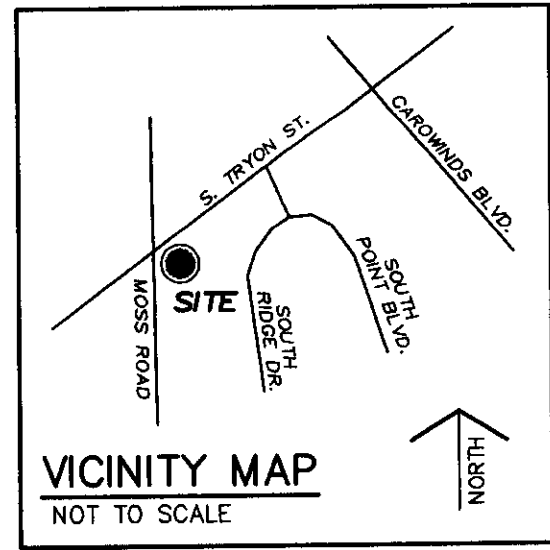


Legend

- ■ ■ ■ ■ LIMITS OF BUILDING AREA
- — — — — LIMITS OF PARKING AREA
- - - - - SETBACK LINE
- ☁️ DRIPLINE OF EXISTING TREES TO REMAIN
- ⊕ PROPOSED STREET TREE
- 🌳 EXISTING TREE TO REMAIN
- ▨ CLASS C BUFFER

Development Data

Tax Parcel Number	029-62-130
Existing Zoning	I-1 (CD)
[Petition #83-26 (c)]	
Proposed Zoning	O-1 (CD)
Site Area	3.13 Ac.
Maximum Building Area	39,000 SF
Min. Parking Spaces	Per Code
Max. Building Height	40 Ft. 2 stories



Notes

1. All development standards established by the City's Zoning Ordinance for the O-1 district shall be met.
2. All uses allowed by right, under prescribed conditions, including all accessory uses and structures, in the O-1 zoning district shall be permitted on this site, with the following exceptions:
 - a. Hotel/Motel,
 - b. Jails and prisons,
 - c. Residential dwellings (single family and multi-family),
 - d. Off-street parking,
 - e. Outdoor recreation,
 - f. Radio telephone cell and television masts, towers, antennae and similar structures.
3. Project shall comply with all requirements of the Charlotte Tree Ordinance. All required screening and buffers shall also be provided.
4. Storm water detention shall be provided as required by code.
5. Parking shall be provided as required by code.
6. No wetland areas shall be disturbed without prior notification to and permitting from NCDENR and the US Army Corps of Engineers.
7. Vehicular access shall be limited to one entrance each along Moss Road and South Tryon Street, in the approximate locations shown on plan. Petitioner reserves the right to delete one of the access points, if he so desires. Vehicular access points are subject to approval from CDOT and NCDOT. All required improvements associated with the driveway(s) shall be constructed by the petitioner. Vehicular access along South Tryon Street shall be right-in, right-out only.
8. Sidewalk exists along South Tryon Street. Five foot wide sidewalk with minimum eight foot wide planting strip will be installed along Moss Road by the petitioner.
9. No buildings or parking shall be allowed in the 50 foot landscaped setback along South Tryon Street and Moss Road.
10. Buildings shall be located along South Tryon Street and Moss Road. Parking shall be located in the interior of the site. Additional buildings may be constructed along the southern property line.
11. Boundary survey by Spratt & Brooks, dated February 22, 2005.
12. Storm water detention facilities will not be located in the South Tryon Street and Moss Road setbacks.
13. Right-of-way equal to 50 feet from the centerline of South Tryon Street shall be dedicated to the CDOT.
14. Existing healthy trees 6" caliper or greater within the South Tryon Street and the first 40 feet of the Moss Road setbacks shall be preserved. Other healthy trees within the site may be preserved as site layout and construction allows.
15. All buildings will be connected by a sidewalk to sidewalks along roadways.
16. Moss Road is a residential collector street. 2.5 foot curb and gutter shall be installed along Moss Road in front of the subject property by the petitioner.

