

Note:
 -SITE VEGETATION WAS LOCATED VIA AERIAL PHOTOGRAPHY. LOCATIONS AND QUANTITIES SHOWN ON PLAN MAY VARY FROM ACTUAL ON SITE CONDITIONS.
 -FEMA FLOOD MAP 37104476004, NO FLOOD WAY ON SITE
 -BOUNDARY SURVEY INFORMATION PROVIDED BY CAROLINAS DESIGN GROUP, PLLC. (704)854-9328 MARCH 13, 2013



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nc firm no: P-0418 sc coa no: C-03044

Weddington United
 Methodist Church

13901 Providence Rd.
 Weddington, NC 28104

Weddington United Methodist Church

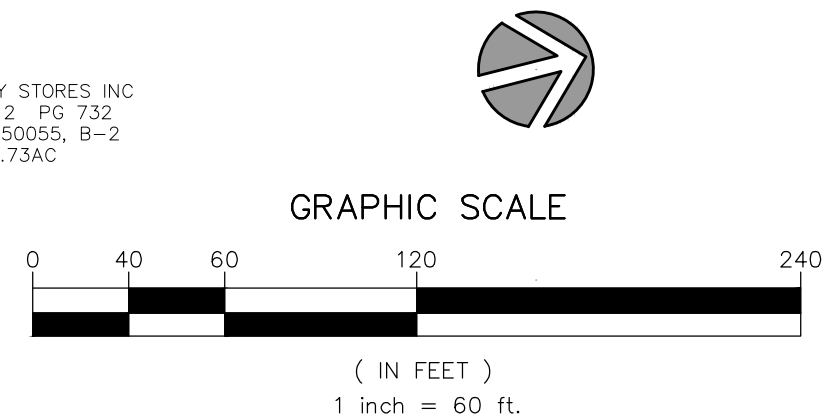
Existing Conditions Plan
 13901 Providence Rd Weddington, NC

NO. DATE: BY: REVISIONS:

Project No: 23-CLT-011
 Date: 03.17.2023
 Sheet No:

