

DEVELOPMENT DATA:
 PROJECT NAME: THE COURTYARD
 OWNER/AGENT: LAT PURSER AND ASSOCIATES PHONE #: 704-519-4200
 OWNER ADDRESS: 4530 PARK RD. STE 410 CHARLOTTE, NC 28209
 PLANS PREPARED BY: THE ISAACS GROUP PHONE #: 704-527-3440
 DESIGNER ADDRESS: 8720 RED OAK BLVD. STE 420 CHARLOTTE, NC 28217
 TAX PARCEL #: 121-101-10
 EXIST. ZONING: B-1 JURISDICTION: CITY OF CHARLOTTE
 PROP. ZONING: NS
 EXISTING USE: RETAIL AND RESTAURANT
 PROPOSED USE: RETAIL AND RESTAURANT
 LOT SIZE: 103530/2.376 SQ. FEET/ACRES
 EXISTING BUILDING: 34,000 SQ. FEET
 EXISTING PARKING: 129 SPACES
 MAX. EDEE S.F.: 48,550 SQ. FEET
 MAX. OUTDOOR DINING PATIO AREA: ±4,100 SQ. FEET
 REQUIRED PARKING (NON EDEE USES): 1 SPACE PER 375 S.F.
 REQUIRED EDEE PARKING: 1 SPACE PER 225 S.F.
 TOTAL PARKING REQUIRED: EDEE USES 8550/225= 38 SPACES
 OUTDOOR DINING 4,100/225= 18 SPACES
 NON EDEE USES 25450/375= 68 SPACES
 TOTAL PARKING REQUIRED= 124 SPACES
 TOTAL PARKING PROVIDED= 129 SPACES (HOWEVER, 4 SPACES MAY BE REMOVED BY PETITIONER)

