

R-6
EDDIE SALEM &
GEORGE PATRICK SALEM
DB 04425 PG 588
PARCEL NO.
125-114-13

O-2
FIBULA
INVESTMENTS, LLC
DB 11839 PG 016
PARCEL NO.
125-113-02

O-2
LIABILITY COMPANY
KRESHON FAMILY
LIMITED
DB 07881 PG 272
PARCEL NO.
125-113-03

O-2
WILLIAM WESLEY
BALDWIN
DB 07122 PG 442
PARCEL NO.
125-113-04

O-2
HADAN T. &
SHIRLEY M.
MCGUIRE
DB 3342 PG 437
PARCEL NO.
125-113-05

MUDD-CD
GEORGE W LILES &
JANE P LILES
DB 07740 PG 243
PARCEL NO.
125-113-06

MUDD-CD
FWPHO
DB 08654 PG 680
PARCEL NO.
125-113-18

SITE SOLUTIONS

2 3 2 0
W. Morehead Street
Charlotte, NC 28208
Landscape Architecture
Site Planning
Civil Engineering
www.sitesolutions.com
Telephone: 704-521-9880
Facsimile: 704-521-9955
CADD# 2424

McCULLOCH ENGLAND ASSOCIATES ARCHITECTS

100 Queens Road
Cary, NC 27513
704.272.0146

CONDITIONAL DEVELOPMENT NOTES

GENERAL PROVISIONS:
Development of the Site will be governed by the Rezoning Site Plan, these development standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Rezoning Site Plan or these development standards establish alternate standards, the regulations established under the Ordinance for the Mixed Use Development District ("MUDD-0") zoning district shall govern the development of the Site.

The development depicted on the Rezoning Site Plan is schematic in nature and intended to describe the general arrangement of uses on the Site. Accordingly, the configuration, placement and size of the building footprints outlined on the Rezoning Site Plan are schematic in nature, and subject to the provisions set forth below, and may be altered or modified during design development and construction phases within the maximum development area boundaries established on the Rezoning Site Plan. Parking layouts may also be modified to accommodate final building locations.

PERMITTED USES
The site may be devoted to professional business and general offices, health institutions, restaurants, and retail sales and any accessory uses that are permitted in the MUDD-0 zoning district. Restaurants and retail sales shall be limited to a maximum of 10,000 SF.

MAXIMUM BUILDING AREA
The maximum gross building area that may be developed on the Site is 95,000 square feet. Outdoor porches and patios and outdoor seating and dining areas shall not be considered to be a part of and counted toward the maximum gross building area.

MAXIMUM BUILDING HEIGHT
The building developed on the Site shall not exceed 50 feet in height (excluding mechanical penthouse) above average grade. The building will be designed with a basement/ partial basement and two above grade stories.

SETBACKS
The building and parking setback shall be setback from the existing curb lines along Baldwin Avenue and Lillington Avenue a minimum of 14 feet. The building and parking setback along East Third Street shall be setback from the future curb line a minimum of 14 feet. The future curb line is shown as set by the Charlotte Department of Transportation.

LANDSCAPE, SCREENING AND BUFFERS
Site interior landscape planting will comply with the standards and requirements specified in Chapter 12, Section 12.208 of the Ordinance. Site buffers and screening will comply with the standards and requirements specified in Chapter 12, Section 12, Part 3 of the Ordinance. Large, maturing-type trees will be planted along Lillington Avenue and a certified arborist will examine the existing trees along Lillington Avenue. Furthermore, the petitioner/developer will consider placing the current overhead power lines along the site's street frontages underground. The petitioner/developer will determine the feasibility of this intent.

OFF-STREET PARKING AND LOADING
Off-street parking and loading will be provided to meet the standards and requirements established in Chapter 12, Section 12, Part 2 of the Ordinance. Parking areas shown on the plan are schematic in nature and may be adjusted as necessary to meet the minimum standards and requirements specified in the Ordinance.

LIGHTING
A uniform lighting system will be installed throughout. The Site Fixture height will not exceed 24 feet above finished grade. Perimeter lighting will be cut-off (shield) style fixtures that limit the amount of illumination that extends past the site. No wall-pak lighting shall be permitted.

SIGNS
All signs shall comply with the City of Charlotte Sign Ordinance.