RZ-1.0

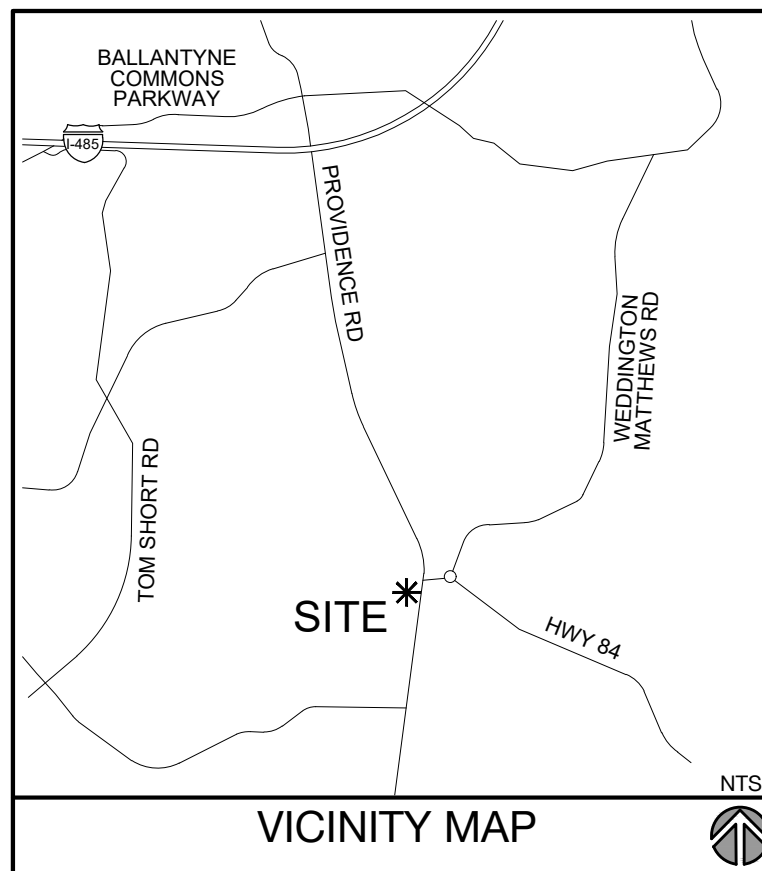
REZONING PETITION #XXX



SHORT HOLDINGS LLC
 DB 5812 PG 732
 PID 061500788, R-40
 50.86AC

WEDDINGTON UNITED METHODIST
 DB 5074 PG 746
 PID 061500776, R-40
 5.43AC

PRESSLEY STORES INC
 DB 5812 PG 732
 PID 061500555, B-2
 0.73AC

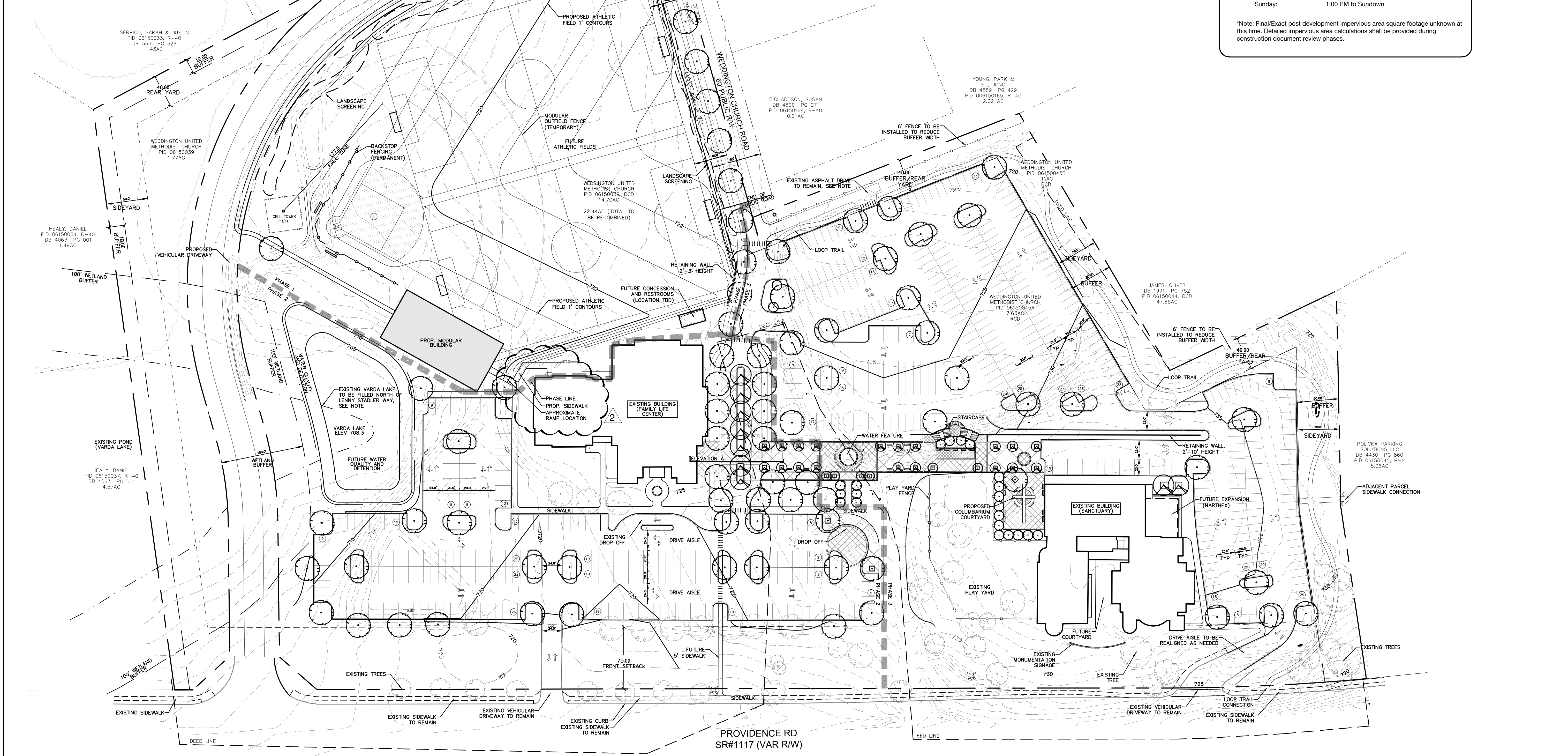


VICINITY MAP

NTS



PROVIDENCE RD SR#1117 (VAR RW)



Site Development Data:

Acreege:	+/- 22.09 AC
Tax Parcel:	06150045A, 06150045B, 06150040, & 06150039
Existing Zoning:	RCD
Proposed Zoning:	RCD
Pre-Development Impervious Condition:	6.11 AC
Post-Development Impervious Condition:	Less than the maximum allowable in six mile creek watershed per NCDENR DWQ*
Proposed Parking Counts:	(465 total existing parking spaces on site) +/- 161 additional parking spaces proposed +/- 626 total parking spaces
Athletic Field Hours of Operation:	Monday-Saturday: 8:00 AM to Sundown Sunday: 1:00 PM to Sundown

*Note: Final/Exact post development impervious area square footage unknown at this time. Detailed impervious area calculations shall be provided during construction document review phases.



