

ZONING/DEVELOPMENT DATA
 PROPOSED USE: PRIMARILY OFFICE USE
 EXISTING ZONING: R-5 PROPOSED ZONING: UR-C (CD)

TOTAL AREA OF SITE: 20,000 Sq Ft
 Lot 24 #19-079-28 10,000 Sq Ft
 Lot 25 #19-079-27 10,000 Sq Ft

GENERAL NOTES:

1. THE PROPOSED DEVELOPMENT WILL COMPLY WITH ALL APPLICABLE CHAR-MECK, NCDOT, & MECKLENBURG COUNTY REGULATIONS.
2. ALL DRAINAGE STRUCTURES, CURBS & GUTTER HANDICAP RAMPS, DRIVEWAY ENTRANCE, ETC. SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CHARLOTTE/MECKLENBURG LAND DEVELOPMENT STANDARDS MANUAL UNLESS SPECIFICALLY NOTED ON THE PLANS. CATCH BASINS AND PIPING IN LANDSCAPED AREAS WILL BE OF A TYPE SUITABLE FOR LANDSCAPE AREAS.

PERIMETER BUFFER REQ'TS:

- ZONING ADJACENT TO PROPERTY:
1. (East Side) B-1 BUSINESS THEREFORE NO BUFFER REQUIREMENTS
 2. (South & West Side) R-5 10' LANDSCAPE SCREENING REQUIREMENT - C Class
 3. (North Side) R-5 10' LANDSCAPE SCREENING REQUIREMENT - C Class

EXISTING STREET FRONTAGE
 Existing 5' Sidewalk
 Existing 1' Plant Strip

INTERIOR LANDSCAPING

At least one existing or planted tree with appropriate minimum caliper and height shall be provided for every ten parking spaces.
 REQUIRED TREES = 10 spaces / 10 = 1
 PROVIDED TREES = 1

PARKING SPACE TABLE

Office Space:	5,924 sq ft	/1000 = 6 spcs
Residential Space:	1,400 sq ft	/Unit = 4 spcs
		+ 10 spcs
PERMITTED USE SPACES PROVIDED:		4 spcs
INCLUDED (VAN) HANDICAP SPACES:		+ 1

1. GENERAL PROVISIONS

- 1) This rezoning petition relates to that certain (7) 10,000 Sq Ft parcel of land lying within Mecklenburg County, hereinafter referred to as the "Site". This rezoning is requesting the rezoning of O-1 (CD) with permitted uses, including Retail.
- 2) Development of the Site will be controlled by the standards depicted on this Rezoning Plan and by the standards of the Zoning Ordinance. The development depicted on the Rezoning Plan is intended to reflect the arrangements of proposed buildings and uses on the Site, but the exact configurations, placements and sizes of individual elements may be altered or modified within the limits prescribed by the Zoning Ordinance during the design development and construction phases.
- 3) Unless more stringent standards are established by these Development Standards, all development standards established under the Char-Meck Zoning Ordinance (the "Ordinance") for the O-1 District shall be followed with respect to the Site.

2. STATEMENTS WITH RESPECT TO THE GRAPHICS WHICH ARE SET FORTH ON EXHIBITS ACCOMPANYING THE REZONING PLAN

- 1) Any Exhibits accompanying the Rezoning Plan are conceptual images of portions of the Site. They are not to be considered as development plans but rather as preliminary representations of the types and quality of development proposed for the Site.
- 2) The Rezoning Plan identifies building envelopes. Buildings shown on the Zoning Site Plan shall be located within the building envelopes. However, the exact location, size and number of buildings within the specific envelope is subject to change. Existing buildings are depicted with roof 4 interior walls.

3. PERMITTED USES AND MAXIMUM DEVELOPMENT

- 3) Permitted uses within the Site will be limited to the following uses and accessory uses from Section 9.002 (uses Provided by Right) and Section 9.003 (uses Permitted Under Prescribed Conditions) of the Zoning Ordinance. No Retail Development Permitted.
 15% of Residential Units to be Work Force Rental or Sale Rate

4. SETBACK, SIDE YARDS AND REAR YARDS

- 4) All buildings constructed on the Site shall satisfy or exceed the setback, rear yard and side yard dimensions established under the Ordinance for the UR-C District.

