

**SITE DATA:**

**Acreage: 3.11 acres**  
**Existing Zoning: R-4 with SUP**  
**Proposed Zoning: Inst(CD) and termination of SUP**  
**Maximum Medical Office Building Area: 10,000 square feet**  
**Maximum Religious Institution Building Area: 7,500 square feet**  
**Maximum Seating in Religious Institution: 220 seats**

**DEVELOPMENT STANDARDS**

Unless more stringent standards are established by this Site Plan or these Development Standards, all development standards established under the City of Charlotte Zoning Ordinance (the "Ordinance") for the Institutional zoning district classification shall be followed in connection with development taking place on the Site.

**PERMITTED USES**

- Parcel A of the Site may be developed with a medical office of up to 10,000 square feet in floor area. Parcel B of the Site may be developed with a religious institution of up to 7,500 square feet and no more than 220 seats.
- Accessory uses as permitted under Section 9.504 shall be permitted on the Site.

**SETBACKS, SIDE YARDS AND REAR YARDS**

The buildings constructed on the Site shall be set back at least 40 feet from the future right-of-way line of West Sugar Creek Road. The buildings shall also satisfy or exceed the rear and side yard requirements established under the Ordinance for the Institutional zoning district.

**SITE DESIGN**

- The building within Parcel A will be designed and constructed so that it has doors and/or windows that face West Sugar Creek Road and shall not exceed two stories or 40 feet in height. The building within Parcel B shall not exceed one story or 30 feet in height. Unheated basements, attics, dormers and architectural accent features shall not be construed to be a story.
- Mechanical equipment shall not be located between the building within Parcel A and West Sugar Creek Road but may be located to the side or rear of the building.
- Parking shall not be located between the building within Parcel A and West Sugar Creek Road.
- The architecture of the proposed medical office building and religious institution shall be similar in style to the attached elevation on Sheet 2 of 2.

**SIDEWALK**

- A sidewalk system shall be provided throughout the Site generally as depicted on the Site Plan and as required by the Zoning Ordinance.
- Sidewalk shall be provided throughout the Site in order to provide pedestrian access between the sidewalk along West Sugar Creek Road to the building entrances.
- The Petitioner shall install sidewalk of at least six feet in width and a planting strip of at least eight feet in width along the Site's frontage on Sugar Creek Road.
- That portion of the sidewalk system that is associated with the medical office building will be constructed along with the construction of the medical office building. That portion of the sidewalk system that is associated with the religious institution will be constructed along with the construction of the religious institution.

**SCREENING AND LANDSCAPED AREAS**

- Screening shall conform with the standards and treatments specified in Section 12.303 of the Ordinance.
- Any dumpsters located on the Site shall be screened from view by a solid enclosure with a gate.
- Roof top mechanical equipment shall be screened from public view.

- The Site shall comply with the City of Charlotte Tree Ordinance.
- Existing large maturing trees located within the setback shall be preserved.

**PARKING**

Off street parking spaces will satisfy the minimum standards established under the Ordinance. The Petitioner reserves the right to utilize shared parking for the medical office and the church subject to the review and approval of the Zoning Administrator.

**BUFFER**

- A Class "C" buffer shall be provided along the property line abutting residential zoning. The buffer area required by the Ordinance shall conform to the standards of Section 12.302 of the Ordinance; subject, however, to the provisions of Section 12.302(B) and 12.304 thereof.
- Buffers may be reduced or eliminated in the event that an adjacent parcel is rezoned to a zoning district which would not require a buffer or would require a lesser buffer under the Ordinance.

**LIGHTING**

- All free-standing lighting fixtures will be uniform in design.
- The height of any freestanding lighting fixture, including its base may not exceed 20 feet.
- Exterior lights will be capped so that lighting is downwardly directed.
- Wall pack lighting will not be allowed.

