

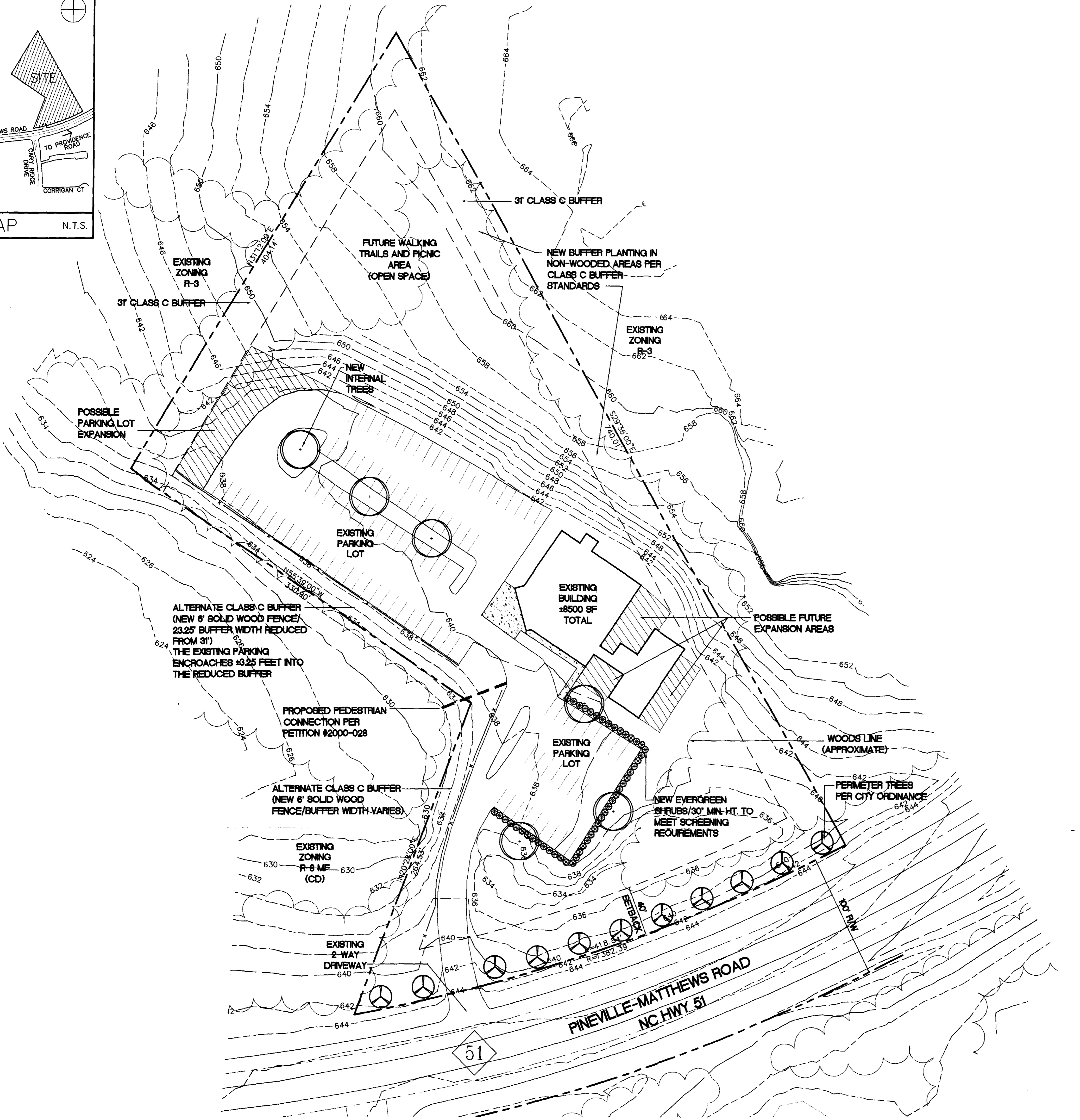
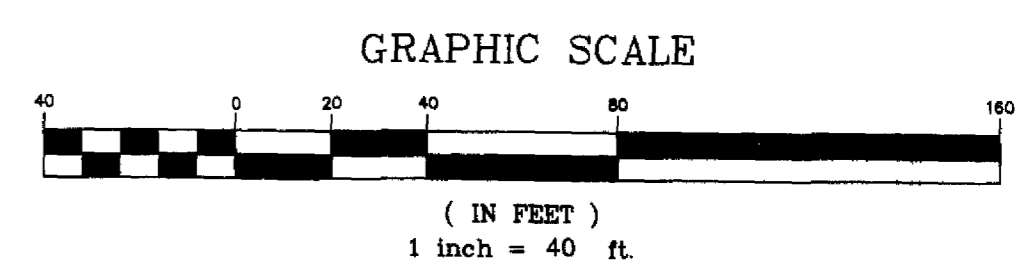
DEVELOPMENT DATA:

