

VARIANCE REQUEST

VARIANCE CASE NO. 10-042

KEYED NOTES

KEYED NOTES LISTED BELOW ARE REFERNCED ON THIS PLAN USING THE SYMBOL • (1)

- 1. NEW EDGE OF PAVEMENT

- 6. NEW LANE WIDENING AND STRIPING
- 7. NEW 6' SIDEWALK AND 8' PLANTING STRIP
- 8. TYPE II COMERICIAL DRIVEWAY

- 12. HC VAN ACCESSIBLE SPACE
- 13. EXISTING STRIPING
- 14. DUMPSTER ENCLOSURE

- 16. 10' X 10' SITE TRIANGLE
- 17. BICYCLE RACK
- 18. LOADING AREA LANDSCAPE SCREENING.

ON DECEMBER 14, 2010, THE CITY'S ZONING BOARD OF ADJUSTMENT GRANTED (1) A 10' VARIANCE FROM THE REQUIRED 10' REAR YARD TO ALLOW A BUILDING TO BE CONSTRUCTED ON THE REAR PROPERTY LINE AND (2) A 5' VARIANCE FROM THE 5' DISTANCE REQUIRED FROM AN EXTERIOR LOT LINE FOE VEHICLE PARKING ON A LOT.

APPROVAL OF THE VARIANCE IS CONTINGENT UPON THE REZONING APPROVAL BY CITY COUNCIL FROM

- 2. NEW PAVEMENT EDGE LINE
- 3. NEW MINI-SKIP LINE
- 4. 4' WIDE CONCRETE MEDIAN
- 5. NEW 2'-6" STANDARD CURG & GUTTER
- 9. 10' X 25' LOADING SPACE
- 10. 5' CONCRETE SIDEWALK
- 11. 9' X 19' STANDARD PARKING SPACE

- 15. 35' X 35' SITE TRIANGLE

ZULA EXPRESS INC.

7020 LAWYERS ROAD CHARLOTTE, 28227

DEVELOPMENT DATA

SITE ACREAGE - 0.26 (INCL EX ROAD R/W) TAX PARCEL - 193 043 08 EXISITNG ZONING - B1 PROPOSED ZONING - NS EXISTING USE - VACANT PROPOSED USE - CONVENIENCE STORE PROPOSED BUILDING AREA - 1875 SF

PROPOSED SETBACKS: FRONT - 14 FT REAR - 0 FT

FLOOR AREA RATIO - 0.17

SIDE - 0 FT VEHICLE PARKING - 1 SPACE PER 600 SF REQUIRED - 4 PROVIDED - 5 STANDARD

MAXIMUM BUILDING HEIGHT - 18 FT

LONG TERM BICYCLE PARKING - N/A SHORT TERM BICYCLE PARKIING - 5% OF PARKING - I SPACE PROVIDED 10' x 25' LOADING SPACE PROVIDED - 1

GEN. PROVISIONS

THIS SITE PLAN IS IN COMPLIANCE WITH SECTION 11.5 NEIGHBORHOOD SERVICE DISTRICT AND IS APPLICABLE TO THE ZONING CRITERIA #'S 2-4.

ALTERATIONS TO THE CONDITIONAL PLAN SHALL BE SUBJECT TO SECTION 6.207 ALTERATIONS TO

PERMITTED USES

ALL USES INCLUDING ACCESSORY USES AND STRUCTURES WHICH ARE PERMITTED IN THE B-1 DISTRICT ARE ALLOWED.

TRANSPORTATION

CDOT REQUEST THE OWNER TO CONVEY 70' OF R/W FROM THE CENTERLINE OF MARGARET WALLACE ROAD IN FEE SIMPLE TITLE.

SHOWN ARE BASED UPON A MEETING WITH RICHARD ODYNSKI, NCDOT ASSIST. DISTRICT ENGINEER ON

FACE OF CURB TO BE LOCATED 37' FROM CENTERLINE OF MARGARET WALLACE ROAD PER ZOING PETITION NO. 2004-038.

BUILDING MATERIALS WILL COMPLIMENT THE ADJACENT CENTER WITH A COMBINATION OF BRICK AND SYNTHETIC STUCCO.

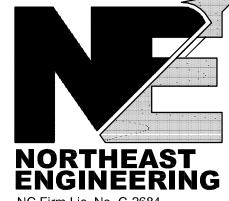
SINGLE STORY BUILDING WITH 1875 SF GROSS

MAIN ENTRANCE TO BE STOREFRONT WITH

DUMPSTER TO BE ENCLOSED WITH 6' HIGH BRICK WALL TO MATCH BUILDIING EXTERIOR.

A 6' SIDEWALK AND AN 8' PLANTING STRIP ALONG MARGARET WALLACE ROAD ARE SHOWN AS REQUIRED BY THE CITY'S TREE ORDINANCE.



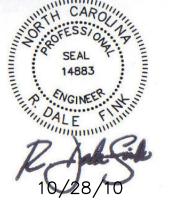


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Prepared for:

Lorenz Architecture 101 Cabarrus Ave. East Suite 200

Road

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Wa

Margaret

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Site In No. 201

Rezoning Petition

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Concord, NC 28025

IMPROVEMENTS TO MARGARET WALLACE ROAD AS

9/7/10.

ARCHITECTURAL

SYNTHETIC STUCCO CANOPY.

STREETSCAPE



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	₽¥	RDF	RDF								
	REVISION	City's Staff Review	Pre-Hearing Staff Review RDF								
	$\langle \cdot \cdot \rangle$										
•	DATE	2/18/11	3/18/11								
•) #	_	2								
	SCALE: 1" - 20'										

SCALE: 1" = 20'

DATE: 10/28/10 JOB # 2010-023

C - 1.0 SHEET 1 OF 1