ARCHITECTURAL
All mechanical equipment, including rooftop equipment will be screened from view. The attached building elevations represent the general architectural theme and style of the proposed building, including colors, material, etc. Changes of detail which do not alter the basic theme as illustrated are permitted as a matter of right by the petitioner/developer to reflect final design/owner needs. The building elevation along East Third Street will be designed to include employee entrance(s). A minimum of one of the employee entrances will directly face East Third Street and will be designed as a double door entrance. This entrance will be connected by a sidewalk to the sidewalk along E. Third Street. The exact location of this entrance will be determined by the petitioner/developer.

STORM WATER MANAGEMENT
Storm water run-off from the Site will be managed through a variety of proven methods that satisfy the Engineering Standards and requirements of the City of Charlotte and Mecklenburg County. The petitioner shall tie-into the existing drainage system, and assure that discharge leaves the site in the same direction and relative location(s) as pre-developed conditions.

DRIVEWAY ACCESS
A total of two access points are proposed for the development and are shown on this Rezoning Plan. The required turning movements are depicted on the plan. The location and configuration of the driveway access points are subject to any minor modifications required to accommodate and satisfy the final site design, N.C.D.O.T. driveway requirements and City of Charlotte Department of Transportation requirements.

EASEMENT ACCESS
Petitioner shall establish a six foot high screen wall at the rear property edge of the site where such edge abuts adjoining residential sites as well as a 4 foot high fence where the site abuts non-residential zoning sites. The wall/fence shall be permanently open in one spot (see plan) where an existing access exists to serve certain adjoining residential sites. Possible, additional curb cuts onto Baldwin Avenue and Lillington Avenue (shown by graphic notation on the plan) are also allowed, but will only be established by the petitioner/developer if required to provide legal access to one or more properties located behind the site.

OPTIONAL PROVISIONS
The existing sidewalks and planting strips between the sidewalks and street curbs associated with the present building on the site shall remain as currently configured along the site's East Third Street, Baldwin Avenue and Lillington Avenue frontages. Other existing planting strips along Baldwin Avenue and Lillington Avenue between the sidewalks and the present parking lot shall also remain, but will be modified and/or reduced in depth to accommodate the proposed new parking lot configuration. Except for necessary removal due to the new curb cuts, existing mature trees within the planting strips will be preserved and will be augmented by new screen plantings and fencing/walls as illustrated. (See details on plan).
Parking between the proposed building and Baldwin Avenue will be allowed.

