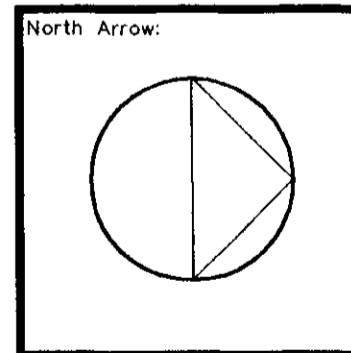


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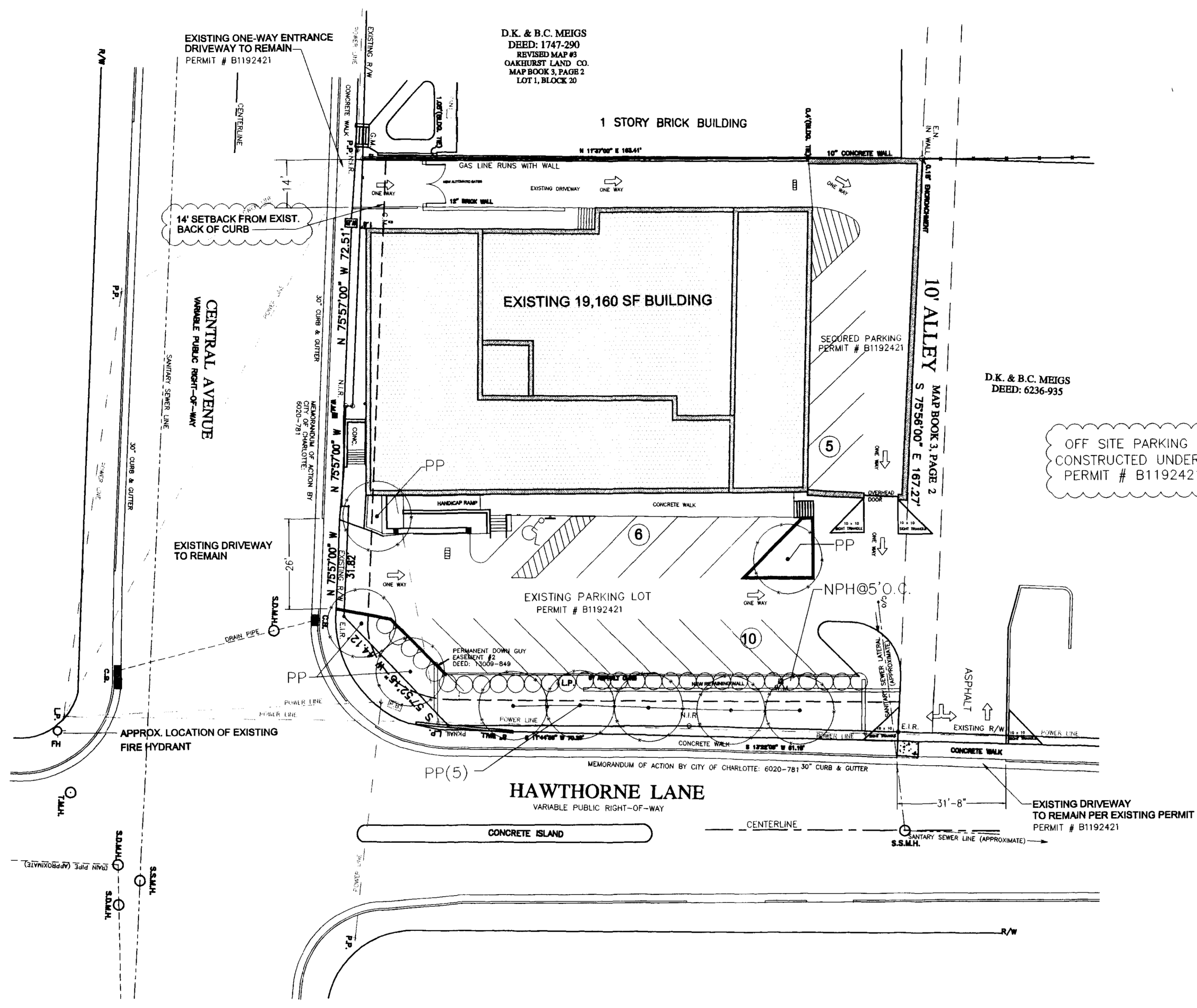
1109 CENTRAL AVE
REZONING SITEPLAN



Issue Date:
15 JANUARY 2003
20 MARCH 2003

Sheet Title:
REZONING
SITEPLAN
CHARLOTTE, NC

Sheet Number:
RSP-1



NOTES:

