

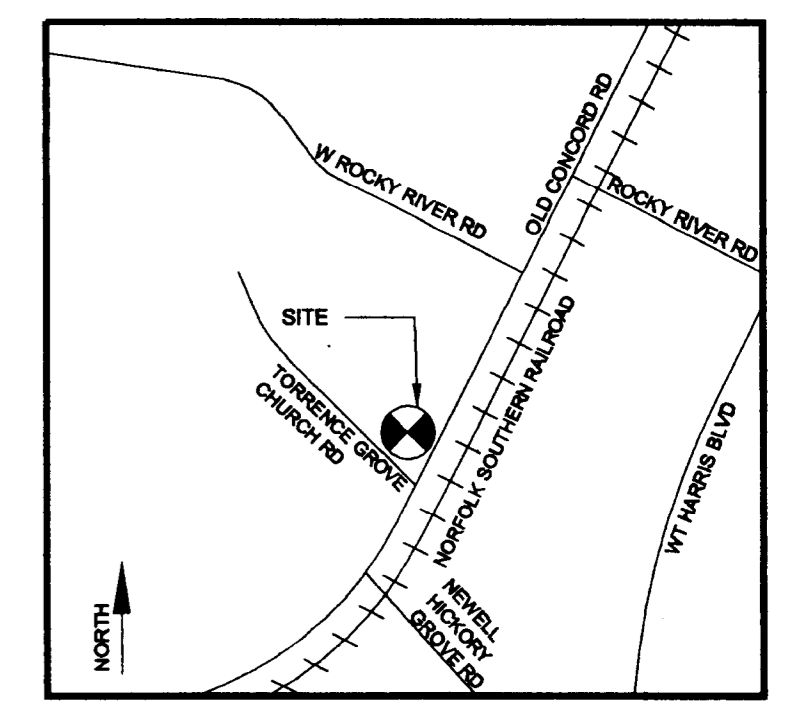
LEGEND

- 720 --- EXIST CONTOUR
- EXIST. PROPERTY LINE
- EXIST. INTERNAL PROPERTY LINE TO BE REMOVED
- EXIST. ADJ. PROPERTY LINE
- EXIST. FENCE LINE
- EXIST. TREE LINE
- EXIST. RAILROAD
- ZONING LINE
- PROP. PROPERTY LINE
- BUFFER LINE
- SETBACK

EXISTING SITE DATA

TAX PARCEL NOs.: 2.38 ACRES OF 049-19-107
 0.28 ACRES OF 049-19-110
 0.88 ACRES OF 049-19-111
 1.55 ACRES OF 049-19-112
 (4.87 ACRES TOTAL)

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): ± 4.31 AC.

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

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

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
 (SEE REZONING NOTE 7) (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
 ADJ. TO PUBLIC ROW W/ INDUSTRIAL USE: 33.5 FT (50% OF CLASS A BUFFER 67 FT)
 (SEE REZONING NOTE 9)

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 AND 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 0.2002 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.
- 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.
- 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 RECORDED ACROSS THE FRONTAGE OF THIS PETITION.

GENERAL NOTES

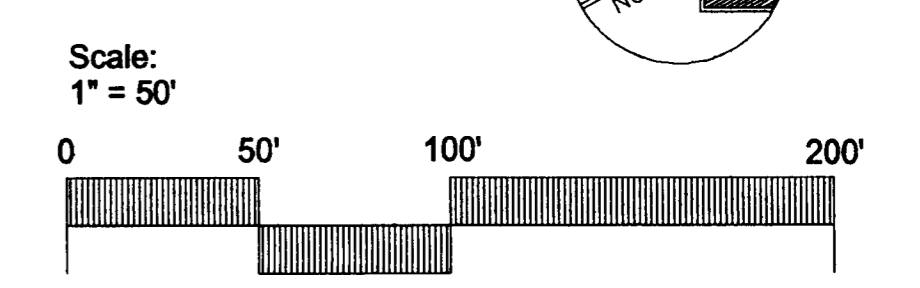
- BOUNDARY (PORTION) SURVEY BY RB PHARR SURVEYING & MAPPING, DATED 4-17-09. REMAINING DATA FROM MECKLENBURG COUNTY DELD.

OWNERS:
 04919107 - FULL GOSPEL MINISTRIES
 MAILING ADDRESS: 3641 CENTRAL AVENUE, CHARLOTTE, NC 28205
 04919110, 04919111, & 04919112 - UNIVERSITY CITY CHURCH
 MAILING ADDRESS: 7829 OLD CONCORD ROAD, CHARLOTTE, NC 28213

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

2009-058

CONDITIONAL DISTRICT REZONING PLAN
 ADULT DAYCARE CENTER
 CHARLOTTE, NORTH CAROLINA
 FOR
 THERAPEUTIC SERVICES GROUP



Sheet Number
RZ-1
 Sheet 1 of 1

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

