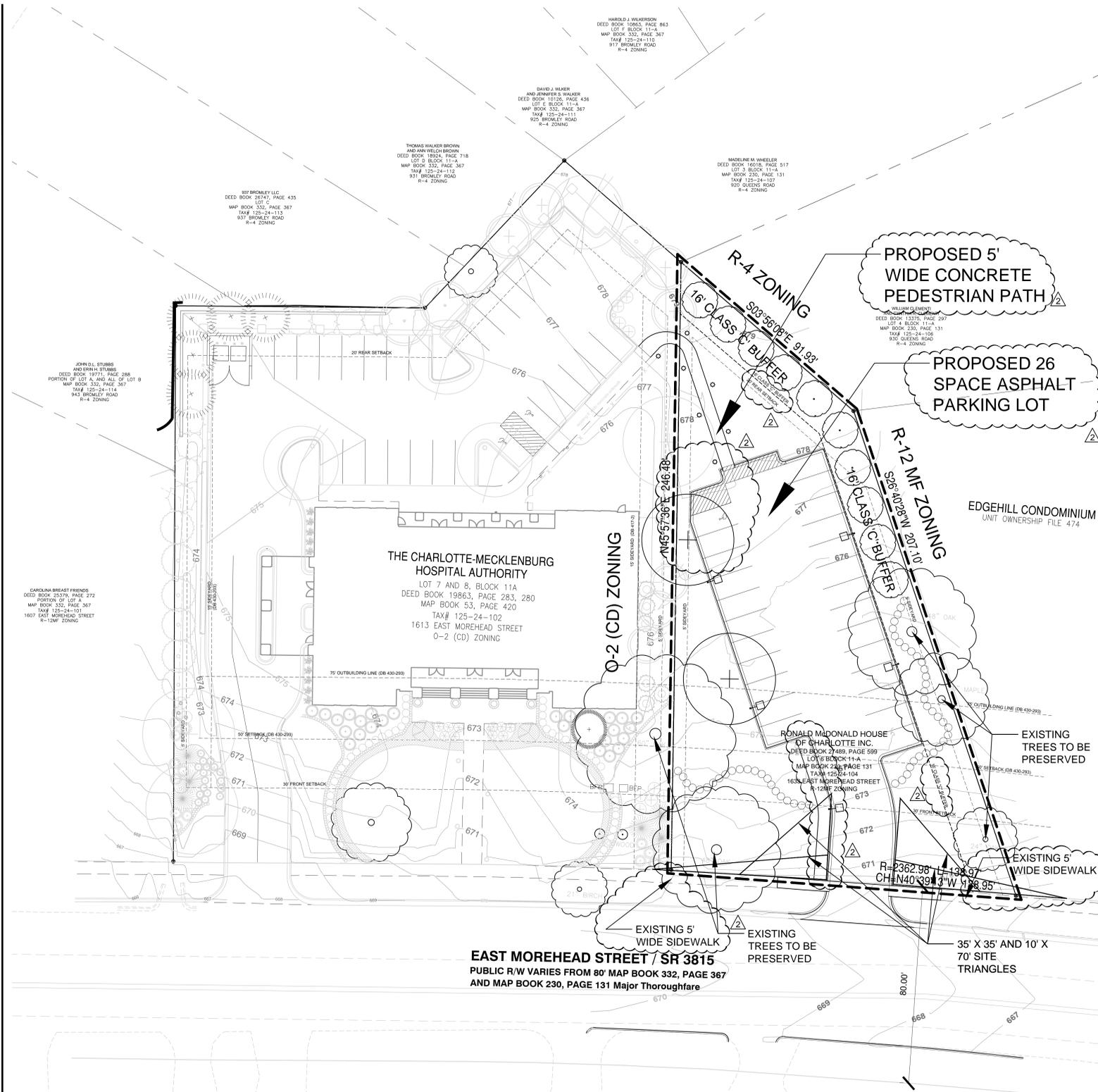


NOT TO SCALE



DEVELOPMENT DATA TABLE

- A. Site Acreage : 0.50 acres.
- B. Tax Parcels included in Rezoning : 125-24-104
- C. Existing Zoning : R-12 MF
- D. Proposed Zoning : O-2 (CD)
- E. Existing Use : Vacant
- F. Proposed Use : 26 Space Surface Parking Lot
- G. Number of Residential Units by Housing Type : N/A
- H. Residential Density : N/A
- I. Square Footage of Non-Residential Uses by Type : N/A
- J. Floor Area Ratio : N/A
- K. Maximum Building Height : 40 Feet
- L. Number and/or Ratio of Parking Spaces : 26 Spaces Surface Parking Lot
- M. Amount of open space : N/A

1. GENERAL PROVISIONS

- A. The development of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance") for the O-2 zoning district unless more stringent standards are established by these Development Standards or this Rezoning Plan.
- B. Alterations/modifications to the Rezoning Plan and these Development Standards may be applied for by the then Owner or Owners of the Site in accordance with the provisions of Section 6.207 of the Ordinance.