- THE PROPOSED USES OF THE EXISTING BUILDING ARE RESIDENTIAL, RETAIL AND OFFICE USES, AND/OR OTHERS PERMITTED FOR MIXED USE DEVELOPMENT DISTRICT AS DESCRIBED IN THE CHARLOTTE ZONING ORDINANCE.
- USES SPECIFICALLY PROHIBITED ARE THE FOLLOWING: AUTOMOTIVE SERVICE STATIONS, OFF STREET PARKING AS A PRINCIPAL USE, PEST CONTROL / DISINFECTING SERVICES, LABORATORIES, EQUIPMENT RENTAL, AUCTION SALES, OUTDOOR COMMERCIAL AMUSEMENT AND ARMORIES.
- NO STORM WATER DETENTION WILL BE ALLOWED ON THE PROPERTY.
- DETACHED LIGHT POLES WILL NOT EXCEED 20 FEET IN HEIGHT. ALL LIGHTING AND SIGNAGE WILL COMPLY WITH REQUIREMENTS OF THE CHARLOTTE ZONING ORDINANCE.
- EXISTING BUILDING IS TO REMAIN ON SITE. IF THE BUILDING IS COMPLETELY DEMOLISHED OWNER WILL NEED TO RESUBMIT FOR NEW SITEPLAN APPROVAL, THE SITE WILL THEN NEED TO COMPLY WITH ALL THE REQUIREMENTS OF THE MUDD DISTRICT AT TIME OF REDEVELOPMENT MAXIMUM HEIGHT OF BUILDING WOULD BE 120'
- THE OPTIONS REQUESTED PER THIS REZONING ARE AS FOLLOWS:
A. PARKING BETWEEN THE BUILDING AND STREET
B. EXISTING SIDEWALK AND PLANTING STRIP TO REMAIN AS IS, NO STREETScape IMPROVEMENTS.
C. PARKING REDUCTION OF 25%
- OWNER RESERVES EASEMENTS FOR UNDERGROUND UTILITIES
- ALL STORM WATER WILL BE TIED INTO EXISTING STORM WATER SYSTEM. IN THE EVENT THE SYSTEM IS TAKEN OUT OF STANDARD DUE TO THE DEVELOPMENT, ALTERNATE METHODS SHALL BE PROVIDED.

OFF SITE PARKING CONSTRUCTED UNDER PERMIT # B1192421

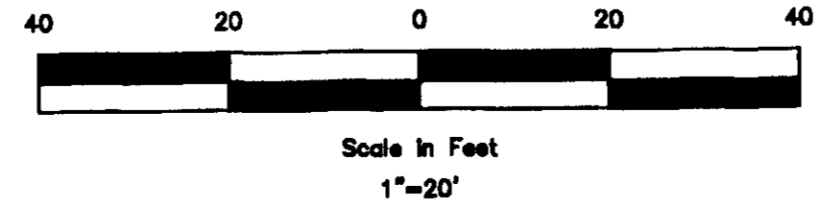
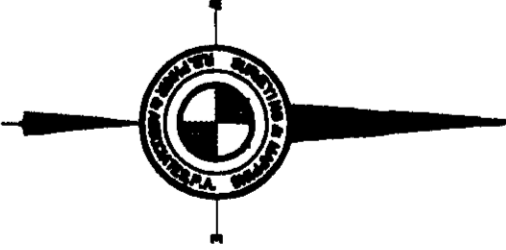
SITE DATA

EXISTING ZONING:	I-2
PROPOSED REZONING:	MUDD-O
TOTAL ACREAGE:	0.28 ACRES
TOTAL BUILDING AREA:	19,160 SQ. FT.

REQUIRED PARKING

15,760 SF OF RETAIL / OFFICE @ 1 PER 600	26 SPACES
TWO RESIDENTIAL UNITS @ 1 SPACE PER UNIT	2 SPACES
TOTAL REQUIRED PARKING	28 SPACES
TOTAL PROPOSED PARKING:	21 SPACES

NOTE: BASE MAP IS BASED ON A SURVEY BY R.B. PHARR & ASSOC. DATED 5/6/02 AND A SITE PLAN PREPARED BY JDH DEVELOPMENT DATED 5/7/02



PLANTING SCHEDULE

SYM.	QTY.*	BOTANICAL NAME	COMMON NAME	ROOT/CONTAINER	HEIGHT/SIZE
PP	9	PARROTTIA PERSICA	PERSIAN PARROTTIA	B & B	2 1/2" CAL. MIN 8'
NPH	30	ILEX CORNUTA 'NEEDLEPOINT'	NEEDLEPOINT HOLLY	5 GAL. CONT.	MIN. 24" T x 24" W, 5 FT. OC

PETITION NO. 2003-032
FOR PUBLIC HEARING

1109 CENTRAL AVE
PROPOSAL

1 of 1

APPROVED BY CITY COUNCIL
DATE 4/3/03