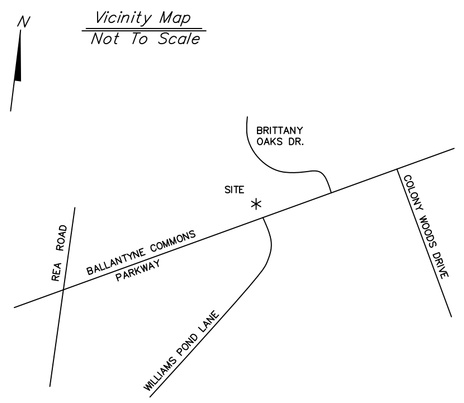
REZONING PETITION 2013-14



GEORGE & CRISTIE DICE
11400 BRITTANY OAKS DR.
CHARLOTTE NC 28277
TAX ID 22536105
DB 10252-316
LOT 56 MB 22-92
ZONED R3

SUSAN LURIE & VICTORIA HARRELL
11408 BRITTANY OAKS DR.
CHARLOTTE, NC 28277
TAX ID 22536104
LOT 57, MB 22-92
ZONED R3
DB 15321-336

JOHN & JACQUELINE GREENE
11414 BRITTANY OAKS DR.
CHARLOTTE, NC 28277
TAX ID 22536103
DB 5885-001
PART OF LOT 58, MB 22-92
ZONED R3

Stone Gate Ventures, LLC
Attention: Todd Harrison
831 East Morehead Street
Charlotte, NC 28202
TAX ID 22504507
DB 27431-548
LOT 2 MB 45-469

ZONED R-17MF

ZONED B-D(CD)

NAD83/2011

N58°39'17"W 30.08'
EXISTING WOOD PRIVACY FENCE
28.67'
S59°16'01"E
TREE LINE
N32°12'56"E
325.13'
N 36°00'36" W 39.42'
L=30.91' R=5669.58'
CH = S70°25'02"W 30.91'
NCDOT R/W MON. FOUND
R/W PER DB 8921-428
398.71'
S71°19'15"W
50.1'
PUBLIC DRAINAGE EASEMENT REF. NCDOT U-3426 SHEET 6 DATED 3-3-97

NUMEROUS EXISTING TREES
16' CLASS C BUFFER (2)
26" SWEET GUM
20" SWEET GUM
15" TREE
5" DOGWOOD
19" OAK *
16" SWEET GUM
15" SWEET GUM
17" SWEET GUM
FIRE PIT
DECK 1,647 SQ. FT.
19" MAPLE
14" SWEET GUM
7" MAPLE
18" OAK
17" OAK
18" MAPLE
21" SWEET GUM
4'X6' AREA FOR TRASH RECEPTACLE WOOD FENCE SCREEN WITH GATE
14" SWEET GUM *
TRANSFORMER
BUSH
15" Maple
10" TREE
PROPOSED GRAVEL PARKING 1,474 SQ. FT.
EXISTING BRICK WALL
9" Maple
16" TREE
MERMOSA
21" OAK
11" OAK
PROPOSED 1 HANDICAP CONCRETE PARKING SPACE
283 SQ. FT
EXISTING 2 STORY FRAME HOUSE FOOTPRINT WITH PORCH 4X4 DECK AND STEPS = 2,596 SQ. FT.
4X4 WOOD DECK
2 CAR GARAGE
LID
P
ELECTRIC PLUG
18" SWEET GUM
20" TREE
LANDSCAPING TIMBERS AROUND PARKING
BORDER
36.4'
9.0'
18.8'
22.1'
20.0'
EXISTING CONCRETE DRIVE
4,221 SQ. FT OF CONCRETE
ADDITIONAL GRAVEL TO BE PLACED HERE, 67 SQ. FT.
BICYCLE RACK
CONC. PAD = 126 SQFT
13.7'
9.2'
20" TREE
21" TREE
15" TREE
16" SWEET GUM
18" SWEET GUM
NUMEROUS EXISTING TREES
TREE LINE
3 GUY ANCHORS
14" TREE
18" PINE
SATELLITE RECEIVER
24" SWEET GUM
CURB AND GUTTER
14" TREE
14" SWEET GUM
17" SWEET GUM
13" SWEET GUM
18" SWEET GUM
7" Maple
20" TREE
BUSH
18" SWEET GUM
NUMEROUS EXISTING TREES FROM SAPLINGS TO MATURE TREES
5' PROPOSED GRAVEL WALK
15' EXISTING CONCRETE DRIVE
EXISTING 5' SIDEWALK
30' FRONT SETBACK
ADDITIONAL HARD PAVEMENT TO BE ADDED TO CREATE A 26' WIDE DRIVEWAY AREA ON PRIVATE PROPERTY = 603 SQ. FT. TWO-WAY THRE-N DRIVEWAY
ZONED R-17MF (2)
ZONED B-D(CD)

