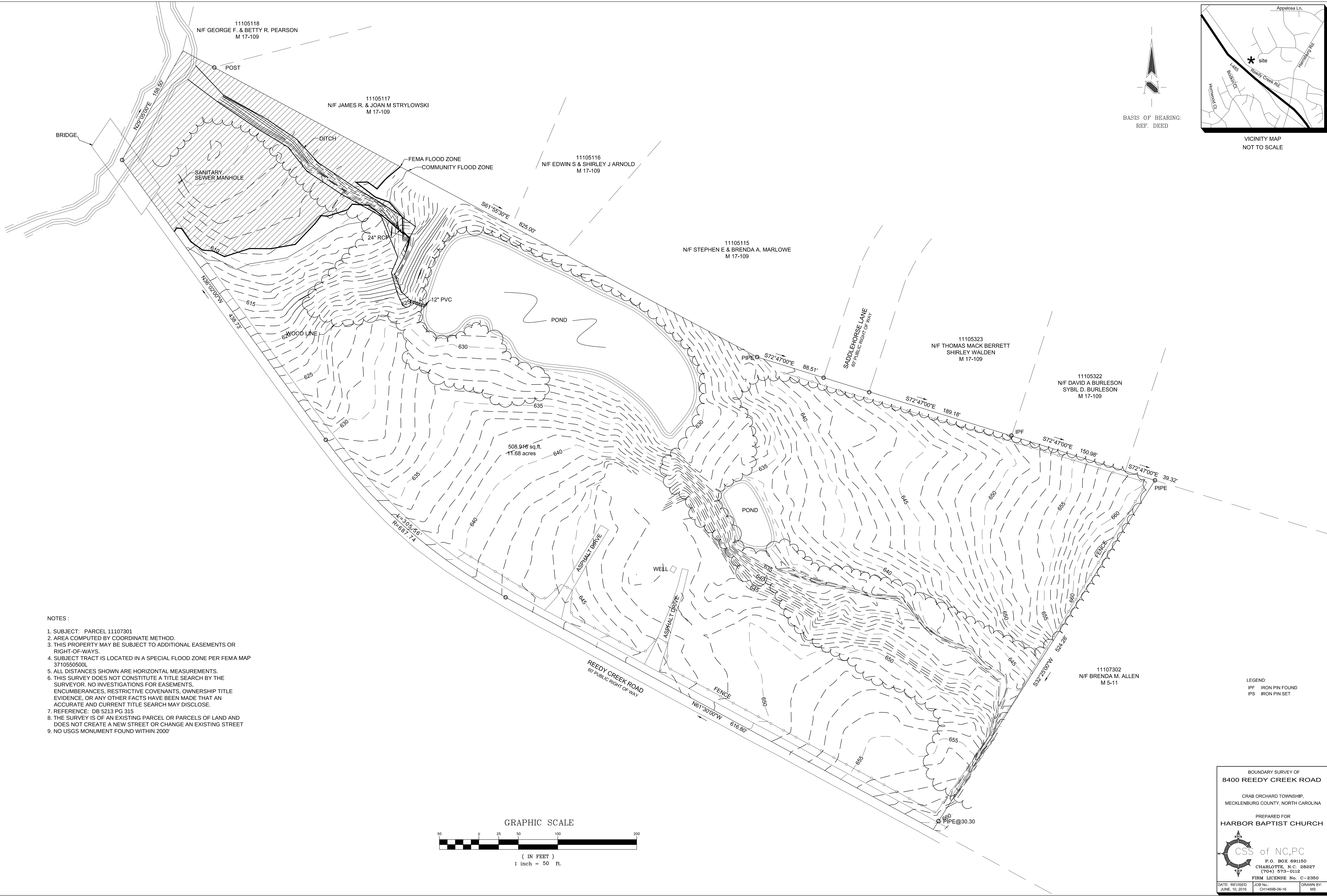
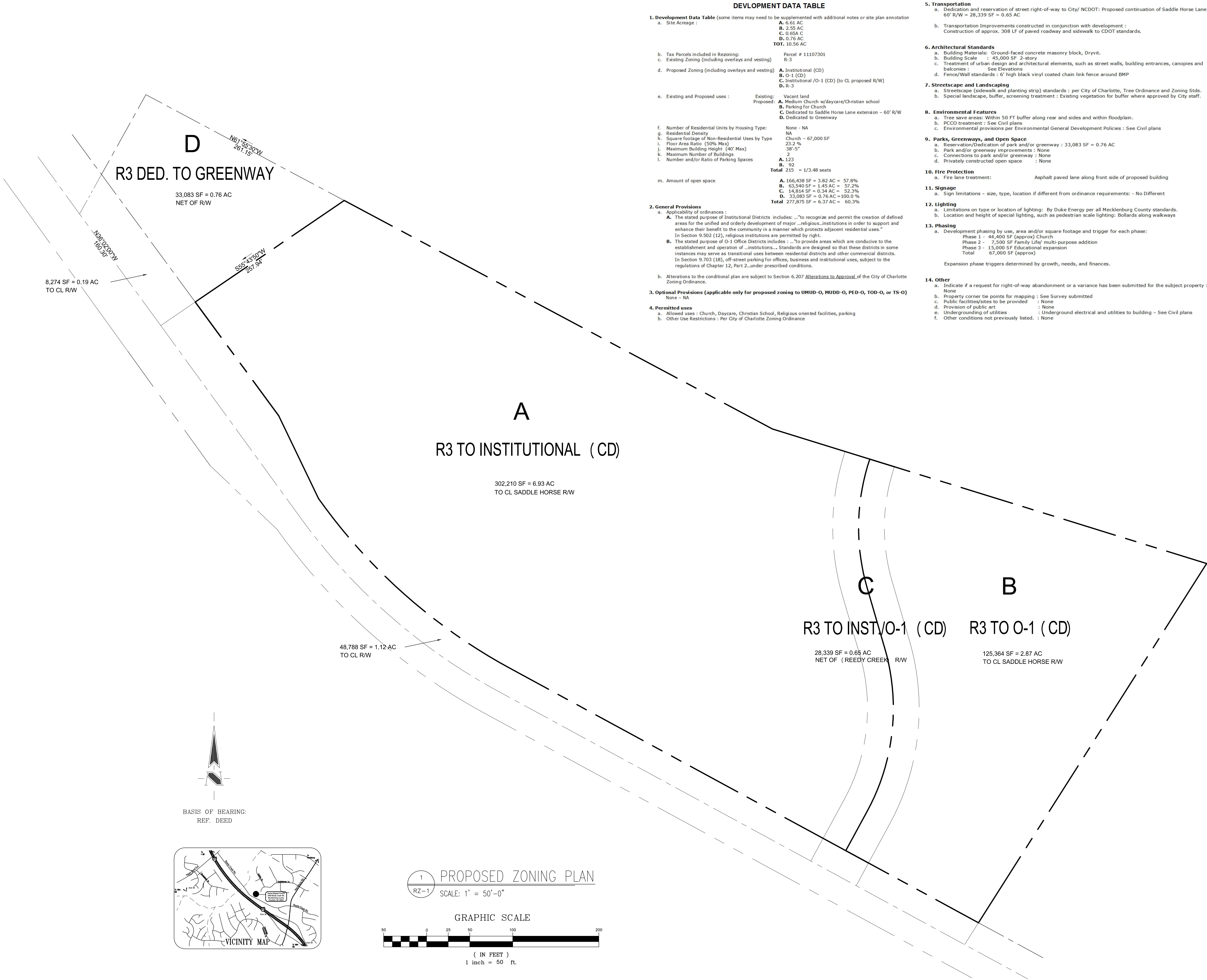


