

UNITED COMMUNITY SCHOOL

Modular Classroom Expansion

1406 Suther Road
Charlotte, NC 28213

Date 3-21-19
Architect's Project # 1909

REVISIONS

NUMBER	DATE
△ SITE PETITION REVISIONS	5-1-19
△ SITE PETITION REVISIONS	6-24-19
△ SITE PETITION REVISIONS	7-9-19

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SITE PLAN

A101

DEVELOPMENT SUMMARY

SITE DATA	
Site Acreage	10.0
Tax Parcel	04934304
Zoning	INST-CD (SPA)
Uses	Religious, Educational, Elementary School, Secondary School
Minimum setback	40'
Minimum side yard	20'
Minimum rear yard	20'
BUILDING DATA	
Existing Area	62,473 sq.ft.
Proposed Area	3,553 sq.ft.
Future Area	25,000 sq.ft.
TOTAL Building Area Requested	91,026 sq.ft.
Maximum Building Height	40 ft

DEVELOPMENT STANDARDS

1. GENERAL PROVISIONS

- A. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by United Community School (the "Petitioner") seeking a site plan amendment for an approximately 10 acre site located on the west side of Suther Road across from Margie Ann Drive, which site is more particularly depicted on the Rezoning Plan and designated as Tax Parcel No. 049-343-04 (hereinafter referred to as the "Site").
- B. The development and use of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance").
- C. Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner or owners of the Site in accordance with the provisions of Chapter 6 of the Ordinance. Alterations to the Rezoning Plan are subject to Section 6.207 of the Ordinance.

2. PERMITTED USES

- A. The Site may be devoted to the following uses permitted in the Institutional zoning district, together with any incidental or accessory uses associated therewith that are permitted under the Ordinance in the Institutional zoning district: Religions Institutions; Elementary and Secondary Schools.

3. TRANSPORTATION

- A. No additional right-of-way is required beyond the 30' from center line of Suther Road previously dedicated. Notwithstanding the foregoing, a sidewalk easement shall be provided in those locations more particularly depicted on the Rezoning Plan. The terminus of the sidewalk easement shall be located 2 feet behind the back of the sidewalk as more particularly depicted on the Rezoning Plan.
- B. No vehicular access from Milay Avenue to the Site is allowed.

4. STREETScape AND LANDSCAPING

- A. Any dumpster used on the Site shall be screened on all four sides.

5. LIGHTING

- A. Detached lighting will be limited to 20' in height. Attached and detached lighting will be downwardly directed, fully shielded, and full cutoff fixtures.

6. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

- A. If this Rezoning Petition is approved, all conditions applicable to the use and development of the Site imposed under these Development Standards and the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.
- B. Throughout these Development Standards, the term "Petitioner" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Petitioner or the owner or owners of the Site from time to time who may be involved in any future development thereof.
- C. 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.

7. ENVIRONMENTAL FEATURES

- A. The location, size, and type of storm water management systems dedicated 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.