BALLANTYNE COMMONS PARKWAY
R/W VARIES

POINT OF BEGINNING
NAD 83/2117 grid coordinates, based on GPS / RTK Network measurements (combined scale factor 0.999855925):
N=481,421.28 E=1,458,836.41

LEGAL DESCRIPTION:

BEGINNING AT AN EXISTING IRON PIN FOUND ON THE RIGHT OF WAY OF BALLANTYNE COMMONS PARKWAY COMMON CORNER WITH STONE GATE VENTURES, LLC AS DESCRIBED IN DEED BOOK 27431 PAGE 548 OF THE MECKLENBURG COUNTY PUBLIC REGISTRY, ALSO BEING THE SOUTHEAST CORNER OF LOT 2 AS SHOWN ON MAP BOOK 45 PAGE 469, SAID IRON PIN HAVING NORTH CAROLINA GRID COORDINATES OF N. 481,421.28, E. 1,458,836.41, COMBINED GRID FACTOR OF 0.999855925, THENCE LEAVING THE RIGHT OF WAY OF BALLANTYNE COMMONS PARKWAY AND WITH THE LINE OF STONE GATE VENTURES, LLC AND LOT 2 OF MAP BOOK 45 PAGE 469, 2 CALLS 1. N.56d00'35"W. 38.42' TO AN EXISTING IRON PIN 2. N.34d12'56"E. 325.13' TO AN EXISTING IRON PIN ON THE PROPERTY LINE OF GEORGE AND CRISTIE DICE AS DESCRIBED IN DEED BOOK 10252 PAGE 316, S.58d59'17"E. 30.08', THENCE WITH THE PROPERTY LINE OF SUSAN LURIE AND VICTORIA HARRELL, DEED BOOK 15321 PAGE 336 AND JOHN AND JACQUELINE GREENE DEED BOOK 5885 PAGE 001, S.59d16'01"E. 267.67' TO A NEW IRON PIN SET ON THE RIGHT OF WAY OF BALLANTYNE COMMONS PARKWAY, THENCE WITH THE RIGHT OF WAY OF BALLANTYNE COMMONS PARKWAY 2 CALLS, 1. S.71d19'15"W. 398.71' TO A RIGHT OF WAY MONUMENT, 2. THENCE WITH THE ARC OF A CIRCULAR CURVE TO THE LEFT, SAID ARC HAVING A RADIUS OF 5,669.58' AN ARC LENGTH OF 30.91' AND A CHORD OF S.70d25'02"W. 30.91' TO THE POINT AND PLACE OF BEGINNING.

LEGEND:
EIP ● = Existing Iron Pin
NIP ○ = New Iron Pin
NPS X = No Point Set
R/W = Right Of Way
PO = Power Pole
◉ = Ground Rod
○ = Pedestal
➡ = Traffic Flow

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

DEVELOPMENT DATA TABLE

A. SITE ACREAGE	1.26 AC.
B. TAX PARCEL	22504508
C. EXISTING ZONING	R3
D. PROPOSED ZONING	O1CD
E. EXISTING & PROPOSED USE	
EXISTING USE:	RENTED, SINGLE FAMILY RESIDENTIAL
PROPOSED USE:	OFFICE, PROFESSIONAL
F. SQUARE FOOTAGE (OFFICE)	2,982
G. PARKING:	10 SPACES TOTAL (1 HANDICAP) AT 1per300SQ.FT.
H. EXISTING IMPERVIOUS AREA	8,464 SQ.FT.
ADDITIONAL PROPOSED	2,553 SQ.FT.
TOTAL IMPERVIOUS	11,071 SQ.FT.
I. PROPERTY ADDRESS	7612 BALLANTYNE COMMONS PARKWAY.

