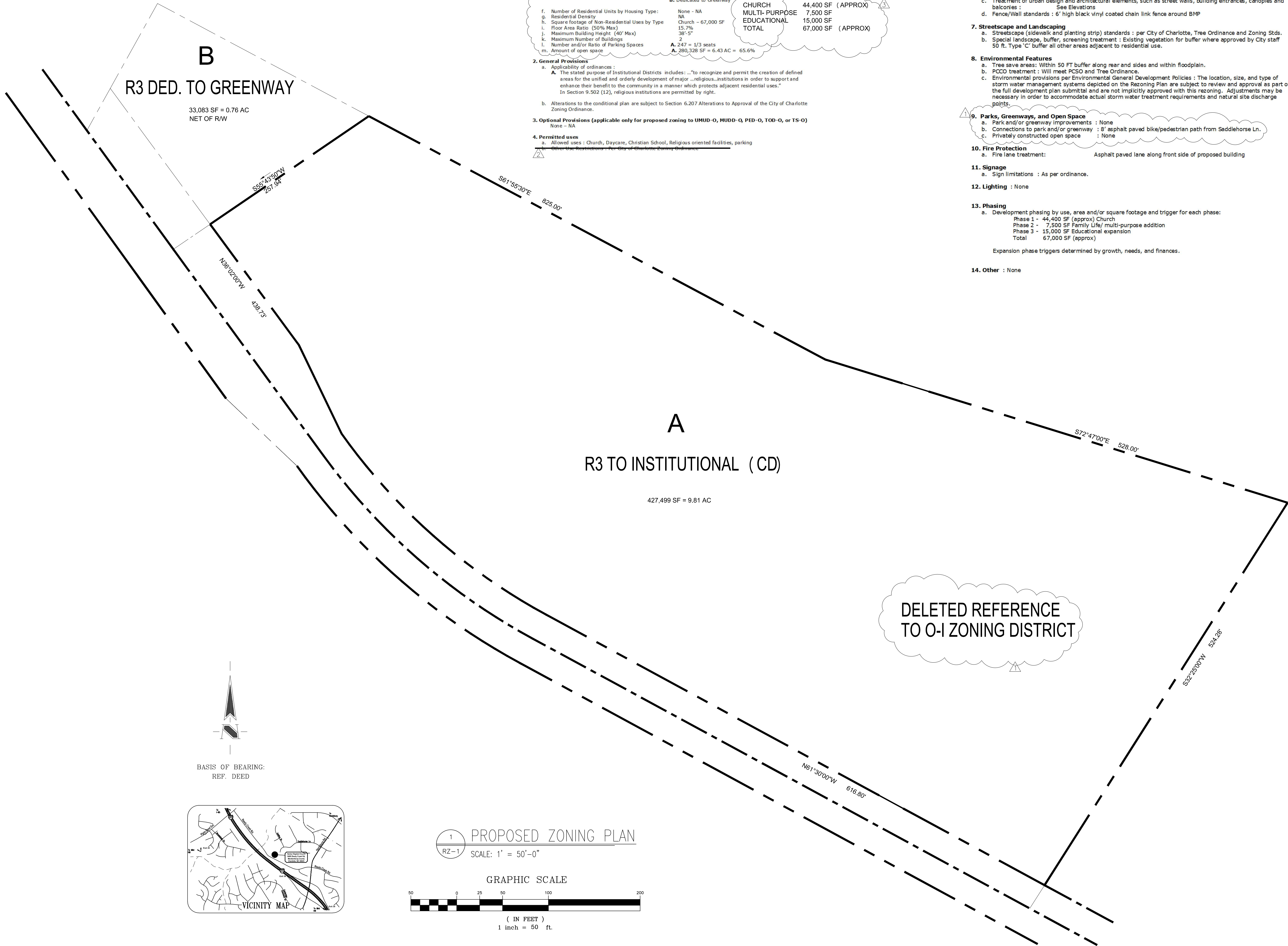




DEVELOPMENT DATA TABLE

|                                                                                                                                                                                                                                                                                                                    |                                                                                                            |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|
| <b>1. Development Data Table</b>                                                                                                                                                                                                                                                                                   |                                                                                                            |
| a. Site Acreage :                                                                                                                                                                                                                                                                                                  | A. 9.81 AC                                                                                                 |
| TOT. 9.81AC (0.76 AC of Parcel #11107301 deeded out to City of Charlotte for Greenway)                                                                                                                                                                                                                             |                                                                                                            |
| b. Tax Parcels included in Rezoning:                                                                                                                                                                                                                                                                               | Parcel # 11107301                                                                                          |
| c. Existing Zoning (including overlays and vesting)                                                                                                                                                                                                                                                                | R-3                                                                                                        |
| d. Proposed Zoning (including overlays and vesting)                                                                                                                                                                                                                                                                | A. Institutional (CD)                                                                                      |
| e. Existing and Proposed uses :                                                                                                                                                                                                                                                                                    | Existing: Vacant land<br>Proposed: A. Medium Church w/daycare/Christian school<br>B. Dedicated to Greenway |
| f. Number of Residential Units by Housing Type:                                                                                                                                                                                                                                                                    | None - NA                                                                                                  |
| g. Residential Density                                                                                                                                                                                                                                                                                             | NA                                                                                                         |
| h. Square footage of Non-Residential Uses by Type                                                                                                                                                                                                                                                                  | Church - 67,000 SF                                                                                         |
| i. Floor Area Ratio (50% Max)                                                                                                                                                                                                                                                                                      | 15.7%                                                                                                      |
| j. Maximum Building Height (40' Max)                                                                                                                                                                                                                                                                               | 38'-5"                                                                                                     |
