

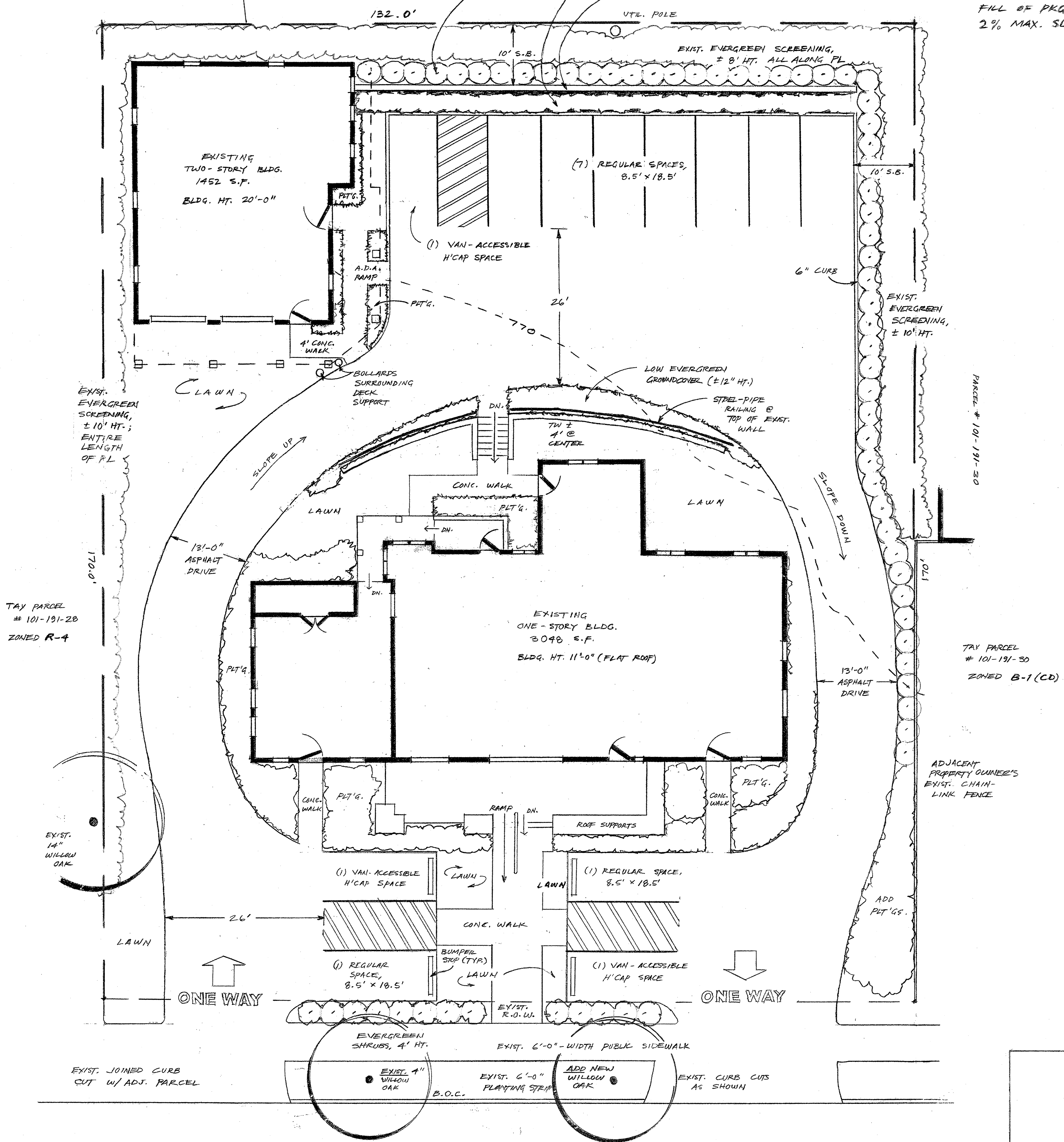
TAX PARCEL # 101-191-24
ZONED R-4

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

UNDERSTORY EVERGREEN SHRUBS; 3' HT. (TYP.)

LOW EVERGREEN GROUNDCOVER (± 12" HT.) @ FOREGROUND OF WALL

S.R.W. (SEGMENTAL CONC. BLOCK RETAINING WALL), APPROX. 24" HT., TO FACILITATE BALANCED CUT & FILL OF PKG. AREA TO 2% MAX. SLOPE



