

LEGEND

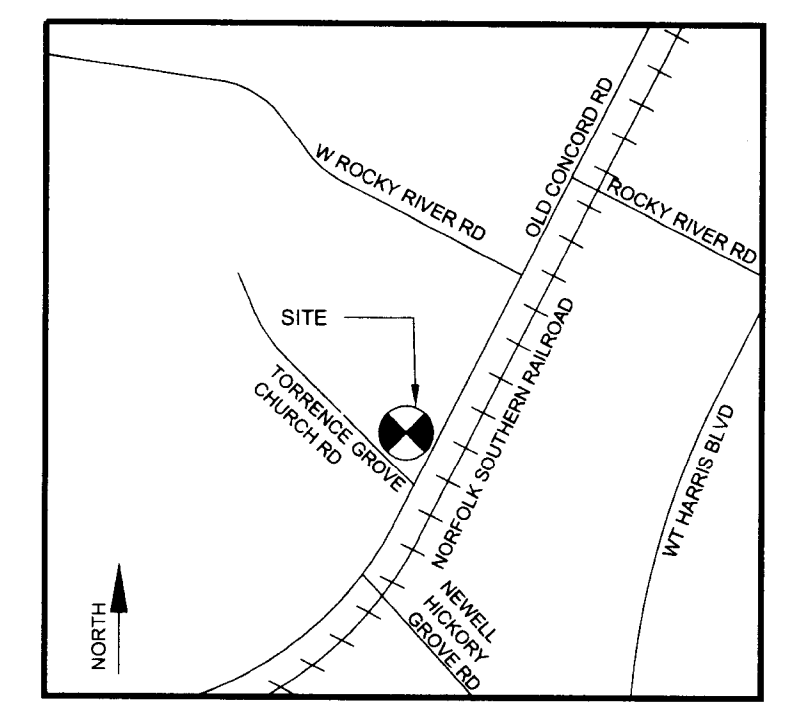
- 720 --- EXIST CONTOUR
- 2 --- EXIST. PROPERTY LINE
- --- EXIST. INTERNAL PROPERTY LINE TO BE REMOVED
- --- EXIST. ADJ. PROPERTY LINE
- --- EXIST. FENCE LINE
- --- EXIST. TREE LINE
- --- EXIST. RAILROAD
- --- ZONING LINE
- --- REZONING LINE
- --- PROP. PROPERTY LINE (Rezoning Line where noted)
- --- BUFFER LINE
- --- SETBACK

EXISTING SITE DATA

TAX PARCEL NOS.: 2.38 ACRES (PORTION OF 049-19-107)
0.28 ACRES (PORTION OF 049-19-110)
0.66 ACRES (PORTION OF 049-19-111)
1.55 ACRES (049-19-112)
(4.87 ACRES SUBTOTAL)
0.02 AC. (ON OLD CONCORD ROAD)
4.85 ACRES TOTAL

DEDICATED ROW: NET ACREAGE:

EXISTING ZONING: R-3
EXISTING USES: ADULT DAYCARE CENTER, CHILD DAYCARE CENTER, SINGLE FAMILY RESIDENTIAL
ACCESSORY USE: INDOOR RECREATION



REZONING DATA

PROPOSED AREA TO REZONE TO INST (CD): ± 4.29 AC.
(4.85 AC. - 0.56 AC. PORTION OF 049-19-112 TO REMAIN R-3)

PROPOSED ALLOWABLE USES: ADULT DAYCARE CENTER, CHILD DAYCARE CENTER, ELEMENTARY SCHOOL, SECONDARY SCHOOL
ACCESSORY USE: INDOOR RECREATION

OFF-STREET PARKING REQUIREMENTS

ADULT CARE CENTER / CHILD CARE CENTER
1 SPACE PER EMPLOYEE = 25 SPACES (25 EMPLOYEES)
1 SPACE PER 6 ADULTS = 6 SPACES (35 ADULTS)

INDOOR RECREATION
1 SPACE PER 200 SF
EXIST. GYM IS ±9,730 SF 49 SPACES
TOTAL REQUIRED PARKING: 80 SPACES
- SHARED PARKING REDUCTION: 40 SPACES
TOTAL REQUIRED PARKING: 40 SPACES (2 ACCESSIBLE SPACES REQUIRED)