- TAX PARCEL #: 211-251-06
- TOTAL ACRES: 4.53 ACRES
- EXISTING USE: CHURCH
- PROPOSED USE: CIVIC/FRATERNAL ORGANIZATION
- (ALSO PERMITTED, RELIGIOUS INSTITUTIONS WITH LESS THAN 750 SEATS)
- EXISTING ZONING: R-3
- PROPOSED ZONING: INST (CD)
- EXISTING SQUARE FOOTAGE: ±8500 SF
- POSSIBLE ADDITIONAL EXPANSION: 1500 SF

CONDITIONAL NOTES:

1. THE DEVELOPMENT OF THE SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THIS SITE PLAN AND BY THE STANDARDS OF THE CITY OF CHARLOTTE ZONING ORDINANCE. THE DEVELOPMENT DEPICTED BY THIS PLAN IS INTENDED TO REFLECT THE GENERAL ARRANGEMENT OF PROPOSED USES ON THE SITE, BUT THE EXACT DETAILS OF THE CONFIGURATION, PLACEMENT AND SIZE OF THE INDIVIDUAL BUILDINGS AND/OR SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE AS SPECIFIED IN SECTION 6.206(2) DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES. THE PROPOSAL IS INTENDED TO ENABLE THE DEVELOPMENT OF A CIVIC/FRATERNAL ORGANIZATION FACILITY.
2. ALL PROPOSED DEVELOPMENT ON THE SITE SHALL COMPLY WITH ORDINANCE REQUIREMENTS REGARDING THE NUMBER AND ARRANGEMENT OF OFF-STREET PARKING SPACES, SIGNAGE, YARD DIMENSIONS, BUFFERS, SCREENING, LANDSCAPING, ETC.
3. AS SHOWN ON THE SITE PLAN, REQUIRED CLASS C BUFFERS SHALL BE ESTABLISHED. BUFFERS SHALL CONFORM TO THE PROVISIONS OF THE ZONING ORDINANCE. BUFFER AREAS SHALL REMAIN AS UNDISTURBED AREAS EXCEPT THAT ANY NECESSARY GRADING NEEDED TO PLANT NEW BUFFER MATERIAL AS REQUIRED SHALL BE ALLOWED AS NOTED ON THE PLAN.
4. STORM WATER DETENTION FACILITIES SHALL NOT BE LOCATED WITHIN FRONT SETBACK OR BUFFER AREAS.
5. THE AREA DESIGNATED AS OPEN SPACE WILL NOT CONTAIN ANY BUILDINGS OR PARKING. IMPROVEMENTS, IF ANY, WILL BE LIMITED TO WALKING TRAILS AND PICNIC AREAS.
6. WALL "PAK" LIGHTING WILL NOT BE ALLOWED. FURTHERMORE, ALL PARKING LOT LIGHT FIXTURES WILL BE DESIGNED TO SHIELD/REFLECT LIGHTING DOWNWARD.
7. NO OUTDOOR AMPLIFIED MUSIC IS TO BE ALLOWED AFTER 9:00 PM.
8. A 5 FOOT WIDE SIDEWALK CONNECTION FROM THE EXISTING BUILDING TO NC HIGHWAY 51 WILL BE INSTALLED AS PART OF THE CHANGE OF USE OR ADDITION, WHICHEVER OCCURS FIRST.
9. A 5 FOOT WIDE SIDEWALK WITH AN 8 FOOT PLANTING STRIP ALONG NC HIGHWAY 51 IS REQUIRED AS A PART OF THE CHANGE OF USE OR BUILDING ADDITION.

APPROVED BY CITY COUNCIL
 DATE 01/22/04



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PROJECT: CONDITIONAL REZONING REQUEST
 KNIGHTS OF COLUMBUS
 SHEET TITLE: CONDITIONAL REZONING ILLUSTRATIVE SITE PLAN

Project No.	54836
Checked by	TLH
Drawn by	PAB
Initial Filing	9/22/03
Revisions	
010/3/03 BUFFER REVISION	
011/14/03 REVISED FOR PUBLIC HEARING	
Sheet	1 OF 1

REVISED FOR PUBLIC HEARING: PETITION NO. 2003-118

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