

NOT TO SCALE

DEVELOPMENT STANDARDS
11/16/07

General Provisions

These Development Standards form a part of the Technical Data Sheet associated with the Rezoning Petition filed by Ronald McDonald House of Charlotte, Inc. (the "Petitioner"). This rezoning Petition, and accompanying plan seeks to accommodate the development of any use allowed within the O-2 District and may include a hotel/motel use, and ancillary uses on the approximately 1.12 acre site fronting East Morehead St. (the "Site"). Development of the site will be governed by the Technical Data Sheet, these Development Standards, and the applicable provisions of the Zoning Ordinance of the City of Charlotte (the "Ordinance"). Unless the Technical Data Sheet or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the O-2 zoning classification shall govern all development taking place on the site.

The Technical Data Sheet includes a general site plan for the Site depicting the limits of the proposed structure. The development scenario depicted on the Technical Data Sheet is intended to reflect a potential arrangement of proposed uses and elements on the Site. The exact placement, configuration, and size of the uses and elements may be altered during the design development and construction document phases of the project, within the limits described by this Technical Data Sheet, accompanying Development Standards, and the provisions of the Ordinance.

1. Permitted Uses

The Site will be devoted to The Ronald McDonald House of Charlotte.

2. Maximum Building Areas and Limitations:

- a. The height of any building on the Site will comply with the height restrictions imposed within the O-2 District with a maximum height of 40'.
- b. The FAR within the Site will be equal to or less than 1.0, per the O-2 Zoning District requirements.
- c. The overall site open space area will exceed the O-2 Zoning District requirement of 40%.

3. Setbacks and Yards:

- a. The front setback will be established at a minimum of 30 feet from the right-of-way, and the existing restriction proposes a 5' front setback (Ord Book 432-283 & 432-2).
- b. The side yard setback will be established at a minimum of 5 feet in accordance with the O-2 Zoning District.
- c. The rear yard setback will be established at a minimum of 20 feet in accordance with the O-2 Zoning District.

4. Design and Performance Standards:

- a. Dumpster areas will be enclosed on all four sides by an opaque wall with one side being a hinged opaque gate. If one or more sides of a dumpster area adjoin a side or rear wall of a building, then the side or rear of the building may be substituted for the wall.
- b. Wash-park lighting is prohibited within the Site.
- c. Service areas will be screened from public view, and will be covered.
- d. Signage will be designed and erected in accordance with the requirements of the Ordinance.
- e. All freestanding lighting fixtures, except street lights erected along public or private streets, will be uniform in design.
- f. The maximum height of any freestanding lighting fixture, including its base, may not exceed 15 feet, and shall be full cut-off type fixture.

5. Parking:

- a. The number of parking spaces within the site will, as a minimum, satisfy the requirements of the O-2 Zoning District as it applies to the Hotel/Motel use. Parking will meet the minimum requirement of one space per room.
- b. Parking will not be allowed in front of the building, or within the required front setback.

6. Vehicular Access and Roadways

- a. Vehicular access to the Site shall be as generally depicted on the Technical Data Sheet.
- b. The Petitioner reserves the right to seek abandonment of existing easements, alleyways, or other encumbrances within the site through quit claim procedure or other methods in order to create a compatible and integrated development.

7. Fire Protection

- a. Adequate fire protection will be provided in accordance with the requirements of the office of the Fire Marshall and building code in existence at the time of approval of this Petition.

8. Amendments to the Rezoning Plan:

- a. Future amendments to the Petition, or portions thereof may be applied for by the then Owner of the Parcel or Parcels within the site in accordance with provisions of Chapter 6 of the Ordinance. The Petitioner reserves the right to seek variances through the zoning board of adjustment for any necessary modifications to the Site in the future.

9. Binding Effect of the Rezoning Documents and Definitions:

- a. If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under these Development Standards and 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" or "Owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the Owner or Owners of the Site from time to time who may be involved with any future development thereof.

10. Signage

- a. All signage shall comply with sign requirements as contained in chapter 13 of the Charlotte Zoning Ordinance.

