

- REVISIONS: 7/17/13
- 1. NOTES
- 2. DRAWINGS
- 3. PAVING
- 4. ADD BUS STOP
- 5. ADD SW TO STREET
- 6. ADD TREES
- 7. ADD SIDEWALK
- 8. SIDEWALK/BUS STOP

REV. 7/2013  
1. CONDITIONS NOTE REV ONLY  
SUGAR CREEK RD

Drawn by:	MBG/FIG
Approved by:	FIG
Date:	1/17/2013
Scale:	1" = 30'
Dwg. Name:	SUGAR CREEK RD

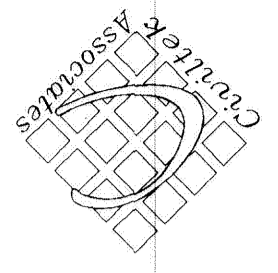
Conditional Rezoning Plan  
for  
723 W. Sugar Creek Rd.  
Mecklenburg County, North Carolina

Civitek Associates  
C - 1099  
8521 Beldegreen Ct.  
Charlotte, NC 28216  
(704) 900 - 4059

PETITION NO 2013-040

\* SUBMITTAL # 3

SCALE: 1" = 30'



**Lighting**  
1. Any detached lighting on the site will not exceed 20 feet in height and will be aimed internal to the site and away from adjoining properties and the public street.

**Signage**  
1. Signage on the site will be a ground-mounted type sign.  
2. The buffers will not be reduced.  
driveways can be removed.

**Environmental Features**  
1. All existing trees within the established front yards shall be preserved; only those in conflict with driveways can be removed.  
2. The buffers will not be reduced.

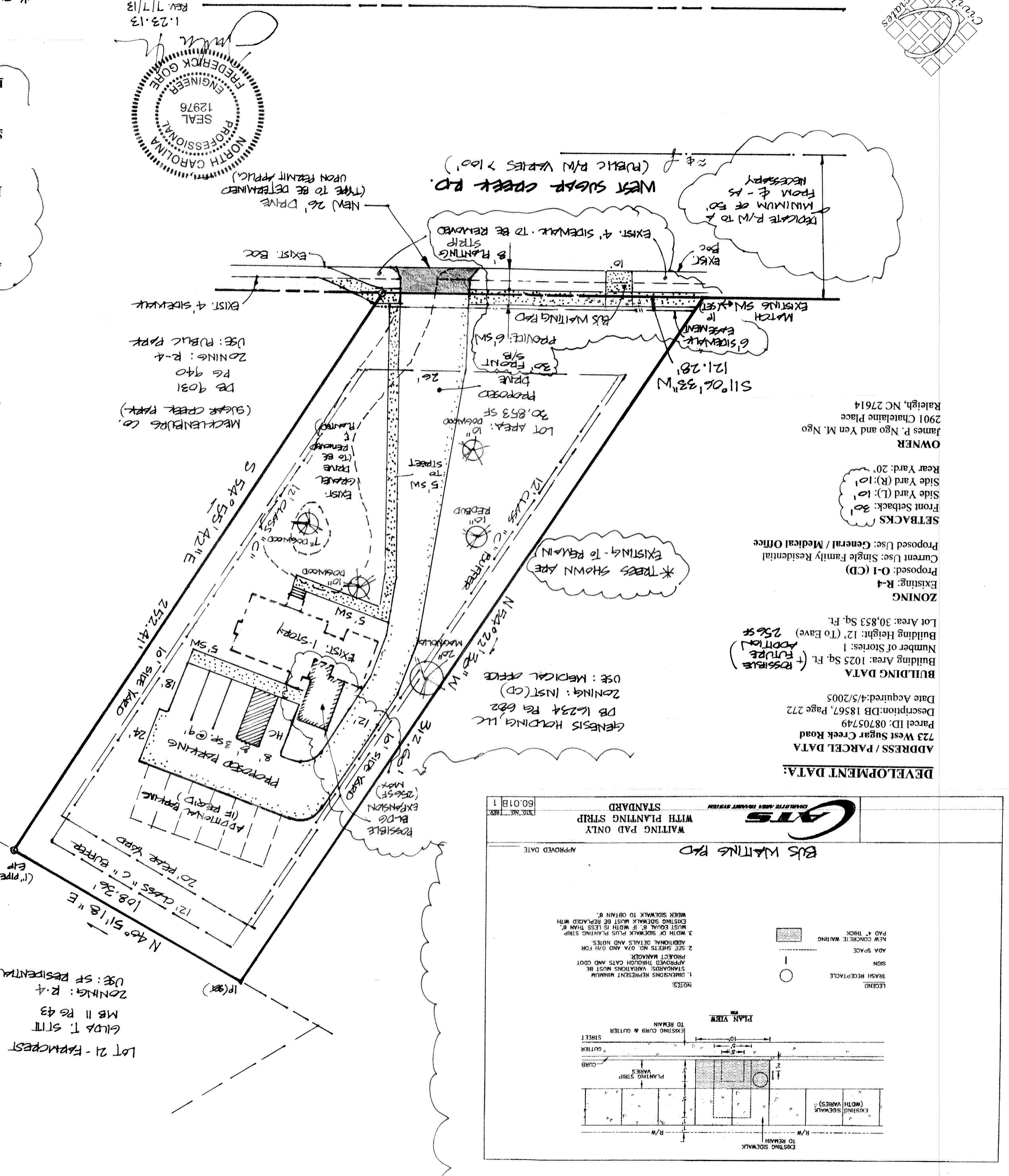
**Architectural Standards**  
1. The existing structure is to remain.  
2. Future additions to the existing structure must be to the rear of the building and added square footage shall not exceed 25% of the existing square footage of the structure.  
3. Any expansion or exterior revisions to the current structure will be residential in character and scale.