| k. Maximum Number of Buildings                                                                                                                                                                                                                                                                                     | 2                                                                                                          |
| l. Number and/or Ratio of Parking Spaces                                                                                                                                                                                                                                                                           | A. 247 = 1/3 seats                                                                                         |
| m. Amount of open space                                                                                                                                                                                                                                                                                            | A. 280,328 SF = 6.43 AC = 65.6%                                                                            |
| <b>2. General Provisions</b>                                                                                                                                                                                                                                                                                       |                                                                                                            |
| a. Applicability of ordinances :                                                                                                                                                                                                                                                                                   |                                                                                                            |
| A. The stated purpose of Institutional Districts includes: "...to recognize and permit the creation of defined areas for the unified and orderly development of major religious institutions in order to support and enhance their benefit to the community in a manner which protects adjacent residential uses." |                                                                                                            |
| In Section 9.502 (12), religious institutions are permitted by right.                                                                                                                                                                                                                                              |                                                                                                            |
| b. Alterations to the conditional plan are subject to Section 6.207 Alterations to Approval of the City of Charlotte Zoning Ordinance.                                                                                                                                                                             |                                                                                                            |
| <b>3. Optional Provisions (applicable only for proposed zoning to UMUD-O, MUDD-O, PED-O, TOD-O, or TS-O)</b>                                                                                                                                                                                                       |                                                                                                            |
| None - NA                                                                                                                                                                                                                                                                                                          |                                                                                                            |
| <b>4. Permitted uses</b>                                                                                                                                                                                                                                                                                           |                                                                                                            |
| a. Allowed uses : Church, Daycare, Christian School, Religious oriented facilities, parking                                                                                                                                                                                                                        |                                                                                                            |
| <del>Other Provisions - per City of Charlotte Zoning Ordinance</del>                                                                                                                                                                                                                                               |                                                                                                            |
| <div>CHURCH MULTI-PURPOSE EDUCATIONAL TOTAL 44,400 SF (APPROX) 7,500 SF 15,000 SF 67,000 SF (APPROX)</div>                                                                                                                                                                                                         |                                                                                                            |

