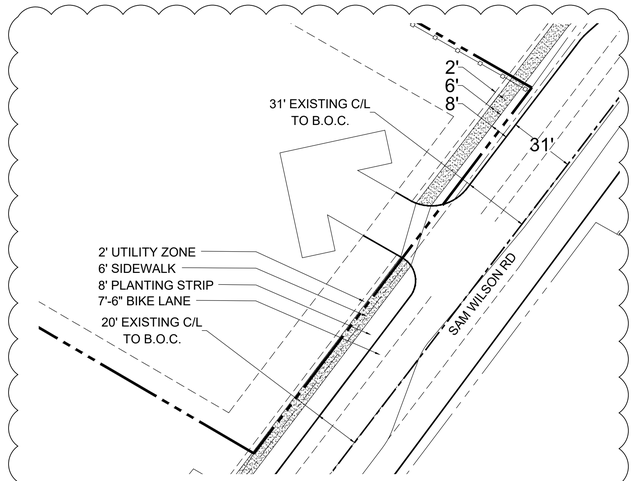


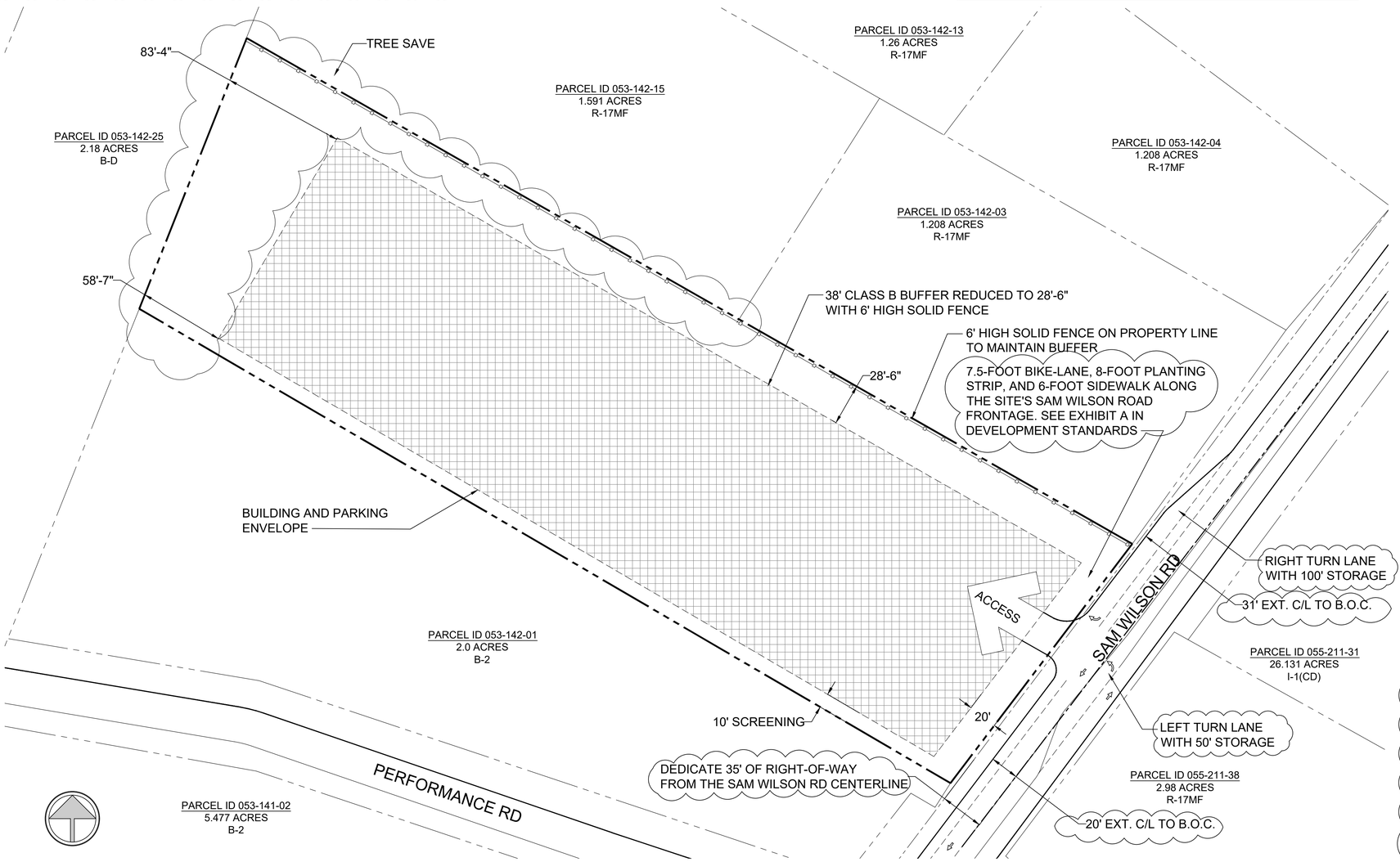
05 ENLARGED PLAN scale: 1"=60'

