length
C1	2924.79'	0°13'46"	11.71'	N78°54'22"E	11.71'

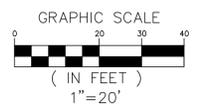
Line Table

Line #	Direction	Length
L1	N82°26'59"E	11.54'
L2	N81°12'58"E	31.19'
L3	N80°18'19"E	50.48'
L4	N79°07'07"E	9.71'
L5	N86°31'59"E	2.07'

NEW IMPERVIOUS AREA=6,419 SF

FLOOD MAP AND VERTICAL DATUM INFORMATION:

ELEVATIONS ARE NAVD 88. PROPERTY IS LOCATED IN FEMA
FLOOD PANEL: 3710453800K DATED: 9/2/2015 ZONE: X
(NOT IN 100 YEAR FLOOD).



SITE DEVELOPMENT DATA:

TAX PARCEL ID: A PORTION OF 03327114
SITE ACREAGE: 0.377 AC.
EXISTING ZONING: B1CD
PROPOSED ZONING: B2CD
MAXIMUM BUILDING HEIGHT: NOT TO EXCEED ALLOWABLE HEIGHT (40').
PARKING: PARKING AS REQUIRED BY THE ZONING WILL BE PROVIDED.

CONDITIONAL DEVELOPMENT STANDARDS

GENERAL PROVISIONS:

- A. 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.
- B. THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, SUCH AS THOSE THAT REGULATE STREETS, SIDEWALKS, AND SITE DEVELOPMENT, AS WELL AS BUILDING AND FIRE CODES 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.
- C. THROUGHOUT THIS REZONING PETITION, THE TERMS "OWNER", "OWNERS", "PETITIONER" OR "PETITIONERS", SHALL, WITH RESPECT TO THIS 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 DRIVE-IN RESTAURANT AS PART OF AN EXISTING CENTER TO NEIGHBORHOOD SERVICES AND RETAIL USES.

PERMITTED USES:

USES ALLOWED ON THE PROPERTY INCLUDED IN THIS PETITION ARE THOSE THAT ARE PERMITTED IN THE B-1 DISTRICT AND PROPOSED B-2 CD DISTRICT EXCEPT AS MAY BE FURTHER LIMITED BY SPECIFIC PROVISIONS OF THIS SITE PLAN. DEVELOPMENT ON THE SITE WILL NOT EXCEED A TOTAL OF 1,500 SQUARE FEET OF FLOOR AREA.

TRANSPORTATION:

- A. THE SITE WILL UTILIZE EXISTING DRIVEWAYS THAT SERVE THE EXISTING SHOPPING CENTER AS GENERALLY DEPICTED ON THE SITE PLAN.
- B. PARKING AND CIRCULATION AREAS ARE GENERALLY DEPICTED ON THE CONCEPT PLAN FOR THE SITE.
- C. THE PETITIONER WILL COMMIT TO DEDICATE A MINIMUM OF 50-FEET OF RIGHT-OF-WAY FROM THE MT. HOLLY/HUNTERSVILLE ROAD RIGHT-OF-WAY CENTERLINE IF SUCH RIGHT-OF-WAY IS NOT ALREADY PROVIDED. THE SITE PLAN SHALL LABEL AND DIMENSION THE RIGHT-OF-WAY FROM THE ROAD RIGHT-OF-WAY CENTERLINE.
- D. THE PETITIONER WILL DEDICATE AND FEE SIMPLE CONVEY ALL RIGHTS-OF-WAY TO THE CITY BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED.
- E. TRANSPORTATION IMPROVEMENTS, IF ANY RELATED TO THE DEVELOPMENT OF THE SITE, WILL BE APPROVED AND CONSTRUCTED BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED.
- F. THE PETITIONER WILL AGREE TO PROVIDE 2' OF LAND TO THE CITY FOR THE PURPOSES THAT HAVE BEEN STATED. THIS STRIP WOULD BE ON THE OUTSIDE OF THE EXISTING RIGHT-OF-WAY AND ANY OTHER AREAS THAT ACCOMMODATE EXISTING OR FUTURE PUBLIC FACILITIES OR FEATURES IN EITHER A SIDEWALK/UTILITY EASEMENT OR RIGHT-OF-WAY. FURTHER, THE PETITIONER WILL AGREE TO PROVIDE 6' OF LAND TO ACCOMMODATE THE REQUEST FOR A 12' PATHWAY IN A SIDEWALK/UTILITY EASEMENT OR RIGHT-OF-WAY RECOGNIZING THAT THERE IS ALREADY A 6' SIDEWALK IN PLACE AND THE ADDITION OF 6' OF IMPROVED SURFACE WOULD RESULT IN THE DESIRED 12' PATHWAY. THESE AREAS WOULD BE TIED TO THIS REZONING AND RUN WITH THE LAND. THESE AREAS TOTALING BUT NOT TO EXCEED 6' OUTSIDE THE EXISTING PUBLIC RIGHT-OF-WAY FOR MT. HOLLY/HUNTERSVILLE ROAD WILL BE RESERVED FROM ANY FUTURE DEVELOPMENT WITH NO TIME LIMIT AND WILL BE DEDICATED TO THE CITY AT SUCH TIME AS THE PATHWAY REQUESTED BY THE CITY IS SCHEDULED TO BE CONSTRUCTED BY OTHERS. THE 6' STRIP OF LAND WILL BE COTERMINOUS WITH THE EXISTING RIGHT-OF-WAY AND THE 2' STRIP WILL BE OUTSIDE OF AND COTERMINOUS TO THE FOREMENTIONED 6' STRIP. IT IS UNDERSTOOD THAT THIS DEDICATION WILL NOT AFFECT THE SETBACK ESTABLISHED THAT HAS PREVIOUSLY BEEN APPROVED AND REAFFIRMED ON THIS SITE BY THIS REZONING.