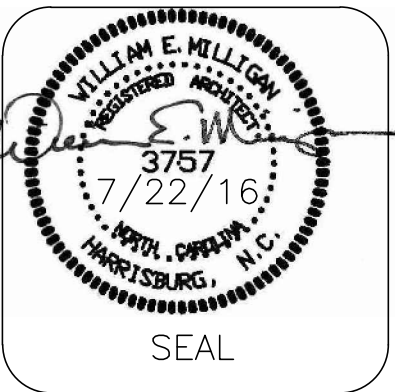
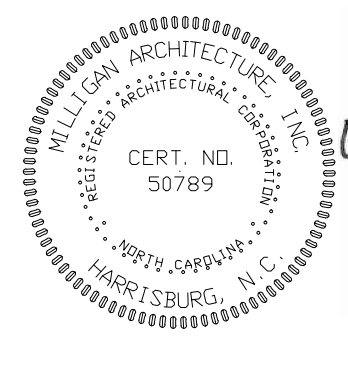




DEVELOPMENT DATA TABLE

- 1. Development Data Table** (some items may need to be supplemented with additional notes or site plan annotation)
- a. Site Acreage :
A. 6.61 AC
B. 2.55 AC
C. 0.65A C
D. 0.76 AC
TOT: 10.56 AC
- 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)
B. O-1 (CD)
C. Institutional /O-1 (CD) (to CL proposed R/W)
D. R-3
- e. Existing and Proposed uses :
Existing: Vacant land
Proposed: A. Medium Church w/daycare/Christian school
B. Parking for Church
C. Dedicated to Saddle Horse Lane extension – 60' R/W
D. 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) 23.2 %
- j. Maximum Building Height (40' Max) 38'-5"
- k. Maximum Number of Buildings 2
- l. Number and/or Ratio of Parking Spaces
A. 123
B. 92
Total 215 = 1/3.48 seats
- m. Amount of open space
A. 166,438 SF = 3.82 AC = 57.8%
B. 63,540 SF = 1.45 AC = 57.2%
C. 14,814 SF = 0.34 AC = 52.3%
D. 33,083 SF = 0.76 AC =100.0 %
Total 277,875 SF = 6.37 AC = 60.3%
- 2. General Provisions**
- 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. The stated purpose of O-1 Office Districts includes : ...“to provide areas which are conducive to the establishment and operation of ...institutions... Standards are designed so that these districts in some instances may serve as transitional uses between residential districts and other commercial districts.
In Section 9.703 (18), off-street parking for offices, business and institutional uses, subject to the regulations of Chapter 12, Part 2...under prescribed conditions.
- b. Alterations to the conditional plan are subject to Section 6.207 Alterations to Approval of the City of Charlotte Zoning Ordinance.
- 3. Optional Provisions (applicable only for proposed zoning to UMUD-O, MUDD-O, PED-O, TOD-O, or TS-O)**
None – NA
- 4. Permitted uses**
- a. Allowed uses : Church, Daycare, Christian School, Religious oriented facilities, parking
- b. Other Use Restrictions : Per City of Charlotte Zoning Ordinance

