

**SITE DATA / ZONING INFO.**

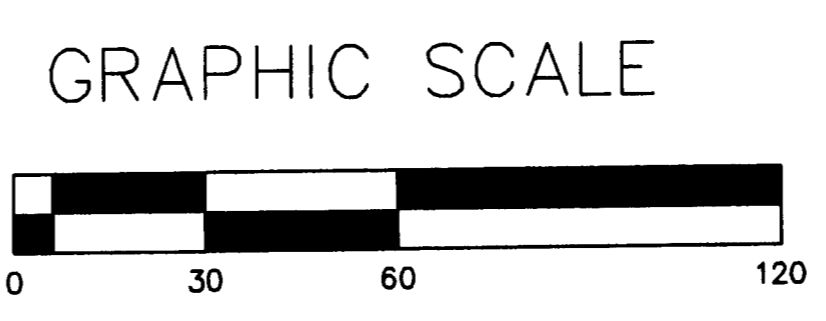
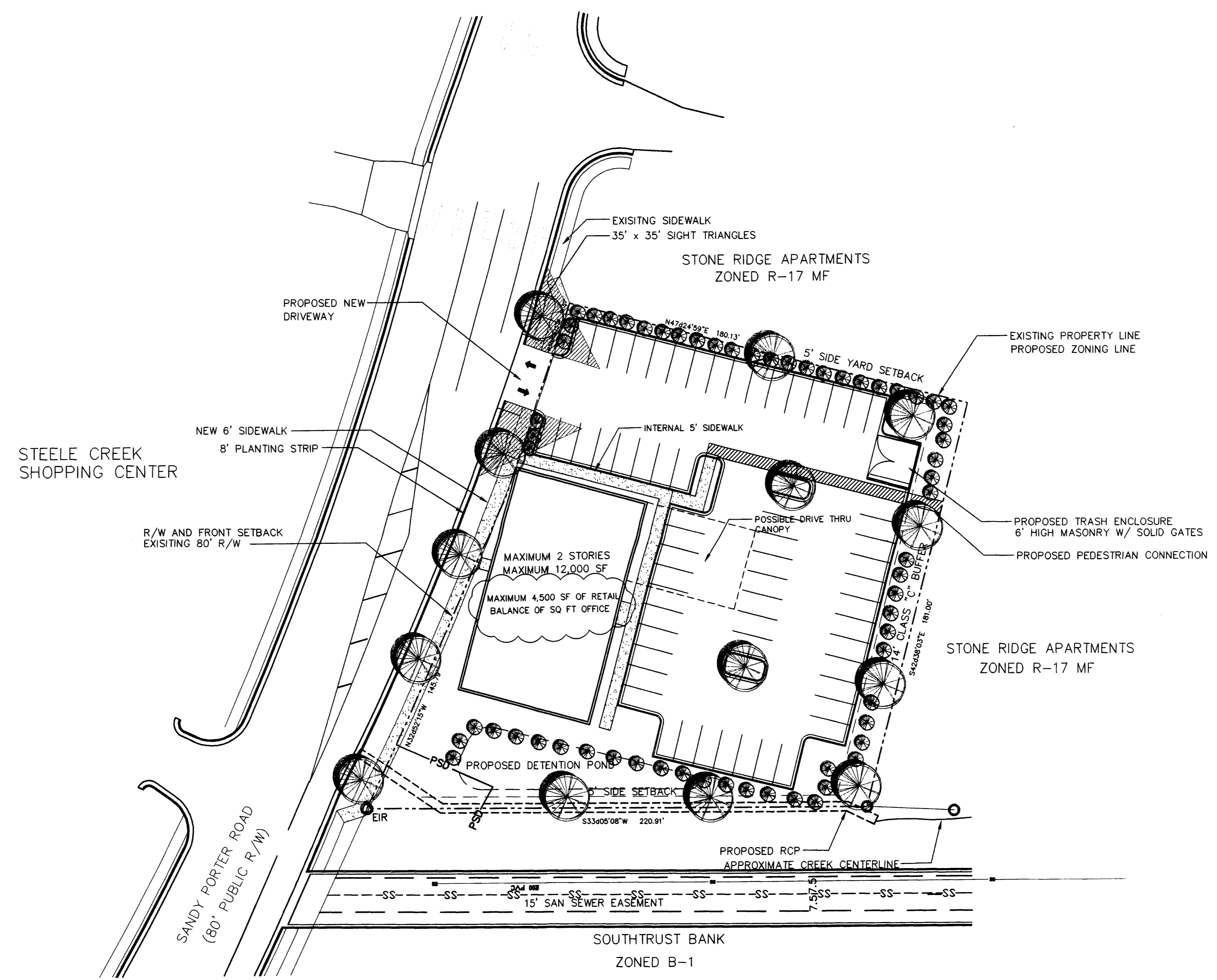
CURRENT ZONING CLASSIFICATION: R-17MF  
 PROPOSED ZONING CLASSIFICATION: NS  
 SETBACKS:  
 FRONT - 14' FROM BACK OF CURB  
 REAR - 14' BUFFER TOTAL ACREAGE:  
 SIDE - 5' .92 ACRES (39,719 SF)