5. TRANSPORTATION

Vehicular access points shall be limited to those shown on the Site Plan. The development depicted on the Rezoning Plan is intended to reflect the arrangements of proposed buildings and uses on the Site, but the exact configurations, placements and sizes of individual elements may be altered or modified within the limits prescribed by the Zoning Ordinance during the design development and construction phases.

6. ARCHITECTURAL STANDARDS

Property is in Charlotte Historic District & Therefore Existing Residential Structure, Including Renovation, Additions and Demolition to Follow HDC Guidelines and Certificate of Appropriateness

7. Streetscape and Landscaping

As per UR-C, 8' Plant Strip with 6" Concrete Sidewalk Required
 Variance Request to Maintain Existing Conditions that include:
 1. Plant Strip with 5" Concrete Sidewalk For Consistency of Historic Character

8. Environmental Features

Tree mitigation in lieu of Tree Setback Area of 15% may be accomplished with additional plantings on site or within setback areas.
 All landscaping will comply with applicable City Ordinance.

The proposed site Petitioner Shall Comply with the Charlotte City Council Approved and Adopted Post Construction Controls Ordinance.

8. PARKING

- 8) Off-street vehicular parking for the Site shall meet or exceed the minimum standards established by the Ordinance.
- 8) The parking total indicated in the Development Data is an estimate. The final parking count may vary from that indicated in the Development Data, provided that at the time of building permit submittal the proposed parking meets or exceeds Ordinance requirements.

9. LIGHTING

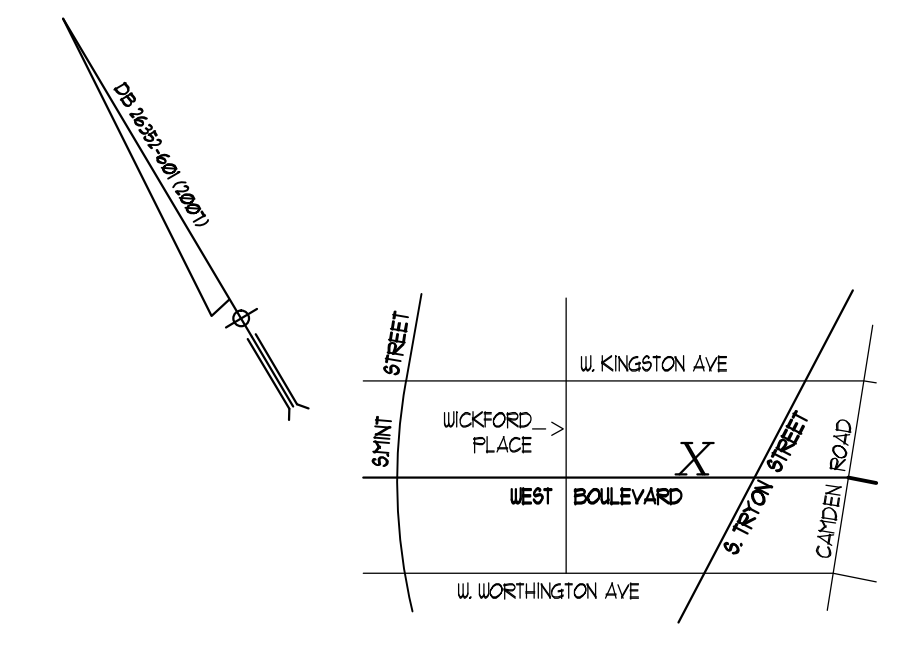
All freestanding lighting and all exterior lighting will be capped so as to minimize the impact from lights that may be visible from nearby properties. Freestanding lighting shall not exceed 30 feet in height. No wall "jook" type lighting shall be used, but attached decorative lighting fixtures such as sconces may be used.