SITE NOTES:

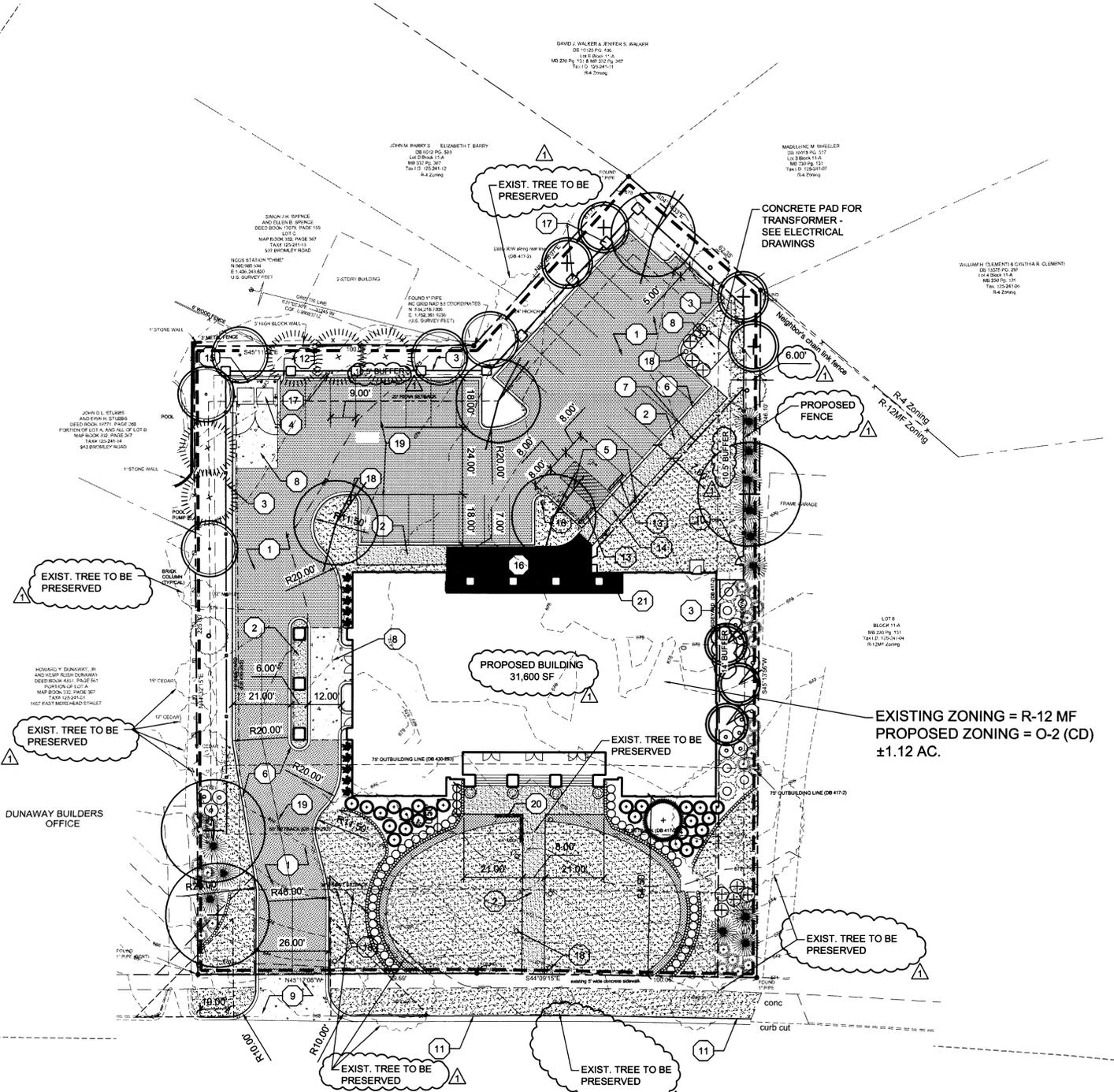
- 1 ASPHALT PAVING - SEE DETAIL 1 / C5.01
- 2 CONCRETE SIDEWALK - SEE DETAIL 3 / C5.01
- 3 7' HIGH WOODEN FENCE - SEE DETAIL 8 / C5.01
- 4 DUMPSTER ENCLOSURE - SEE DETAILS 1 & 2 / C5.02
- 5 ACCESSIBLE PARKING AND SIGNAGE - SEE DETAIL 6 / C5.01
- 6 1'-6" CURB AND GUTTER - SEE DETAIL 4 / C5.01
- 7 4' HIGH PVC COATED CHAIN LINK FENCE AND GATE - SEE DETAIL 7 / C5.01
- 8 HEAVY DUTY CONCRETE PAVING - SEE DETAIL 2 / C5.01
- 9 TYPE II MODIFIED DRIVEWAY - SEE DETAIL 5 / C5.01
- 10 3 FOOT WIDE GATE IN WOODEN FENCE.
- 11 2'-6" CURB AND GUTTER - SEE DETAIL 4 / C5.01
- 12 2'-0" CURB OPENING
- 13 WHEEL STOPS - SEE DETAIL 3 / C5.02
- 14 DEPRESSED SIDEWALK - SEE DETAIL 6 / C5.02
- 15 STEEL PIPE BOLLARD (6 TOTAL) - SEE DETAIL 4 / C5.02
- 16 BRICK IN A HERRINGBONE PATTERN - SIZE AND COLOR OF BRICK TO MATCH BUILDING - SEE DETAIL 8 / C5.02
- 17 BRICK PIER (9 TOTAL) - SEE DETAIL 1 / C5.03
- 18 ILLUMINATED BOLLARD (10 TOTAL) - SEE ELECTRICAL PLANS
- 19 4" WIDE PAINT LINE (WHITE).
- 20 DRY STACK STONE WALL - SEE DETAIL 4 / C5.03
- 21 BIKE RACK - SEE DETAIL 9 / C5.02