STRUCTURE HEIGHT RESTRICTIONS:  
 40' MAXIMUM  
 2 STORIES MAXIMUM

OFF STREET PARKING/LOADING REQUIREMENTS:  
 1 SPACE / 300 SQ. FT. OF OFFICE  
 1 SPACE / 200 SQ. FT. OF MEDICAL OFFICE  
 1 SPACE / 125 SQ. FT. OF RESTAURANT  
 1 SPACE / 250 SQ. FT. OF RETAIL

NOTES:  
 PROPERTY REQUIRES REZONING APPROVAL

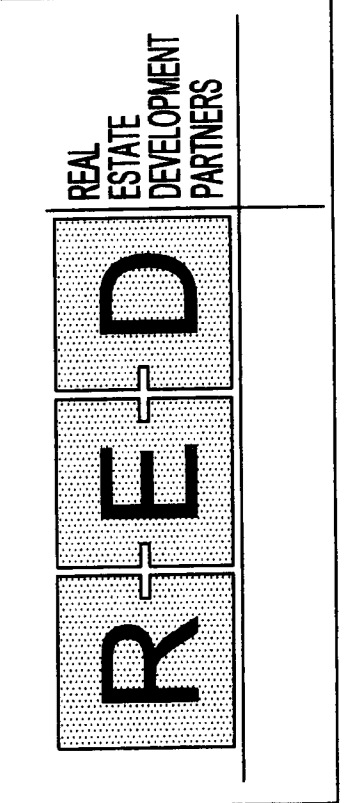
- CONDITIONAL NOTES:**
1. THE SITE PLAN CONSISTS OF THE TECHNICAL DATA SHEET AND THE ILLUSTRATIVE PLAN. THE TECHNICAL DATA SHEET CONTAINS ALL DEVELOPMENT NOTES AND CONDITIONS REGARDING SUCH THINGS AS VEHICULAR ACCESS POINTS, BUFFERS, SETBACK/YARD DIMENSIONS, GENERALIZED BUILDING/PARKING/CIRCULATION AREAS, DEVELOPMENT INTENSITY, ETC. THE ILLUSTRATIVE PLAN DEPICTS A DEVELOPMENT SCENARIO BASED UPON THE CONDITIONS IMPOSED BY THE TECHNICAL DATA SHEET. HOWEVER, OTHER DEVELOPMENT SCENARIOS ARE PERMITTED AS A MATTER OF RIGHT, WHICH ALLOWS ALTERNATIVES TO THE ARRANGEMENT OF BUILDING/PARKING/CIRCULATION AREAS OR BUILDING FOOTPRINTS AND SHAPES, ETC. SUCH CHANGES SHALL STILL REFLECT THE "NEIGHBORHOOD SERVICES" STYLE LAYOUT OF THE SITE AS GENERALLY DEPICTED ON THE PLAN.
  2. THE PROPOSED DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE CITY OF CHARLOTTE REGULATIONS PERTAINING TO OFF-STREET PARKING, SIGNAGE, BUFFERS/LANDSCAPING, SCREENING, DRAINAGE, TREE ORDINANCE, ETC.
  3. THE NUMBER OF VEHICULAR ACCESS TO THE SITE SHALL BE LIMITED TO THE POINTS OF INGRESS/EGRESS AS SHOWN ON THE SITE PLAN. HOWEVER, THE LOCATIONS MAY VARY SOMEWHAT FROM THAT DEPICTED. THE LOCATION AND DESIGN SHALL COMPLY WITH ALL APPLICABLE STANDARDS AND REQUIREMENTS OF THE CHARLOTTE DEPARTMENT OF TRANSPORTATION.
  4. MAXIMUM BUILDING HEIGHTS SHALL BE TWO STORIES, MAY INCLUDE ATTIC AND/OR FINISHED SPACE WITHIN THE AREA HEIGHT OF THE ROOF.