10. ALTERATIONS TO PLAN

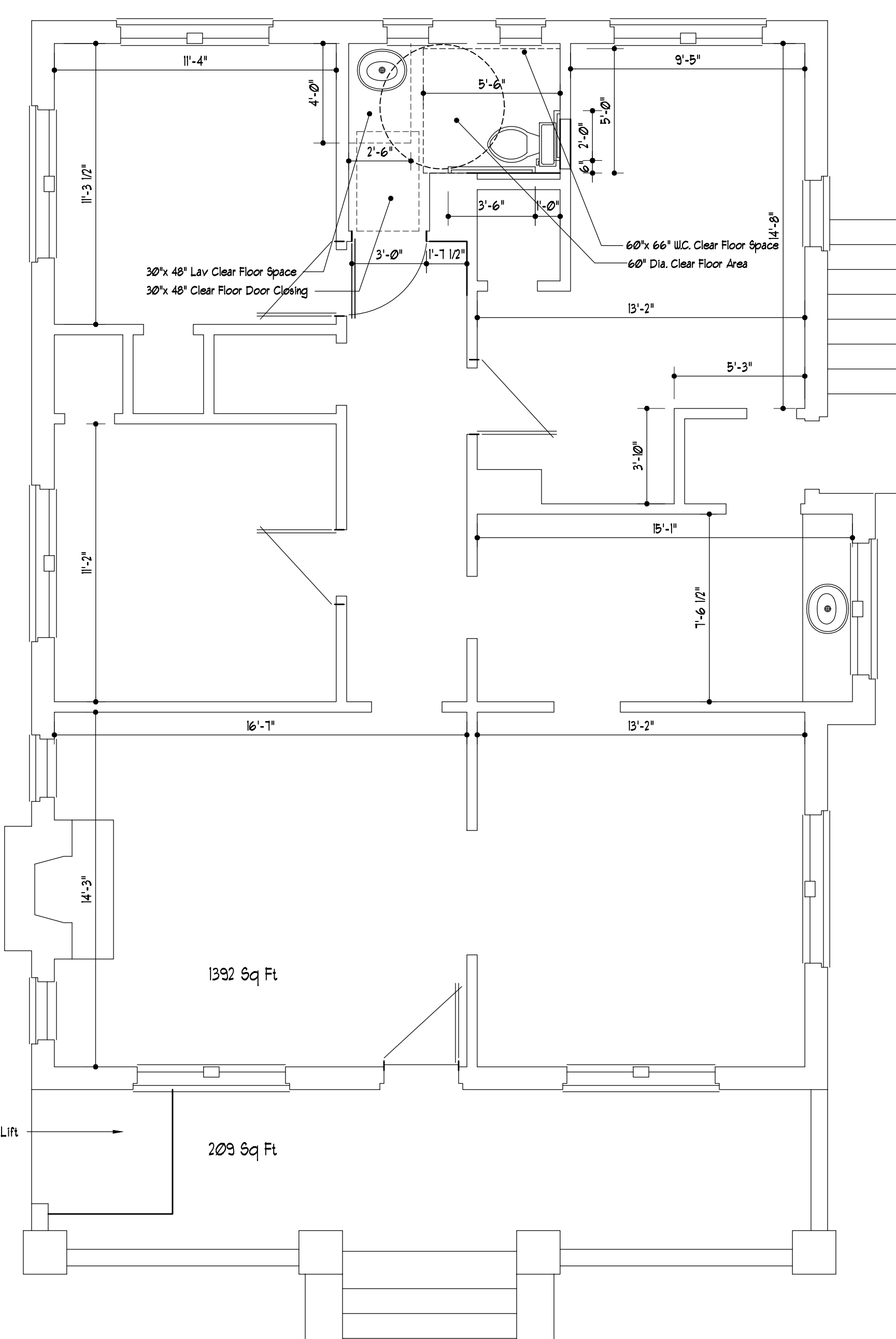
- 1) Future amendments to the Rezoning Plan and these Development Notes may be applied for by the then owner or owners of the tract or tracts within the Site involved in accordance with the provisions of the Ordinance.

