

**Conditional Development Standards**

**General Provisions.**

- 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.
- The Petitioner acknowledges that other standard development requirements imposed by other city ordinances, such as those that regulate streets, sidewalks, bicycle parking, and site development, 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.
- Throughout this Rezoning Petition, the terms "Owner", "Owners", "Petitioner" or "Petitioners", shall, with respect to the 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 center to accommodate neighborhood services and retail uses.

**Permitted Uses**  
Uses allowed on the property included in this Petition are those uses that are permitted in the B-1, CD district except as may be further limited by the specific provisions of this site plan. Development on the site will not exceed a total of 10,000 square feet of floor area.

**Transportation**

- The site will utilize driveways that connect to Rhyne Road on the northern edge of the site and to Rhyne Road via a right in only driveway as generally depicted on the site plan subject to approval by NCDOT or CDOT, whichever has jurisdiction as was approved in the prior rezoning of this site.
- Parking areas are generally depicted on the concept plan for the site.
- The Petitioner will construct a 12' multi-use path and an 8' planting strip along the Rhyne Road frontage of the site from the northerly corner of the property to the pedestrian crossing at the Rhyne Road/Moores Chapel Road roundabout as has been approved by NCDOT. In addition, the Petitioner will install a 12' multi-use path and an 8' planting strip along the Moores Chapel Road frontage from the pedestrian crossing at the Rhyne Road/Moores Chapel Road roundabout to a termination point to be determined by CDOT and NCDOT during the design review phase of the project. The Petitioner will install curb and gutter along public streets adjoin the site as permitted and allowed by CDOT or NCDOT.
- If consent from NCDOT or CDOT is not received, the Petitioner will coordinate with NCDOT or CDOT to ensure that all rights of way will be made to NCDOT before the site's first building certificate of occupancy is issued. In addition the Petitioner will provide a 2' SUE along Rhyne Road in areas where the right-of-way is not wide enough to provide space for the SUE.
- Transportation mitigation improvements will consist of the following:
  - Moores Chapel a I-485 Southbound Off-Ramp: Convert the southbound right turn lane to a free-flow right with channelization island and construct an additional westbound receiving lane by extending the westbound right turn lane on Moores Chapel Road between the two roundabouts.
  - Rhyne Road at Belmeade Rd. Construct a southbound right turn lane with 100' of storage on Rhyne Road.
  - Rhyne Rd at Driveway 1: Construct a right turn lane and one ingress lane and construct a southbound left turn lane with 100' storage plus taper.
  - Moore's Chapel Rd at Rhyne Rd: Construction of a southbound right turn lane under yield control with 200' of storage and appropriate taper length.
  - Rhyne Road at Driveway 2: Construction of a northbound right in only lane with 100' of storage on Rhyne Road and 175' of internal storage.
  - In addition, the Petitioner will construct up to 4 pedestrian ramps, as generally depicted on the site plan, subject to the approval of NCDOT or CDOT, whichever has jurisdiction if not already constructed by others. The Petitioner will coordinate Control of Access Break with NCDOT for proposed multi-use path along Moores Chapel Road.
- The Petitioner will develop the site in two phases. The first phase will consist of no more than 6,600 square feet of floor area and that will be the main structure on the site. The remaining 3,400 square feet of floor area shown as 'future development' on the site plan can be constructed only after the TIA conducted for the site is updated to include the impacts of the additional 3,400 square feet of floor area and a list of any additional improvements that may be required based solely on the additional impacts if any.

All public roadway improvements will be subject to the standards and criteria of CDOT and NCDOT, as applicable, to the roadway improvements within their respective road system authority. It is understood that such improvements may be undertaken by the Petitioner on its own or in conjunction with other development or roadway projects taking place within the broad western Mecklenburg area, by way of a private/public partnership effort or other public sector project support.

All transportation improvements will be approved and constructed before the site's first building certificate of occupancy is issued as needed. The petitioner may phase transportation improvements if said improvements and phasing are explicitly described in site plan notes.

**Architectural Standards**

The development of the site will be governed by the district regulations of the Zoning Ordinance for the B-1. Large expanses of wall exceeding 20-feet in length will be avoided through the introduction of articulated facades, using various materials such as brick and other masonry products, stone, different colors of paint, glass windows, water table, and/or soldier course.

**Streetscape and Landscaping**

- Screen the drive thru component from the adjacent rights-of-way through utilization of plantings and 4' screening wall.

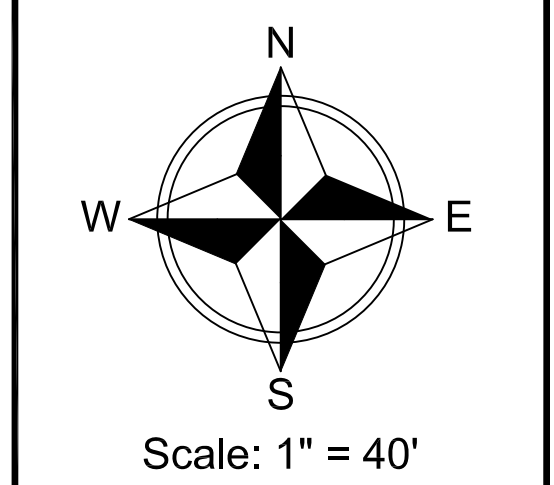
**Environmental Features**

- The location, size, and type of storm water 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.
- Site is in a wedge and will be required to provide 15% tree save area based on gross acreage. 15% of 3.75 acres = 0.56 acres tree save. Tree save must contain existing healthy tree canopy if it is practically available on the development site. Tree save must be 30 feet in width minimum.

**Lighting**  
Freestanding lighting on the site will be limited to 25' in total height and will utilize full cut-off luminaires.

**Phasing**  
Reserved

Revised per staff comments 2-23, 1.4  
 Revised per staff comments and TIA 12-11-23, 1.5  
 Revised per recommendations from the TIA, March 11-25-2024, 1.6  
 Revised per staff comments 1-13-24, 1.7  
 Revised per PHSA and staff comments 5-3-24, 1.8



APPROVAL STAMP

**CHARLOTTE, NC:**  
 MOORES CHAPEL & RHYNE RD  
 CHARLOTTE, NC 28214  
**RZP-2022-105**

**SITE PLAN**

**Site Data Summary**

**Existing Zoning:** R3 LLWPA (Residential)  
**Proposed Zoning:** B-1(CD) LLWPA (Business)

**Parcel ID:** 05549128  
 05549114  
 05549113

**Area Summary:**  
 Total Area - 3.75 ACRES

**Floor Area Summary:**  
 -Total floor area not to exceed 10,000 SqFt for entire site

**Building Setbacks:**  
 Moores Chapel: 20 ft  
 Rhyne: 30 ft  
 Rear: 20 ft

**Parking Summary :**  
 As prescribed by the Ordinance

Date Prepared: 5/3/24	Drawn By: SK

**DURBAN DEVELOPMENT**  
 CORPORATE OFFICE:  
 106 FOSTER AVE  
 CHARLOTTE, NC 28203