BUILDING TABULATIONS:

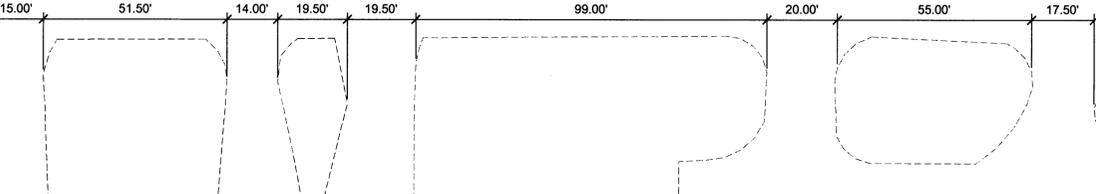
BASEMENT = 7,700 GSF±
FIRST FLOOR = 7,800 GSF±
SECOND FLOOR = 7,900 GSF±
THIRD FLOOR = 8,200 GSF±
TOTAL GROSS SQUARE FOOTAGE = 31,600±
TOTAL FAR = 0.65

SITE DATA:

TOTAL ACREAGE: ±1.12 AC.
EXISTING ZONING: R-12 MF
PROPOSED ZONING: O-2 (CD)
EXISTING BUILDING AREA: 4,400 SQUARE FEET
PROPOSED BUILDING AREA: TO CONFORM TO THAT ALLOWED IN O-2, OR AS INDICATED ON SITE PLAN
EXISTING PARKING: NONE
PROPOSED PARKING: 30 OR ONE PER ROOM WHICHEVER IS GREATER
MAXIMUM BUILDING HEIGHT: 47 FEET
TREE SAVE PERCENTAGE: REQUIRED: 15% MIN, PROVIDED: 45 %
REQUIRED SETBACK: FRONT YARD - 30 FEET
RIGHT SIDE YARD - 5 FEET
LEFT SIDE YARD - 5 FEET
REAR YARD - 20 FEET
PROVIDED SETBACK: FRONT YARD - 60 FEET
RIGHT SIDE YARD - 15 FEET
LEFT SIDE YARD - 35 FEET
REAR YARD - 80 FEET



EAST MOREHEAD STREET / NC ROUTE 27
PUBLIC R/W VARIES FROM 80'
MAP BOOK 332, PAGE 367 AND MAP BOOK 230, PAGE 131
Major Thoroughfare



CONSULTANTS:

LITTLE DIVERSIFIED ARCHITECTURAL CONSULTING
5815 WESTPARK DRIVE
CHARLOTTE, NORTH CAROLINA 28217
(704) 525-6350

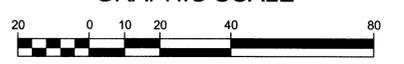
PETITIONER:

RONALD McDONALD HOUSE
P.O. Box 35129
CHARLOTTE, NORTH CAROLINA 28235
(704) 335-9412

TAX PARCEL #S:

125-241-02
125-241-03

GRAPHIC SCALE



1" = 20'-0"

RONALD McDONALD HOUSE OF CHARLOTTE

CHARLOTTE, NC

PRINCIPAL IN CHARGE
E. PORTIS, AIA
PROJECT MANAGER
D. POWLEN, RLA
DRAWN BY
S. MEEGAN

NO.	REVISION	DATE
1	City Engineering Comment	01.22.08

REZONING PLAN

132.3240.00

07/12/07 RZ-1