11. BINDING EFFECT

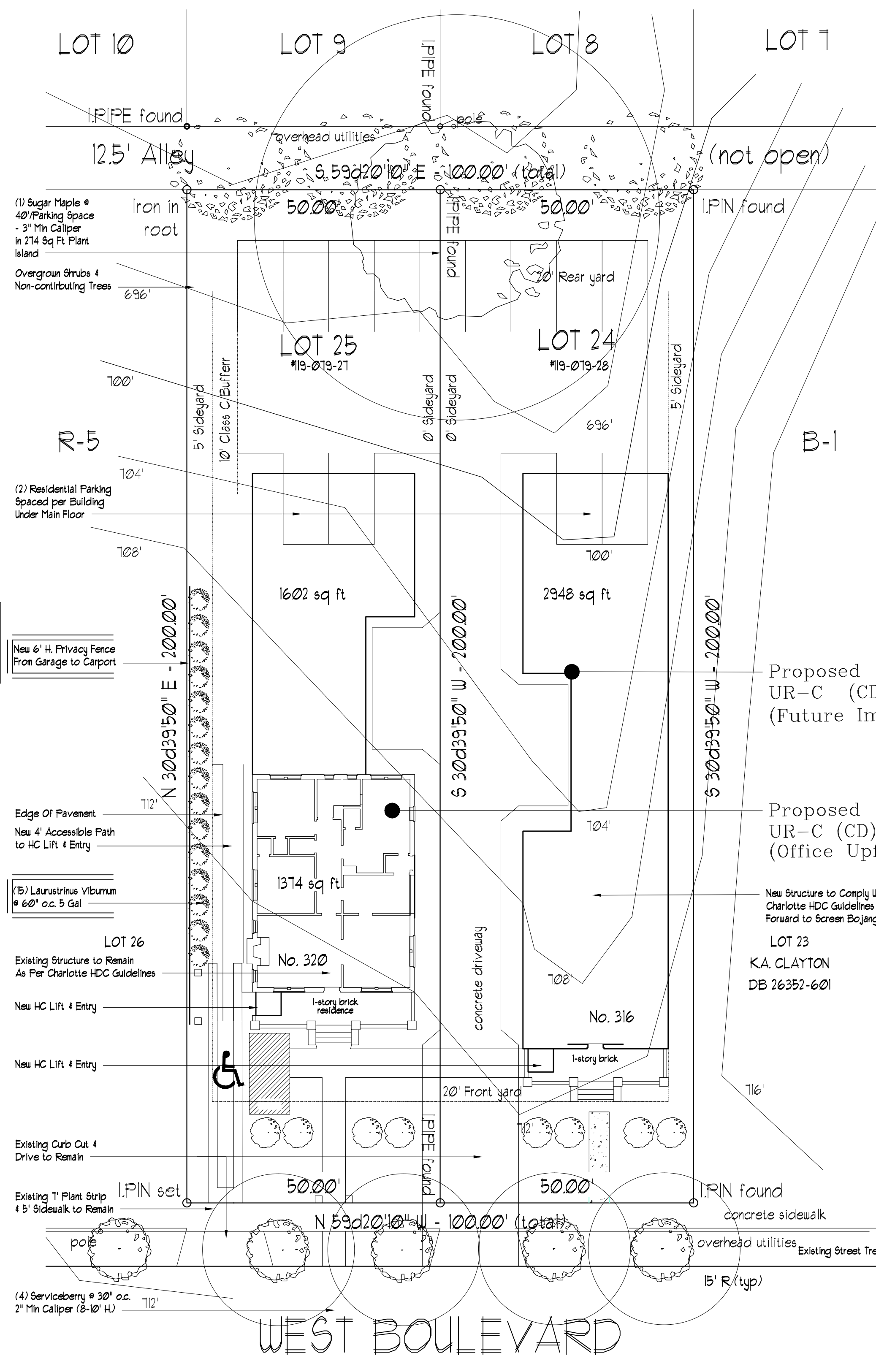
- 1) Upon approval, all conditions applicable to development of the Site imposed under the Rezoning Plan and these Development Notes will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioners and the current and subsequent owners of the Site and their respective successors in interest and assigns.
- 2) Throughout these Development Notes, the terms "Developer", "Petitioner", "Owner" or "Owners" shall, with respect to each parcel within the Site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the owner or owners of the Site who may be involved in its development from time to time.