- 5. Transportation**
- a. Dedication and reservation of street right-of-way to City/ NCDOT: Proposed continuation of Saddle Horse Lane 60' R/W = 28,339 SF = 0.65 AC
- b. Transportation Improvements constructed in conjunction with development :
Construction of approx. 308 LF of paved roadway and sidewalk to CDOT standards.
- 6. Architectural Standards**
- a. Building Materials: Ground-faced concrete masonry block, Dryvit.
- b. Building Scale : 45,000 SF 2-story
- 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.
- 8. Environmental Features**
- a. Tree save areas: Within 50 FT buffer along rear and sides and within floodplain.
- b. PCCO treatment : See Civil plans
- c. Environmental provisions per Environmental General Development Policies : See Civil plans
- 9. Parks, Greenways, and Open Space**
- a. Reservation/Dedication of park and/or greenway : 33,083 SF = 0.76 AC
- b. Park and/or greenway improvements : None
- c. Connections to park and/or greenway : None
- d. 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 – size, type, location if different from ordinance requirements: - No Different
- 12. Lighting**
- a. Limitations on type or location of lighting: By Duke Energy per all Mecklenburg County standards.
- b. Location and height of special lighting, such as pedestrian scale lighting: Bollards along walkways
- 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**
- a. Indicate if a request for right-of-way abandonment or a variance has been submitted for the subject property : None
- b. Property corner tie points for mapping : See Survey submitted
- c. Public facilities/sites to be provided : None
- d. Provision of public art : None
- e. Undergrounding of utilities : Underground electrical and utilities to building – See Civil plans
- f. Other conditions not previously listed. : None



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

PROPOSED ZONING PLAN
SHEET TITLE

DRAWN BY:

//**
DATE:

MA JOB NO.
14-031
SHEET NO.
RZ-1
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11105182
CITY OF CHARLOTTE
M 17-109

11105118
GEORGE F. & BETTY R. PEARSON
M 17-109

11105117
JAMES R. & JOAN M STRYLOWSKI
M 17-109

11105116
CHRISTINA BURNS & DANIEL BURNS
M 17-109

11105115
STEPHEN E & BRENDA A. MARLOWE
M 17-109

11105323
THOMAS MACK BERRETT
SHIRLEY WALDEN
M 17-109

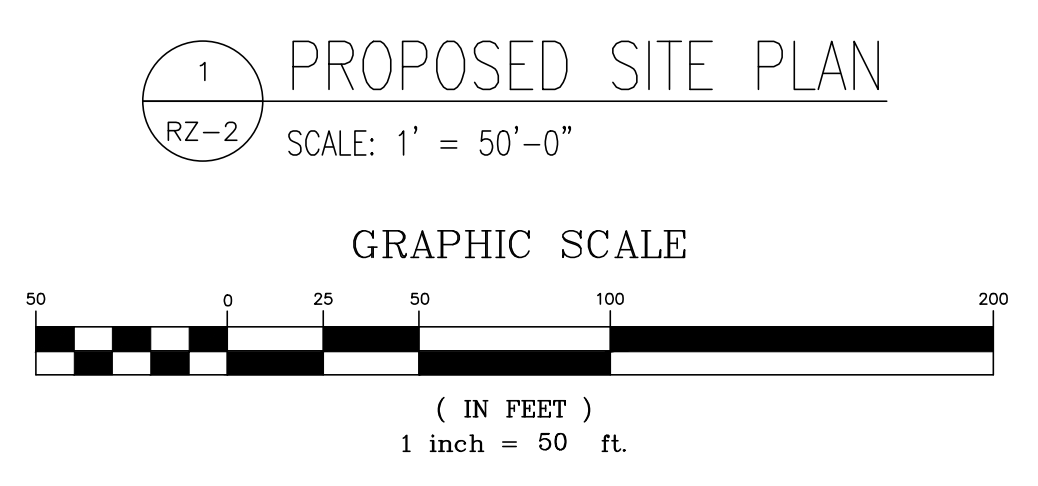
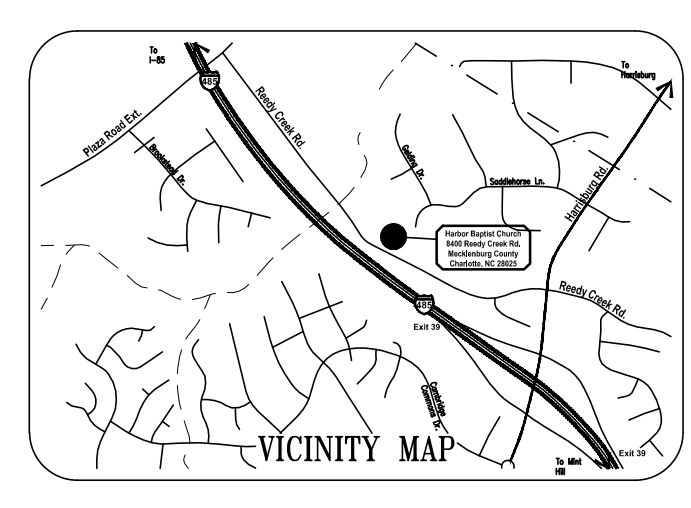
11105322
DAVID A BURLESON
SYBIL D. BURLESON
M 17-109

11105321
KEITH W JR KING
KELLI W KING
M 17-109

11107302
BRENDA M. ALLEN
M 5-11

11107411-416
NC D.O.T.
M 5-11

BASIS OF BEARING:
REF. DEED



PROPOSED IMPERVIOUS COVERAGE	PROPOSED IMPERVIOUS	%
(NET OF R/W)		
A. 288,129 SF / 6.61 AC	121,691 SF / 2.79 AC	42.2%
B. 111,117 SF / 2.55 AC	47,577 SF / 1.09 AC	42.8%
C. 28,339 SF / 0.65 AC	13,525 SF / 0.31 AC	47.7%
D. 33,083 SF / 0.76 AC	0 (GREENWAY)	0%

