

DEVELOPMENT STANDARDS MYERS PARK PRESBYTERIAN CHURCH WEST & EAST CAMPUSES

1. GENERAL PROVISIONS

Except as otherwise provided under the MUDD-O Optional provisions set forth below under Section 6 and unless more stringent standards are established by the Rezoning Plan or these Development Standards, all development standards established under the City of Charlotte Zoning Ordinance (the "Ordinance") for the MUDD zoning district shall be followed in connection with development taking place on this approximately 9.02 acre site located on both sides of Providence Road (the East Campus and the West Campus) at Oxford Place (the "Site"), which Site is more particularly depicted on the Rezoning Plan.

The development plan depicted on the Rezoning Plan is intended to reflect the arrangement of proposed uses on the Site. However, the final configurations, placements and sizes of the individual Site elements may be altered or modified within the limits prescribed by the Ordinance and the standards established by the Rezoning Plan and these Development Standards during design development and construction 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 the Ordinance. Driveway and parking layouts may be modified to accommodate final building locations.

For purposes of the preceding paragraph, any alterations or modifications which substantially alter the character of the development, as well as any changes which increase the intensity of development shall not be deemed to be minor and may only be made in accordance with the provisions of Section 6.207(1) or (2) of the Ordinance, as applicable.

2. SUMMARY OF REQUEST

Myers Park Presbyterian Church's existing facility is located on the West Campus. The East Campus is currently undeveloped except for an existing parking lot. This Petition accommodates Myers Park Presbyterian Church's long range master plan which includes as its first phase the addition of a Fellowship Hall and new kitchen on the West Campus and an Outreach Center on the East Campus.

3. PERMITTED USES/MAXIMUM GROSS BUILDING AREA

(a) The Site shall be devoted to church purposes and uses ancillary and incidental to these purposes.

(b) Existing square footage and newly developed square footage on the West Campus shall not exceed 210,000 square feet, and development on the East Campus shall not exceed 80,000 square feet of gross floor area.

(c) For purposes of the development limitations set forth in this Section 3, the term "gross floor area" shall mean and refer to the sum of the gross horizontal areas of each floor of a principal building and any accessory buildings or structures on the Site, measured from the outside of the exterior walls; provided, however, such term shall exclude any surface parking facilities or related access areas and areas used for building and equipment access (such as stairs, elevator shafts and maintenance crawl spaces).

4. GRANDFATHER PROVISIONS

During the various phases of the development and redevelopment process, it is the intention of the Petitioner to retain and preserve any and all grandfathering rights under the Ordinance with respect to all structures, streets, sidewalks, parking areas, and other improvements currently in place on the Site (including any sidewalks in place) which are not removed or renovated to accommodate the particular associated development or redevelopment phase.

5. SETBACKS, SIDE YARDS AND REAR YARDS

All new buildings and parking areas constructed on the Site will satisfy or exceed the setback, side yard and rear yard requirements established under the Ordinance for the MUDD zoning district as more particularly depicted on the Rezoning Plan. The development depicted on the Rezoning Plan shall be viewed as a unified development plan. Therefore, interior yards will not be required between buildings located on the Site.

6. ARCHITECTURAL/CONSTRUCTION COMMITMENTS

Newly constructed buildings on the Site shall conform to the following standards:

(a) A maximum height of 40 feet to the average roof line. Building heights above 40' shall be allowable per Charlotte Zoning Ordinance 12.108.(2).

(b) The architecture shall compliment the materials, scale, massing, roof pitch, and proportions of existing buildings on the West Campus.

(c) HVAC equipment shall be located inside the building to the extent practical and feasible. Where exterior mechanical equipment is required it shall be screened from ground level view from adjacent properties.

(d) Construction shall be limited to the hours between 7:00 AM and 7:00 PM during weekdays and between 8:00 AM and 4:00 PM on the weekends. Extended hours beyond these limits required for special conditions shall be coordinated with neighbors in advance. Construction deliveries shall be designed to limit impact to neighboring streets and efforts shall be made to locate required construction parking on MPPC property to the extent practical and feasible.

7. MUDD-OPTIONAL PROVISIONS

The Petitioner reserves the right through the MUDD-Optional process to seek deviations from the strict application of the Ordinance as it applies to detached signage, parking and maneuvering areas as follows:

(a) Identification signage may be installed in the general locations identified on the Rezoning Plan. The dimensions of the identification signage shall conform to Section 9.8506(c). Identification signage may be LED back lit.

(b) The amount of required off-street parking shall conform to Table 12.202 of the Ordinance (one space per four seats).

(c) Existing non-conforming parking and maneuvering areas may remain on the Site.

