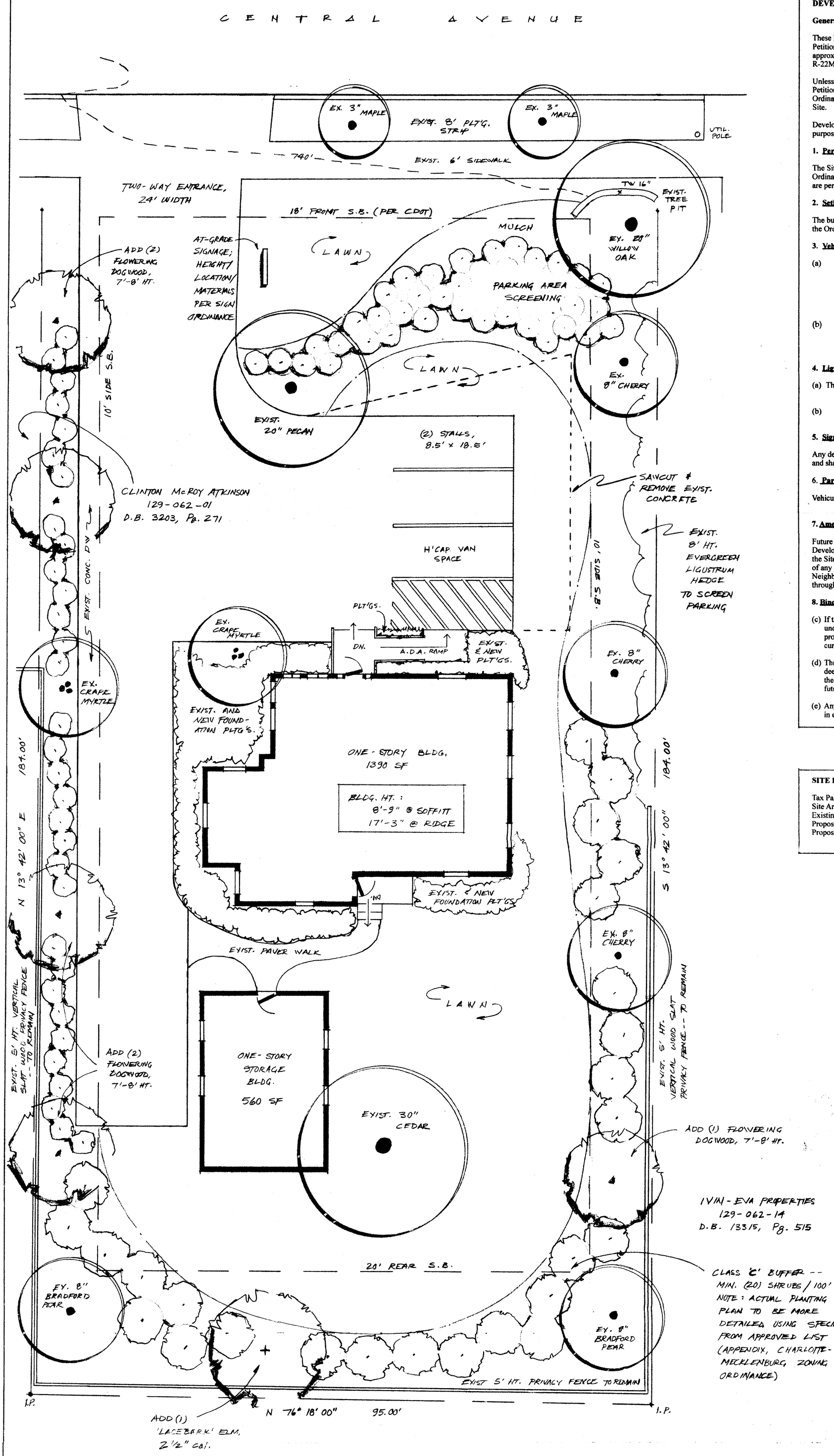


DEVELOPMENT STANDARDS

General Provisions

These Development Standards form a part of the Rezoning Site Plan associated with the Rezoning Petition filed by Michael Berglass, DDS to accommodate reuse of the existing structure located on an approximately 0.436 acre site located at 3410 Central Avenue (the "Site"). The Site is currently zoned R-22MF and the purpose of this Petition is to request rezoning to the NS district.

