

SETRACK 14 FROM BACK OF CURB
NOTE: IF ROW FOR STATESVILLE
AVE. LOCATED, SHOW IT WITH ITS
DEFINITION.

STATESVILLE AVENUE
100' ROW

EXIST. CITY BUS STOP

SETRACK 14 FROM
BACK OF CURB
ROW = 4
100'

OLIVER STREET
50' ROW

EXIST. 4
SIDEWALK

EXIST. 24
R 25.00
R 28.00

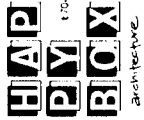
EXIST. 24
R 25.00
R 28.00

SPRATT STREET
50' ROW

**APPROVED BY
CITY COUNCIL**

JAN 20 2015

1705 334-8715 # 704-334-8811 937 Central Ave. Charlotte, NC 28204
Architectural, Planning, & Engineering
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Issue Date:
10/31/14 Rezoning
17/30/14 Changes per
Rezoning Hearing



Salvation Army Center of Hope
Rezoning
534 Spratt Street
Charlotte, NC 28206



Rezoning Site Plan
RZ1
140 # 14.02

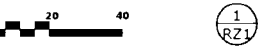
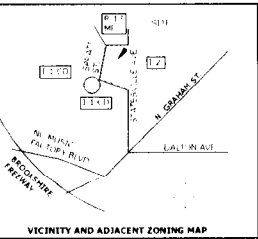
EXISTING BUILDING
NOTE: PROPOSED
EXPANSION AREA
IS INTERIOR TO
THE EXISTING
BUILDING.

Development Data Table

Site Address: 534 Spratt St
Tax Parcel ID Number: 07845604
Proposed Zoning: RZ1
Proposed Name: MHC31
Existing and Proposed Use: Commercial (Retail - Apparel and Accessories)
Building Square Footage: 50,000 sq ft
Floor Area Ratio: 45,252/1,100 = 4
Building Height: 6 ft
Parking Required: 1400' sq ft = 10 spaces
Parking Provided: 60 spaces
Amount of Open Space Required: 1.5% per 100 sq ft = 2.25%
Amount of Open Space Provided: 31.25%

Optional Provisions

The following optional provisions are requested:
1. All existing vegetation, sidewalks, and planting strips remain within the building lot boundaries.
2. The existing off-parking spaces provided on-site and along the project's edge on Spratt Street to satisfy the parking requirement.



1 Rezoning Site Plan
RZ1

RECEIVED
DEC 19 2014
BY: _____