8. SCREENING AND LANDSCAPED AREAS

(a) Newly installed screening shall conform with the standards and treatments specified in Section 12.303 of the Ordinance. All newly installed landscaping on the Site will meet or exceed the requirements of the Ordinance.

(b) To acknowledge the proximity to adjacent residential parcels, all new dumpsters on the Site that are visible from a public street or from an adjoining parcel of land shall be screened from view by a solid-enclosure with gates.

9. BUFFER AREAS

Buffer areas shall be provided on the Site generally as outlined on the Rezoning Plan. In the event an existing tree located within a buffer area dies or must be removed for safety reasons due to disease or damage caused by acts of god, the tree may be replaced with another tree or with a wall or berm at the discretion of the Petitioner.

Petitioner agrees to construct berm, landscaping and screen walls at the commencement of construction activities on the East Campus to reduce impact on neighboring properties and extend the growth period of new plantings.

Petitioner shall coordinate the selection of plant materials in buffer areas with adjoining property owners.

10. TREE ORDINANCE

New development on the Site shall comply with the City of Charlotte Tree Ordinance.

11. SIDEWALKS/STREETSCAPE

An 8 foot planting strip and a 6 foot sidewalk shall be installed along the portion of the East Campus which immediately abuts Providence Road as a part of the first phase of development of the East Campus, if such installation will cause no damage to existing trees. If installation would cause damage to existing trees, the existing sidewalk will remain.

12. LIGHTING

(a) The maximum height of any newly installed freestanding light fixture installed on the Site (other than street lights on public rights-of-way) including its base, shall not exceed 20 feet. All newly installed freestanding lighting will be full cut off light fixtures and will be shielded from and directed away from adjacent residential properties.

(b) No new wall pack light fixtures will be installed on any buildings located on the Site.

13. ACCESS POINTS

(a) Access points serving the Site will be as generally depicted on the Rezoning Plan.

(b) The placement and configuration of each vehicular access point are subject to any minor modifications required to accommodate final site and architectural construction plans and designs and to any adjustments required for approval by the City of Charlotte Department of Transportation ("CDOT") and/or the North Carolina Department of Transportation ("NCDOT").

14. STORM WATER MANAGEMENT/WATER QUALITY

Storm water runoff will be managed in accordance with the applicable City regulations. If the Petitioner ties into an existing public storm water system(s), the Petitioner shall have the receiving public drainage system(s) analyzed to ensure that it will not be taken out of standard due to the proposed new development. If it is found that the proposed new development will cause the public storm drainage system(s) to be taken out of standard, the Petitioner shall provide alternate methods to prevent this from occurring. If the receiving public drainage system(s) is already out of standard, the Petitioner's proposed new development will be designed so as to not place the downstream public system(s) further out of standard.

To the extent practical and feasible, stormwater controls shall be located underground.

15. FIRE PROTECTION

Adequate fire protection in the form of fire hydrants will be provided to the Charlotte Fire Marshal's specifications. Plans for each new building on the Site will be submitted to the Fire Marshal's office for approval before the construction of that building commences.

16. AMENDMENTS TO THE REZONING PLAN

Future amendments to the Rezoning Plan and these Development Standards may be applied for by the then Owner or Owners of the Site in accordance with the provisions of Chapter 6 of the Ordinance.

17. BINDING EFFECT OF THE REZONING APPLICATION

1. If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under these Development Standards and the Rezoning Plan 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.

2. 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 in any future development thereof.

GRAPHIC LEGEND

EXISTING BUILDING AREA	
BUILDING ENVELOPE	
EXISTING TREE	
PROPOSED TREE/SHRUB	

ZONING SUMMARY

Tax Parcel Numbers:	
West Campus:	153-071-05
East Campus:	155-101-09, 155-101-10, & 155-101-11