  5. STORM WATER DETENTION MAY BE LOCATED ABOVE GROUND ON SITE.
  6. MAXIMUM HEIGHT OF BUILDING LIGHTING SHALL BE 30 FEET. LIGHTING SHALL BE DESIGNED IN A MANNER TO SHIELD/DIRECT LIGHTING GLARE AWAY FROM RESIDENTIAL AREAS.
  7. SCREENING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 12.303 OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
  8. THE MAXIMUM HEIGHT OF DETACHED POLE LIGHTS SHALL BE RESTRICTED TO 20 FEET.
  9. WALL PACK TYPE LIGHTING SHALL NOT BE ALLOWED.
  10. ALL DUMPSTAYS SHALL BE LOCATED WITHIN A SOLID BRICK ENCLOSURE WITH GATES.
  11. PROPOSED USES FOR THE SITE SHALL INCLUDE THOSE ALLOWED IN THE NS-DISTRICT EXCEPT FOR THE FOLLOWING:  
 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 ARMORIES, FAST FOOD WITH DRIVE THRU
  12. COMMERCIAL BUILDINGS ON THE SITE WILL BE CONSTRUCTED WITH BRICK AND/OR OTHER MASONRY FINISHING MATERIALS. 70% OF THE WALL AREA WILL BE CONSTRUCTED OUT OF MASONRY. OTHER MATERIALS TO INCLUDE STUCCO AND / OR HARDI PLANK SIDING. ALL BUILDINGS TO BE DESIGNED WITH FOUR SIDED ARCHITECTURE. PLANNING STAFF TO REVIEW ELEVATIONS PRIOR TO ISSUANCE OF BUILDING PERMIT.
  13. THE PROPOSED DEVELOPMENT SHALL COMPLY WITH THE BIKE PARKING ORDINANCE.
  14. THERE WILL NOT BE ANY PARKING BETWEEN THE BUILDING AND THE PUBLIC STREET.



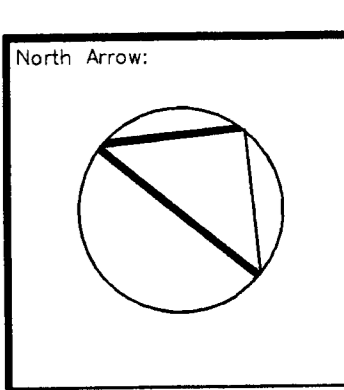
APPROVED BY  
 CITY COUNCIL  
 FEB 20 2006

FOR PUBLIC HEARING  
 REZONING PETITION 2005-122

NOTE:  
 PLAN IS BASED ON PRELIMINARY  
 INFORMATION AND TO BE USED  
 FOR SCHEMATIC PURPOSES ONLY  
 NOT FOR CONSTRUCTION.



Project:  
**HORD PROPERTIES, LLC**  
**REZONING PETITION 2005-122**



Issuance Date:  
 14 APRIL 2005  
 19 AUGUST 2005  
 REZONING COMMENTS  
 7 FEBRUARY 2006  
 REZONING COMMENTS  
 SCALE: 1" = 30'-0"

Sheet Title:  
 CONCEPTUAL  
 SITEPLAN  
 CHARLOTTE, NC

Sheet Number:  
 RZP-1