ARCHITECTURAL STANDARDS:

THE DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE DISTRICT REGULATIONS OF THE ZONING ORDINANCE FOR THE B-2 DISTRICT AND WITH THE FOLLOWING ADDITIONAL REQUIREMENTS. APPEARANCE OF THE BUILDING SHALL BE CONTROLLED THROUGH RESTRICTIVE COVENANTS PREVIOUSLY DEVELOPED FOR THE EXISTING SHOPPING CENTER SITE PURSUANT TO AND SUBSEQUENT TO THE APPROVAL OF PETITION 2007-094.

STREETSCAPE AND LANDSCAPING:

THE PETITIONER WILL PROVIDE SCREENING ALONG THE NORTHERN PORTION OF THE SITE AS REQUIRED BY THE ZONING ORDINANCE FOR THE DRIVE THROUGH LANE AND MAY USE A COMBINATION OF EXISTING LANDSCAPE FEATURES AND NEW LANDSCAPE PLANTINGS. THE SITE WILL COMPLY WITH THE PROVISIONS OF THE CHARLOTTE TREE ORDINANCE WHICH WILL BE APPLIED DURING THE DESIGN REVIEW AND PERMITTING PROCESS. THIS IS NOT A ZONING ORDINANCE OR A CONDITION ON THIS SITE PLAN ENFORCED BY THE ZONING ADMINISTRATOR. THE DEVELOPMENT OF THIS SITE WILL NOT RESULT IN ANY OTHER PORTIONS OF THE EXISTING SHOPPING CENTER SITE TO FALL INTO NON-COMPLIANCE WITH THE TREE ORDINANCE.

ENVIRONMENTAL FEATURES:

RESERVED.

PARKS, GREENWAYS, AND OPEN SPACE:

RESERVED.

FIRE PROTECTION:

RESERVED.

SIGNAGE:

RESERVED.

LIGHTING:

- A. ALL OUTDOOR LIGHTING SHALL BE "FLUSH LENS", SHOEBOX TYPE LIGHTING AS IS INSTALLED WITHIN THE EXISTING SHOPPING CENTER SITE. HOWEVER, LOWER, DECORATIVE STREET LIGHTING MAY ALSO BE INSTALLED ALONG INTERIOR STREETS OR SIDEWALKS. SITE LIGHTING WILL BE LIMITED TO 30 FEET IN HEIGHT AN NO "WALL PARK" LIGHTING WILL BE INSTALLED EXCEPT THAT ARCHITECTURAL LIGHTING ON THE EXTERIOR OF THE BUILDING WILL BE PERMITTED.

PHASING:

RESERVED.

INITIAL SUBMISSION: 09/21/20, 1.0

REVISED PER STAFF COMMENTS 01/08/21, 1.2
REVISED PER STAFF COMMENTS 01/11/21, 1.3
REVISED PER STAFF ANALYSIS 2/22/21, 1.4



02/22/21

TIDEWATER
ENGINEERING, INC.
200 PLANTATION CHASE, SUITE 14
ST. SIMONS ISLAND, GEORGIA 31522
PHONE (912) 268-2164 FAX (912) 289-0361

REV.	DATE	DESCRIPTION
1	02/22/21	remove driveway from front setback, note revisions

THE HUMAN BEAN
LONG CREEK VILLAGE
CHARLOTTE, NC
ZONING CONCEPT PLAN

DRAWN: pss
APPROVED: pss
DATE: 7-30-20
PROJ#: 20-036
SCALE: AS SHOWN

SHEET
1 OF 1



CALL 811 BEFORE YOU DIG