SITE NOTES

OWNER: HARBOR BAPTIST CHURCH
8400 REEDY CREEK ROAD
CHARLOTTE, NC 28215

PID: 11107301
AREA: 10.56 ACRES
DB 29407 PG 474

ZONING: R-3

DIMENSIONAL STANDARDS
MIN LOT SIZE - 12,000 SF
MAX FLOOR AREA RATIO - 0.5
MIN STREET FRONTAGE - 30'
MIN LOT WIDTH - 70'
MAX BUILDING HT - 40'

BUILDING SETBACKS *
FRONT - INST. 40' / 0-1 32'
SIDE - 20' / 20'
REAR - 20' / 45'
* CLASS 'C' BUFFER ADJACENT TO RESIDENTIAL

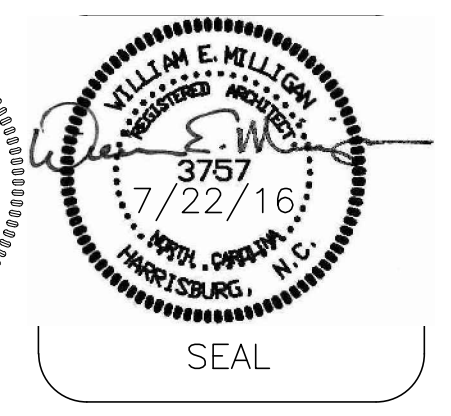
IMPERVIOUS AREA
BUILDING & PARKING - 180,774 SF (4.15 AC)

BUFFER YARDS - C CLASS - 50' MIN. WIDTH

REQUIRED PARKING
RELIGIOUS INSTITUTION
AUTO PARKING - 1 SPACE PER 4 SEATS
REQUIRED - 750 SEATS/4 = 188
PROVIDED - 215 SPACES TOTAL W/12
HC VAN ACCESSIBLE SPACES
SHORT TERM BICYCLE - 2% OF AUTO
REQUIRED - 6
PROVIDED - 6

CLASS 'C' BUFFER
INSTITUTIONAL
7 TREES /100 FT, 20 SHRUBS / 100 FT
0-1
4 TREES /100 FT, 20 SHRUBS / 100 FT

PARKING LOT LIGHTING BY DUKE ENERGY
TO MEET ALL MECKLENBURG COUNTY
STANDARDS



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

PROPOSED SITE PLAN
SHEET TITLE

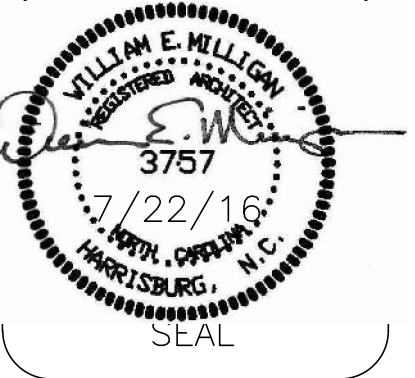
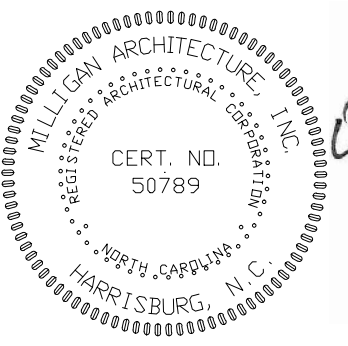
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14-031

SHEET NO.
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HARBOR BAPTIST CHURCH
MECKLENBURG COUNTY CHARLOTTE, NC 28215
8400 REEDY CREEK RD.

PROPOSED FRONT ELEVATIONS
SHEET TITLE

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SHEET NO.
RZ-3
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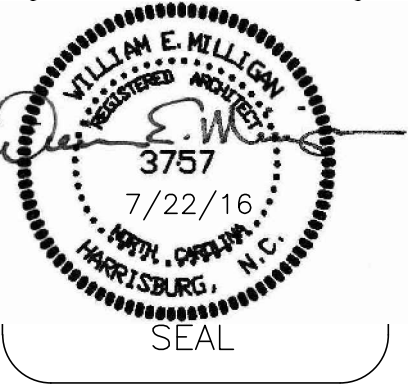
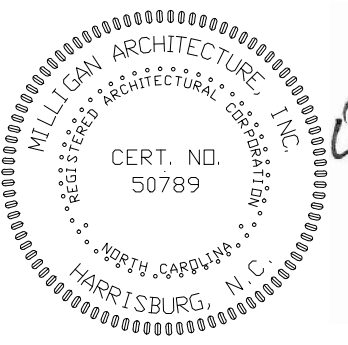
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1 SOUTH ELEV / FRONT ENTRY SANCTUARY
RZ-3 SCALE: 1/8" = 1'-0"



2 SOUTH ELEV / EDUCATIONAL WING
RZ-3 SCALE: 1/8" = 1'-0"



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HARBOR BAPTIST CHURCH
8400 REEDY CREEK RD. MECKLENBURG COUNTY CHARLOTTE, NC 28215
PROPOSED SIDE ELEVATIONS