**SIGNS**

- All signs placed on the Site will be erected in accordance with the requirements of the Ordinance. In addition, project identification wall signage attached to the building to be constructed on Parcel "A" shall be limited to individual letters that are internally illuminated.
- Detached signs shall be ground-mounted or monument in style and shall not exceed six feet in height and 24 square feet in size. In the event the Site is subdivided into two parcels, each separate parcel may have its own detached signs.

**ACCESS POINTS (DRIVEWAYS)**

- The number of vehicular access points to the Site shall be limited to the number depicted on this Site Plan.
- The placement and configuration of each access point are subject to any minor modifications required to accommodate final site and architectural construction plans and designs and to any adjustments required for approval by the City of Charlotte and/or the North Carolina Department of Transportation.

**TRANSPORTATION AND CONNECTIVITY**

Petitioner agrees to dedicate and convey to the City of Charlotte for right-of-way purposes (by quitclaim deed and subject to a reservation for any necessary utility easements) any part of the Site required to provide a minimum of 50 feet of right-of-way from the centerline of Sugar Creek Road, if such right-of-way does not exist already, prior to the issuance of any certificate of occupancy for any building on the Site.

**FIRE PROTECTION**

Adequate fire protection in the form of fire hydrants will be provided to the Fire Marshal's specifications.

**STORM WATER MANAGEMENT**

- Storm water runoff from the Site will be managed through proven techniques which satisfy the standards, if any, imposed by the City of Charlotte Engineering Department.
- Surface level storm water detention will not be located in the buffer or the setbacks.
- The Petitioner shall have the receiving drainage system analyzed to ensure that it will not be taken out of standard due to this development. If it is found that the development will cause the receiving storm drainage system to be taken out of standard, the Petitioner shall provide adequate detention to prevent this from occurring. Should the existing, receiving drainage system be deemed to be out of standard prior to development of its Site, the Petitioner agrees to provide adequate detention to ensure that the system will not be additionally overburdened.