Existing Zoning:	
West Campus:	R-3
East Campus:	O-2/O-2 (CD)/R-43 MF

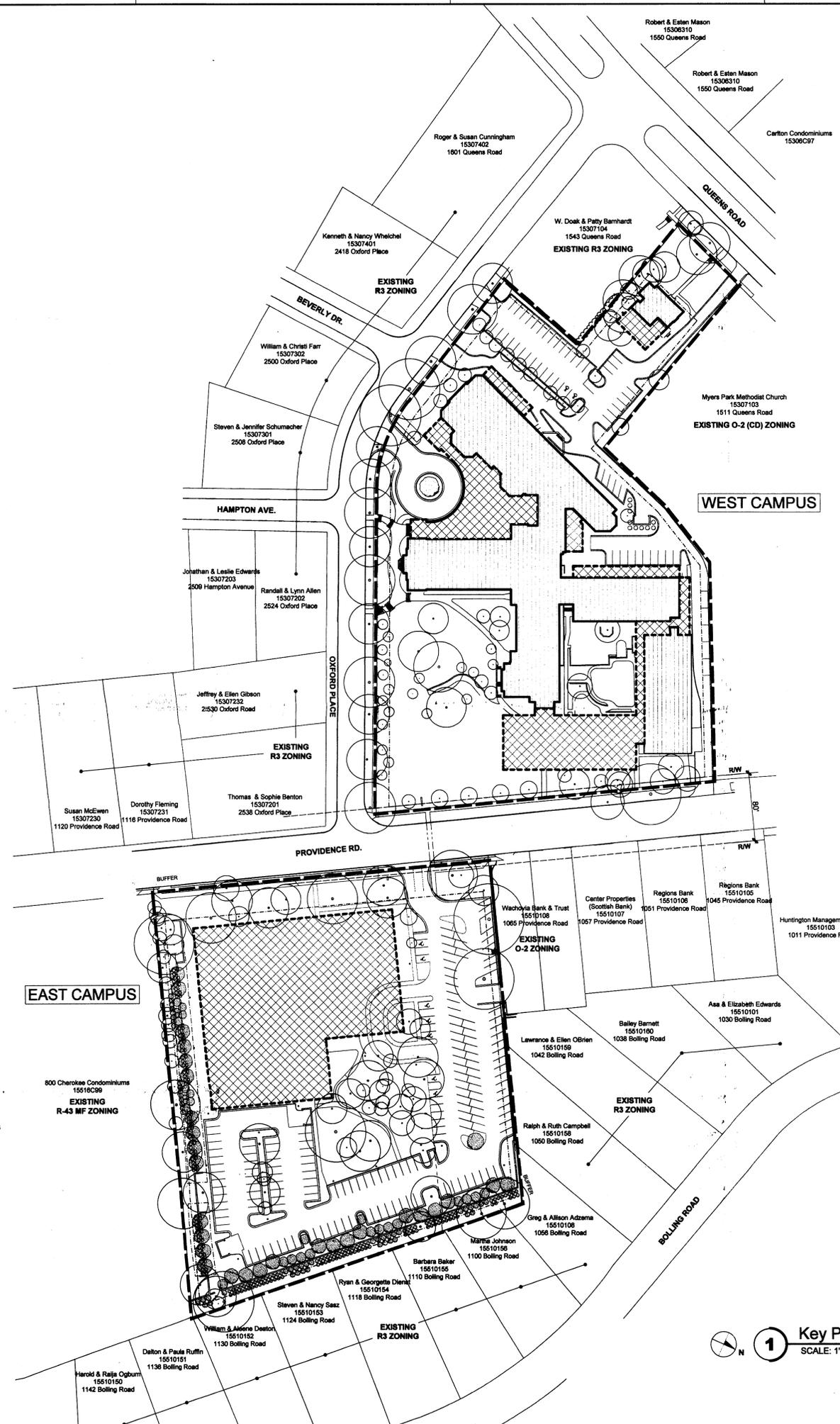
Proposed Zoning:	
West Campus:	MUDD-O
East Campus:	MUDD-O

Site Area:	
West Campus:	4.81 AC
East Campus:	4.21 AC

Existing Building Area:	
West Campus:	127,151 SF
East Campus:	0 SF
Total:	127,151 SF

Proposed Building Area:	
West Campus:	210,000 SF
East Campus:	80,000 SF
Total:	290,000 SF