Unless the Rezoning Site Plan or these Development Standards sheets accompanying this Rezoning Petition establish more stringent standards, the regulations established under the Charlotte Zoning Ordinance ("the Ordinance") for the NS Zoning District shall govern all development taking place on the Site.

Development on the Site will be restricted to reuse of the existing structure for professional dental office purposes only and no additions or expansions to the existing structure are permitted.

1. Permitted Uses

The Site may be devoted to dental office use along with accessory uses which are permitted under the Ordinance. No other uses are permitted on the site. No additions or expansions to the existing structure are permitted.

2. Setbacks, Side Yards and Rear Yards

The building shall satisfy or exceed the setback, rear yard and side yard requirements established under the Ordinance for the NS zoning district.

3. Vehicular Access

(a) Vehicular access to the Site shall be as generally depicted on the Rezoning Site Plan. The placement and configuration of the vehicular access point is subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required for approval by the Charlotte Department of Transportation ("C-DOT") and/or the North Carolina Department of Transportation ("NC-DOT") including alterations to accommodate any right of way needs and/or construction easements.

(b) Prior to the issuance of a change of use permit, the Petitioner shall dedicate and convey (by quitclaim deed and subject to a reservation for any necessary utility easements) that portion of the Site immediately adjacent to Central Avenue as required to provide right of way measuring 40 feet from the existing centerline of Central Avenue if such right of way does not currently exist.

4. Lighting

(a) The maximum height of any new freestanding light fixtures erected on the Site shall not exceed fifteen (15) feet.

(b) All new lighting fixtures installed within the Site shall be shielded with full cut-off fixtures, capped and downwardly directed.

5. Signs

Any detached signs placed on the Site will not exceed seven feet in height, 21 square feet in copy area and shall comply with requirements of the Ordinance.

6. Parking

Vehicular and bicycle parking shall conform to the Ordinance.

7. Amendments to Rezoning Plan

Future amendments to the Rezoning Site Plan, other sheets accompanying the Petition and these Development Standards may be applied for by the then Owner or Owners of the Parcel or Parcels within the Site involved in accordance with the provisions of Chapter 6 of the Ordinance. Prior to the submittal of any request for an administrative site plan amendment, the Owner shall notify the Merry Oaks Neighborhood Association of such request. Under no circumstances shall any change of use be permitted through the administrative site plan amendment process.

8. Binding Effect of the Rezoning Documents and Definitions

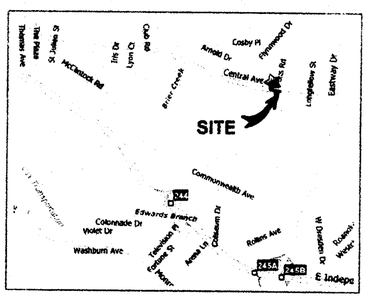
(c) If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under these Development Standards and the Rezoning Site Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioners and the current and subsequent owners of the Site and their respective successors in interest and assigns.

(d) Throughout these Development Standards, the terms, "Petitioners" and "Owner" or "Owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioners or the Owner or Owners of the Site from time to time who may be involved in any future development thereof.

(e) Any reference to the Ordinance herein shall be deemed to refer to the requirements of the Ordinance in effect as of the date this Rezoning Petition is approved.

SITE DATA TABLE

Tax Parcel: 129-062-15
Site Area: 0.436 acres
Existing Zoning: R-22MF
Proposed Zoning: NS
Proposed Use: Reuse of the existing structure for professional dental office purposes only



VICINITY MAP

FOR PUBLIC HEARING

PETITION NUMBER: **2008-157**

north

Tax Parcel: **129-062-15**

3410 Central Avenue
Charlotte, NC 28205

scale: 1/8" = 1'-0"

Site Plan for the

Dental Office of Dr. Michael Berglass, DDS

ISSUE DATE	REVISION
28 Sept 08	(original issue)
13 Oct 08	per Meck. Co. Planning Comm. comments

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT No. 1227 TED J. CLEARY 9.28.08

STUDIO CLEARY
landscape architecture

704.502.3033