- 5. Transportation**
- a. Transportation Improvements constructed in conjunction with development :  
~~Improvements to Saddlehorse Lane and sidewalks to 650' and 1100' standards~~  
**DELETED SADDLEHORSE LANE EXTENSION**
- 6. Architectural Standards**
- a. Building Materials: Ground-faced concrete masonry block, EIFS, aluminum and glass windows and storefront, metal doors and frames, prefinished metal roof and coping, aluminum decorative crosses, prefinished fiberglass or aluminum steeple.  
b. Building Scale : 45,000 SF 2-story w/ mezzanine  
c. Treatment of urban design and architectural elements, such as street walls, building entrances, canopies and balconies : See Elevations  
d. Fence/Wall standards : 6' high black vinyl coated chain link fence around BMP
- 7. Streetscape and Landscaping**
- a. Streetscape (sidewalk and planting strip) standards : per City of Charlotte, Tree Ordinance and Zoning Stds.  
b. Special landscape, buffer, screening treatment : Existing vegetation for buffer where approved by City staff 50 ft. Type 'C' buffer all other areas adjacent to residential use.
- 8. Environmental Features**
- a. Tree save areas: Within 50 FT buffer along rear and sides and within floodplain.  
b. PCO treatment : Will meet PCO and Tree Ordinance.  
c. Environmental provisions per Environmental General Development Policies : The location, size, and type of storm water management systems depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.
- 9. Parks, Greenways, and Open Space**
- a. Park and/or greenway improvements : None  
b. Connections to park and/or greenway : 8' asphalt paved bike/pedestrian path from Saddlehorse Ln.  
c. Privately constructed open space : None
- 10. Fire Protection**
- a. Fire lane treatment: Asphalt paved lane along front side of proposed building
- 11. Signage**
- a. Sign limitations : As per ordinance.
- 12. Lighting** : None
- 13. Phasing**
- a. Development phasing by use, area and/or square footage and trigger for each phase:  
Phase 1 - 44,400 SF (approx) Church  
Phase 2 - 7,500 SF Family Life/ multi-purpose addition  
Phase 3 - 15,000 SF Educational expansion  
Total 67,000 SF (approx)  
Expansion phase triggers determined by growth, needs, and finances.
- 14. Other** : None