Petitioner:
Myers Park Presbyterian Church
2501 Oxford Place
Charlotte, NC 28207



NO.	DATE	BY	CHK	DESCRIPTION

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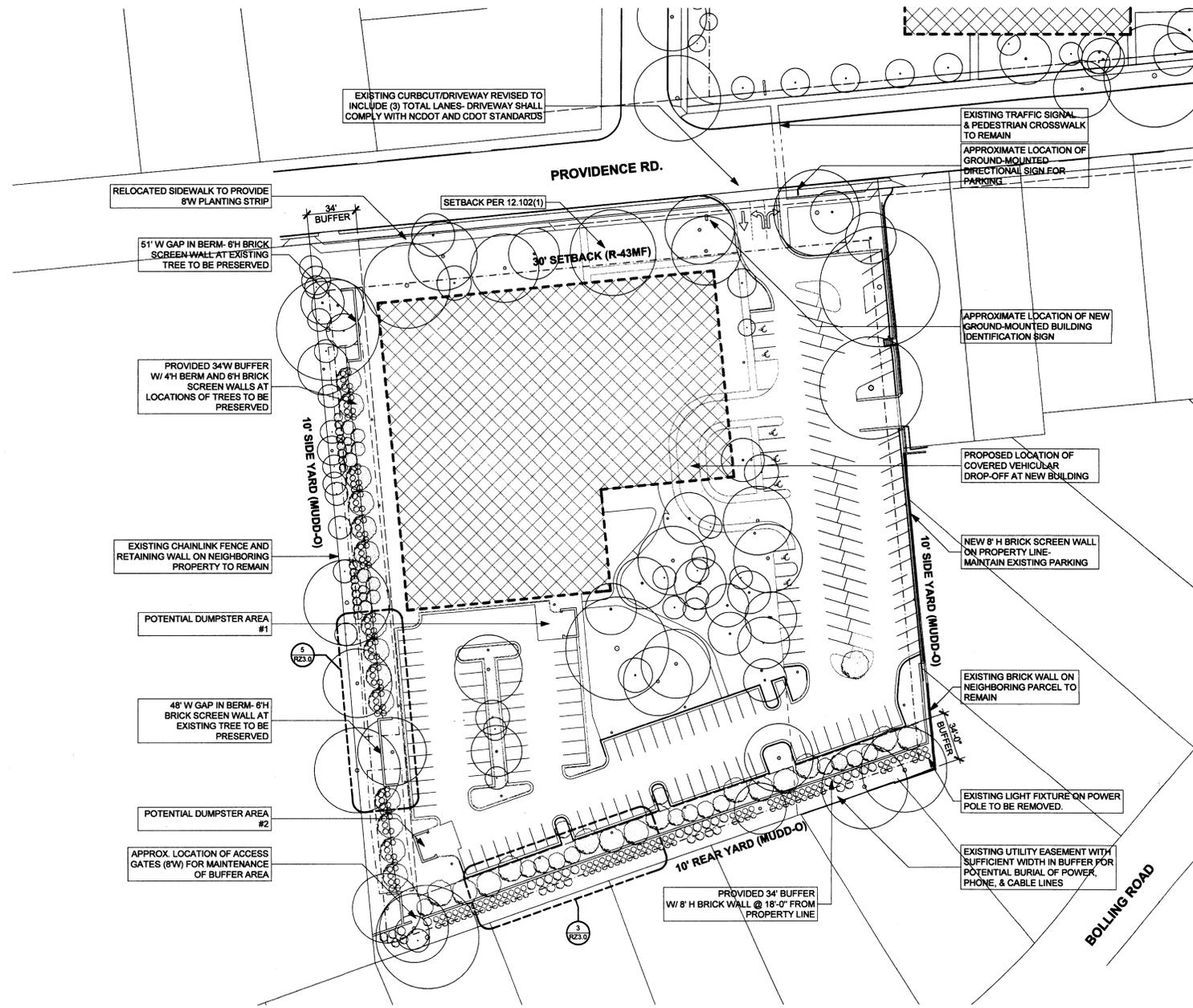
01-28-08
AS NOTED
ZONING SUMMARY
KEY PLAN
DEV. STANDARDS

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RZ1.0
1 OF 3

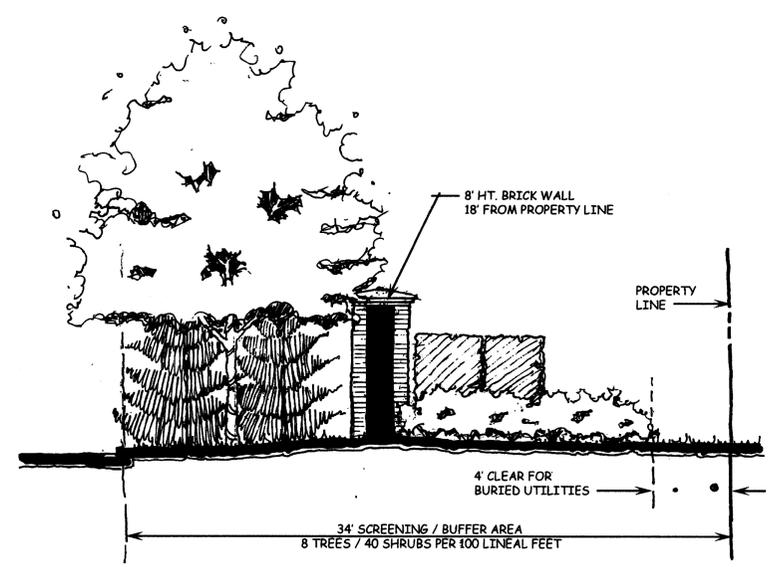
1 Key Plan
SCALE: 1" = 60'-0"