PROJECT

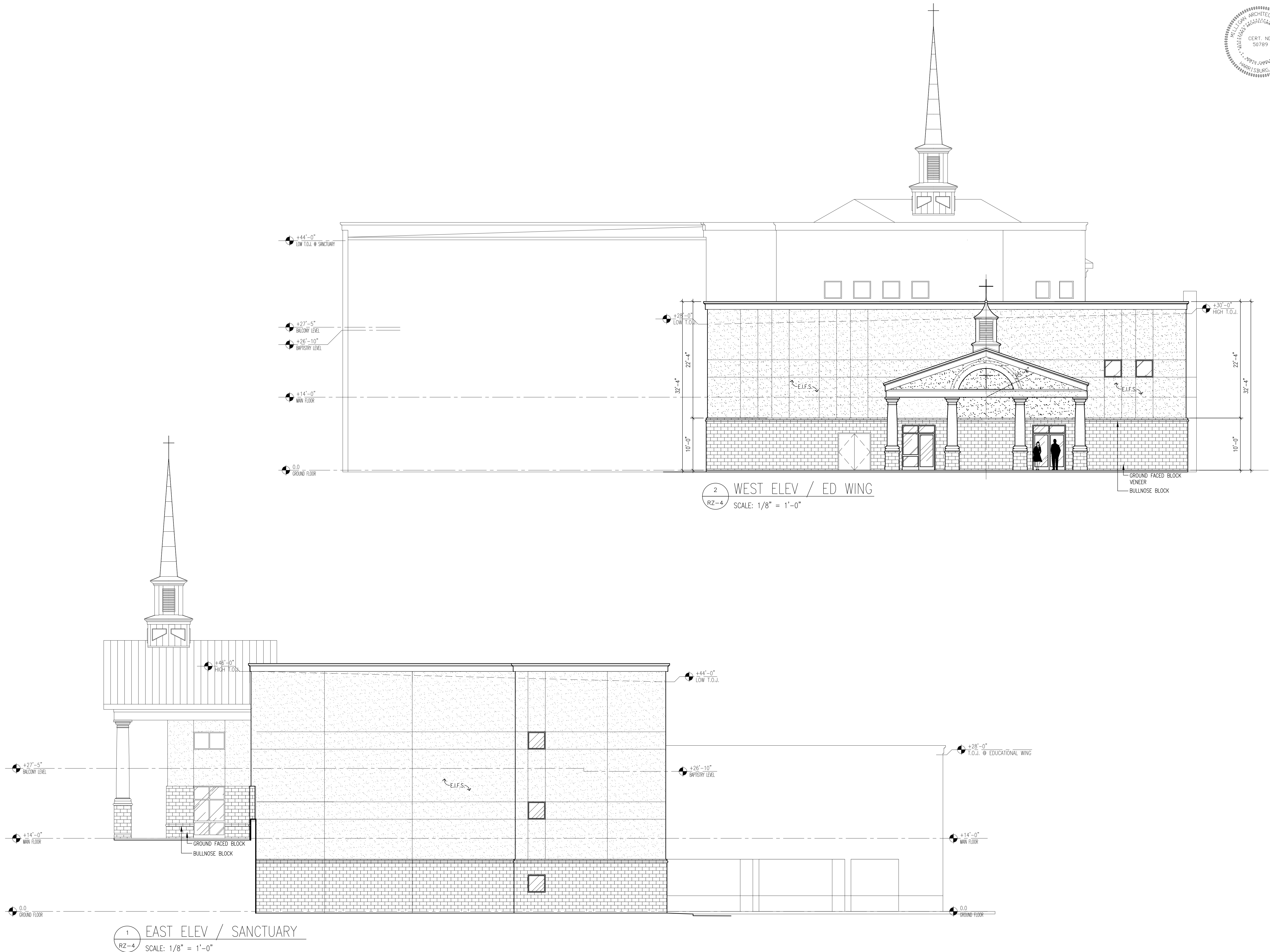
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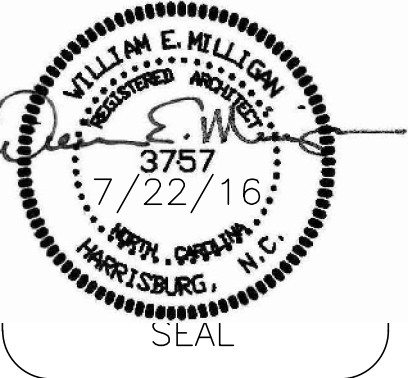
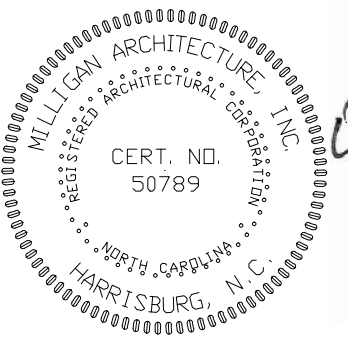
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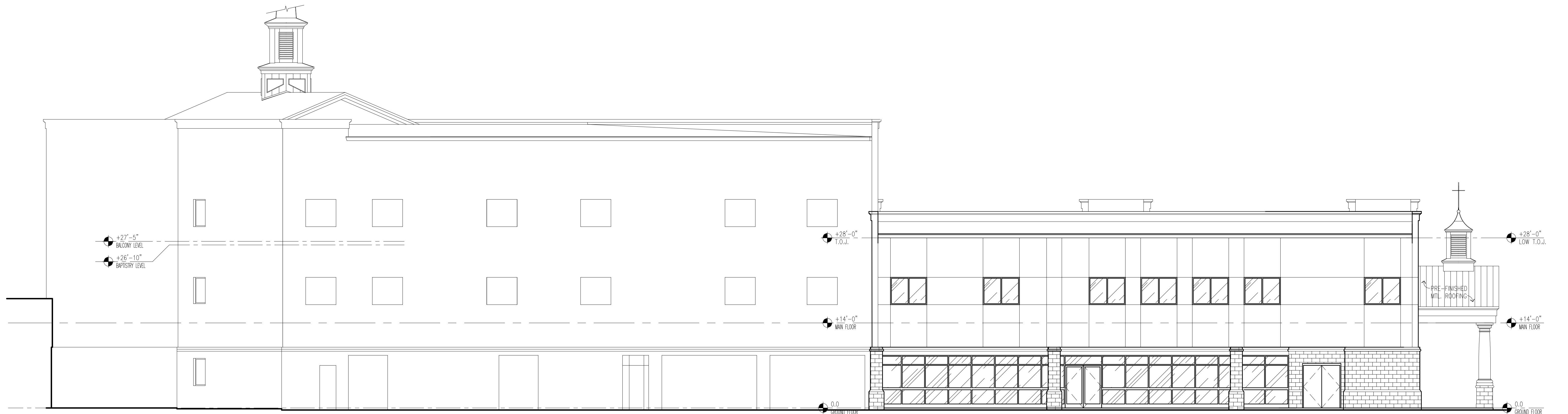
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SHEET NO.
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1 NORTH ELEV / SANCTUARY REAR
SCALE: 1/8" = 1'-0"