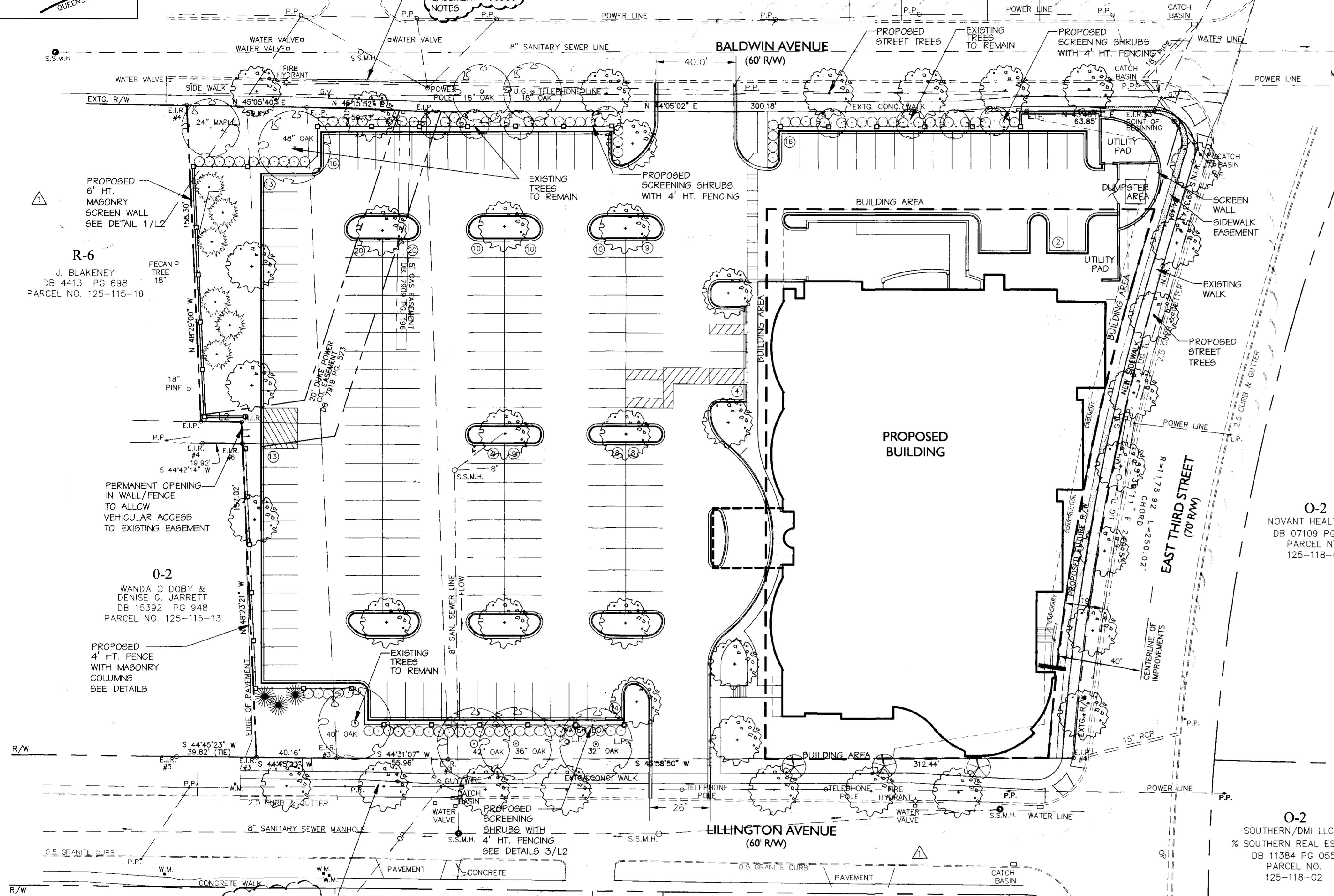
SITE DATA

Parcel Number: 125-116-01
Existing Zoning: O6CD
Proposed Zoning: MUDD-0
Site Area: 146,515 SF, 3.3585 AC
Maximum Building SF: 95,000 SF
(includes future expansions)
Parking Spaces Required: 159 Spaces
Maximum Parking Spaces: 211 Spaces

FOR PUBLIC HEARING - 2004-13

APPROVED BY CITY COUNCIL

[Signature]



R-6
J. BLAKENEY
DB 4413 PG 698
PARCEL NO. 125-115-16

O-2
WANDA C DOBY &
DENISE G. JARRETT
DB 15392 PG 948
PARCEL NO. 125-115-13

O-6 (CD)
NOVANT HEALTH
DB 12642 PG 070
PARCEL NO.
125-251-91

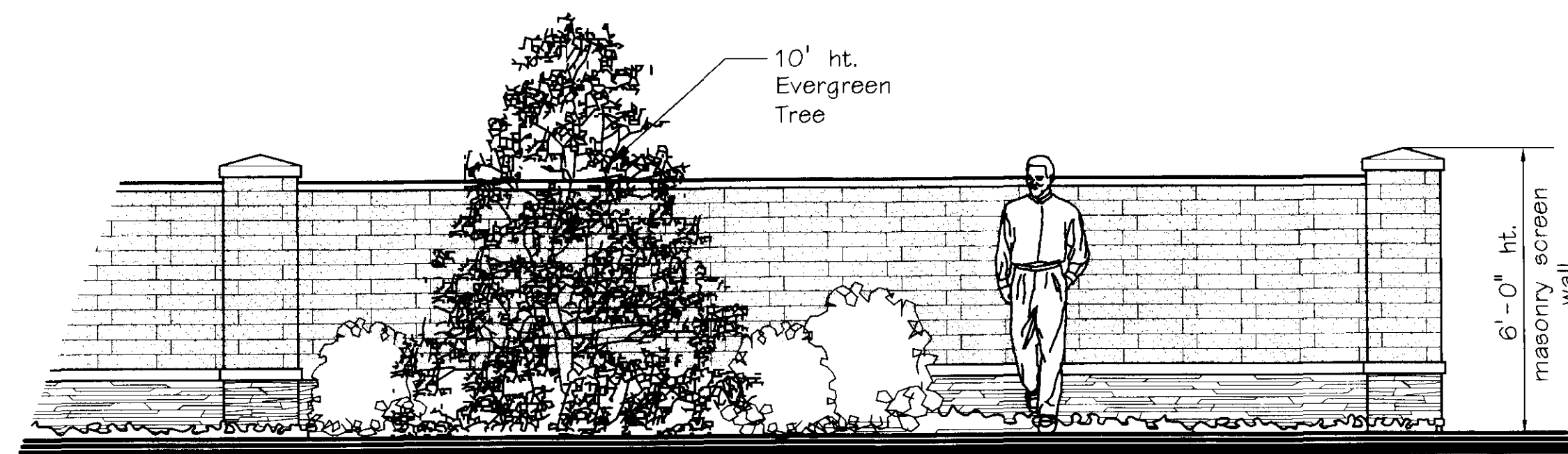
O-2
125-251-82 MARILYN HARTLEY CARTER 09417-072
125-251-83 QUEENS BARRISTER GROUP 05542-384
125-251-84 QUEENS BARRISTER GROUP 05542-384
125-251-85 CHARLES G III MONETT 06343-814
125-251-86 WILLIAM C. DDS JAMES & LINDA WEBB
125-251-87 RADONC VENTURES PARTNERSHIP 10205-410

