

VICINTY MAP: N.T.S.

#### DEVELOPMENT DATA:

TAX PARCEL: 11109121  
EXISTING ZONING: R-3  
PROPOSED ZONING: NS  
TOTAL PROPERTY AREA: 1.25 ACRES (GOES TO CL OF ROAD)  
PROPOSED SITE AREA: 1.02 ACRES (EXCLUDES EXIST R/W)  
LOT SETBACK:  
FRONT: 14' FROM BACK OF CURB  
REAR: 0' NONRESIDENTIAL; 10' RESIDENTIAL  
SIDE: 0' NONRESIDENTIAL; 20' RESIDENTIAL

#### GENERAL PROVISIONS:

A.DEVELOPMENT OF THE SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THIS SITE PLAN AND BY THE STANDARDS OF THE CHARLOTTE ZONING ORDINANCE. THE DEVELOPMENT DEPICTED ON THIS PLAN IS INTENDED TO REFLECT THE ARRANGEMENT OF PROPOSED USES ON THE SITE, BUT THE EXACT CONFIGURATION, PLACEMENT, AND SIZE OF INDIVIDUAL SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES AS ALLOWED UNDER THE PROVISIONS OF SECTION 6.2 OF THE ZONING ORDINANCE.

B.THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, SUCH AS THOSE THAT REGULATE STREETS, SIDEWALKS, TREES, BICYCLE PARKING, AND SITE DEVELOPMENT, MAY APPLY TO THE DEVELOPMENT OF THIS SITE. THESE ARE NOT ZONING REGULATIONS, ARE NOT ADMINISTERED BY THE ZONING ADMINISTRATOR, AND ARE NOT SEPARATE ZONING CONDITIONS IMPOSED BY THIS SITE PLAN. UNLESS SPECIFICALLY NOTED IN THE CONDITIONS FOR THIS SITE PLAN, THESE OTHER STANDARD DEVELOPMENT REQUIREMENTS WILL BE APPLIED TO THE DEVELOPMENT OF THIS SITE AS DEFINED BY THOSE OTHER CITY ORDINANCES.

C.THROUGHOUT THIS REZONING PETITION, THE TERMS "OWNER", "OWNERS", "PETITIONER" OR "PETITIONERS," SHALL, WITH RESPECT TO THE SITE, BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNEES OF THE OWNER OR OWNERS OF THE SITE WHO MAY BE INVOLVED IN ITS DEVELOPMENT FROM TIME TO TIME.

#### PURPOSE

THE PURPOSE OF THIS REZONING APPLICATION IS TO PROVIDE FOR THE REDEVELOPMENT OF AN EXISTING CONVENIENCE STORE WITH FRONTAGE ALONG HARRISBURG ROAD AND CAMP STEWERT ROAD. THIS REDEVELOPMENT WILL PROVIDE THE LOCATION FOR A BUILDING, FUEL CANOPY, AND CARWASH. TO ACHIEVE THIS PURPOSE, THE APPLICATION SEEKS THE REZONING OF THE SITE TO THE NS DISTRICT.

#### PERMITTED USES

USES ALLOWED ON THE PROPERTY INCLUDED IN THIS PETITION ARE THOSE USES AND ACCESSORY USES THAT ARE PERMITTED IN THE NS DISTRICT.

#### TRANSPORTATION

A.THE SITE WILL HAVE ACCESS TO HARRISBURG ROAD AND CAMP STEWERT ROAD AS IDENTIFIED ON THE CONCEPT PLAN FOR THE SITE.  
B.PARKING AREAS ARE INDICATED ON THE CONCEPT PLAN FOR THE SITE.

#### ARCHITECTURAL STANDARDS

THE DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE DISTRICT REGULATIONS OF THE ZONING ORDINANCE FOR NS.

#### STREETSCAPE AND LANDSCAPING

EXISTING TREES ALONG THE SITE BOUNDARY WILL REMAIN AS PART OF THE BUFFERING IF PRACTICAL. THE PETITIONER RESERVES THE RIGHT TO REPLACE TREES THAT ARE DAMAGED BY CONSTRUCTION.

