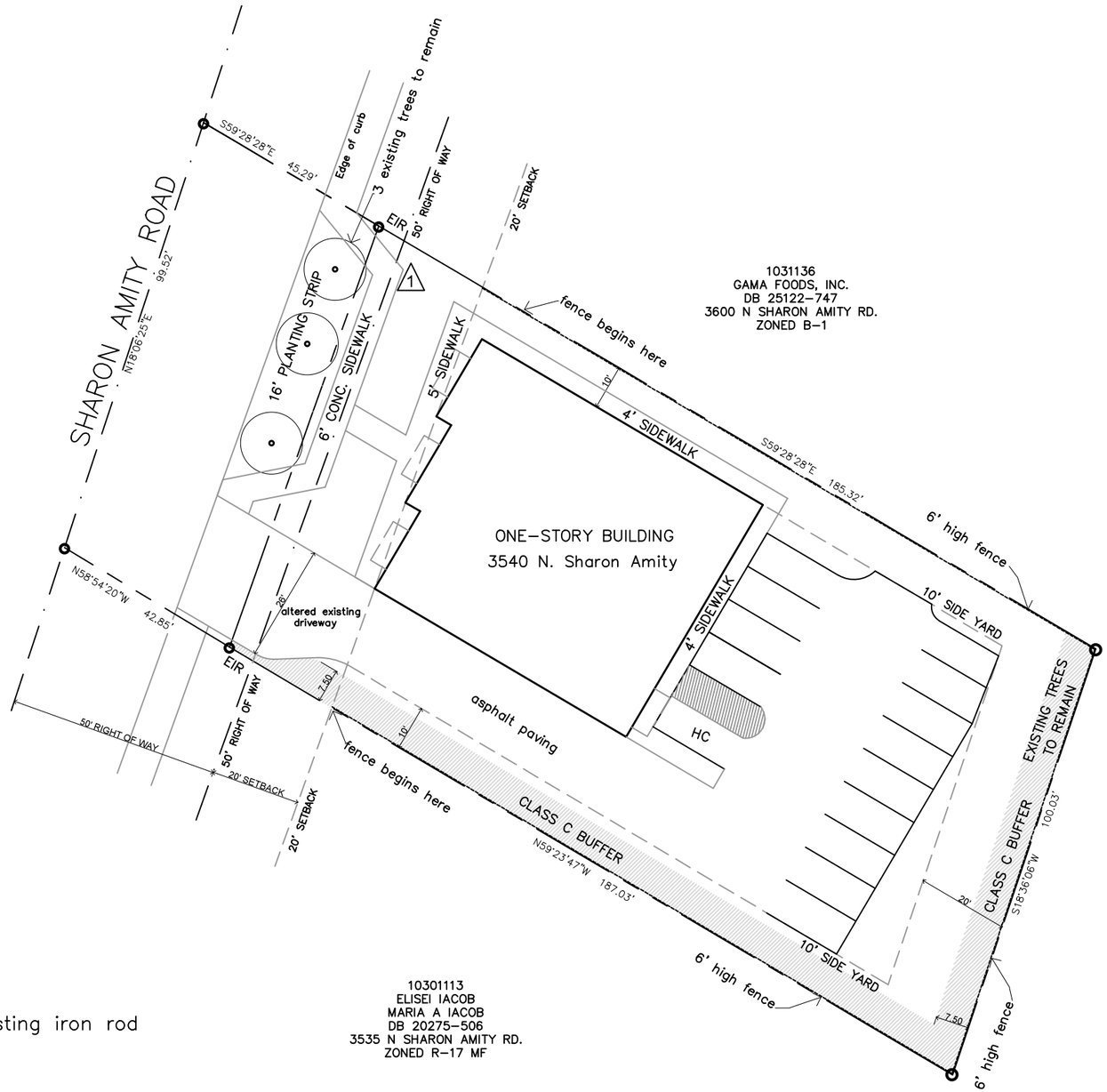

10301113
ELISEI IACOB
MARIA A IACOB
DB 20275-506
3535 N SHARON AMITY RD.
ZONED R-17 MF

10301116
AMH PARTNERS, LLC.
DB 23373-13
3113 GIRARD CT.
ZONED R-17 MF

LEGEND:

EIR Existing iron rod

NOTE: 1

Building foot print may vary but all ordinance conditions to remain as noted.

1. Development Data Table 1

a. Site Acreage: 0.42
b. Tax Parcels included in Rezoning: 103-011-12
c. Existing Zoning (including overlays and vesting): O-1 (CD)
d. Proposed Zoning (including overlays and vesting): O-1 (CD)
e. Number of Residential Units by Housing Type: NA
f. Residential Density: NA
g. Square footage for office: 4,200 S.F. max.
h. Floor Area Ratio: 0.23
i. Maximum Building Height: 40'
j. Maximum Number of Buildings: 1
k. Number of Parking Spaces: to meet ordinance 1
l. Amount of open space: 7,814 S.F.

2. General Provisions

a. Zoning Ordinance, Tree Ordinance, and Sign Ordinance apply
b. Alterations to the conditional plan will be subject to Section 6.207 Alterations to Approval

3. Optional Provision - NA

4. Permitted uses

a. Allowed uses or prohibited uses: Uses allowed for O-1 Zoning 1
b. Other Use Restrictions: None

5. Transportation

a. Dedication and reservation of street right-of-way to City/NCDOT: The petitioner will dedicate and fee simple conveyance of all rights of way to the City before the site's first building certificate of occupancy is issued.
b. Transportation Improvements: NA

6. Architectural Standards - NA

7. Streetscape and Landscaping

a. Streetscape standards: a 6' sidewalk strip and 16' planting strip will be provided.
b. Special landscape, buffer, screening treatment: Buffer Class C Type provided at East and South property lines (see site plan); reduced 25% per Table 12.302(b) (6' high fence).

8. Environmental Features - NA

9. Parks, Greenways, and Open Space - NA

10. Fire Protection - NA

11. Signage

a. Sign limitations: Per Sign Ordinance

12. Lighting - NA

13. Phasing - NA

14. Other

a. Request for right-of-way abandonment or a variance submitted for the subject property: NA
b. Property corner tie points for mapping:
c. Public facilities/sites to be provided: NA
d. Provision of public art: NA
e. Underground utilities: NA (Connecting to existing)
f. Other conditions not previously listed: NA

1 Proposed Rezoning Site Plan
1"= 30'

METRO Landmarks

Metro Landmarks Architecture, PC
224 West Tenth Street - Charlotte, NC 28202
Phone: 704.333.2011
Metrolandmarks.com

Rezoning
Site Plan
3540 Sharon Amity Road
Charlotte, NC

6218 52199
Only Signed & Sealed Documents Are Released for Construction

PROPOSED SITE PLAN

not for construction

Revision Date: February 8, 2018
1. April 12, 2018
2.
3.
4.

Copyright © 2018
Metro Landmarks Architecture, PC
This document is an instrument of service and shall remain the property of Metro Landmarks Architecture, PC who retains all common law, statutory and other reserved rights, including the copyright thereto.

A.0