J. 4 BICYCLE RACK, 2 SHORT TERM AND 2 LONG TERM. LOCATION SHOWN HEREON.

GENERAL PROVISIONS

A. THE USE OF THE SITE WILL BE RESTRICTED TO THE RE-USE OF THE EXISTING STRUCTURE LOCATED AT THE SITE (OF APPROXIMATELY 2,982 SQ.FT.) AND ITS 2 CAR ATTACHED GARAGE, ALONG WITH 8 ADDITIONAL PARKING SPACES.

PERMITTED USES (1)

A. Offices uses are permitted within the O-1 district.

TRANSPORTATION

A. VEHICULAR ACCESS SHALL BE AS GENERALLY DEPICTED ON THE REZONING SITE PLAN THE PLACEMENT AND CONFIGURATION OF THE ACCESS POINT IS SUBJECT TO MINOR MODIFICATIONS BY CDOT OR NCDOT AS THE DRIVEWAY PERMIT IS PROCESSED.
B. SURFACE PARKING WILL BE CONCRETE AND GRAVEL WITH CONTINUOUS LANDSCAPE TIMBERS TO CONTAIN THE GRAVEL.
C. A TOTAL OF 10 PARKING SPACES ARE DEPICTED AS FOLLOWS: 2 GARAGE, 1 HANDICAP, 7 ADDITIONAL TO THE LEFT OF THE CIRCLE DRIVEWAY.
D. THE DRIVEWAY WILL BE INCREASED TO A WIDTH OF 26' TO ACCOMMODATE TWO-WAY TRAFFIC.

STREETSCAPE AND LANDSCAPE

A. THIS PROPERTY IS A TRIANGULAR SHAPED PARCEL THAT BACKS ON ONLY ONE SIDE TO THREE RESIDENTIAL PROPERTIES.
B. A 16 FOOT CLASS C BUFFER SHALL BE ESTABLISHED ALONG PORTIONS OF THE SITE'S NORTHWEST AND NORTHEAST BOUNDARY LINE, AS DEPICTED ON THIS SITE PLAN, AND BUFFER SHALL CONFORM TO THE STANDARDS OF SECTION 12.302 OF THE ORDINANCE. THE PETITIONER MAY REDUCE THE WIDTH OF THE 16 FOOT CLASS C BUFFER BY 25% BY INSTALLING A FENCE PURSUANT TO SECTION 12.302(8) (2)
C. 5' WIDE CONCRETE SIDEWALKS ARE ALREADY IN PLACE ALONG THE ENTIRE FRONT BOUNDARY OF THE PROPERTY.
D. TRASH/RECYCLING. THIS PROPERTY WILL HAVE A 6' WOODEN FENCED ENCLOSURE FOR ONE ROLLING TRASH BIN AND ONE RECYCLING BIN, AS SHOWN HEREON.
E. NO TREES WILL BE REMOVED FROM THE SITE.
F. A TREE SURVEY IS SHOWN HEREON.
G. NO ADDITIONAL OUTDOOR LIGHTING ON THE EXISTING STRUCTURE WILL BE ADDED.

SIGNAGE

A. SIGNAGE WILL BE PERMITTED IN ACCORDANCE WITH THE CHARLOTTE ZONING ORDINANCE REQUIREMENTS FOR OFFICE DISTRICTS.

REVISIONS	BY
1) 3-14-13	RBB
1) 4-19-13	RBB

RICHARD BROOKS
P.O. BOX 25175, CHARLOTTE, N.C.
LAND SURVEYING
(704) 568-1719 28229

City of Charlotte
Mecklenburg County, N.C.

REZONING PLAN
for
MAK KHOJASTEH & LISA HOOVER-KHOJASTEH

DRAWN	R.B.B.
CHECKED	R.B.B.
DATE	3 March 2012
SCALE	1"=20'
JOB #	12003
SHEET NO.	1
OF	1