08-65

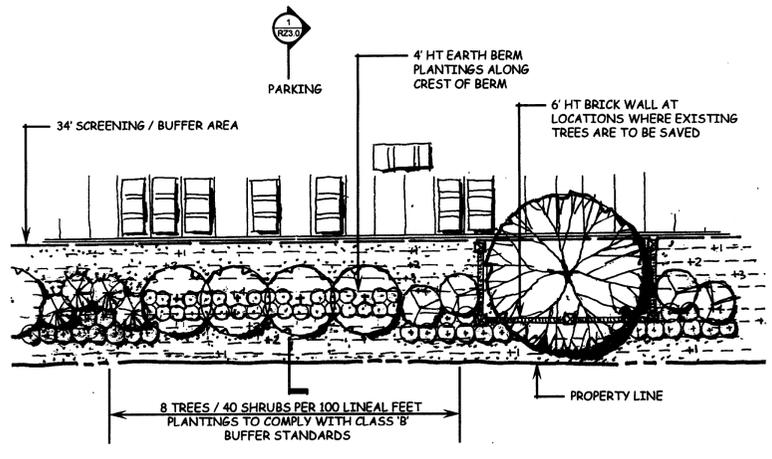
GRAPHIC LEGEND	
EXISTING BUILDING AREA	
BUILDING ENVELOPE	
EXISTING TREE	
PROPOSED TREE/SHRUB	



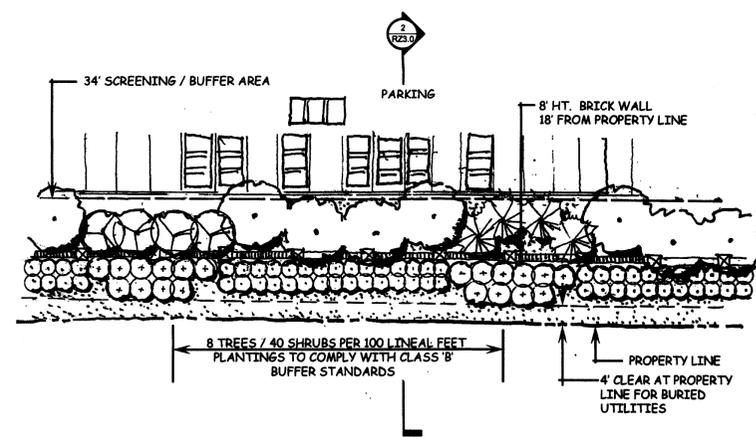
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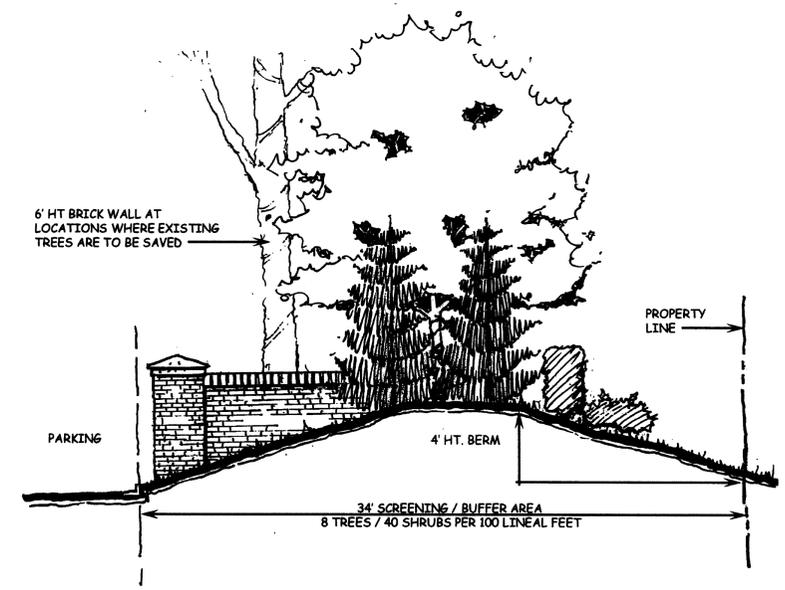
2 EAST PROPERTY LINE SECTION
SCALE: 1:1



5 SOUTH PROPERTY LINE PLAN
SCALE: 1:1



3 EAST PROPERTY LINE PLAN
SCALE: 1:1



1 SOUTH PROPERTY LINE SECTION
SCALE: 1:1

NO.	DATE	BY	CHK	DESCRIPTION
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01-28-08
AS NOTED
EAST CAMPUS
SITE PLAN
BUFFER INFO.

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3 OF 3