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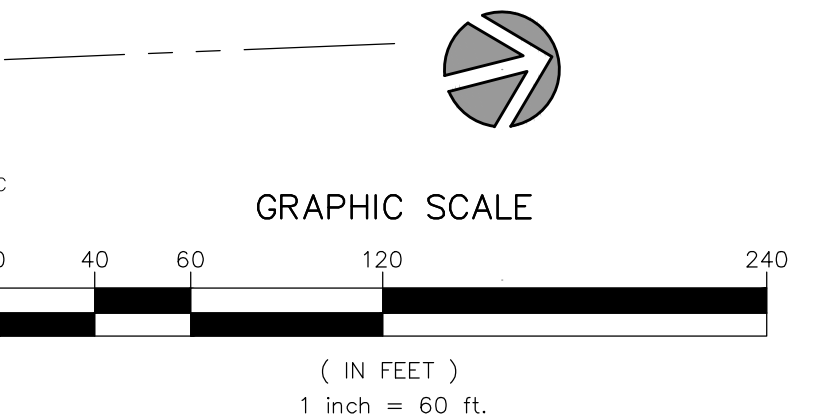
Weddington United Methodist Church

Rezonning Site Plan
13901 Providence Rd Weddington, NC

Project No: 23-CLT-011
Date: 03.17.2023
Sheet No:

RZ-2.0

REZONING PETITION #XXX



SHORT HOLDINGS LLC
DB 5074 PG 746
PID 06150076B, R-40
0.86AC

WEDDINGTON UNITED METHODIST
DB 5812 PG 732
PID 06150055, B-2
0.73AC

WEDDINGTON UNITED METHODIST
DB 1991 PG 732
PID 06150044, RCD
47.65AC

POLIVKA PARKING
SOLUTIONS LLC
DB 4430 PG 860
PID 06150045, B-2
5.06AC

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DEVELOPMENT STANDARDS

General Provisions

1. Unless more stringent standards are established by the Rezoning Plan or these Development Standards, all development standards established under the Town of Weddington Zoning Ordinance (the "Ordinance") for RCD zoning districts shall be followed in connection with development taking place on the Site. The Rezoning Plan is subject to modifications during the design development stages as provided below.
2. The ultimate layouts of the development proposed for the Site and the exact alignments and location of points of access, the configurations and placements of parking areas other individual site elements to be constructed on the Site have not been finalized. As a consequence, the graphics which accompany the Rezoning Site Plan are schematic in nature and are not to be considered as the final development plans but rather as preliminary graphic representations of the types and quality of development proposed and the general locations of the features on the Site. They may, therefore, be altered or modified during the design development and construction document phases subject to the accompanying Development Standards.
3. The number, location, and size of the parking areas and other improvements shall be governed by the standards and regulations set out in the Ordinance.
4. The Petitioner reserves the right to phase construction such that all or portions of the proposed development shown on the plan may be installed at any time.
5. Construction documents shall be approved by the Town of Weddington in accordance with Sections D-609 of the Weddington Unified Development Ordinance as needed.
6. The modular classroom building shall be temporary in nature and must be removed or receive additional approval no later than five years from the date of installation.
7. The modular classroom building shall not exceed 9,728 square feet. Final dimensions to be determined during permitting.
8. The Petitioner reserves the right to cover the proposed sidewalk connection to Weddington Christian Academy. Exact location and size to be determined during permitting.
9. The Petitioner requests 5 year vested rights pursuant to NCGS 160D-108.1

Permitted Uses

The Site may be devoted to the following permitted and conditional uses listed below and as noted on the conditional zoning plan:

- Churches, synagogues and other places of worship, and their customary related uses
- Wedding, banquet and reception center
- Day school, daycare, and nursery facilities.
- Park, playground, private recreational center, athletic fields and associated structures (concession, restroom facilities, open air pavilion/shelter)
- Cemeteries (columbarium)
- Telecommunication towers
- Essential services

Setbacks and Yards

The development of the Site shall satisfy or exceed the setback, rear yard and side yard requirements of the Ordinance.