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

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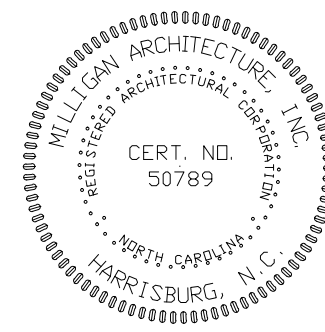
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MECKLENBURG COUNTY

PROPOSED REAR ELEVATIONS
SHEET TITLE

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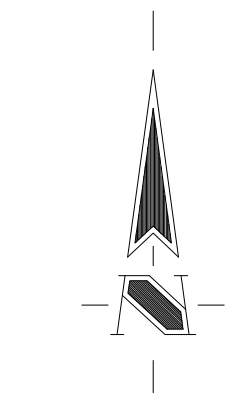
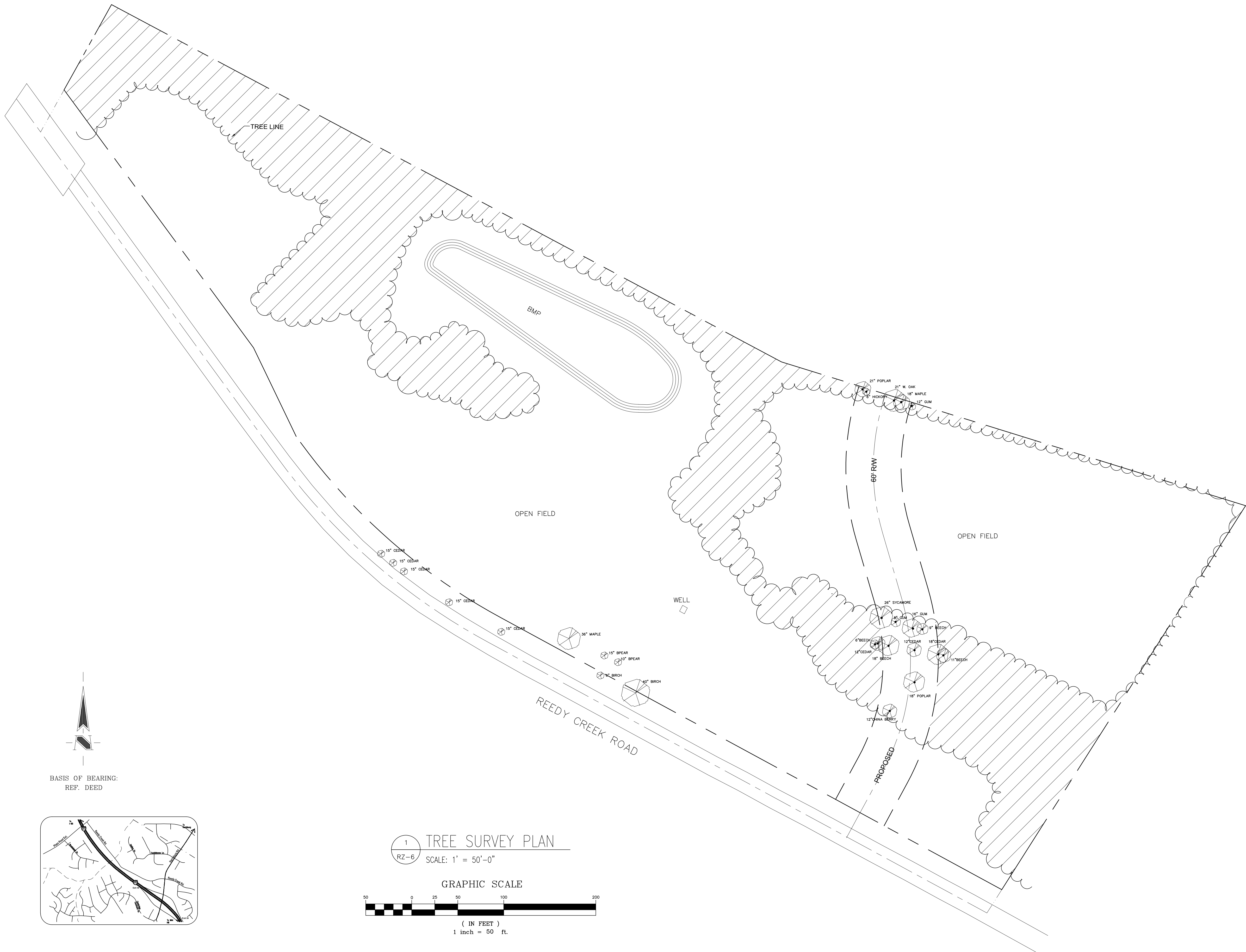
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PROJECT
HARBOR BAPTIST CHURCH
8400 REEDY CREEK RD. MECKLENBURG COUNTY CHARLOTTE, NC 28215
TREE SURVEY IN R/W
SHEET TITLE