TOTAL PARKING PROVIDED: 49 SPACES OF WHICH 3 ARE ACCESSIBLE SPACES

BUFFER REQUIREMENTS

±4.31 ACRE REZONE REQUIRES:
ADJ. TO RESIDENTIAL USE: 28 FT - CLASS C BUFFER (SEE REZONING NOTE 8)
ADJ. TO PUBLIC ROW W/ INDUSTRIAL USE: 33.5 FT (50% OF CLASS A BUFFER 67 FT) (SEE REZONING NOTE 9)

DEVELOPMENT STANDARDS

INST STANDARDS

MIN. LOT AREA:	15,000 S.F.
MIN. LOT WIDTH:	80 FT.
MIN. SETBACK:	40 FT.
MIN. SIDE YARD:	20 FT.
MIN. REAR YARD:	20 FT.
MAX. BUILDING HEIGHT:	40 FT.
MAX. FLOOR AREA RATIO:	0.50

- REZONING NOTES**
- 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 EXISTING & PROPOSED USES ON THE SITE, BUT THE EXACT DETAILS OF THE CONFIGURATION, PLACEMENT AND SIZE OF FUTURE BUILDINGS AND/OR SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE AS SPECIFIED IN SECTION 6.20(2) AS MAY BE APPLICABLE. MINOR AND INCIDENTAL CHANGES OF DETAIL WHICH DO NOT ALTER THE BASIC OVERALL LAYOUT AND/OR THE RELATIONSHIPS TO ADJUTING SITES ARE PERMITTED AS A MATTER OF RIGHT FOR THE PETITIONER/OWNER.
 - ALL FUTURE ELEMENTS ON THE SITE SHALL COMPLY WITH APPLICABLE ORDINANCE REQUIREMENTS REGARDING SUCH THINGS AS THE NUMBER AND ARRANGEMENT OF OFF-STREET PARKING, SETBACK/YARD DIMENSIONS, SIGNAGE, BUFFERS, SCREENING, OPEN SPACE, LANDSCAPING, TREE ORDINANCE, ETC., UNLESS OTHERWISE INDICATED.
 - VEHICULAR POINTS OF ACCESS SHALL BE LIMITED TO THOSE SHOWN ON THE PLAN, AND SUBJECT TO CDOT AND NCDOT APPROVAL.
 - THE MAXIMUM FLOOR AREA RATIO (FAR) SHALL NOT EXCEED FIFTY PERCENT OF THE SITE ACREAGE.
 - SITE WILL COMPLY WITH BICYCLE PARKING ORDINANCE REQUIREMENTS.
 - CROSS-EASEMENT AGREEMENTS FOR VEHICULAR CIRCULATION WILL BE PROVIDED TO COVER THE EXISTING SHARED USE OF ENTRANCES. AN EASEMENT WILL BE SECURED TO ALLOW THIS INSTITUTIONAL USE TO USE THE EXISTING SIDEWALK TO THE PUBLIC STREET, OR A SEPARATE WALK WILL BE CONSTRUCTED.
 - SHARED PARKING BETWEEN ON-SITE USERS WILL MEET THE REQUIREMENTS OF THE CITY OF CHARLOTTE PARKING REQUIREMENTS.
 - BUFFER MAY BE REDUCED BY 25% IF A FENCE OR WALL IS CONSTRUCTED IN ACCORDANCE WITH THE CITY OF CHARLOTTE ZONING REGULATIONS.
 - FIFTY PERCENT OF CLASS A BUFFER IS REQUIRED ALONG OLD CONCORD ROAD WHERE INST (CD) IS PROPOSED. THIS BUFFER SHALL CONTAIN ONE-HALF THE LANDSCAPING MATERIALS REQUIRED. ONE-HALF THE PLANTS REQUIRED WOULD BE: 5 TREES PER 100 FT AND 30 SHRUBS PER 100 FT.
 - A RIGHT-OF-WAY EQUAL TO 35 FEET FROM THE EXISTING CENTERLINE OF OLD CONCORD ROAD WILL BE DEDICATED AND CONVEYED ACROSS THE FRONTAGE OF THIS PETITION. THE DEDICATION WILL OCCUR PRIOR TO THE ISSUANCE OF A CHANGE OF USE PERMIT OR CERTIFICATE OF OCCUPANCY.
 - EXISTING DRIVEWAY ACCESS TO OLD CONCORD ROAD (THROUGH THE SETBACK) SHALL BE RECONSTRUCTED TO MEET CURRENT CHARLOTTE LAND DEVELOPMENT STANDARDS.
 - FUTURE EXPANSION SHALL INCLUDE A 7,500 SF OF BUILDING (MAXIMUM) AND RELATED PARKING AREA. ANY BUILDING PERMIT ASSOCIATED WITH THE FUTURE EXPANSION WOULD TRIGGER COMPLIANCE WITH AN 8 FT PLANTING STRIP AND 6 FT SIDEWALK ALONG THE SITE'S FRONTAGE WITH OLD CONCORD ROAD.
 - A MAP WILL BE RECORDED CREATING TWO PARCELS COINCIDING WITH THE ZONING DISTRICT CREATED BY THIS REZONING.
 - SHOULD THE SITE BE USED AS A HIGH SCHOOL IN THE FUTURE, THE BUFFER BECOMES A CLASS "B" BUFFER.