**POTENTIAL SUBDIVISION OF SITE**

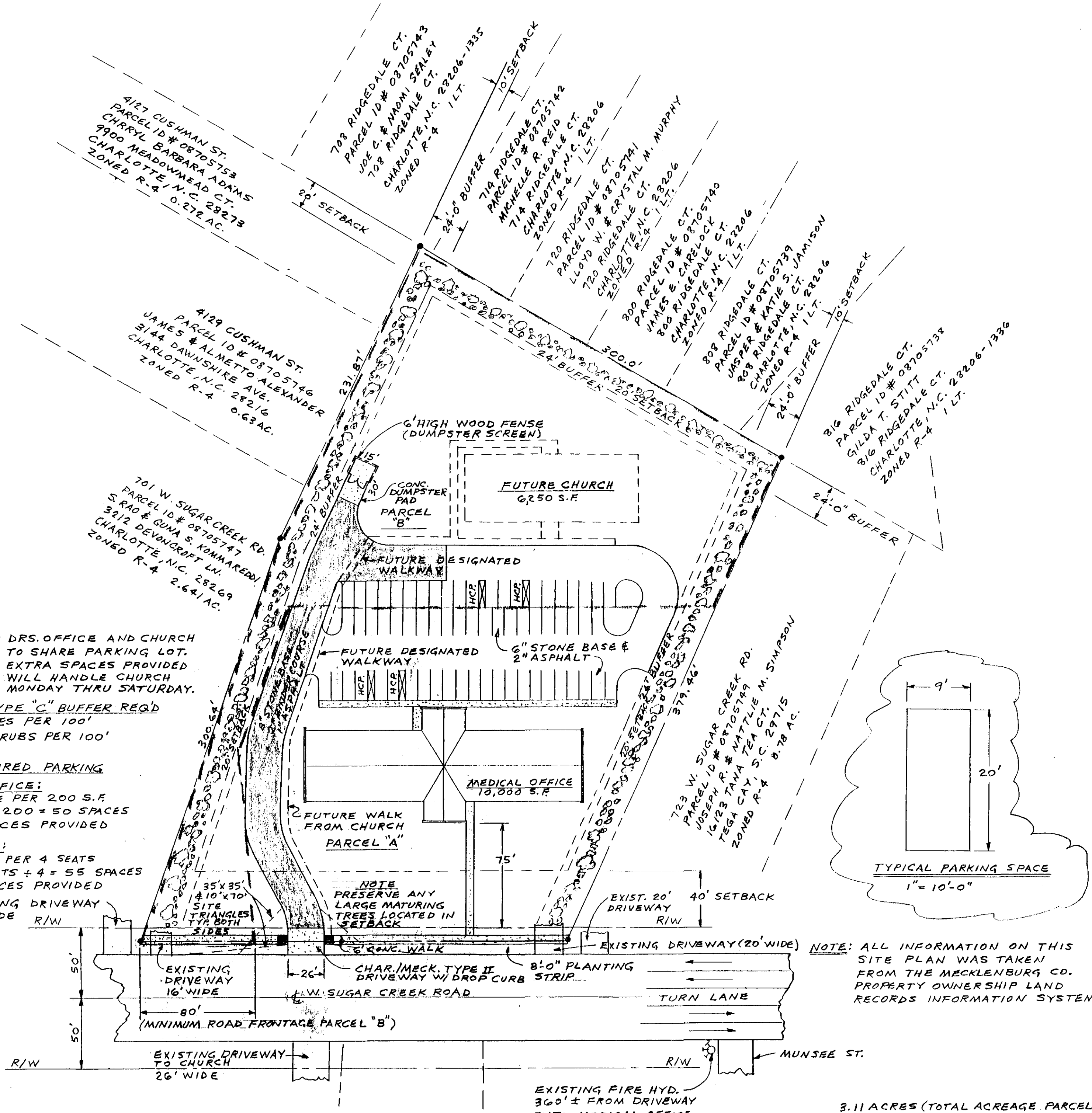
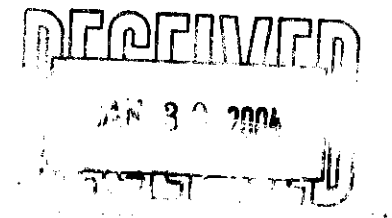
The proposed medical office building and religious institution may be located on the Site in its entirety in accordance with Section 12.107 of the Ordinance or on two separate tax parcels resulting from a subdivision of the Site. Whether the two buildings are located on one common tax parcel or on two separate tax parcels, they may be accessed by the common shared driveway.

**AMENDMENTS TO REZONING PLAN**

Future amendments to this Site Plan and these Development Standards may be applied for by the then Owner or Owners of the Site in accordance with the provisions of Chapter 6 of the Ordinance.

**BINDING EFFECT OF THE REZONING APPLICATION**

If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under these Development Standards and this Site Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns.



NOTE: DRS. OFFICE AND CHURCH TO SHARE PARKING LOT. EXTRA SPACES PROVIDED WILL HANDLE CHURCH MONDAY THRU SATURDAY.

24' TYPE "C" BUFFER REQD  
 5 TREES PER 100'  
 20 SHRUBS PER 100'

REQUIRED PARKING  
 DRS. OFFICE:  
 1 SPACE PER 200 S.F.  
 10,000 ÷ 200 = 50 SPACES  
 65 SPACES PROVIDED

CHURCH:  
 1 SPACE PER 4 SEATS  
 220 SEATS ÷ 4 = 55 SPACES  
 65 SPACES PROVIDED

EXISTING DRIVEWAY  
 20' WIDE R/W

EXISTING DRIVEWAY TO CHURCH  
 26' WIDE

700 W. SUGAR CREEK RD.  
 PARCEL ID # 08904203  
 CHURCH TRUSTEES  
 MAYFIELD MEMORIAL BAPTIST  
 700 W. SUGAR CREEK RD.  
 CHARLOTTE, N.C. 28213  
 ZONED O-2 3.59 AC.