MILLIGAN ARCHITECTURE, INC.  
6451 MOREHEAD RD. HARRISBURG, N.C. 28075  
704-455-5581

MA

PROJECT  
**HARBOR BAPTIST CHURCH**  
8400 REEDY CREEK RD.  
MECKLENBURG COUNTY  
CHARLOTTE, NC 28215

PROPOSED ZONING PLAN

SHEET TITLE

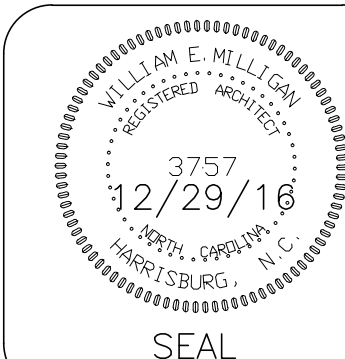
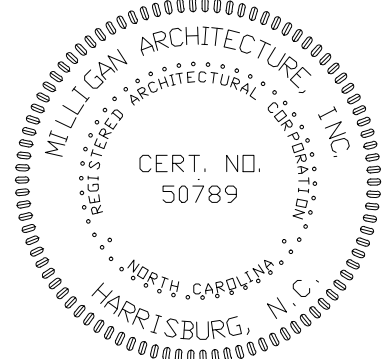
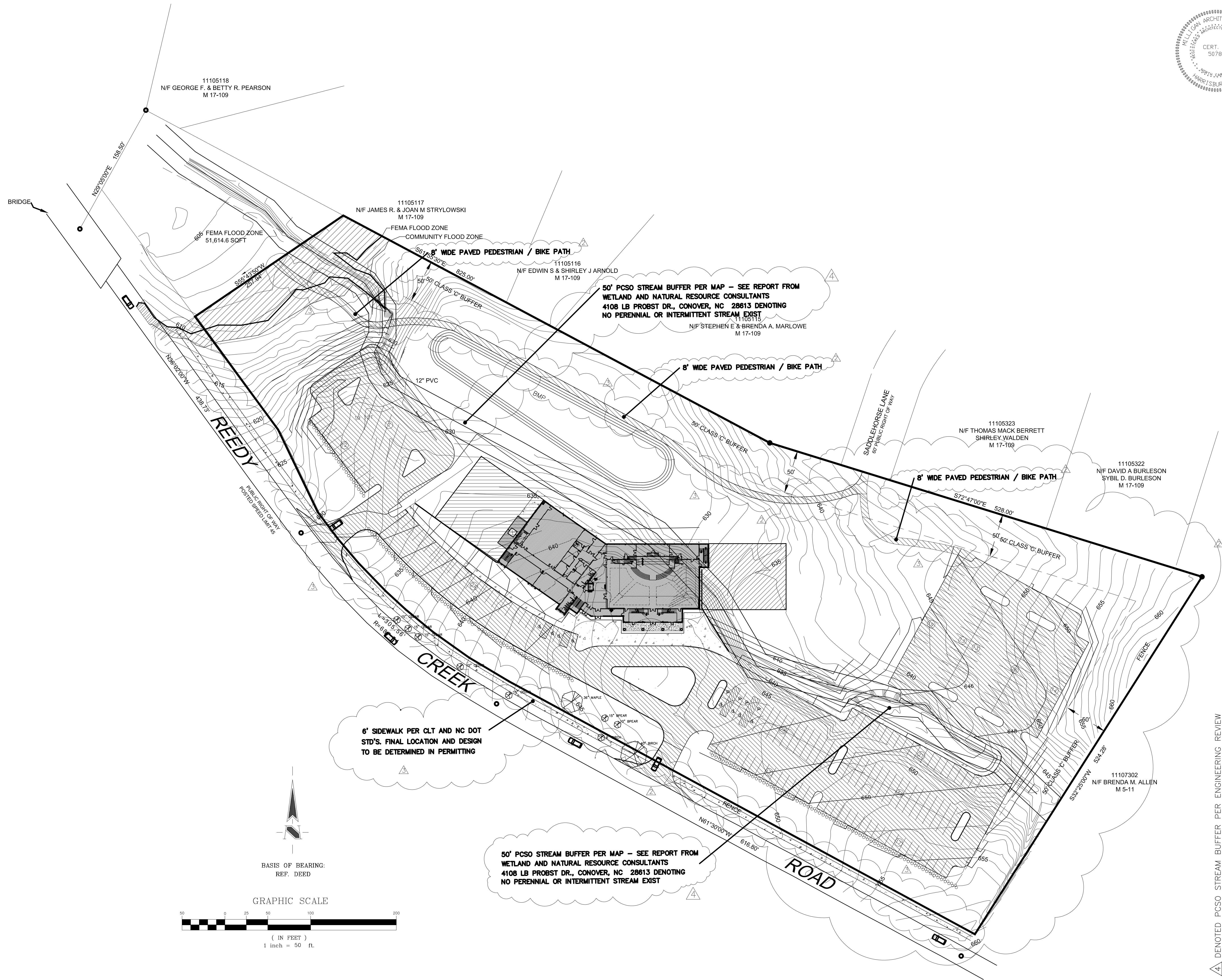
BLB 07/23/16  
DRAWN BY: DATE:

11/18/16  
12/20/16  
01/03/17

MA JOB NO.  
14-031  
SHEET NO.  
RZ-1  
OF 6

THIS DRAWING IS THE PROPERTY OF MILLIGAN ARCHITECTURE, INC. THIS DRAWING IS NOT TO BE COPIED IN WHOLE OR IN PART. THIS DRAWING OR THE INFORMATION HEREUPON IS NOT TO BE USED ON ANY OTHER PROJECT AND MUST BE RETURNED TO MILLIGAN ARCHITECTURE, INC. UPON REQUEST. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.