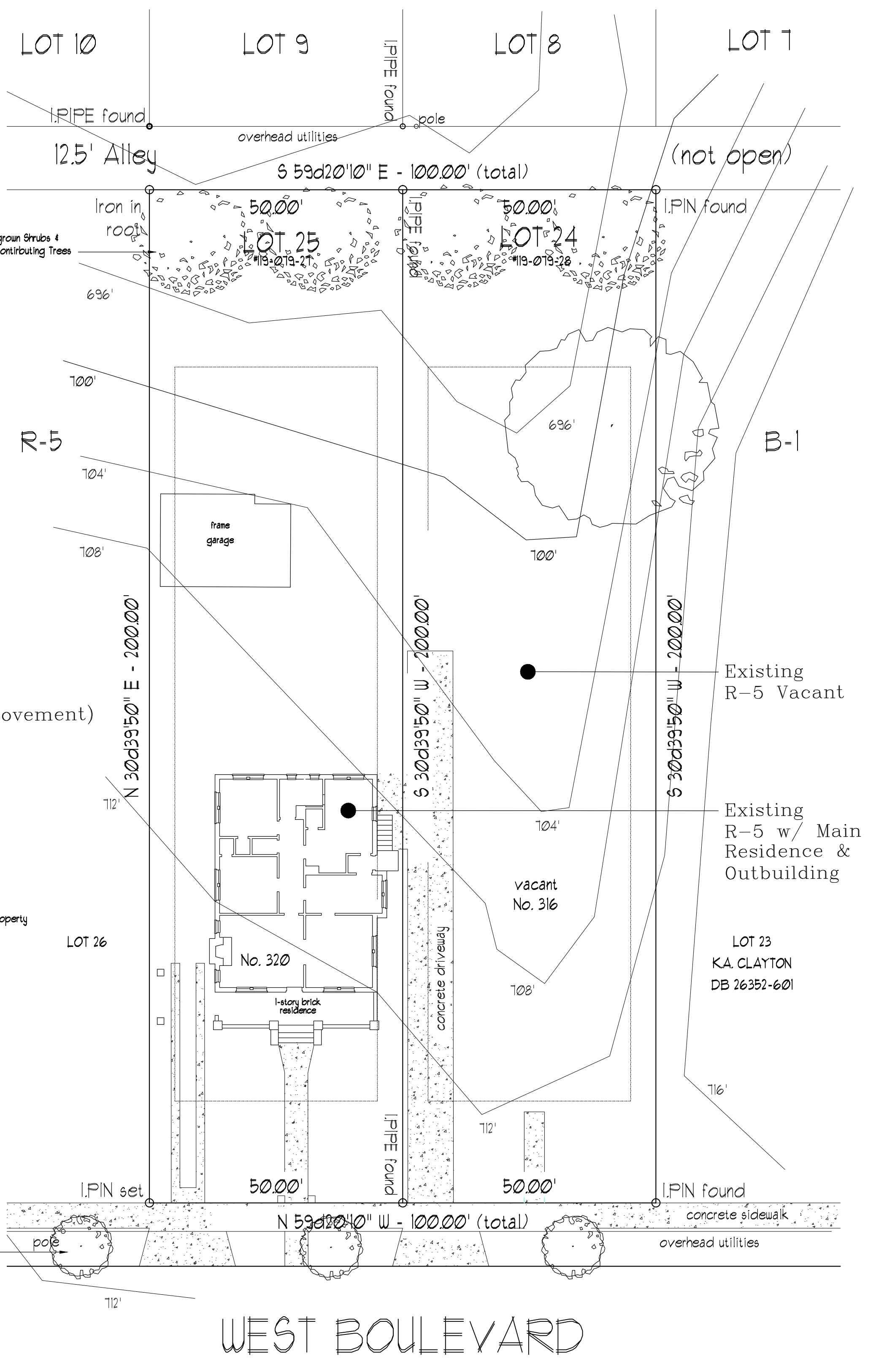
Vicinity Map
 No Scale



4 Renovated Floor Plan
 1/8" = 1' - 0"

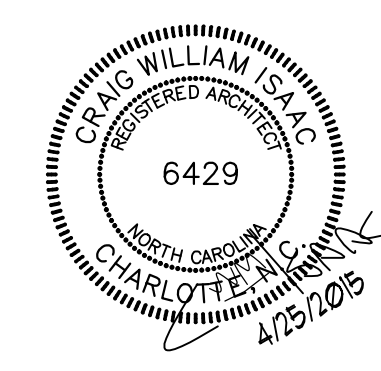


3 Renovated Site Plan
 1/16" = 1' - 0"



2 Existing Site Plan
 1/16" = 1' - 0"

CRAIG W ISAAC ARCHITECTURE
 Studio Lane
 900 Linda Lane
 Charlotte NC 28211
 Architecture Interior Design Product Design
 704 358 1365



Rezoning Petition
 320 & 316 West Blvd
 Charlotte NC

- December 22, 2014
- April 21, 2015
- May 19, 2015
- February 14, 2016
- April 25, 2016

A-1