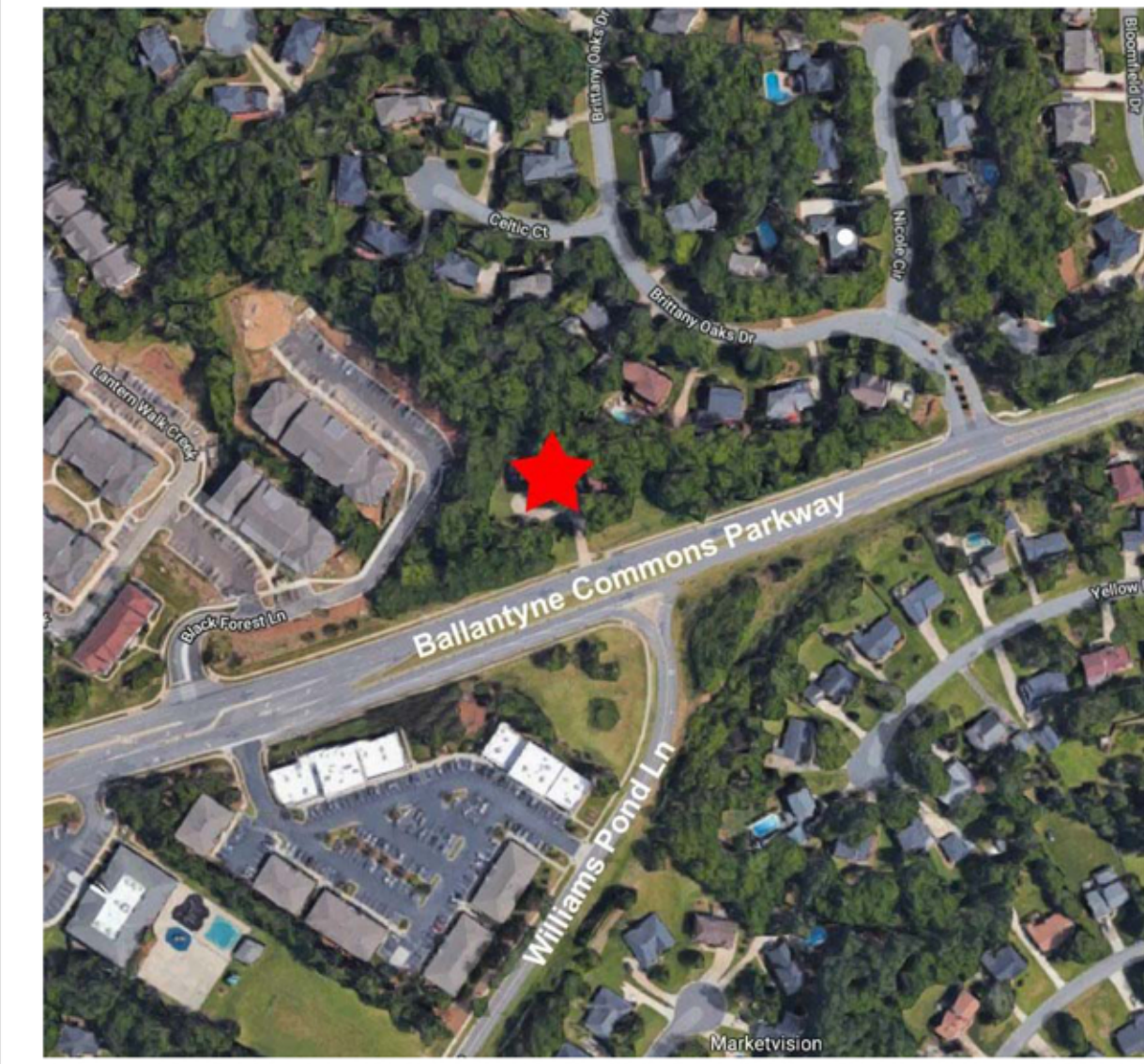


VICINITY MAP



Development Summary

Tax Parcel ID#:	22504508
Total Site Acreage:	1.11 AC
Existing Zoning:	0-1 (CD)
Proposed Zoning:	NS
Total Building Area (proposed):	33,500 ft ²
FAR:	.65
Proposed Height:	48' (measured at entrance)
Proposed Tree Save:	8,000 ft ² (16% of site)