**MILLIGAN ARCHITECTURE, INC.**  
6451 MOREHEAD RD. HARRISBURG, N.C. 28075  
704-455-5581

**HARBOR BAPTIST CHURCH**  
8400 REEDY CREEK RD. MECKLENBURG COUNTY  
CHARLOTTE, NC 28215

**SITE PLAN**  
SHEET TITLE

|           |          |
|-----------|----------|
| BLB       | 07/23/16 |
| DRAWN BY: | DATE:    |
| 09/09/16  |          |
| 11/18/16  |          |
| 12/20/16  |          |
| 12/29/16  |          |

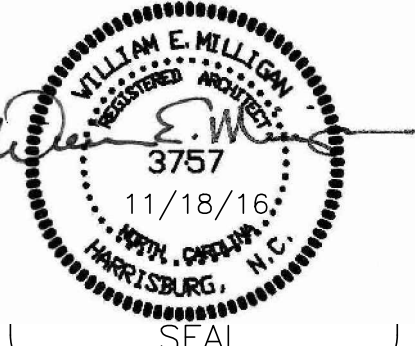
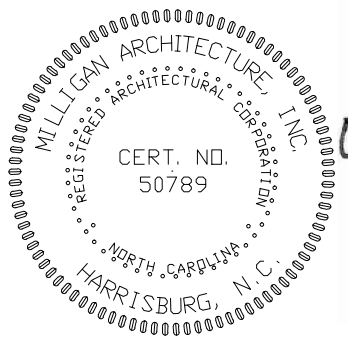
|            |        |
|------------|--------|
| MA JOB NO. | 14-032 |
| SHEET NO.  | RZ-2   |
| OF         | 6      |

4. DENOTED PCSO STREAM BUFFER PER ENGINEERING REVIEW  
3. MOVED PEDESTRIAN/BIKE PATH OUT OF BUFFER-ADDED SIDEWALK  
2. RESUBMITTED TO SINGLE REZONING DISTRICT  
1. REVISIONS PER STAFF COMMENTS









