

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 FUTURE ADDITION)
 Number of Stories: 1
 Building Height: 12' (To Eave) 256 SF
 Lot Area: 30,853 Sq. Ft.

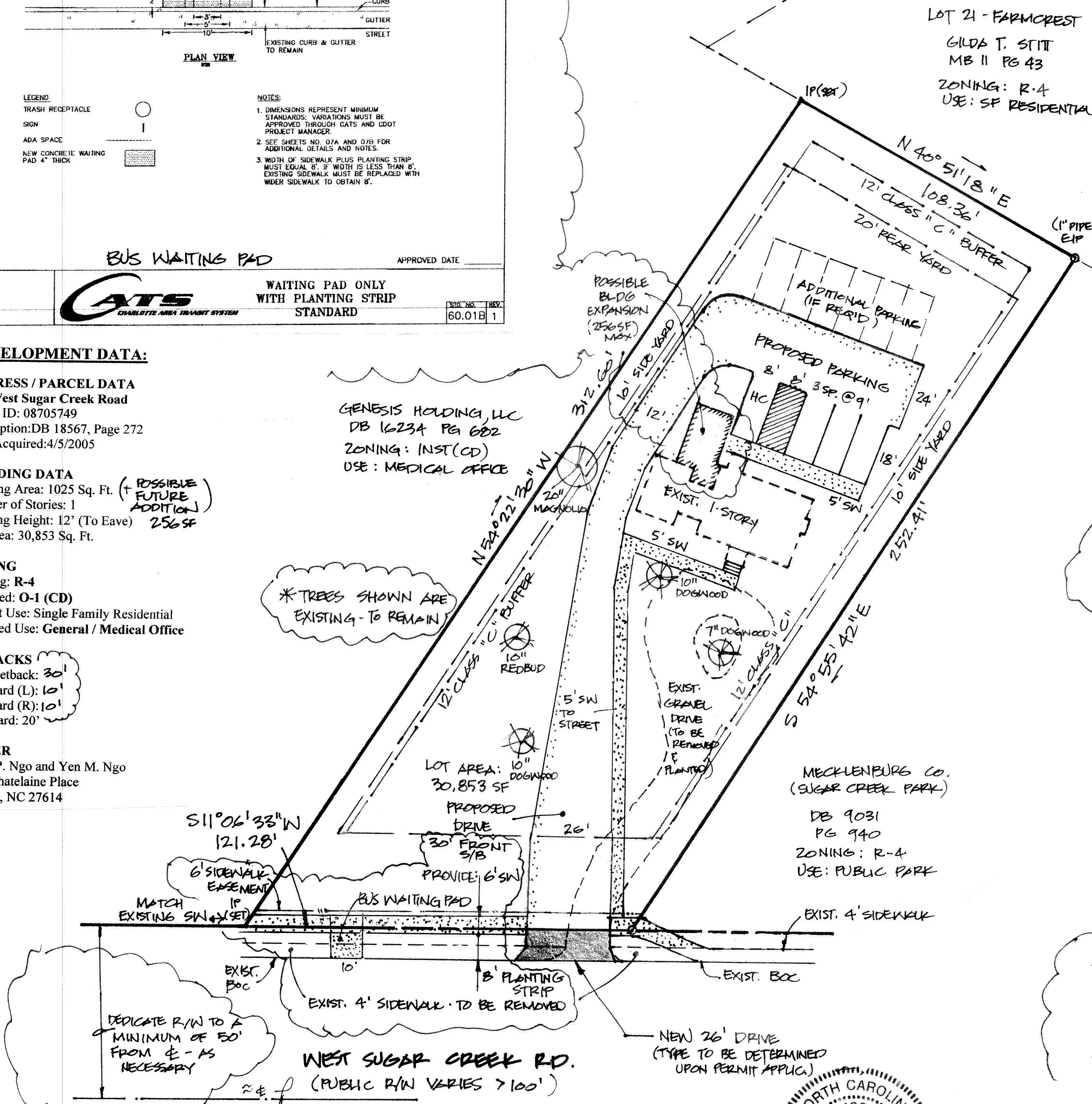
ZONING
 Existing: R-4
 Proposed: O-1 (CD)
 Current Use: Single Family Residential
 Proposed Use: General / Medical Office