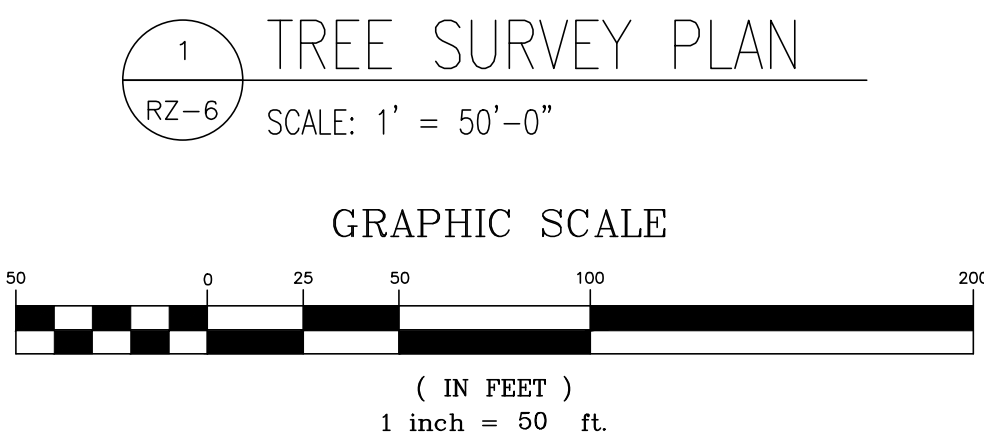
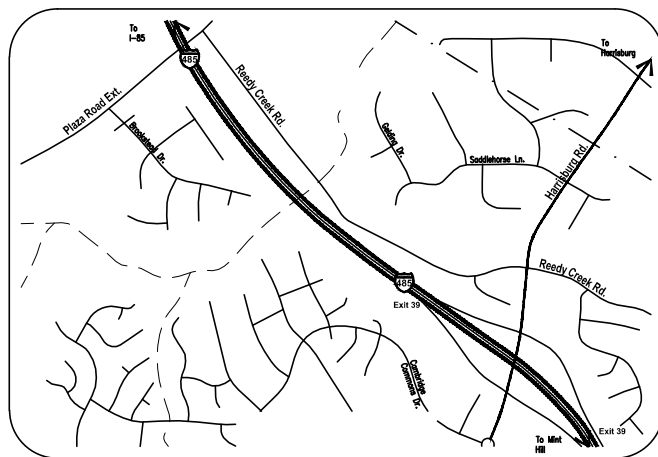
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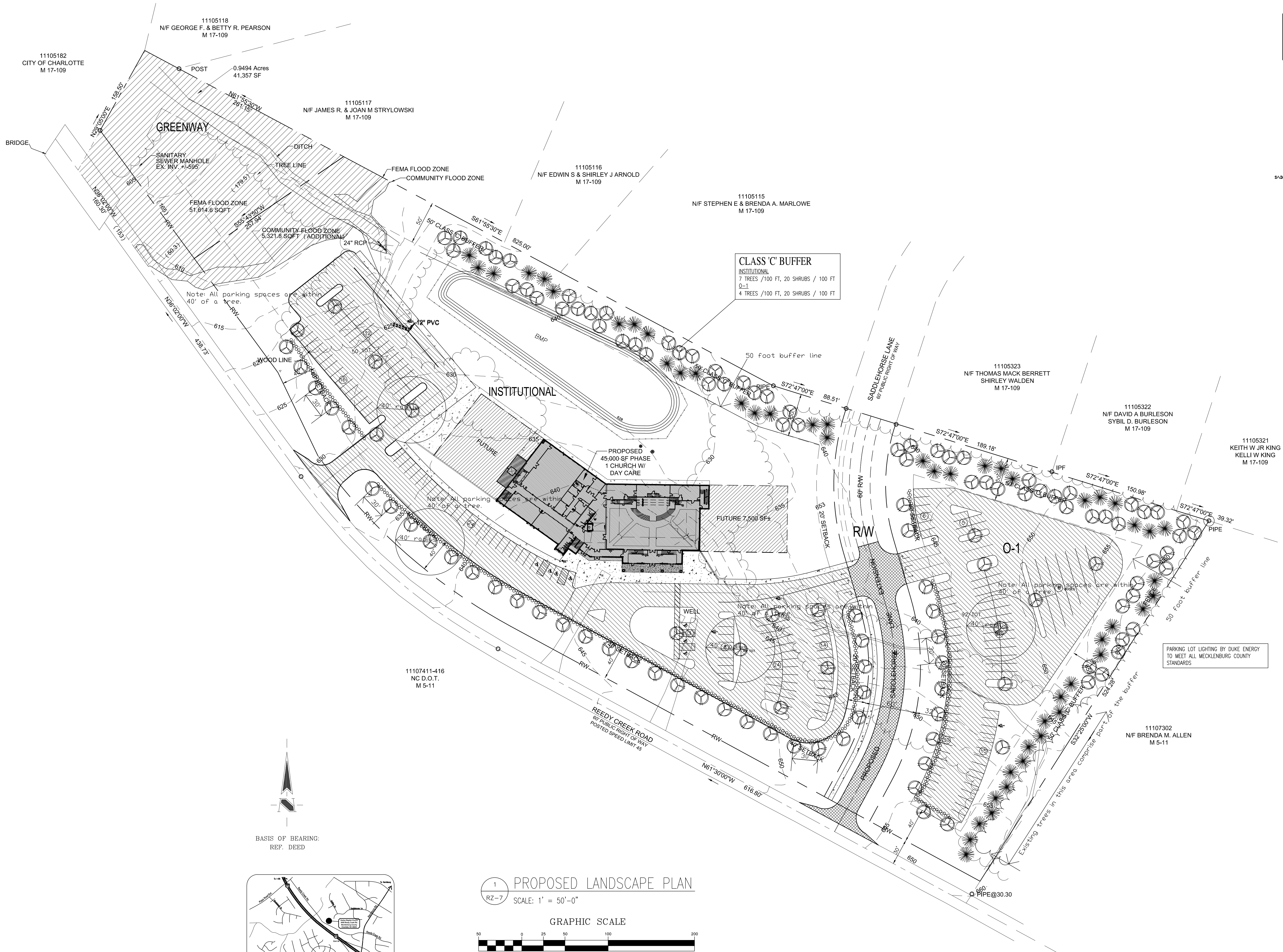
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7/21/16