**MILLIGAN ARCHITECTURE, INC.**  
6451 MOREHEAD RD. HARRISBURG, N.C. 28075  
704-455-5581

**HARBOR BAPTIST CHURCH**  
8400 REEDY CREEK RD. MECKLENBURG COUNTY CHARLOTTE, NC 28215

**PROPOSED SIDE ELEVATIONS**

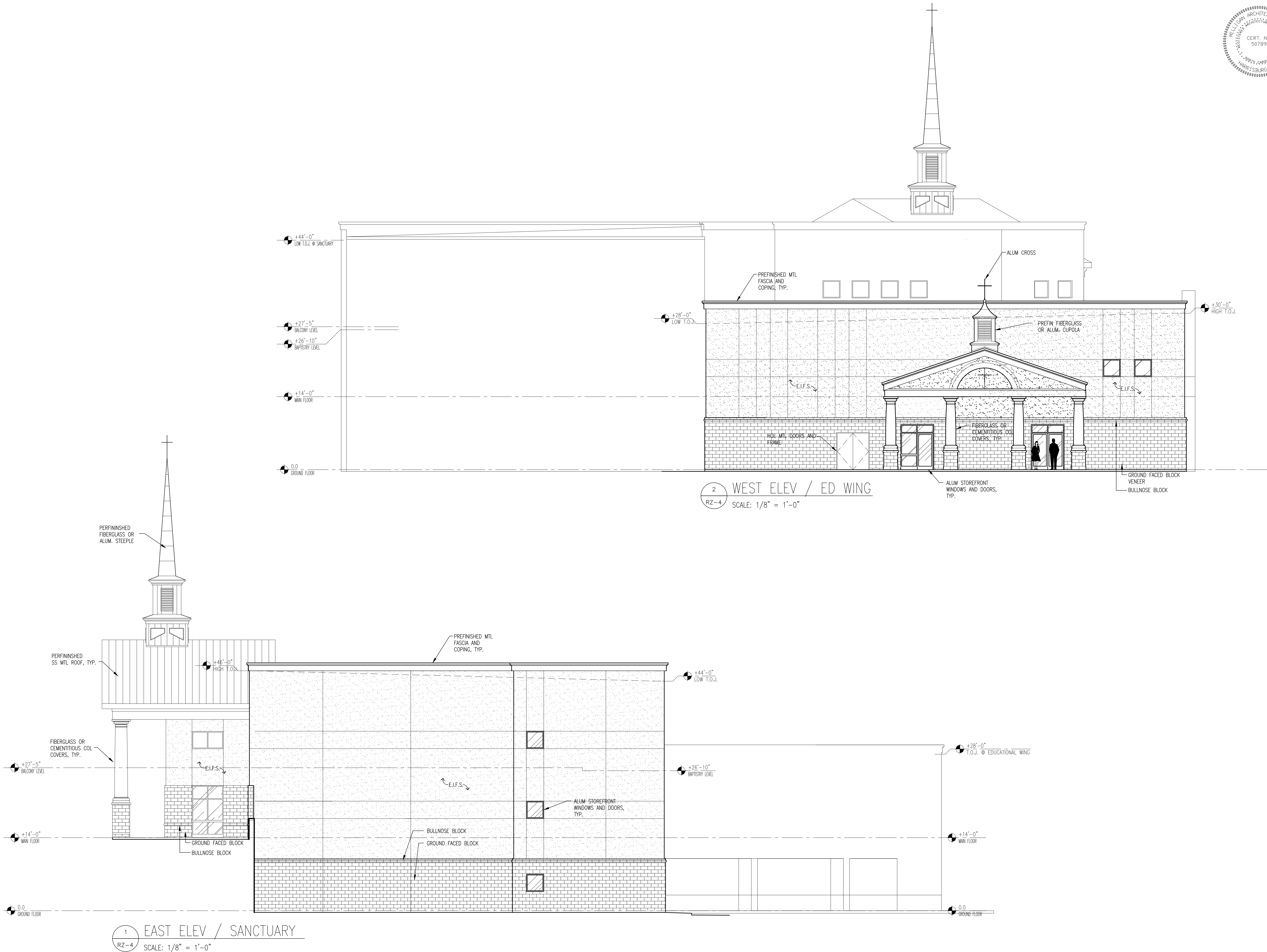
SHEET TITLE

REVISIONS PER STAFF COMMENTS

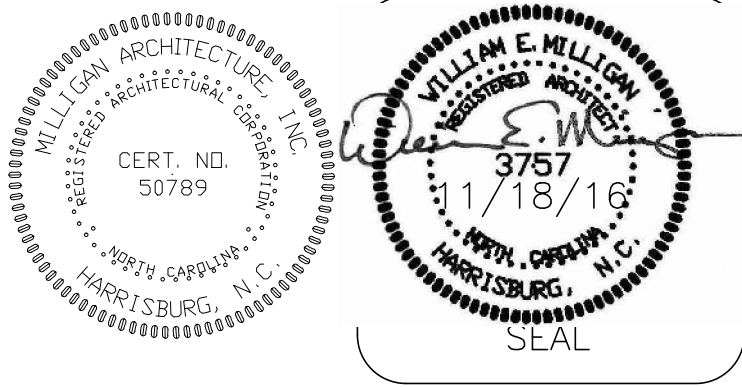
JS/BLB 07/23/16  
DRAWN BY: DATE:  
09/09/16  
11/18/16