#### ENVIRONMENTAL FEATURES

CONCEPTUAL STORM WATER FACILITIES SHOWN ON THE SITE PLAN ARE SUBJECT TO RELOCATION OR ALTERATION DURING THE DESIGN AND DEVELOPMENT PROCESS SO LONG AS THE PROVISIONS OF THE ORDINANCE ARE COMPLIED WITH.

TREE SAVE AREAS SHOWN ON THE SITE PLAN ARE SUBJECT TO RELOCATION DURING THE DESIGN AND DEVELOPMENT PROCESS SO LONG AS THE PROVISIONS OF THE ORDINANCE ARE COMPLIED WITH.

#### PARKS, GREENWAYS, AND OPEN SPACE

RESERVED

#### FIRE PROTECTION

RESERVED

#### SIGNAGE

THE SIGNAGE SHOWN ON THE SITE PLAN IS NOT INCLUDED IN THE APPROVAL OF THE REZONING SITE PLAN AND THAT ALL SIGNS WILL COMPLY WITH THE ORDINANCE STANDARDS.

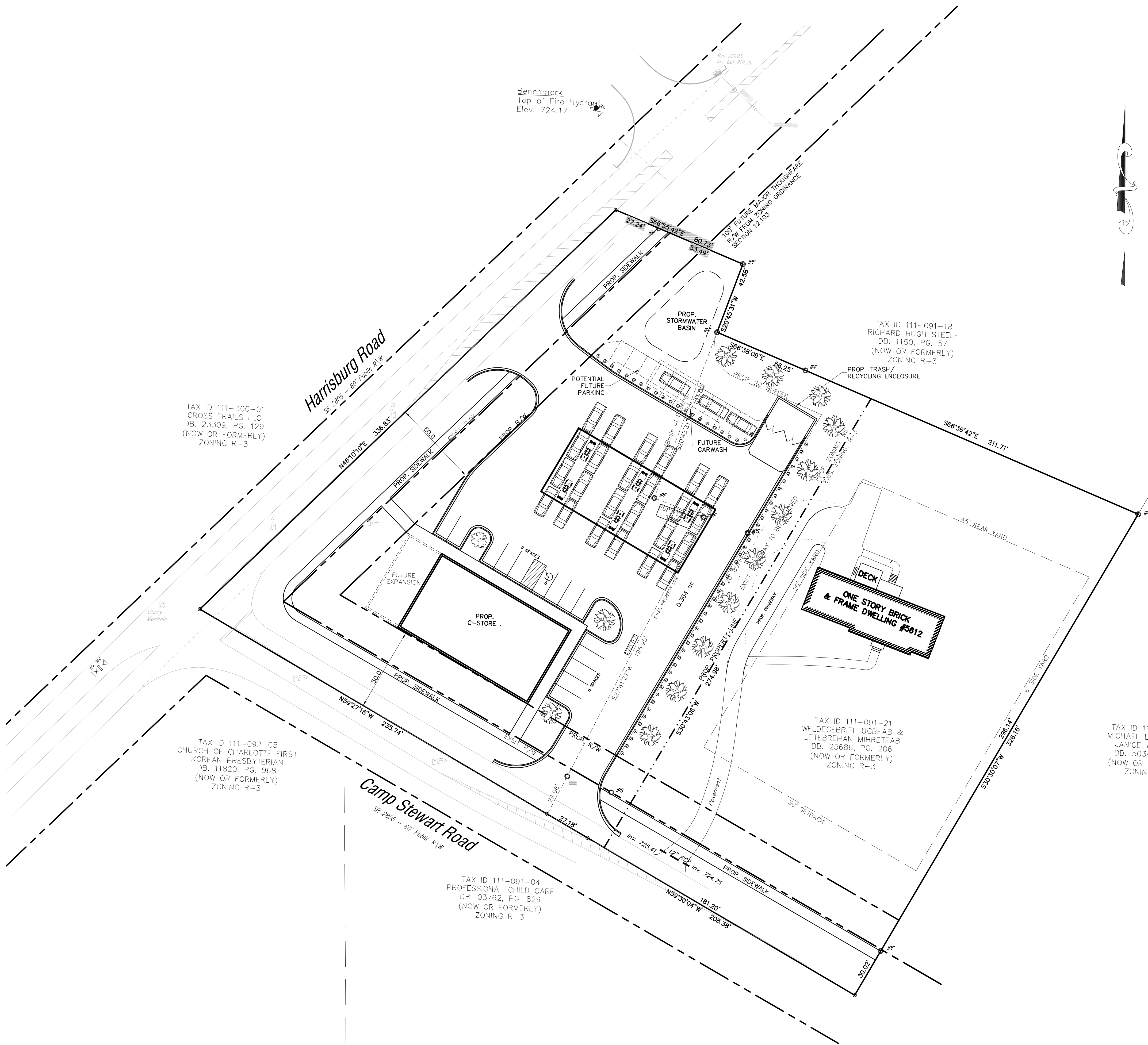
#### LIGHTING

A.FREESTANDING LIGHTING ON THE SITE WILL UTILIZE FULL CUT-OFF LUMINARIES AND NO "WALL PAK" TYPE LIGHTING WILL BE UTILIZED, EXCEPT THAT ARCHITECTURAL LIGHTING ON THE EXTERIOR OF BUILDINGS WILL BE PERMITTED

#### PHASING

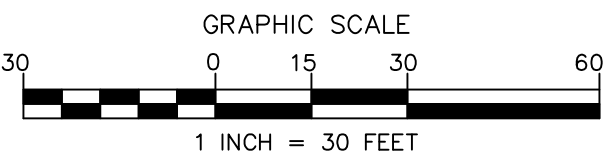
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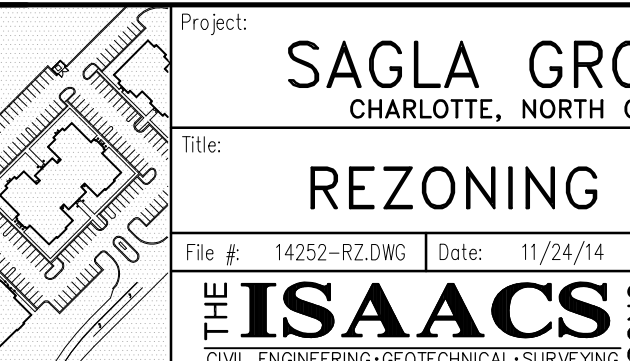
INITIAL SUBMISSION- 11-24-14



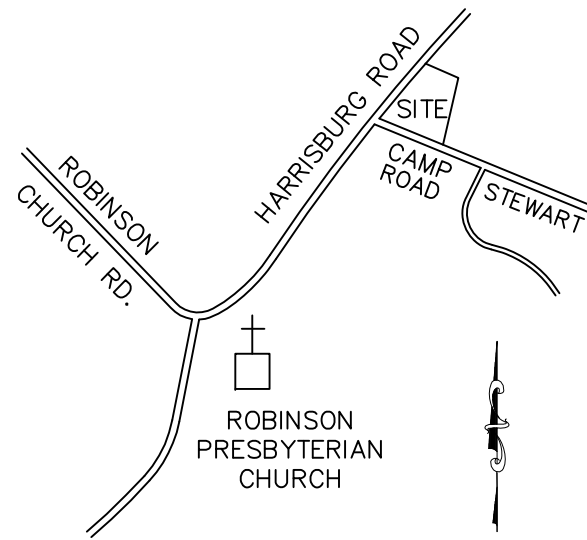
PRELIMINARY  
DO NOT USE FOR CONSTRUCTION