TAX PARCEL # 101-191-20
ZONED R-4

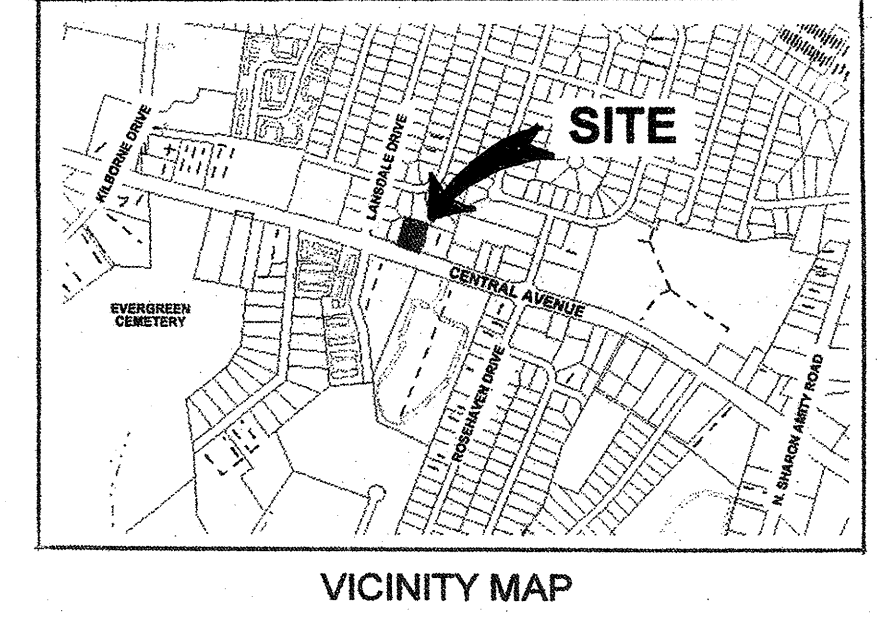
TAX PARCEL # 101-191-30
ZONED B-1(CD)

ADJACENT PROPERTY OWNER'S EXIST. CHAIN-LINK FENCE

NOTE:
ALL ASPECTS OF A.D.A. ACCESSIBILITY (PARKING, RAMPS, HANDRAILS, ETC.) SHALL CONFORM TO CURRENT CMLD STANDARDS AND FEDERAL GUIDELINES.

BEFORE DIGGING, call ULOCO at 1-800-532-4949 to have all underground utilities marked. (Private utilities such as water service line or pre-existing private electricity will not be included.)

CENTRAL AVENUE
(105' R.O.W., PER MECK. CO. POLARIS WEBSITE)



SITE DATA TABLE

Tax Parcel: 101-191-29
Site Area: 0.504 acres
Existing Zoning: R-4
Proposed Zoning: MUDD-O
Proposed Use: Reuse of the existing structures for general office and/or beauty salon purposes
Parking:
Required Number of Parking Spaces: 8
Provided Number of Parking Spaces: 8

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 MUDD-O 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 MUDD-O 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 structures for general office and/or beauty salon purposes only and no additions or expansions to the existing structures are permitted.

1. Permitted Uses

The Site may be devoted to general office and/or beauty salon uses along with accessory uses which are permitted under the Ordinance. No additions or expansions to the existing structures are permitted.

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 MUDD zoning district.

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 adjustments required for approval by the Charlotte Department of Transportation ("CDOT") and/or 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.

6. Parking

Vehicular parking shall conform to the Ordinance.

7. Optional Provision

The MUDD-O provision will be utilized in order to allow parking and maneuvering between the building setback and the structures as depicted on the Rezoning Site Plan and retention of the existing 6 foot sidewalk and 6 foot planting strip.

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 then 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

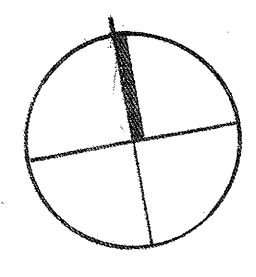
- (a) If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under these Development Standards and the Rezoning Site Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioners and the current and subsequent owners of the Site and their respective successors in interest and assigns.
- (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.

Tax Parcel: 101-191-29

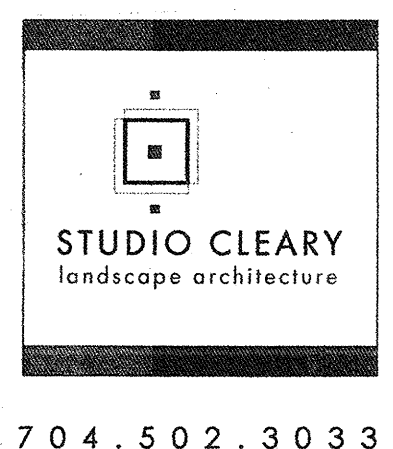
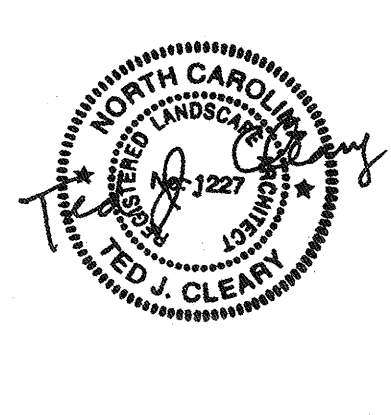
4621 Central Avenue
Charlotte, NC 28205

April 18, 2009
scale: 1" = 10'

Site Plan for
4621 Central Avenue



ISSUE DATE	REVISION
18 April 09	(original issue)
5 May 09	updated Site Data
17 Jun 09	rs'd. pkg. layout
11 Aug 09	rs'd. per Planning comm's



FOR PUBLIC HEARING

Petition #
2009-066