MA JOB NO.  
14-032  
SHEET NO.  
RZ-4  
OF 6

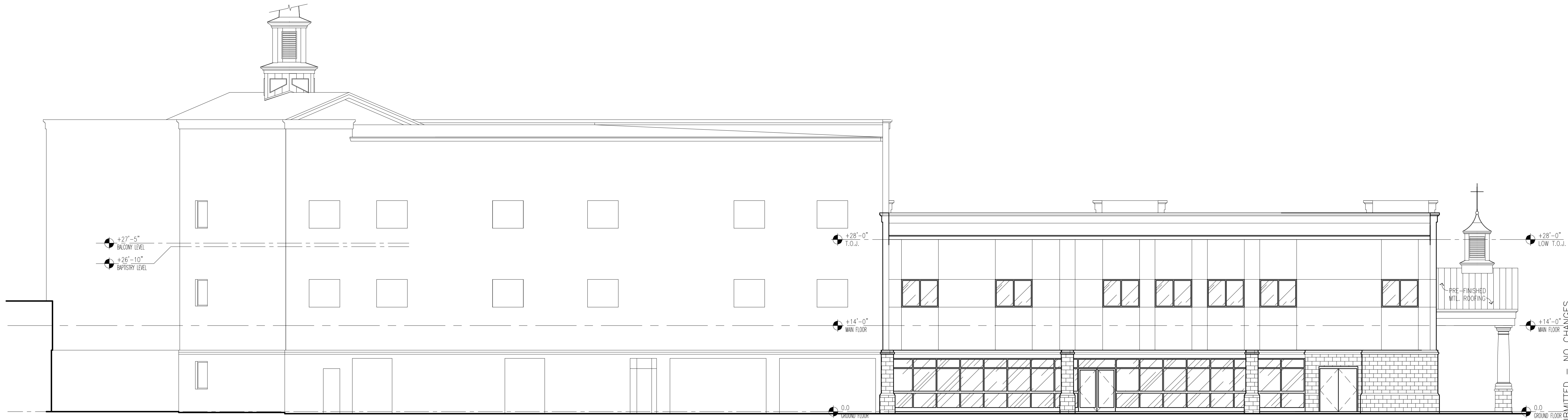
THIS DRAWING IS THE PROPERTY OF MILLIGAN ARCHITECTURE, INC. THIS DRAWING IS NOT TO BE COPIED IN WHOLE OR IN PART. THIS DRAWING OR THE INFORMATION HEREUPON IS NOT TO BE USED ON ANY OTHER PROJECT AND MUST BE RETURNED TO MILLIGAN ARCHITECTURE, INC. UPON REQUEST. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.







1 NORTH ELEV / SANCTUARY REAR  
RZ-5 SCALE: 1/8" = 1'-0"



2 NORTH ELEV / ED WING REAR  
RZ-5 SCALE: 1/8" = 1'-0"

REVISIONS PER STAFF COMMENTS  
RESUBMITTED - NO CHANGES

|           |          |
|-----------|----------|
| BLB       | 07/23/16 |
| DRAWN BY: | DATE:    |
| 09/09/16  |          |
| 11/18/16  |          |

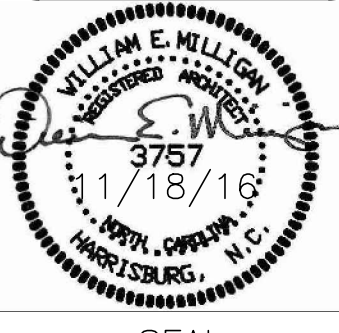
|            |        |
|------------|--------|
| MA JOB NO. | 14-032 |
| SHEET NO.  | RZ-5   |
| OF         | 6      |

|                      |                          |
|----------------------|--------------------------|
| PROJECT              | HARBOR BAPTIST CHURCH    |
| 8400 REEDY CREEK RD. | MECKLENBURG COUNTY       |
| CHARLOTTE, NC 28215  |                          |
| SHEET TITLE          | PROPOSED REAR ELEVATIONS |

|                             |                   |                        |
|-----------------------------|-------------------|------------------------|
| MILLIGAN ARCHITECTURE, INC. | 6451 MOREHEAD RD. | HARRISBURG, N.C. 28075 |
| 704-455-5581                |                   |                        |

THIS DRAWING IS THE PROPERTY OF MILLIGAN ARCHITECTURE, INC. THIS DRAWING IS NOT TO BE COPIED IN WHOLE OR IN PART. THIS DRAWING OR THE INFORMATION HEREUPON IS NOT TO BE USED ON ANY OTHER PROJECT AND MUST BE RETURNED TO MILLIGAN ARCHITECTURE, INC. UPON REQUEST. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.





**HARBOR BAPTIST CHURCH**  
8400 REEDY CREEK RD.  
MECKLENBURG COUNTY  
CHARLOTTE, NC 28215

TREE SURVEY IN R/W

MA JOB NO.  
14-031

---

SHEET NO.  
RZ-6

F 6

RESUBMITTED - NO CHANGES