FOR PUBLIC HEARING PETITION # 2004-13	
B0314	Project Number
10/27/03	Date
12/18/03	Revisions
02/02/04	Date

CAROLINA
NEUROSURGERY & SPINE ASSOCIATES

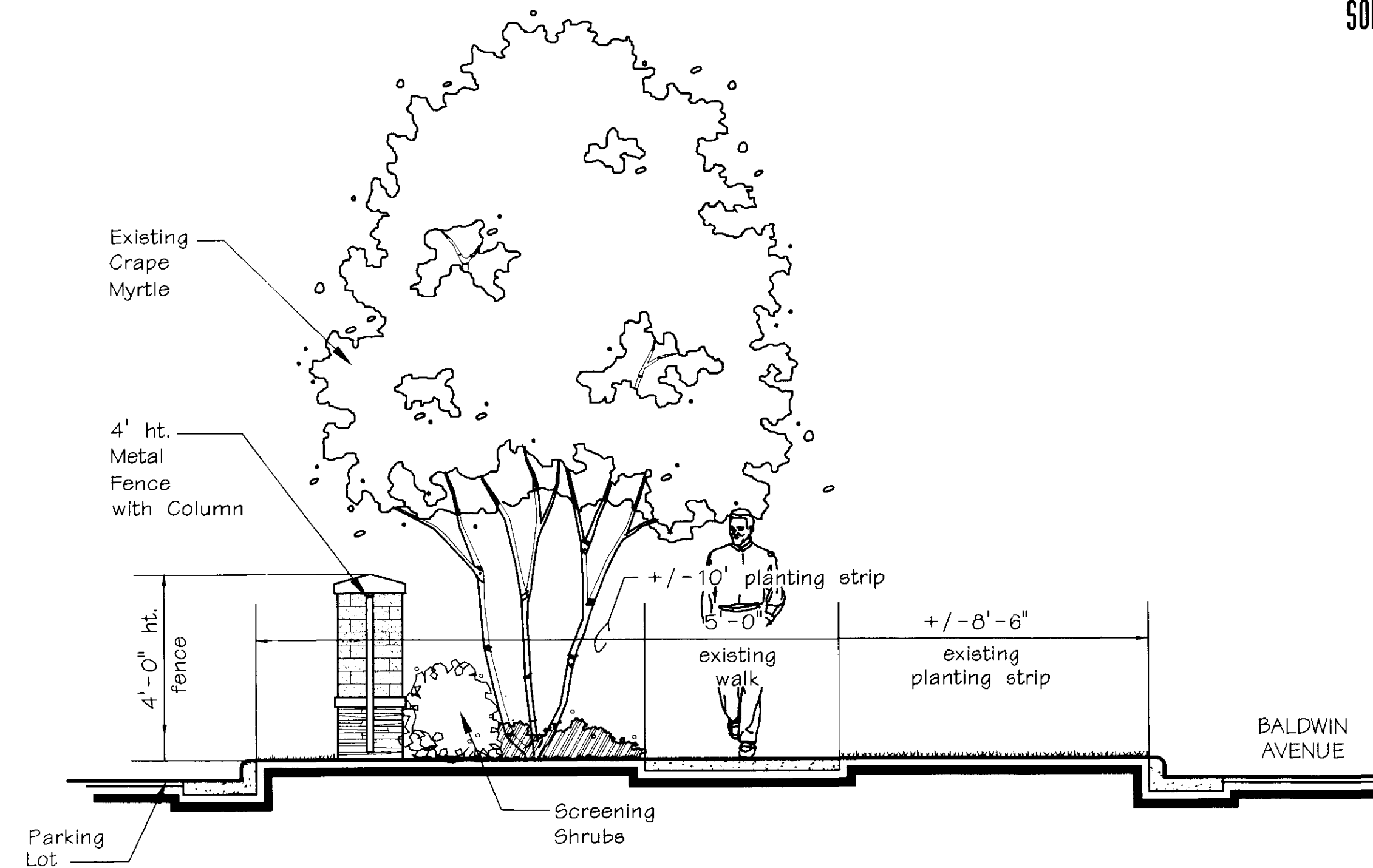
REZONING PLAN

L-1



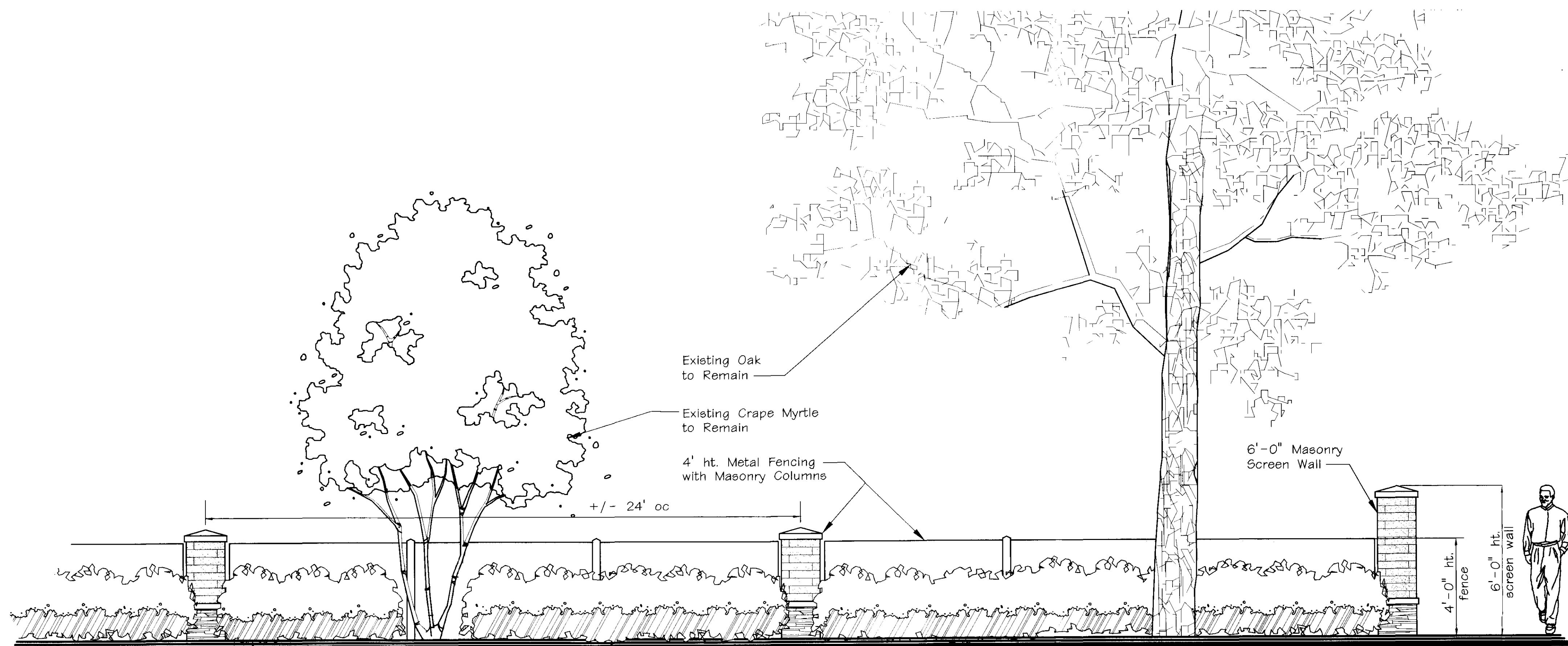
1 Screen Wall Elevation
 L2

Scale: Not to Scale



2 Streetscape Section at Baldwin Avenue
 L2

Scale: Not to Scale



3 Streetscape View From Baldwin Avenue
 L2

Scale: Not to Scale

APPROVED BY CITY COUNCIL
 DATE 2/16/04

Sheet Title	Project Number	Drawn By	Date	Revision
FOR PUBLIC HEARING PETITION # 2004-13	B0314		10/27/03	
				12/18/03
				02/02/04

CAROLINA
NEUROSURGERY & SPINE ASSOCIATES

STREETSCAPE ELEVATIONS

L-2