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CHARLOTTE, NC 28215

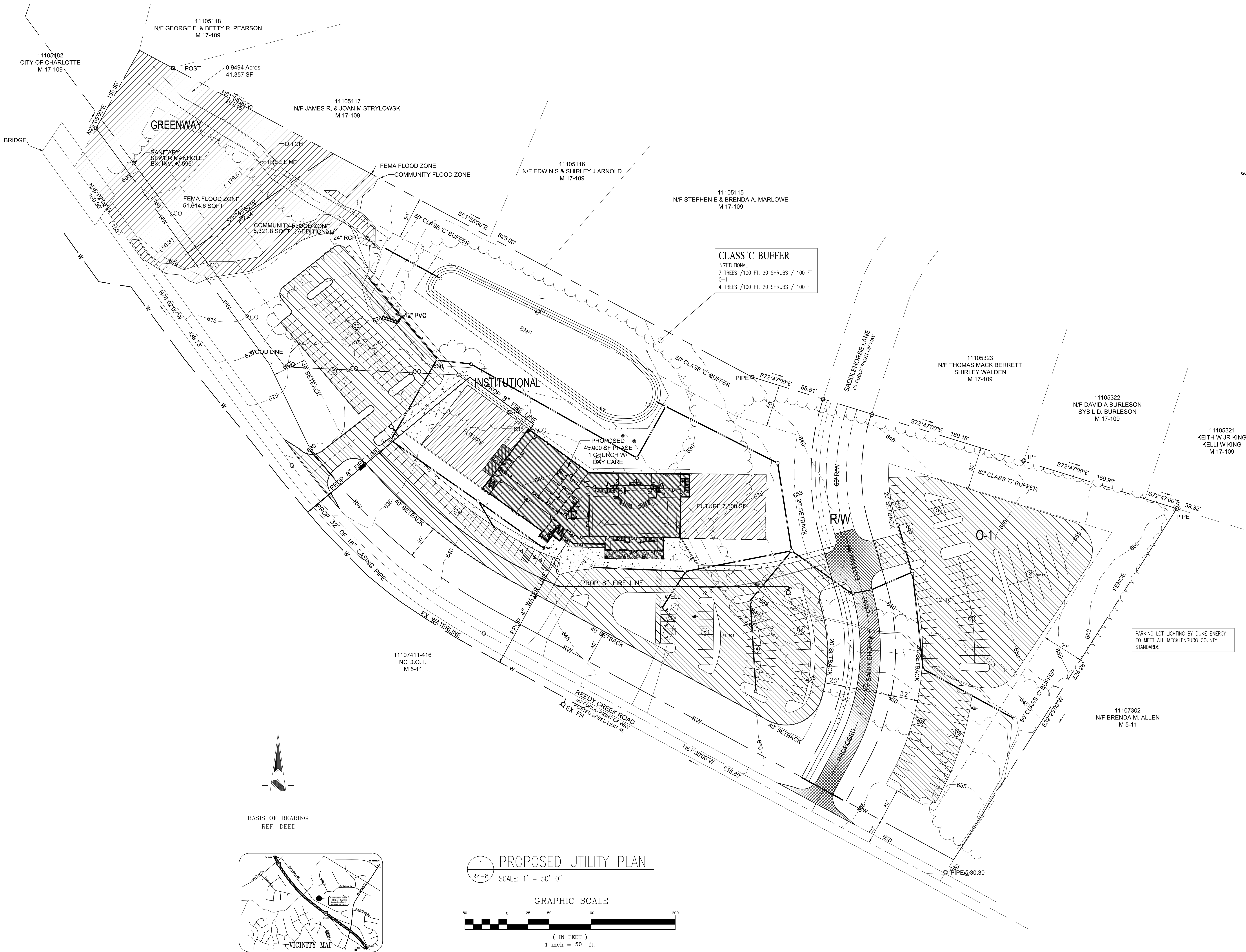
PROPOSED LANDSCAPE PLAN
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PROPOSED UTILITY PLAN
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