Access/Cross Easements

1. Vehicular access to the Site shall be as generally depicted on the Rezoning Plan. The placement and configuration of each vehicular access point are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required for approval by the North Carolina Department of Transportation and/or the Town of Weddington.
2. Cross parking and access easements may be granted to and between Site Owner and the owners of adjacent parcels. Pedestrian connections to adjacent parcel parking areas may be made through buffer areas with concrete sidewalk or other appropriate material (i.e. asphalt, mulch, etc).
3. Existing asphalt drive located East of Parcel 06150164 to remain in current location. Drive serves as access to Parcel 06150044.

Streetscape Treatment/Sidewalks

1. The streetscape treatment along Providence Road shall conform to the Ordinance.
2. Sidewalks shall be installed throughout the Site as generally depicted on the Conditional Zoning Plan. The locations of the internal sidewalks are subject to minor modifications required to accommodate final site and construction plans and designs and to any adjustments required for approval by the Town of Weddington.
3. Pedestrian connections from the Site to adjacent parcels as noted on the Conditional Rezoning plan shall be permitted.
4. A pedestrian loop trail shall be provided within buffer areas as generally illustrated on the Conditional Rezoning Plan.

Amenity Areas

Amenity and courtyard areas will be provided on the Site as generally depicted on the Conditional Rezoning Plan. Additionally, the Petitioner reserves the right to install other/additional amenity features on the site. Such features may include, but are not limited to outdoor seating areas, fountains, accent lighting and gardens.

Signs

All Site signage erected on the Site will satisfy the requirements of D-918 (K) of the Weddington Unified Development Ordinance.

Stormwater

1. Any jurisdictional wetlands or streams present shall be protected or proper environmental permits obtained prior to their disturbance. The following agencies shall be contacted prior to construction regarding filling the existing portion of Varda Lake on Site, wetland and water quality permits:
NCDEQ, Raleigh Office (877.623.6748)
US Army Corps of Engineers (910.251.4626)
2. Location, size, and type of any storm water management systems depicted on the Rezoning Plan are subject to review and approval with full development plan submittal and is not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points consistent with the above standards.
3. Proposed detention and water quality facilities may be designed as underground systems or surface ponds/facilities. Additional facilities may be required as determined during engineering phases. Areas depicted on the site plan as above ground detention/water quality may be used for parking at the Petitioner's option.
4. Utilities may cross buffers at interior angles between 75 and 90 degrees.
5. Final design and layout of on site stormwater and sewer facilities shall be reviewed and approved by appropriate state agencies and Town of Weddington engineering consultants.

Parking

1. Off-street parking will be provided on Site at a minimum ratio of one parking space for every 4 Sanctuary seats per D-918 (L) of the Ordinance.
2. The alignment of internal vehicular circulation and driveways is preliminary and as a result has not been finalized and is subject to final design and engineering plans. Minor modification or alteration of these alignments may therefore take place during design development and construction phases.

Lighting

1. Pedestrian scale and parking lot light fixtures will be installed throughout the Site. The pedestrian and parking lot lighting fixtures will be uniform in design and color. The final spacing of such lighting fixtures shall be determined by the Petitioner.
2. Lighting on site shall adhere to D-918 (F, G) of the Town of Weddington Ordinance.
3. Final light fixture locations and types shall be approved by the Town of Weddington during construction document phases.
4. Any proposed light fixtures associated with lighting athletic field areas intended to provide light to carry out organized athletic events shall be considered a modification to this conditional rezoning plan and is subject to the Town of Weddington conditional rezoning plan process. Pedestrian scale and pole mounted security lighting adjacent to athletic field areas shall be allowable.

Noise

1. Site noise shall be managed and conform to the standards specified the Weddington Code of Ordinances.
2. The establishment of amplified sound associated with sporting events shall not be permitted without Town Council approval.

Screening and Landscaping

1. Screening and buffers shall conform to the standards and treatments specified in D-918 (I) of the Weddington Unified Development Ordinance.
2. The Petitioner may install a 6 foot high fence, as noted on the Conditional Zoning Plan, within buffer areas to reduce buffer widths by 20% as provided for in D-918 (I.3), of the Town of Weddington Unified Development Ordinance.
3. Existing asphalt drive located East of Parcel 06150164 to remain in current location within buffer. Drive serves as access to Parcel 06150165.
4. Walks to adjacent parcels and loop trail shall be permitted within buffer areas as generally depicted on the Conditional Zoning Plan.
5. All buffer plant material and species selections shall adhere to Town of Weddington approved plant list and shall be approved during construction document phases.

