

VICINITY MAP



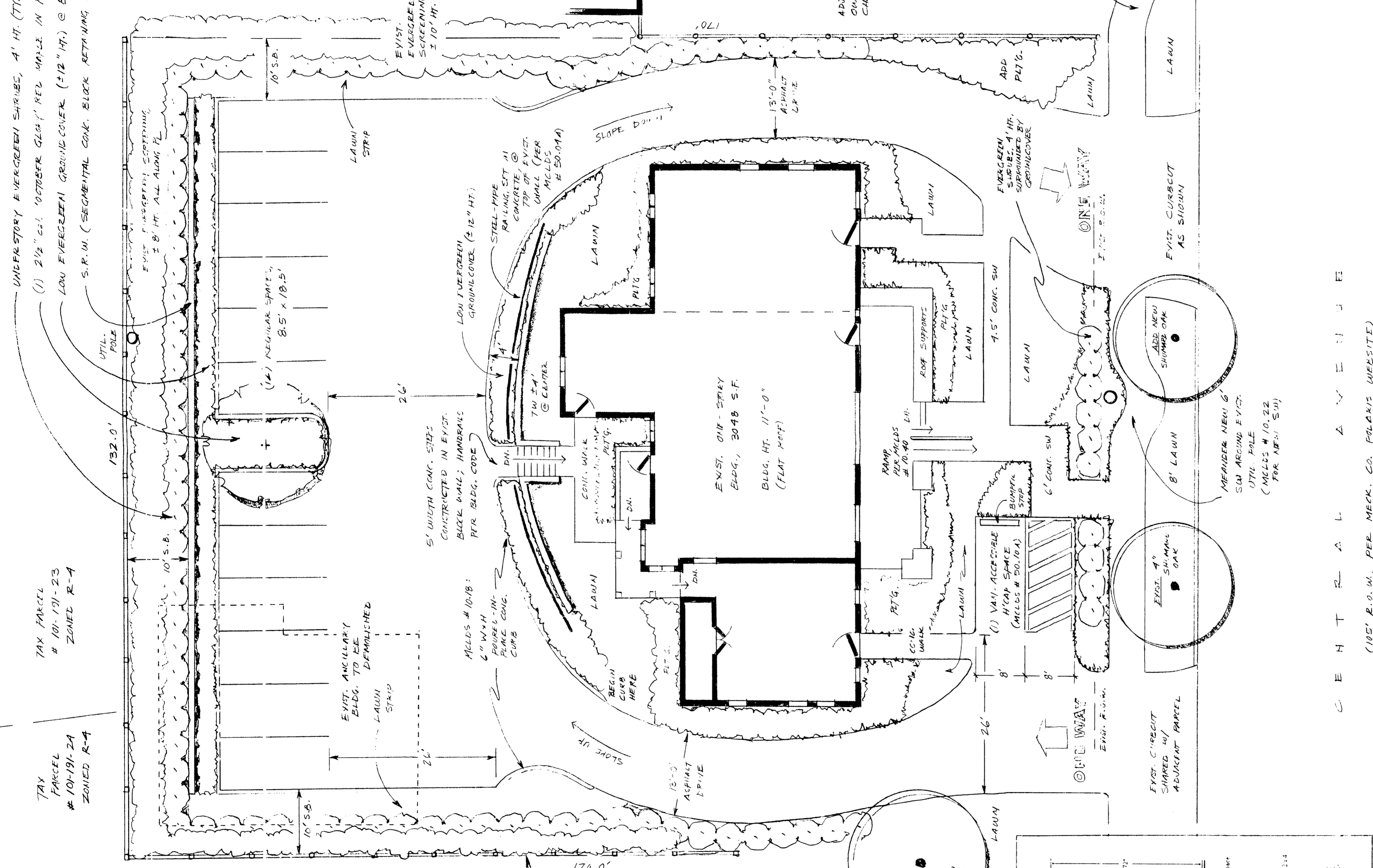
BEFORE DIGGING, call ULCOO at 1-800-852-4949 to have all underground utility lines located. Utility services such as water, gas, sewer, and electric are shown. Utility services not shown are not guaranteed. Utility services shown are for informational purposes only and are not to be used as a basis for any construction. Utility services shown are not to be used as a basis for any construction. Utility services shown are not to be used as a basis for any construction.

UNIVERSITY EVERGREEN SHRUBS, 4' HT. (TYP.)
 (1) 2 1/2" dia. OCTOBER GLASS REL. UNITS IN PLTG. ISLANDS, UNIFORMITY.
 LOW EVERGREEN GROUND COVER (±12" HT.) @ BASE OF WALL
 S.R.W. (SEGMENTAL CONK. BLOCK RETAINING WALL), APPROX. 24" HT., TO FACILITATE BALANCED CUT & FILL OF PLOT AREA TO MAX. 2% SLOPE