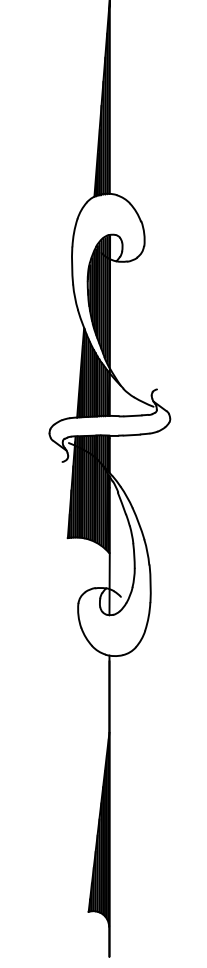
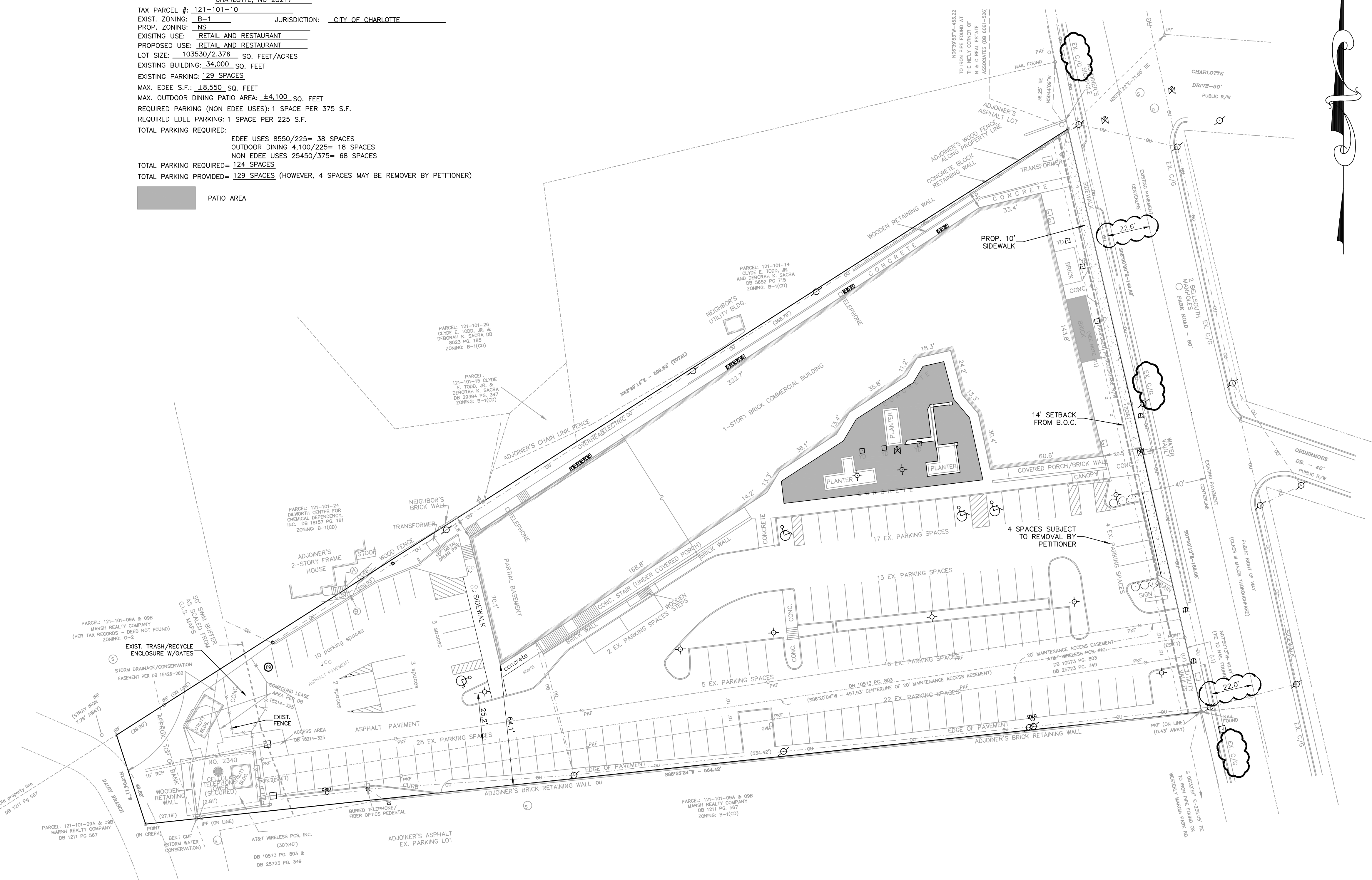
1. GENERAL PROVISIONS
 - A. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY THE COURTYARD AT PARK ROAD, LLC (THE "PETITIONER") FOR AN APPROXIMATELY 2.376 ACRE SITE LOCATED ON THE WEST SIDE OF PARK ROAD, ACROSS FROM THE INTERSECTION OF PARK ROAD AND ORDERMORE AVENUE, WHICH SITE IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (HEREINAFTER REFERRED TO AS THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL NO. 121-101-10.
 - B. DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE").
 - C. UNLESS THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE NEIGHBORHOOD SERVICES (NS) ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THE SITE.
 - D. THE DEVELOPMENT AND USES DEPICTED ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND ARE INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF USES AND IMPROVEMENTS ON THE SITE. ACCORDINGLY, THE ULTIMATE LAYOUT, LOCATIONS AND SIZES OF THE DEVELOPMENT AND SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE PROPOSED DEVELOPMENT AND SITE ELEMENTS, AND THEY MAY BE ALTERED OR MODIFIED IN ACCORDANCE WITH THE SETBACK AND YARD REQUIREMENTS SET FORTH ON THIS REZONING PLAN AND THE DEVELOPMENT STANDARDS, PROVIDED, HOWEVER, THAT ANY SUCH ALTERATIONS AND MODIFICATIONS SHALL NOT MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN.
 - E. THE SITE IS CURRENTLY IMPROVED WITH A COMMERCIAL DEVELOPMENT KNOWN AS THE COURTYARD. TO THE EXTENT THAT THE EXISTING BUILDING, ANY EXISTING IMPROVEMENTS OR ANY EXISTING SIGNS LOCATED ON THE SITE DO NOT MEET THE REQUIREMENTS OF THE NS ZONING DISTRICT OR ANY OTHER PROVISIONS OF THE ORDINANCE, THE EXISTING BUILDING, THE EXISTING IMPROVEMENTS AND/OR THE EXISTING SIGNS SHALL BE CONSIDERED TO BE LEGALLY NON-CONFORMING AND SHALL NOT BE REQUIRED TO COMPLY WITH SUCH ORDINANCE REQUIREMENTS AND PROVISIONS.
 - F. FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR 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. ALTERATIONS TO THE REZONING PLAN ARE SUBJECT TO SECTION 6.207 OF THE ORDINANCE.