- GENERAL NOTES**
- BOUNDARY (PORTION) SURVEY BY RB PHARR SURVEYING & MAPPING, DATED 4-17-09. REMAINING DATA FROM MECKLENBURG COUNTY DELD.

REZONING METES / BOUNDS DESCRIPTION

That certain tract or parcel of land proposed for rezoning located at 7829 Old Concord Road, Charlotte, Mecklenburg County, North Carolina and being more particularly described as follows:

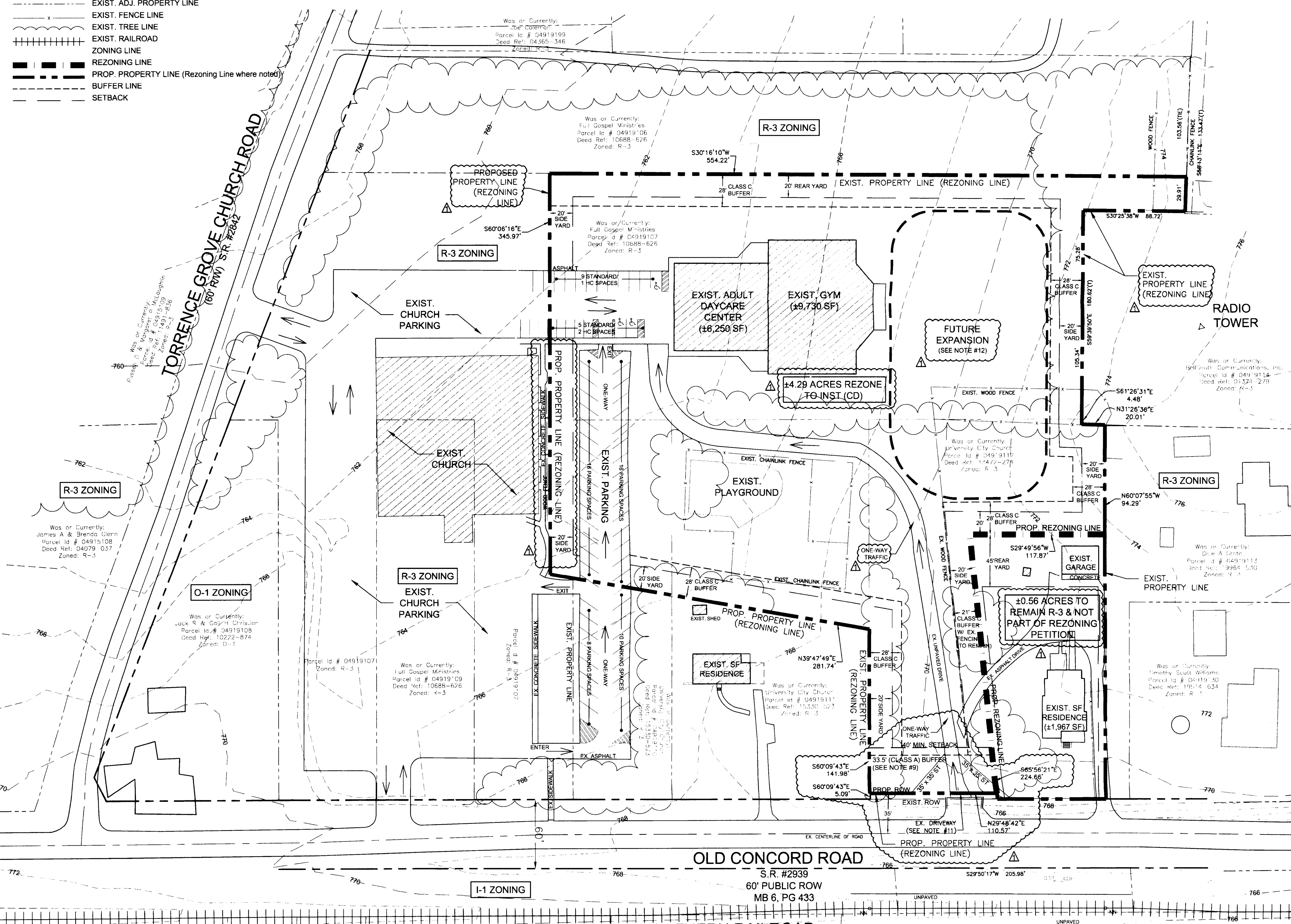
BEGINNING at an existing iron pipe in the westerly margin of Old Concord Road (S.R. 2939, 60-foot public right-of-way), said iron being the southeasterly corner of the University City Church property as described in Deed Book 13472, Page 274 in the Mecklenburg County Public Registry, said iron being furthermore located South 60°09'43" East a distance of 5.09 feet along the southerly margin of Church property, and runs thence from said **BEGINNING** point with the following three (3) courses and distances: 1) South 60°09'43" East a distance of 141.98 feet to a point; 2) North 39°47'49" East a distance of 281.74 feet to a point; 3) South 60°06'16" East a distance of 345.97 feet to a point on the easterly line of Full Gospel Ministries property as described in Deed Book 10688, Page 626 in the Mecklenburg County Public Registry; thence with the line of Ministries the six (6) following courses: 1) South 30°16'10" West a distance of 554.22 feet to a new iron rod; 2) South 58°13'11" East a distance of 29.91 feet to a point; 