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

OWNER
 James P. Ngo and Yen M. Ngo
 2901 Chatelaine Place
 Raleigh, NC 27614

GENESIS HOLDING, LLC
 DB 16234 PG 682
 ZONING: INST(CD)
 USE: MEDICAL OFFICE

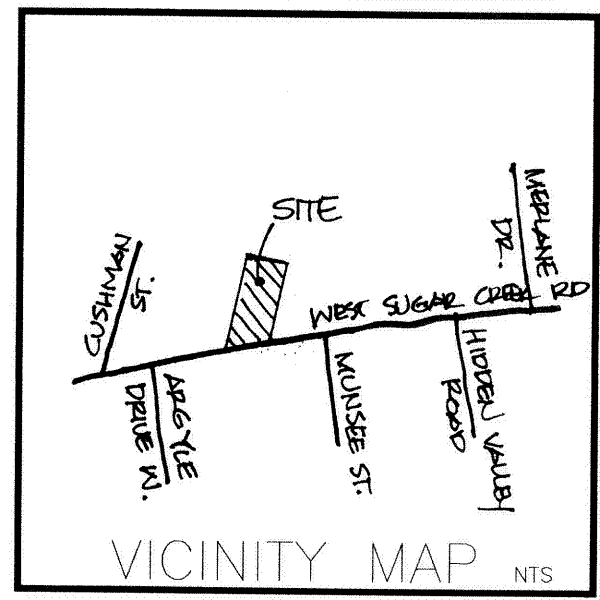
LOT 21 - FARMCREST
 GILDA T. STITT
 MB II PG 43
 ZONING: R-4
 USE: SF RESIDENTIAL



NORTH CAROLINA PROFESSIONAL SEAL 12976 ENGINEER FREDERICK GORE

1.23.13
 REV. 7/7/13

SCALE: 1" = 30'



CONDITIONAL NOTES:

- General Provisions**
- 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 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.
 - Future owners of these properties will be bound by the Zoning restrictions which bind the current owner.
 - The petitioner acknowledges that in addition to the conditions set forth in this petition and in the Zoning 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.

- Permitted Uses**
- 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.
 - No use of this site as a **CHECK-CASHING SERVICE** or as a **SWEPTAKES/GAMING CENTER**, electronic or otherwise, will be allowed.

- Transportation**
- 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 planted.
 - This site will have a new 26' minimum width driveway at the location of the existing connection as shown. The type will be determined at the time of permitting.
 - 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 locations and type/width of the driveways will be determined by CDOT during the driveway permit process and the location as shown is subject to change to comply with City Driveway Regulations.
 - Any fence or wall constructed along or adjacent to any sidewalk or street right-of-way requires a certificate issued by CDOT.
 - A Right-of-Way Encroachment Agreement is required for the installation of any non-standard items (irrigation systems, decorative pavement, etc) within a proposed/existing City maintained street right-of-way. An encroachment agreement must be approved by CDOT prior to the construction/installation of the non-standard items.
 - Adequate sight triangles must be reserved at the existing/proposed street entrances. Two 35' x 35' and two 10' x 70' sight triangles are required.
 - 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.

- Architectural Standards**
- The existing structure is to remain.
 - 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.
 - Any expansion or exterior revisions to the current structure will be residential in character and scale.

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

- Signage**
- Signage on the site will be a ground-mounted type sign.

- Lighting**
- 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.

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

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

Drawn by: MBG/FIG
 Approved by: FIG
 Date: 1/17/2013
 Scale: 1" = 30'
 Dwg. name: SugarCreekRZ

SUBMITAL #2

- REVISIONS:**
- NOTES
 - DRIVEWAY
 - PARKING
 - ADD BLDG EXTN.
 - ADD SW TO STREET
 - ADD TREES
 - ADD 10' SIDE Y.
 - SIDEWALK/BUS PAD
 - ADD NORTH ARROWS
- 7/7/13

PETITION N° 2013-040

