**EXISTING CONDITIONS PLAN**

**REZONING**

**PETITIONER:** ALBEMARLE PROPERTY INVESTORS, LLC
630 S. MAITLAND AVE., SUITE 100
MAITLAND, FL 32751
C/O AMY McCOOK

**TAX PARCEL(S) ID:**
11122103 & 11122105

**PROPERTY OWNER(S):**

- **PARCEL 11122103**
  - MARY L. RHODES
  - 13849 BEATTIES FORD RD
  - HUNTERVILLE NC 28078
- **PARCEL 11122105**
  - SQUARE A LAND HOLDINGS, LLC
  - 11525 ROCKY RIVER CHURCH ROAD
  - CHARLOTTE NC 28215

**ACREAGE:** 11.24 ACRES

**EXISTING ZONE:**
- **PARCEL 11122103:** NS ZONE
- **PARCEL 11122105:** R-3 ZONE

**PROPOSED ZONING:**
- **NS (SPA), NS WITH 5 YEARS VESTED RIGHTS**

**EXISTING USES:**
- **PARCEL 11122103:** VACANT LAND
- **PARCEL 11122105:** AN EXISTING INDUSTRIAL BUILDING

**PROPOSED USES:**
**USED PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE NS ZONING DISTRICT (AS MORE SPECIFICALLY DESCRIBED AND RESTRICTED BELOW).**

- **MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT:**
  - UP TO 75,000 SF OF GROSS FLOOR AREA OF RETAIL, EATING DRINKING ENTERTAINMENT ESTABLISHMENT (EDEE), AND PERSONAL SERVICES USES AS ALLOWED IN THE NS ZONING DISTRICT.  UP TO TWO (2) USES WITH ACCESSORY DRIVE-THROUGH WINDOWS AND UP TO ONE (1) USE WITH AN ACCESSORY PHARMACY PICK-UP WINDOW MAY BE CONSTRUCTED WITHIN THE DEVELOPMENT AREA.

- **MAX. BUILDING HEIGHT:**
  - BUILDING HEIGHTS WILL BE LIMITED TO A MAXIMUM OF FOUR (4) STORIES AND 60 FEET. BUILDING HEIGHT WILL BE MEASURED AS DEFINED BY THE ORDINANCE.

- **PARKING REQUIRED:**
  - AS DEFINED BY THE ORDINANCE

- **STORMWATER:**
  - **PROPOSED STORMWATER BMP(S)**

*SEE SHEET RZ-3.0 FOR REZONING DEVELOPMENT STANDARDS*
I. GENERAL PROVISIONS

1. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY EQNS DEVELOPMENT PROPERTIES, LLC (THE "PETITIONER") TO AMEND THE ZONING MAP OF THE CITY OF CHARLOTTE, NORTH CAROLINA, TO REZONE A PART OF THE PROPERTY OWNED BY THE PETITIONER FROM THE "C-1" COMMERCIAL ZONING DISTRICT TO THE "RZ-3" REZONING DISTRICT, AND TO ADOPT LOTS 10 THROUGH 12, BLOCK 6, ALBEMARLE ROAD SUBDIVISION, AS DESCRIBED IN THE RECORD OF SURVEY NO. 20201115002102371990, TO THE "RZ-3" REZONING DISTRICT. NO OTHER DEVELOPMENT STANDARDS APPLICABLE TO THE PROPERTY OWNED BY THE PETITIONER FROM THE "C-1" COMMERCIAL ZONING DISTRICT TO THE "RZ-3" REZONING DISTRICT.

II. PERMIT USE

1. ANY DEVELOPMENT ACCORDING TO THE REZONING PLAN OTHER THAN THOSE SPECIFIC USES PERMITTED BY THE CITY OF CHARLOTTE ZONING ORDINANCE AS APPLICABLE TO THE "RZ-3" REZONING DISTRICT, SHALL REQUIRE A SPECIAL USE PERMIT AND SUCH OTHER PERMITS AS MAY BE REQUIRED BY THE CITY OF CHARLOTTE.

III. TRANSPORTATION


IV. ENVIRONMENTAL PROVISIONS

1. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL ADOPTED INTERNAL POND CONSTRUCTION STANDARDS AS UNKNOWN.

V. ARCHITECTURAL STANDARDS

1. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL ADOPTED ARCHITECTURAL STANDARDS.

VI. LIGHTING

1. ALL LIGHTING FIXTURES INSTALLED ON THE SITE MUST COMPLY WITH THE CHARLOTTE LIGHTING STANDARDS AS SHOWN ON THE REZONING PLAN. ALL LIGHTING FIXTURES MUST BE PLACED AND CONFIGURED TO MINIMIZE LIGHT POLLUTION TO THE FIVE (5) CONTIGUOUSamental (i.e., bounded by the west side of Rock River Church Road and the east side of Albemarle Road) and THE FOLLOWING:

- AN EXCLUSIVE LEFT TURN LANE ON THE EASTBOUND APPROACH OF ALBEMARLE ROAD. A MINIMUM WIDTH OF 14 FEET AND A WIDTH OF 18 FEET FOR A PEDESTRIAN ACCESS POINT.