2. PERMITTED USES

- The Site may be devoted only to the uses set out below.
- A. Off-street parking that serves the adjacent Ronald McDonald House use and facility. As depicted on the Rezoning Plan, a maximum of 26 parking spaces may be located on the Site.

3. TRANSPORTATION

- A. Vehicular access shall be as generally depicted on the Rezoning Plan. The placement and configuration of the access point are subject to any minor modifications required by the Charlotte Department of Transportation and/or the North Carolina Department of Transportation.

4. STREETScape, BUFFERS, AND LANDSCAPING

- A. A 16 foot Class C buffer shall be established along portions of the Site's boundary lines as depicted on the Rezoning Plan, which buffer shall conform to the standards of Section 12.302 of the Ordinance. In the event that an adjacent parcel of land is either rezoned to a zoning district or devoted to a use that eliminates or reduces the buffer requirements on the Site, then the Petitioner may reduce or eliminate, as the case may be, the 16 foot Class C buffer. The Petitioner may reduce the width of the 16 foot Class C buffer by 25% by installing a wall or fence pursuant to Section 12.302(8) of the Ordinance.
- B. Screening and landscaping shall meet the requirements of the Ordinance.

5. LIGHTING

- A. All freestanding lighting fixtures installed on the Site shall be fully capped and shielded and the illumination downwardly directed so that direct illumination does not extend past any property line of the Site.
- B. The maximum height of any freestanding lighting fixture installed on the Site shall be 12 feet.

6. BINDING EFFECT OF THE REZONING PETITION

If this Rezoning Petition is approved, all conditions applicable to the development and/or use of the Site imposed under this Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns. Throughout these Development Standards, the terms, "Petitioner" and "owner" or "owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Petitioner or the owner or owners of the Site from time to time who may be involved in any future development thereof.

SETBACK AND YARDS

Development of the Site shall comply with the setback, side yard and rear yard requirements of the O-2 zoning district.

NOTE:
THIS IS A PLANNED DEVELOPMENT INCLUDING THE RONALD MCDONALD HOUSE AND ACCESSORY PARKING.

SITE DATA:

TOTAL ACREAGE:	±0.5015 AC.
EXISTING ZONING:	R-12 MF
PROPOSED ZONING:	O-2 (CD)
PROPOSED USE:	26 SPACE SURFACE PARKING LOT
MAXIMUM BUILDING HEIGHT:	40 FEET
TREE SAVE PERCENTAGE:	REQUIRED: 15% MIN., PROVIDED: 20 %
REQUIRED SETBACK:	FRONT YARD - 30 FEET RIGHT SIDE YARD - 5 FEET LEFT SIDE YARD - 5 FEET REAR YARD - 20 FEET
PROVIDED SETBACK:	FRONT YARD - 50 FEET RIGHT SIDE YARD - 5 FEET LEFT SIDE YARD - 5 FEET REAR YARD - 20 FEET

EXISTING ZONING: R-12 MF
PROPOSED ZONING: O-2 (CD)
TOTAL ACREAGE: ±0.5015 AC.

REZONING PETITION #: 2013-028



1" = 20'-0"

SECOND SUBMITTAL 02/22/2013

CONSULTANTS:

LITTLE DIVERSIFIED ARCHITECTURAL CONSULTING
5815 WESTPARK DRIVE
CHARLOTTE, NORTH CAROLINA 28217
(704) 525-6350

PETITIONER:

THE RONALD MCDONALD HOUSE OF CHARLOTTE
1613 E. MOREHEAD STREET
CHARLOTTE, NORTH CAROLINA 28207
(704) 335-1191

TAX PARCEL #:

125-24-104

PROJECT NAME
RONALD MCDONALD HOUSE OF CHARLOTTE PARKING LOT

CHARLOTTE, NC

PROJECT TEAM
PRINCIPAL IN CHARGE: D. POWLEN, RLA
PROJECT MANAGER: D. POWLEN, RLA
DRAWN BY: K. RAMSEY

NO.	REVISION	DATE
1	PER CITY COMMENTS	02/22/13
2	PER CITY COMMENTS	03/20/13

PROJECT NO.
101.0026.00

REZONING PLAN

DATE 12/21/12 **DRAWING NUMBER** RZ-1