**Transportation**  
1. This site will have a new 26' minimum width driveway as shown. The type and exact location will be determined at the time of permitting.  
2. The proposed driveway connection to West Sugar Creek Road will require a driveway permit to be submitted to CDOT and NCDOT for review and approval. The exact driveway location and type and width of the driveway will be determined by CDOT during the driveway permit process and the location as shown is subject to change to comply with City Driveaway Regulations.  
3. The exact location of the bus waiting pad as shown will be determined at the time of permitting. An additional Right-of-Way equal to 50' from the centerline of West Sugar Creek Drive will be conveyed, if necessary, to the NCDOT at the time of construction plan submittal for this parcel.

**Permitted Uses**  
1. Uses allowed on this site are General and Medical Office Only. However, the existing structure may be used as a single-family house in the event it is not used for office purposes.  
2. No use of this site as a CHECK-CASHING SERVICE or as a SWEEPSTAKES/GAMING CENTER, electronic or otherwise, will be allowed.

**General Provisions**  
1. Development of this property will be controlled by the standards depicted on this site plan and by the Standards of the Charlotte Zoning Ordinance; the development depicted in this plan is intended to reflect the arrangement of the proposed uses on this property. However, the exact configuration, placement and size of individual site elements may be altered or modified within the limits prescribed in the Zoning Ordinance. Section 6.207 Alterations to approval.  
2. Future owners of these properties will be bound by the Zoning restrictions which bind the current owner. Ordinance, development requirements imposed by other City ordinances, construction standards and design manuals do exist, are not waived or modified by the rezoning approval, and may be applicable to the proposed development. These requirements may include the regulation of streets, sidewalks, trees and storm water. Where the conditions set forth in this rezoning plan conflict with other City development requirements, the stricter condition or requirement shall apply.  
4. Parking shall be located at the rear of all structures. Parking requirements for this site will be determined at the time of construction plan submittal and will be based on the proposed use of the property. The existing gravel driveway, as shown, will be removed and planned.

**CONDITIONAL NOTES**



**DEVELOPMENT DATA:**  
ADDRESS / PARCEL DATA: 723 West Sugar Creek Road, Parcel ID: 08705749  
Description: DB 18567, Page 272  
Date Acquired: 4/5/2005

**BUILDING DATA:**  
Building Area: 1025 Sq. Ft. (+ POSSIBLE ADDITION)  
Number of Stories: 1  
Building Height: 12' (To Eave)  
Lot Area: 30,853 Sq. Ft.

**ZONING:**  
Existing: R-4  
Proposed: O-1 (CD)  
Current Use: Single Family Residential  
Proposed Use: General / Medical Office

**SETBACKS:**  
Front Setback: 30'  
Side Yard (L): 10'  
Side Yard (R): 10'  
Rear Yard: 20'

**OWNER:**  
James P. Ngo and Yen M. Ngo  
2901 Chataleine Place  
Raleigh, NC 27614