2. PERMITTED USES/DEVELOPMENT LIMITATIONS
 - A. SUBJECT TO THE LIMITATIONS SET OUT BELOW, THE SITE MAY BE DEVOTED TO ANY USE OR USES ALLOWED BY RIGHT OR UNDER PRESCRIBED CONDITIONS IN THE NS ZONING DISTRICT, TOGETHER WITH ANY INCIDENTAL OR ACCESSORY USES ASSOCIATED THEREWITH THAT ARE PERMITTED UNDER THE ORDINANCE IN THE NS ZONING DISTRICT. ACCESSORY USES MAY INCLUDE OUTDOOR DINING.
 - B. THE SITE MAY CONTAIN AND BE DEVELOPED WITH A TOTAL MAXIMUM OF 34,000 SQUARE FEET OF GROSS FLOOR AREA. THE AREA OF OUTDOOR DINING PATIOS SHALL NOT COUNT TOWARDS THE MAXIMUM 34,000 SQUARE FEET OF ALLOWABLE GROSS FLOOR AREA.
 - C. A MAXIMUM OF 8,550 SQUARE FEET OF THE ALLOWABLE 34,000 SQUARE FEET OF GROSS FLOOR AREA MAY BE DEVOTED TO EATING, DRINKING AND ENTERTAINMENT ESTABLISHMENTS (TYPE 1 AND/OR TYPE 2). THE AREA OF OUTDOOR DINING PATIOS SHALL NOT COUNT TOWARDS THE MAXIMUM 8,550 SQUARE FEET OF GROSS FLOOR AREA THAT MAY BE DEVOTED TO EATING, DRINKING AND ENTERTAINMENT ESTABLISHMENTS (TYPE 1 AND/OR TYPE 2).
- ACCESSORY DRIVEWAYS of the Ordinance in effect as of the date this Rezoning Petition is approved THROUGH SERVICE LANES/WINDOWS SHALL NOT BE PERMITTED ON THE SITE.
- E. THE TOTAL MAXIMUM SIZE OF OUTDOOR DINING PATIOS LOCATED ON THE SITE SHALL BE 4,100 SQUARE FEET.