3) South 30°25'38" West a distance of 88.72 feet to a point; 4) South 59°39'50" East a distance of 180.62 feet to a point; 5) South 51°28'31" East a distance of 4.48 feet to a point; 6) North 31°26'36" East a distance of 20.01 feet to a point at the southwest corner of Dale A. Grote property as described in Deed Book 19964, Page 530 in the Mecklenburg County Public Registry, and runs thence from said point with the following four (4) courses: 1) North 60°07'55" West a distance of 94.29 feet to a point; 2) South 29°49'56" West a distance of 117.87 feet to a point; 3) South 65°56'21" East a distance of 224.66 feet to a point; 4) North 29°48'42" East a distance of 110.57 feet to a point and place of **BEGINNING**; containing 187,011.2 square feet or 4.29 acres, as shown on DPR plan RZ-1, Petition #2009-058, dated 4-27-09 and revised on 6-19-09.

OWNERS:
04919107, 04919111, & 04919112 - UNIVERSITY CITY CHURCH (FORMERLY FULL GOSPEL MINISTRIES)
MAILING ADDRESS: 7829 OLD CONCORD ROAD, CHARLOTTE, NC 28213

PETITIONER:
THERAPEUTIC SERVICES GROUP
DARIO STUCCHI, PRESIDENT
3111 MONROE ROAD
CHARLOTTE, NC 28205
704-332-2988

Scale: 1" = 50'

Sheet Number: RZ-1
Sheet 1 of 1



PETITION #: 2009-058
CONDITIONAL DISTRICT REZONING PLAN
ADULT DAYCARE CENTER
CHARLOTTE, NORTH CAROLINA
FOR
THERAPEUTIC SERVICES GROUP

REVISIONS:
6-19-09 Revised per city comments.

Project Manager: HN
Drawn By: DB
Checked By: LM
Date: 4-27-09
Project Number: 09006