

#### DEVELOPMENT SUMMARY

TOTAL SITE AREA:	3.17 Ac
TAX PARCEL ID #:	027-06-215 (1.01 Ac) 027-06-207 (2.16 Ac)
EXISTING ZONING:	R-3
PROPOSED ZONING:	NS (Neighborhood Services)
PROPOSED USE:	Retail/Office and Live/Work Residential
RETAIL/OFFICE BUILDING AREA:	33,900 SF
LIVE/WORK UNITS:	6 Units
RETAIL/OFFICE:	1,100 SF per Unit Max.
RESIDENTIAL:	1,100 SF per Unit Min.
FLOOR AREA RATIO:	0.25 138,085.2 (Total Parcel Area) 33,900 (Total Floor Area)
PARKING PROVIDED:	126 Spaces

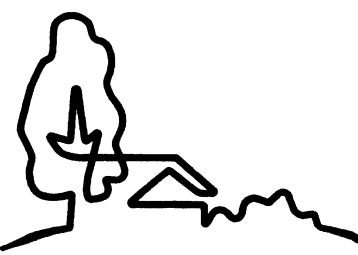
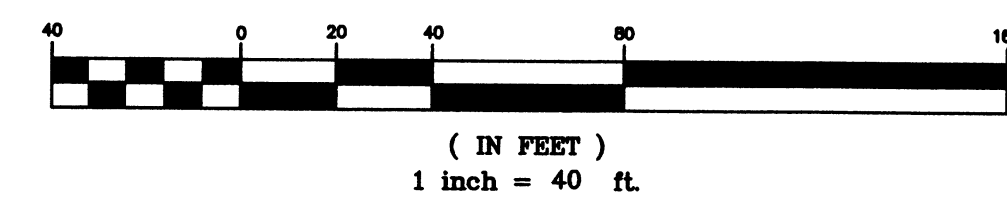
#### NEIGHBORHOOD SERVICES DISTRICT REQUIREMENTS

(1) MINIMUM SETBACK:	14' From Back of Existing or Proposed Curb, Whichever is Greater
(2) MINIMUM SIDE YARDS:	10' (Adjacent to Residential District)
(3) MINIMUM REAR YARD:	10' (Adjacent to Non-Residential District) 20' (Adjacent to Residential District)
(4) MAXIMUM HEIGHT:	60' (or 40' When Adjacent to SF Residential)
(5) MAXIMUM FLOOR AREA RATIO:	2.0
(6) PARKING:	1 Space per 600 SF for Non-Residential Use 1 Space per Dwelling Unit for Residential Use

#### DEVELOPMENT GUIDELINES

- The development of the site will be controlled by the standards depicted on this site plan and by the standards of the City of Charlotte Zoning Ordinance. The development depicted by this plan is intended to reflect the general arrangement of proposed uses on the site, but the exact details of the configuration, placement, and size of individual buildings and/or site elements may be altered or modified within the limits prescribed by the ordinance as may be applicable. Minor and incidental changes of detail which do not alter the basic, overall layout and/or relationships to abutting sites are permitted as a matter of right for the petitioner/developer.
- All proposed development on the site shall comply with applicable ordinance requirements regarding such things as the number and arrangement of off-street parking, setback/yard dimensions, signage, buffers, screening, open space, landscaping, Tree Ordinance, etc., unless otherwise indicated.
- At the discretion of the petitioner/developer, Building 1 and Building 2 may be combined to form one building in order to comply with tenant and/or market place needs/preferences.
- Vehicular points of access shall be limited to those shown on the plan. The exact location may vary from that depicted, but shall comply with all applicable design/location requirements of the Charlotte Dept. of Transportation and/or the North Carolina Dept. of Transportation.
- The use proposed by this rezoning is a mixed use development with retail/office/residential uses. Buildings are generally arranged as shown.
- The proposed buildings shall be a maximum of three stories.
- Signage shall be in accordance with Section 11.509 (1).
- Wall-pak lighting is not permitted.
- The buildings shall orient toward the external streets. The main building entrances shall be dominant and clearly recognizable and accessible from the street. Principal entrances shall not orient toward interior blocks or parking lots.
- A 6-foot sidewalk and 8-foot planting strip will be provided along all public street frontages. Petitioner will provide sidewalk easement as required to accommodate.
- One single-use drive through shall be permitted.
- Street trees will be provided in accordance with the Charlotte-Mecklenburg Tree Ordinance.
- Screening and landscaping will be provided as required by Charlotte-Mecklenburg Planning Commission and the Charlotte-Mecklenburg Tree Ordinance.
- Where area lighting for parking lots is mounted on poles, poles will not exceed 20 feet in height with illumination limited to 400 watts per light. A maximum of four light heads can be mounted on one pole. All illumination will be white in color; yellow or other tones will not be allowed. Dispersion of area lighting cannot carry over to adjoining properties unless the lighting is for a parking lot that serves all properties within a designated parcel.

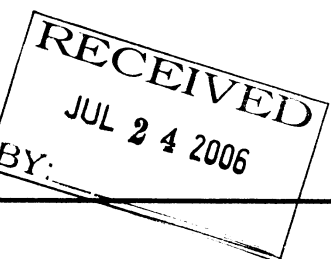
#### GRAPHIC SCALE



#### URBAN DESIGN PARTNERS

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06-140



Southern Projects  
Group

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Charlotte, NC 28262

## DeArmon Site Preliminary Site Plan Rezoning Submittal

City of Charlotte

NO. DATE: BY: REVISIONS:

Project No: 05-059  
Date: July 24, 2006  
Designed by:  
Drawn By:  
Scale: 1"=40'-0"  
Sheet No:

RZ-1