Tax Parcel No. 201-351-79
 Good Shepherd United Methodist Church
 13209 Carowinds Blvd., Suite G
 Charlotte, NC 28273-6735
R-15MF (CD)

Tax Parcel No. 201-401-06
 PMT Partners V LLC
 1585 Kapiolani Blvd., #1218
 Honolulu, HI 96814-4529
B-1SCD

Tax Parcel No. 203-201-16
 Max L. Jackson
 1218 Wareham Ct.
 Charlotte, NC 28207
I-1 (CD)

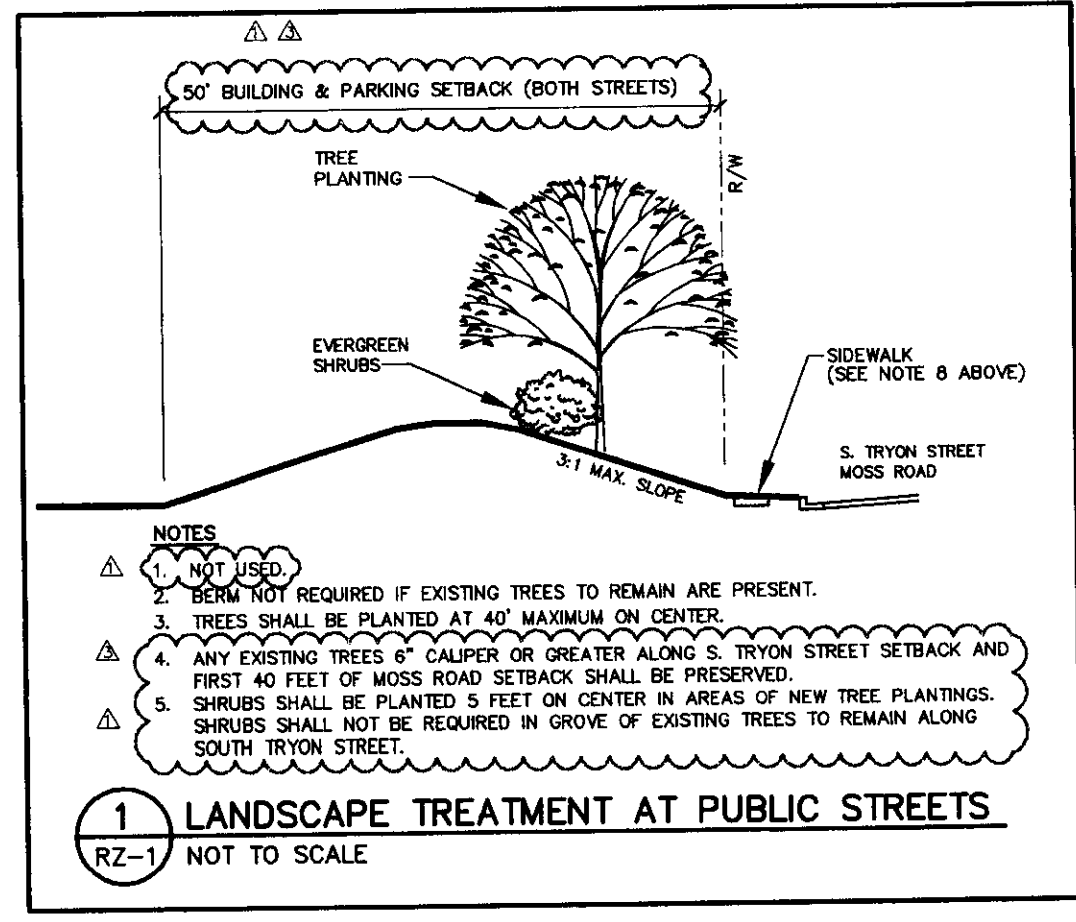
Tax Parcel No. 219-011-05
 Alberta H. Boyd
 297 Boyed Rd.
 Clover, SC 29710
R-3