Development Summary

Owner:	ARYANAN DEVELOPERS LLC
Address:	1036 SEMINOLE DR
Tax Parcel ID#:	053-142-21, 053-142-02
Total Site Acreage:	3.08 Acres
Existing Zoning:	R-17MF
Proposed Zoning:	B-2 (CD), Lake Wylie PA
Parking:	As allowed per zoning ordinance
Max. Building Height:	65' (increased side yard if over 40')

03 SITE DATA scale: NTS

04 VICINITY MAP scale: NTS



01 SITE PLAN scale: 1"=40'

DEVELOPMENT STANDARDS

General Standards

A. Development of the site will be controlled by the standards depicted on this site plan and by the standards of the Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of proposed uses on the site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the Zoning Ordinance as provided by Section 6.207 of the Zoning Ordinance.

B. The Petitioner acknowledges that other standard development requirements imposed by other Charlotte ordinances, such as those that regulate streets, sidewalks, trees, bicycle parking, and site development may apply to the development of the site. These are not zoning regulations, are not administered by the Zoning Administrator and are not separate zoning conditions imposed by the site plan. Unless specifically noted in the conditions for the site plan, these other standard development requirements will be applied to the development of the site as defined by those other Charlotte ordinances.

C. Throughout this site plan, the terms "Owner" or "Petitioner" shall, with respect to the site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assignees of the Owner of the site who may be involved in its development from time-to-time.

D. Alterations to the Conditional Zoning Plan are subject to Section 6.207 of the Zoning Ordinance.

Permitted Uses

A. The petitioner request the following uses to be allowed with the exception of Residential uses: Health, institutions, schools, religious institutions, retail (max 10,000 SF), car wash, hotels and motels, office (max 40,000 SF) banks, daycares, restaurants (including drive thru) and neighborhood food and beverage services.

Transportation

A. Vehicular access to this site shall be limited to one driveway as depicted on the site plan.

B. A left-turn lane, into the site, with a 50-foot taper between the site's left-turn lane and the southbound left-turn lane to turn onto West Pointe Drive.

C. A right-turn lane into the site with 100-feet of storage and an appropriate taper.

D. Provide a $25,000 contribution to NCDOT for the future traffic signal at Sam Wilson Rd. and Performance Rd./West Pointe Dr.

E. Dedicate 35-feet of right-of-way from the Sam Wilson Road centerline.

F. Construct an 8-foot planting strip and 6-foot sidewalk along Sam Wilson Road per Chapter 19 of the City Code.

G. Include the construction of the cross section, as noted in the Catawba Area Plan, along the site's frontage on Sam Wilson Road. The bike lane, back-of-curb, planting strip, and sidewalk will be labeled and dimensioned from the center line of Sam Wilson Road. See Exhibit A below.

H. Dedication and fee simple conveyance of all rights of way to the NCDOT before the site's first building certificate of occupancy is issued. CDOT requests right of way set at 2' behind back of sidewalk where feasible.

I. All transportation improvements will be approved and constructed before the site's first building certificate of occupancy is issued.

Architectural Standards

A. Reserved

Parking

A. Parking areas are generally depicted on this site plan.

Environmental Standards

A. All requirements of the City of Charlotte Tree Ordinance shall be met with this development.

B. All requirements of the City of Charlotte Post Construction Stormwater Ordinance (PSCO) shall be met with this development.

Streetscape/Landscaping

A. All buffers shall meet minimum requirements.

B. In the event that an adjacent parcel of land is either rezoned to a zoning district or devoted to a use that eliminates or reduces the buffer requirements on the site, the Petitioner may reduce or eliminate, as the case may be, the relevant buffer areas set out on this site plan accordingly.

Parks, Greenways, and Open Space

Reserved

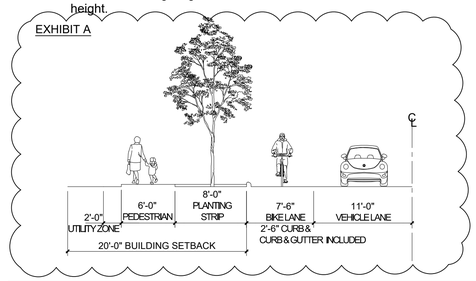
Fire Protection

Reserved

Lighting

A. Freestanding light will be fully shielded and downwardly directed. All new, detached lighting installed on the site will be limited to 21' in height.

EXHIBIT A



02 DEVELOPMENT STANDARDS

ODA ARCHITECTURE
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charlotte, nc 28203
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FOR REZONING

2528 SAM WILSON RD

CHARLOTTE, NORTH CAROLINA

ODA Project No. 203486

PETITION NO. 2019-037

06.15.2020

REVISIONS		
No.	Description	Date
1	ZONING COMMENTS	10/2/20
2	ZONING COMMENTS	10/19/20
3	ZONING COMMENTS	1/7/21

SITE PLAN

RZ-1

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