Amendments to Rezoning Site Plan

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

Binding Effect of the Rezoning Application

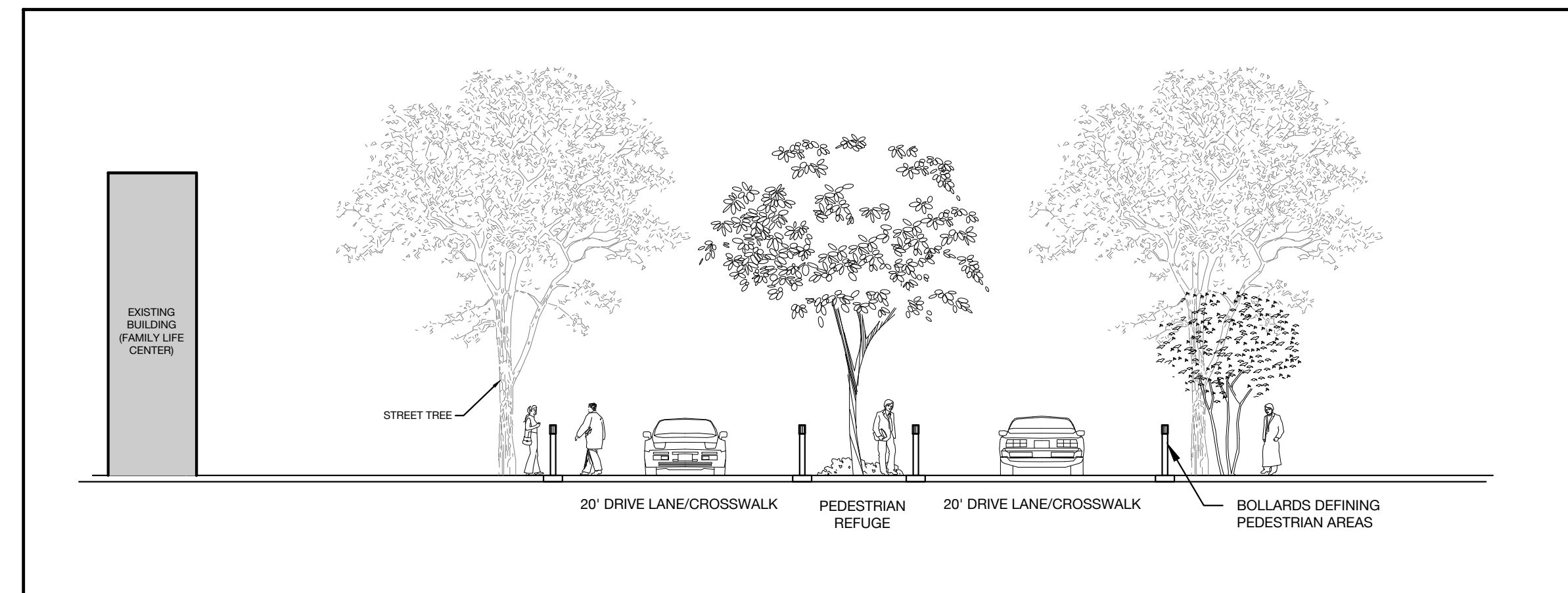
1. If the Petitioner's Rezoning Petition is approved, the development program established under these Development Standards, the Rezoning Site Plan and other supportive documents shall, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and its successors in interest and assigns.
2. Throughout these Development Standards, the terms "Petitioner", "Owner" and "Owners" are deemed to include the successors in interest and assigns of the Petitioner and the Owners who, from time to time, may be involved in development of any portion of the Site.

Phasing

1. Phases I - III are proposed to take place over five years.
2. Phase I includes installation of the modular classroom structure and covered connection to the rear of Weddington Christian Academy as generally shown on the rezoning plan. Connection proposal includes 5' sidewalk and wood frame covering with shingle roof.
3. Phase II includes parking reconfiguration, the addition of 89 spaces, relocation of the existing stormwater pond, improved access to Weddington Church Road, and additional landscaping.
4. Phase III includes parking reconfiguration, the addition of 72 spaces, a columbarium courtyard, water feature, staircase, loop trail, and additional landscaping.

Architectural and Design Standards

1. Proposed modular classroom structure shall be constructed of Hi Rib Steel.
2. Modular classroom structure shall be painted Gallery Blue, Old Town Gray, and Bone White.



ELEVATION A



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Development Notes & Standards

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