Tax Parcel No. 203-201-09
 1220 Pulaaki Inc.
 138 Westpark Blvd.
 Columbia, SC 29210
I-1 (CD)

Tax Parcel No. 203-201-17
 UPE Management LLC
 c/o Udo Luetze
 155'6 Eagleview Dr.
 Charlotte, NC 28278
I-1 (CD)

APPROVED BY CITY COUNCIL
 DATE 6/20/05

FOR PUBLIC HEARING



**Conditional Zoning Plan
 Petition #2005-073**

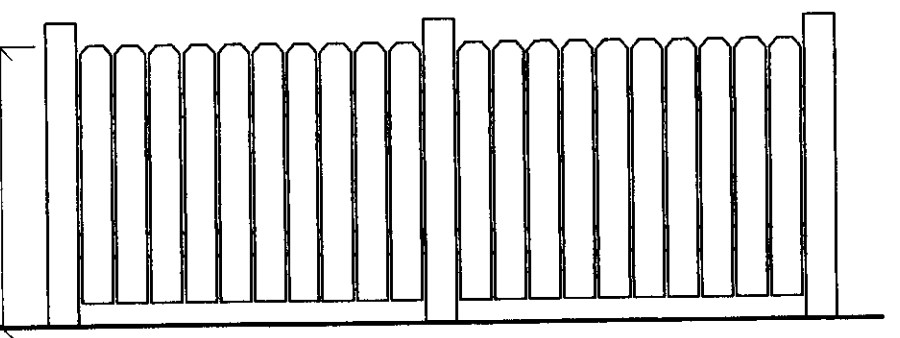
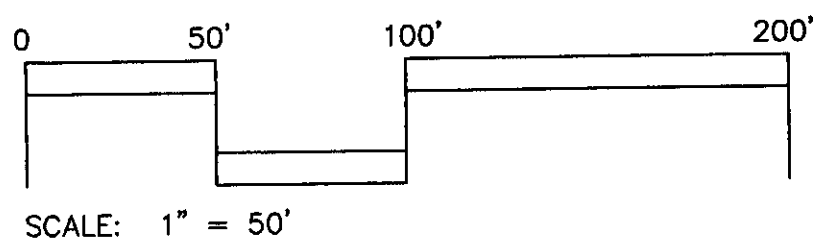
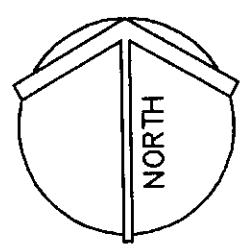
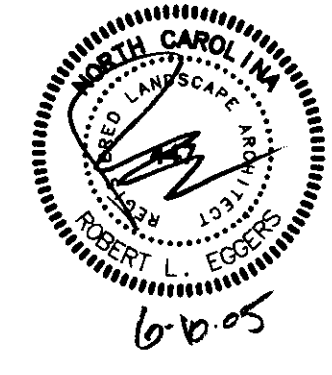
Moss Road & South Tryon Street
 11115 South Tryon Street
 City of Charlotte, North Carolina ETJ
 For Clayton Properties

SITE DESIGN STUDIO
 5835 Executive Center Drive
 Suite 115
 Charlotte, NC 28212
 Phone: 704-568-0706
 Fax: 704-567-0980

RZ-1
 SHEET 1 OF 1

February 24, 2005
 Rev. April 15, 2005
 Rev. May 20, 2005
 Rev. June 10, 2005

COMM. NO. 0503



- NOTES**
1. SOLID WOOD FENCE SIMILAR IN DESIGN TO THAT SHOWN ON DETAIL MAY BE USED AS AN ALTERNATE IN PERIMETER BUFFER IN LIEU OF SHRUBS PER ZONING. ORD. SECTION 12.302.
 2. FENCE/WALL HEIGHT WILL BE A MINIMUM OF SIX FEET IN HEIGHT, AND A MAXIMUM OF EIGHT FEET.
 3. THE FINISHED SIDE OF THE FENCE SHALL FACE ADJACENT PROPERTY.

2 BUFFER FENCE DETAIL
 RZ-1 NOT TO SCALE