**PROPOSED SITE PLAN**

1" = 50'-0"

724 W. SUGAR CR. RD.  
 726 W. SUGAR CR. RD.  
 CHURCH TRUSTEES  
 MAYFIELD MEM. BAPTIST  
 700 W. SUGAR CR. RD.  
 CHARLOTTE, N.C. 28213  
 ZONED R-4 1 LT.  
 PARCEL ID # 08904202

4326 MUNSEE ST.  
 PARCEL ID # 08904208  
 CHURCH TRUSTEES  
 MAYFIELD MEMORIAL BAPTIST  
 700 W. SUGAR CREEK RD.  
 CHARLOTTE, N.C. 28213-6164  
 ZONED R-4 3.5 LT.

NOTE: ALL INFORMATION ON THIS SITE PLAN WAS TAKEN FROM THE MECKLENBURG CO. PROPERTY OWNERSHIP LAND RECORDS INFORMATION SYSTEM

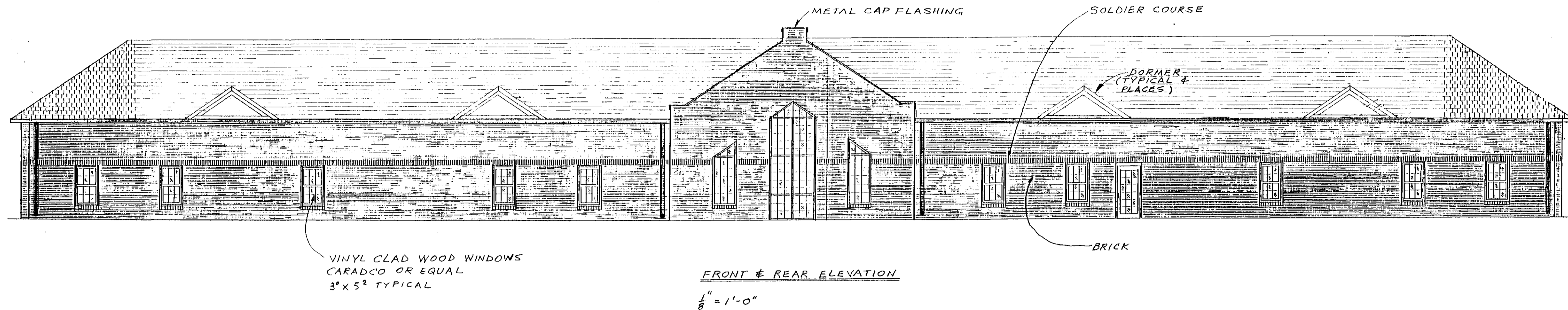
3.11 ACRES (TOTAL ACREAGE PARCELS "A" & "B")  
 TAX PARCEL # 08705748  
 CURRENTLY ZONED: R-4 WITH SUP  
 PROPOSED ZONING: INST(CD)