TAX PARCEL # 101-191-23 ZONED R-4

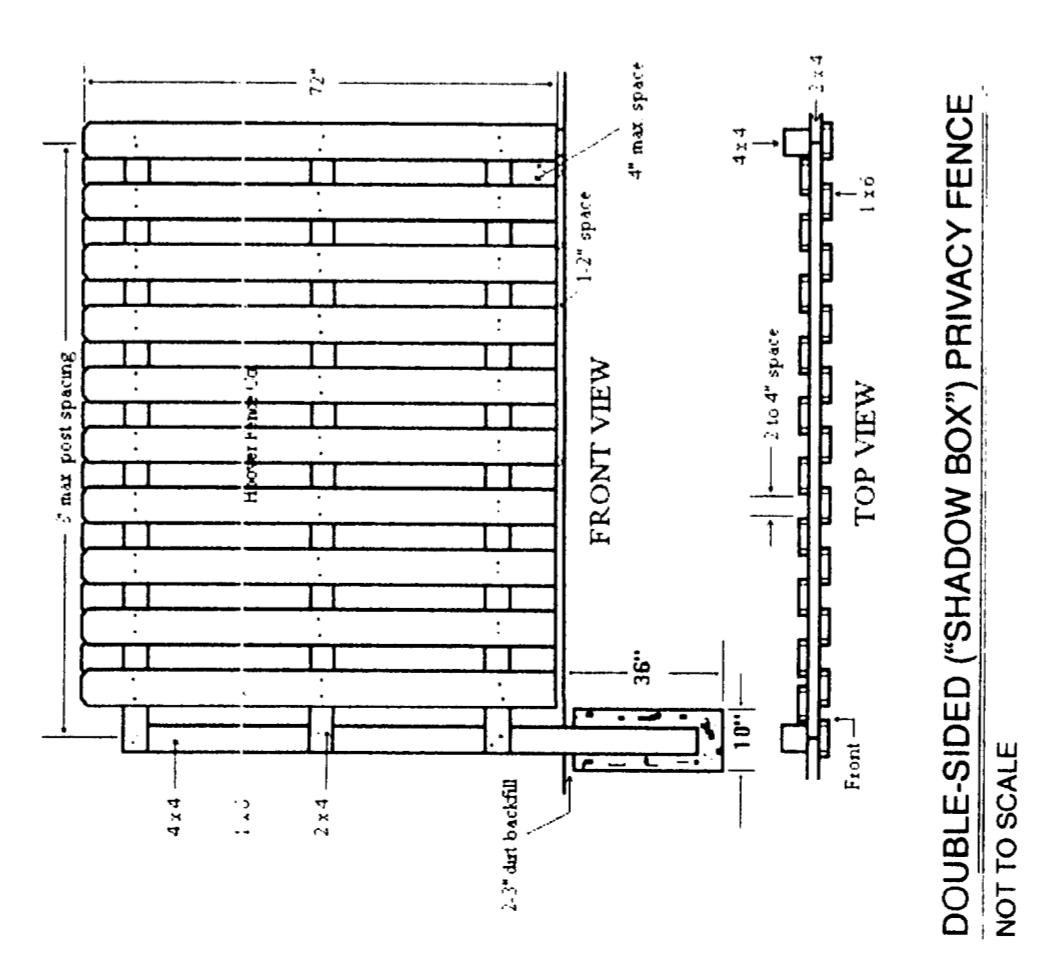
TAX PARCEL # 101-191-24 ZONED R-4

TAX PARCEL # 101-191-30 ZONED B-1 (CD)



EXIST. EVERGREEN SCREENING ± 10' HT., ENTIRE LENGTH OF PL
 6'-0" HT. WOOD PRIVACY FENCE (DOUBLE-SIDED, OR "SHADOW BOX" STYLE -- SEE DETAIL BELOW) TO EXTEND ACROSS ENTIRE LENGTH OF REAR PROPERTY LINE, AND 100' TOWARD STREET ON THIS SIDE

TAX PARCEL # 101-191-28 ZONED R-4



DOUBLE-SIDED ("SHADOW BOX") PRIVACY FENCE NOT TO SCALE

SITE DATA TABLE

Parcel:	101-191-29
Site Area:	0.504 acres
Existing Zoning:	R-4
Proposed Zoning:	NS
Proposed Use:	Reuse of the existing structure for general office purposes

DEVELOPMENT STANDARDS

General Provisions

These Development Standards form a part of the Rezoning Site Plan associated with the Rezoning Petition filed by Rosalia and Jorge Benito to accommodate reuse of the existing structures located on an approximately 0.504 acre site located at 4621 Central Avenue (the "Site"). The Site is currently zoned R-4 and the purpose of this Petition is to request rezoning to the NS district.

Unless the Rezoning Site Plan or these Development Standards sheets accompanying this Rezoning Petition establish more stringent standards, the regulations established under the Charlotte Zoning Ordinance ("the Ordinance") for the NS Zoning District shall govern all development taking place on the Site subject to the Optional provision outlined below.

Development on the Site will be restricted to reuse of the existing one-story structure for office purposes only and no additions or expansions to the existing one-story structure are permitted. The existing two-story garage structure shall be removed when any portion of the Site is used for purposes not allowed in an R-4 district. However, while the existing two-story garage structure remains on the Site, it may not be used for any residential purpose.