General Provisions

1. The petitioner acknowledges that other standard development requirements imposed by other city ordinances, standards, policies and appropriate design manuals will exist. Those criteria (for example) those that require buffers, regulate streets, sidewalks, trees, stormwater, and site development, etc.) will apply to the development site. This includes Chapter 6, 9, 12, 20, 21, of the City Code Conditions set forth in this petition are supplemental requirements imposed on the development in addition to other standards. Where specified conditions on this plan differ from ordinances, standards, policies and approaches in existence at the time of formal engineering plan review submission, the conditional notes on this plan shall apply.
2. The Site Plan is schematic in nature and represents a firm concept of development with regard to the arrangement of the building, parking, and circulation patterns. Minor changes of detail which do not alter the basic layout and relationships to abutting sites are permitted as a matter of right for the petitioner / developer and shall be handled in accordance to the Zoning Ordinance, Section 6.207. All parking requirements will be met for specific tenants.

Permitted Uses

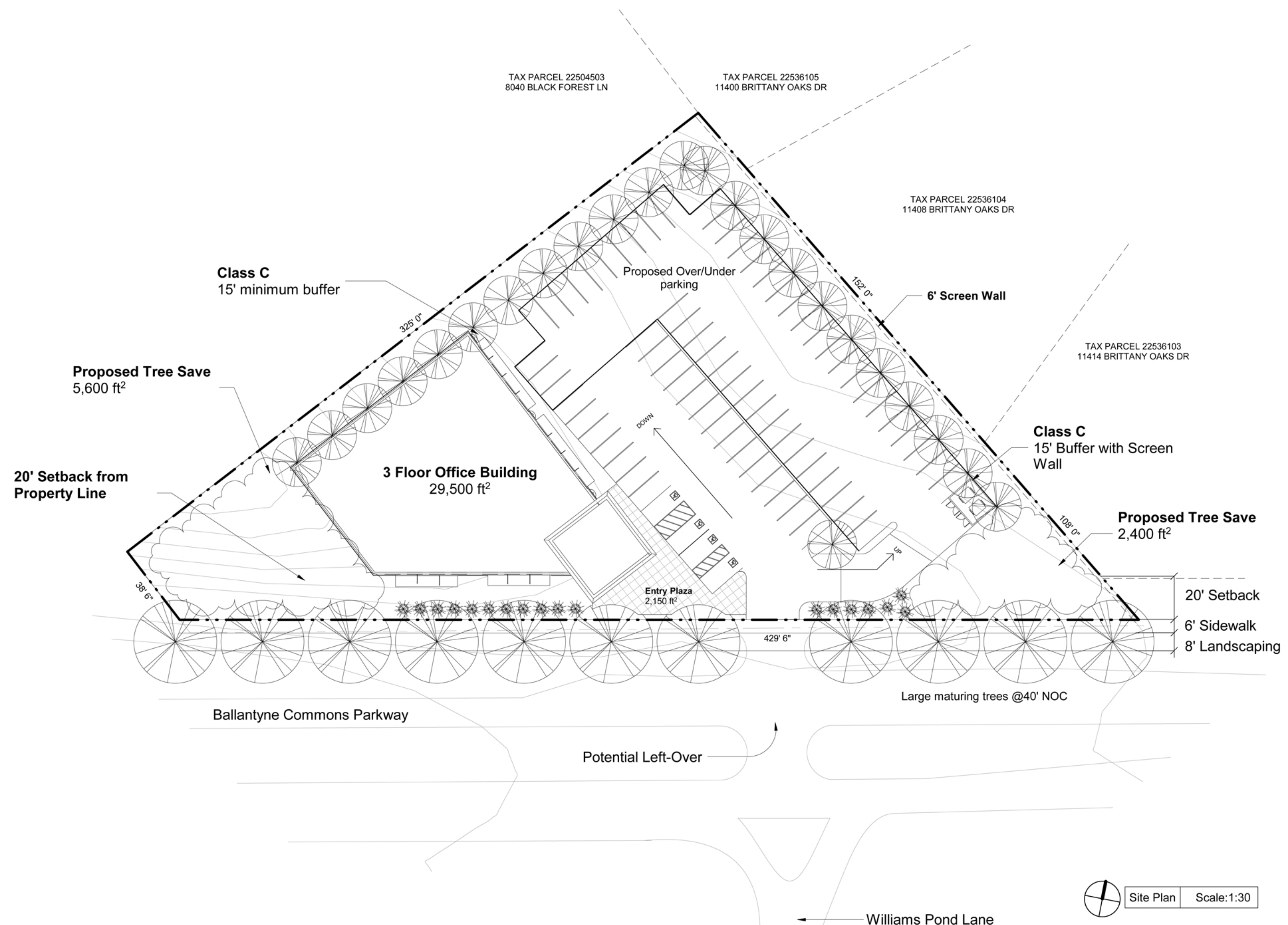
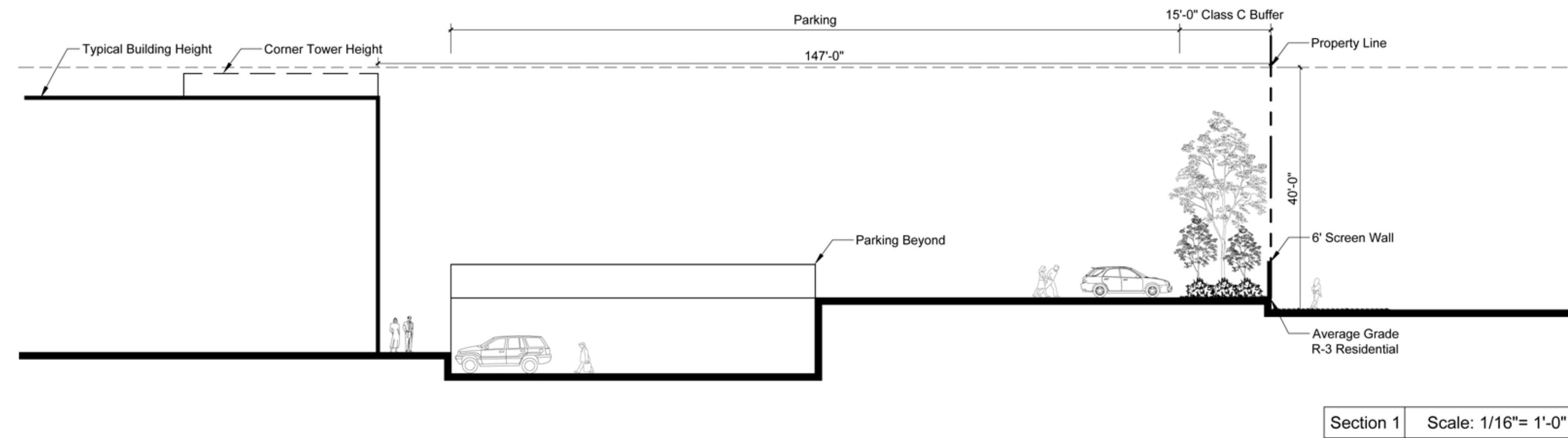
3. The petitioner proposes to restrict the uses on this site to Office Uses, including General Office, Medical Office or Financial.

Lighting

4. The maximum height of any freestanding fixture shall not exceed 20' including its bases.
5. All lighting will contain shut-off shields so that no exterior lighting will shine onto adjacent properties.

Streetscape & Landscaping

6. Petitioner will provide 8' landscaping strip from the back of all future urb lines.
7. Petitioner agrees to provide an 8' sidewalk along the entire frontage long Ballantyne Commons Parkway.



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SEAL:

CONSULTANT:

Office Development

For Public Hearing

7612 Ballantyne Commons Pkwy,
Charlotte, NC 28277
ODA Project No. Project Number

Issue Date

REVISIONS		
No.	Description	Date
1	RZ 1	06.28.2017

Rezoning Site Plan

RZ-1

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