NOTE  
 "FOR PUBLIC HEARING"  
 PETITION # 2004-16

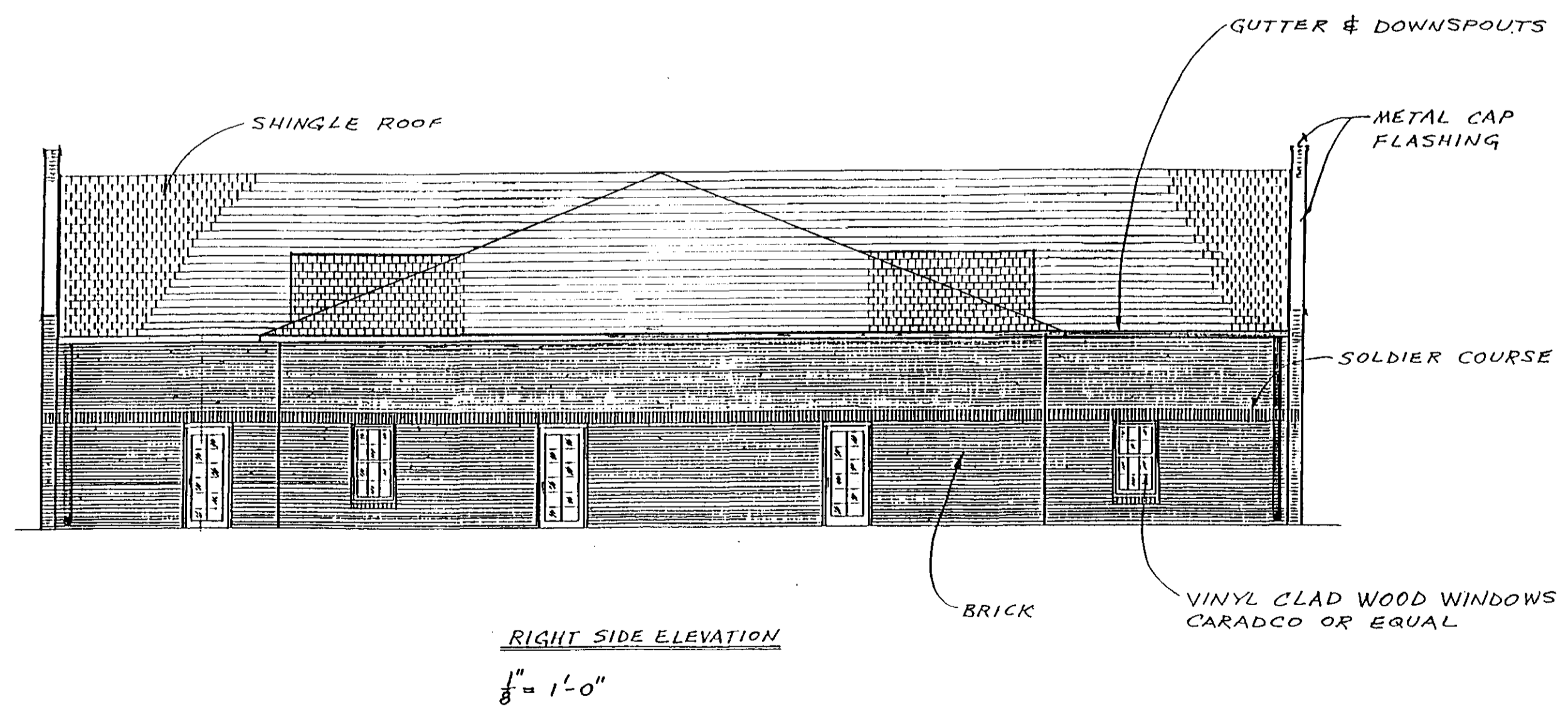
DRIVEWAY RELOCATED AND BUILDING, PARKING LOT AND FUTURE CHURCH MOVED BACK 35' TO ACCOMMODATE NEW DRIVEWAY LOCATION

APPROVED BY CITY COUNCIL  
 DATE 2/16/04

PROPOSED MEDICAL OFFICE AND FUTURE CHURCH, W. SUGAR CREEK ROAD, CHARLOTTE, N.C.	
SCALE: NOTED	APPROVED BY:
DATE: 10-16-03	DRAWN BY: C.H.B.
REVISED 12-18-03	
PROPOSED SITE PLAN	
DRAWING NUMBER 7	



FRONT & REAR ELEVATION  
 $\frac{1}{8}'' = 1'-0''$



RIGHT SIDE ELEVATION  
 $\frac{1}{8}'' = 1'-0''$

APPROVED BY CITY COUNCIL  
 DATE 2/16/04

PROPOSED MEDICAL OFFICE & FUTURE CHURCH W. SUGAR CREEK ROAD, CHARLOTTE, N.C.		SCALE	DRAWN BY
		NOTED	C.H.B.
		REVISED	12-18-03
			1-26-04
<b>ELEVATIONS</b>			
DATE	APPROVED BY	DRAWING NUMBER	
10-16-03		2	

DUNCAN-PARNELL, INC. 0132337