3. TRANSPORTATION
 - A. VEHICULAR ACCESS SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINT ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION.
 - B. THE ALIGNMENTS OF THE INTERNAL DRIVES AND CIRCULATION AREAS LOCATED ON THE SITE ARE SUBJECT TO MINOR MODIFICATIONS OR ALTERATIONS.
 - C. INTERNAL STREETS AND CONNECTIONS SHALL BE PROVIDED ON THE SITE AS GENERALLY DEPICTED ON THE REZONING PLAN.
 - D. SUBJECT TO THE TERMS OF PARAGRAPH 3.E BELOW, OFF-STREET VEHICULAR PARKING SHALL BE PROVIDED AT THE RATE OF 1 PARKING SPACE PER 375 SQUARE FEET OF GROSS FLOOR AREA.
 - E. OFF-STREET VEHICULAR PARKING SHALL BE PROVIDED AT THE RATE OF 1 PARKING SPACE PER 225 SQUARE FEET OF GROSS FLOOR AREA FOR EATING, DRINKING AND ENTERTAINMENT ESTABLISHMENTS (TYPE 1 AND/OR TYPE 2) AND FOR OUTDOOR DINING PATIOS.
 - F. THE PETITIONER WILL DEDICATE VIA FEE SIMPLE CONVEYANCE ANY ADDITIONAL RIGHT-OF-WAY INDICATED ON THE REZONING PLAN AS RIGHT-OF-WAY TO BE DEDICATED, AND THE ADDITIONAL RIGHT-OF-WAY WILL BE DEDICATED PRIOR TO THE ISSUANCE OF THE FIRST NEW CERTIFICATE OF OCCUPANCY FOR THE SITE. THE PETITIONER WILL PROVIDE A PERMANENT SIDEWALK EASEMENT FOR ANY SIDEWALK (OR PORTIONS THEREOF) LOCATED ALONG THE SITE'S PUBLIC STREET FRONTAGE THAT IS LOCATED OUTSIDE OF THE RIGHT-OF-WAY. THE PERMANENT SIDEWALK EASEMENT WILL BE LOCATED A MINIMUM OF TWO (2) FEET BEHIND THE SIDEWALK WHERE FEASIBLE.
 - G. ALL TRANSPORTATION IMPROVEMENTS SET OUT IN SECTION 3 OF THE DEVELOPMENT STANDARDS SHALL BE CONSTRUCTED AND APPROVED PRIOR TO THE ISSUANCE OF THE FIRST NEW CERTIFICATE OF OCCUPANCY FOR THE SITE.

4. STREETScape AND LANDSCAPING
 - A. A SIDEWALK AND PLANTING STRIP SHALL BE PROVIDED ALONG THE SITE'S FRONTAGE ON PARK ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN.
 - B. IN THE EVENT THAT ANY BUILDING LOCATED ON THE SITE IS EXPANDED OR ANY BUILDING LOCATED ON THE SITE IS DEMOLISHED AND REPLACED WITH A NEW BUILDING, THE SITE WILL BE REQUIRED TO COMPLY WITH THE ADOPTED STREETScape PLAN APPLICABLE TO THE SITE.

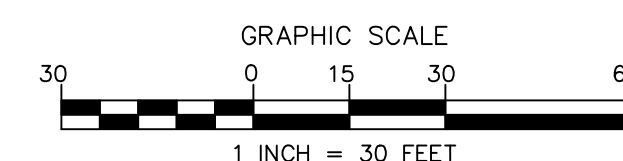
5. LIGHTING
 - A. ANY FREESTANDING LIGHTING FIXTURES INSTALLED ON THE SITE AFTER THE APPROVAL OF THIS REZONING PETITION (EXCLUDING STREET LIGHTS, LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS AND SIDEWALKS AND LANDSCAPING LIGHTING) SHALL BE FULLY CAPPED AND SHIELDED AND THE ILLUMINATION DOWNWARDLY DIRECTED SO THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY PROPERTY LINE OF THE SITE.
 - B. THE MAXIMUM HEIGHT OF ANY FREESTANDING LIGHTING FIXTURE INSTALLED ON THE SITE AFTER THE APPROVAL OF THIS REZONING PETITION SHALL BE 21 FEET.
6. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS
 - A. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE USE AND 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 PETITIONER AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.
 - B. THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERM "PETITIONER" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVICES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF PETITIONER OR THE OWNER OR OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.
- C. ANY REFERENCE TO THE ORDINANCE HEREIN SHALL BE DEEMED TO REFER TO THE REQ



REZONING PETITION #:2020-080

PRELIMINARY FOR REVIEW PURPOSES ONLY

NO.	BY	DATE	REVISION
1	CBH	8/17/20	PER STAFF COMMENTS
2	CBH	9/23/20	PER STAFF COMMENTS



Project: **THE COURTYARD**
 PARK ROAD, CHARLOTTE, NORTH CAROLINA
 Title: **REZONING PLAN**
 File #: 18167-SK.DWG Date: 04/27/2020 Project Egr: BTU
 Design By: BTU
 Drawn By: CBH
 Scale: 1"=30'
 8720 RED OAK BOULEVARD, SUITE 420
 CHARLOTTE, N.C. 28217
 PHONE (704) 527-3440 FAX (704) 527-8335
RZ1.0