1. Permitted Uses

The permitted uses of the Site shall be limited to general office uses only. The following accessory uses and structures shall also be permitted: accessory uses and structures clearly incidental to the permitted principal use or structure on the lot; dumpsters, trash handling areas and service entrances subject to the regulations of Section 12.403; fences and walls; outdoor lighting, subject to the regulations of Section 12.402; and vending machines for cigarettes, candy and soft drinks located within an enclosed building as an accessory to the principal office uses.

Under no circumstances shall adult businesses, tattoo parlors, palmistry studios, daycare facilities or adult video businesses be permitted.

Office uses on the Site may be open to the public only 8:00 a.m. to 8:00 p.m. Monday through Saturday. However, use of the Site for office uses by business owners and employees shall not be restricted.

No more than three (3) individual office uses may be operated on the Site at one time.

No further additions or expansions to the existing structure are permitted and the residential character shall be maintained to the extent possible.

2. Setbacks, Side Yards and Rear Yards

The buildings shall satisfy or exceed the setback, rear yard and side yard requirements established under the Ordinance for the NS zoning district. A six foot fence shall be provided along the rear property line.

Petitioner shall install and maintain a six (6) foot fence along the length of the rear property line and a portion of the western property line extending from the rear property line along the western boundary of the property approximately one hundred (100) feet towards Central Avenue. The fence shall be constructed of wood and shall be two-sided, meaning that wooden slats shall be installed on both sides of the fence. Existing vegetation located along portions of the rear and western property lines where the fence is to be installed shall be removed prior to the installation of the fence. Petitioners shall install and maintain vegetative plantings as shown on the site plan.

3. Vehicular Access

(a) Vehicular access to the Site shall be as generally depicted on the Rezoning Site Plan. The placement and configuration of the vehicular access point is subject to any minor modifications required to accommodate final site and construction plans and designs and to any other requirements established by the City of Charlotte, North Carolina, including but not limited to the requirements of the North Carolina Department of Transportation ("NCDOT") including alterations to accommodate any right of way needs and/or construction easements.

(b) Prior to the issuance of a change of use permit, the Petitioner shall dedicate and convey by quitclaim deed and subject to a reservation for any necessary utility easements) that portion of the Site immediately adjacent to Central Avenue as required to provide right of way measuring 50 feet from the existing centerline of Central Avenue if such right of way does not currently exist.

4. Lighting
 (a) The maximum height of any new freestanding light fixtures erected on the Site shall not exceed fifteen (15) feet.
 (b) All new lighting fixtures installed within the Site shall be shielded with full cut-off fixtures, capped and downwardly directed.

5. Signs

Signage shall comply with the requirements of the Ordinance and shall not exceed five feet in height and 20 square feet in area. No wall-pak lighting shall be permitted.

6. Parking

Vehicular parking shall conform to the Ordinance.

7. Amendments to Rezoning Plan

Future amendments to the Rezoning Site Plan, other sheets accompanying the Petition and these Development Standards may be applied for by the Owner or Owners of the Parcel or Parcels within the Site involved in accordance with the provisions of Chapter 6 of the Ordinance.

8. Binding Effect of the Rezoning Documents and Definitions

(a) If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under these Development Standards and the Rezoning Site Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and the current and subsequent owners of the Site and shall be enforceable by the City of Charlotte, North Carolina.

(b) Throughout these Development Standards, the terms, "Petitioners" and "Owner" or "Owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioners or the Owner or Owners of the Site from time to time who may be involved in any future development thereof.

(c) Any reference to the Ordinance herein shall be deemed to refer to the requirements of the Ordinance in effect as of the date this Rezoning Petition is approved.

NOTE:
 ALL ASPECTS OF A.D.A. ACCESSIBILITY (PARKING, RAMP, HANDRAILS, ETC.) SHALL CONFORM TO CURRENT ICCD STDS. AND FEDERAL GUIDELINES.

C E N T R A L A V E N U E
 (105' R.O.W., PER MECK. CO. PLANS WEBSITE)

Tax Parcel: 101-191-29

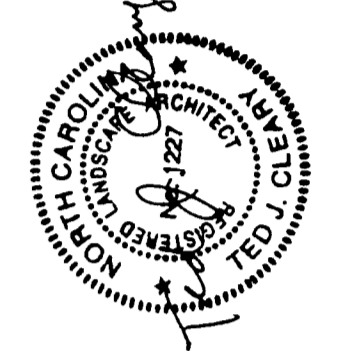
4621 Central Avenue
 Charlotte, NC 28205

April 18, 2009
 scale: 1" = 10'

2009-066

Site Plan for
 4621 Central Avenue

ISSUE DATE	REVISION
18 April 09	(original issue)
5 May 09	update site plan
7 June 09	update site plan
11 Aug 09	update site plan
15 Oct 09	update site plan



STUDIO CLEARY
 LANDSCAPE ARCHITECTURE
 704.502.3033

FOR PUBLIC HEARING
 Petition #
 2009-066