NO.	BY	DATE	REVISION

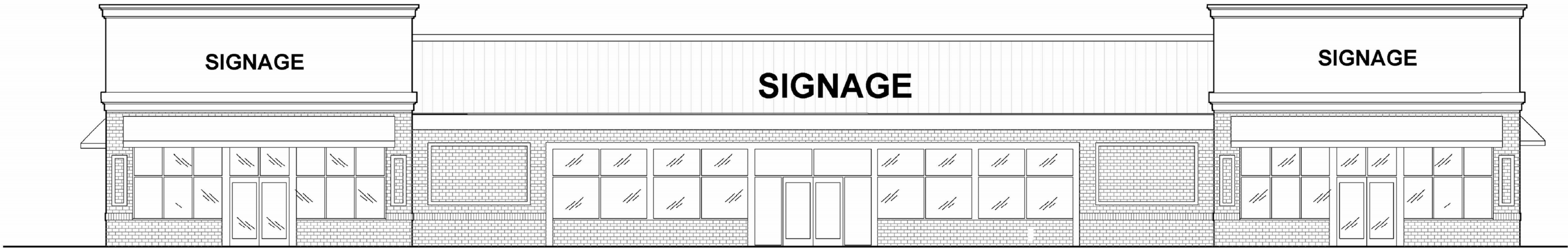


	Project:	SAGLA GROCERY CHARLOTTE, NORTH CAROLINA	
	Title:	REZONING PLAN	
	File #:	14252-RZ.DWG	Date: 11/24/14
	Project Egr:	BTU	Design By: BTU
THE ISAACS CIVIL ENGINEERING-GEOTECHNICAL-SURVEYING GROUP	Drawn By:	CBH	Scale: 1"=30'
	8720 RED OAK BOULEVARD, SUITE 420 CHARLOTTE, N.C. 28217 PHONE (704) 527-3440 FAX (704) 527-8335		
			RZ1.0

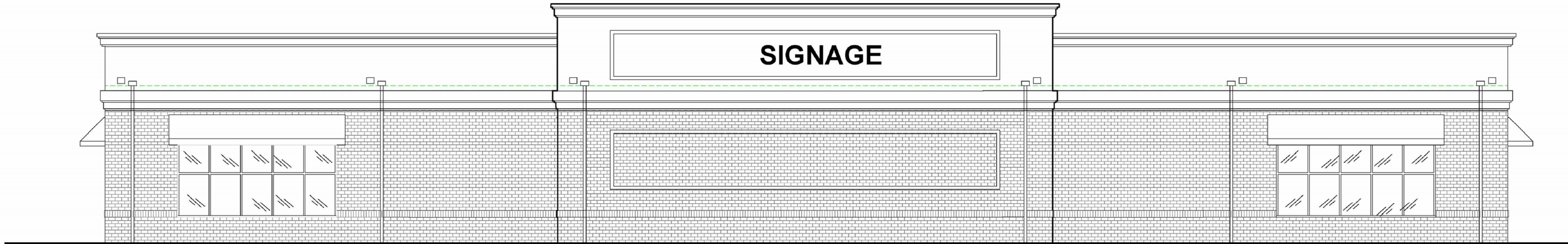




VICINTY MAP: N.T.S.

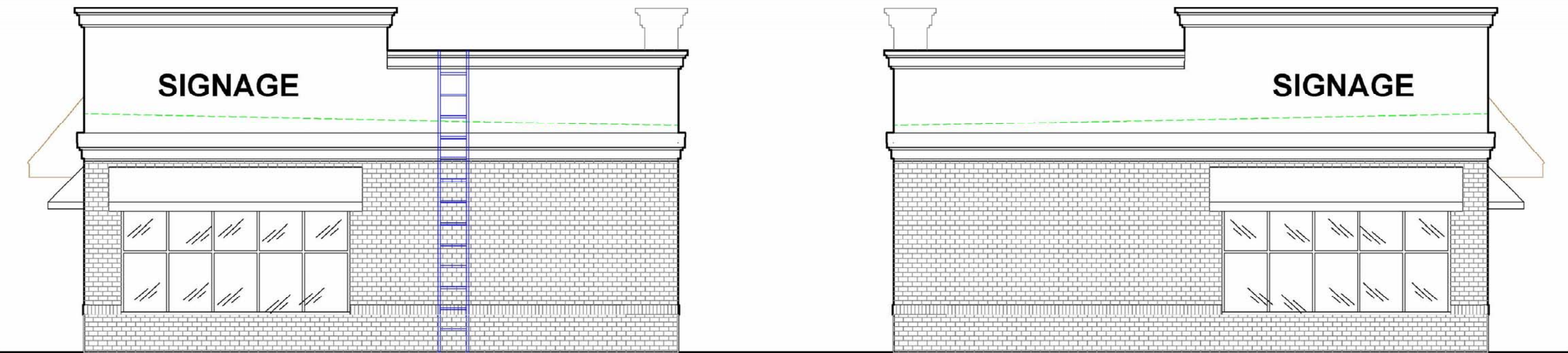


1 FRONT ELEVATION  
SCALE 3/16" = 1'-0"



2 REAR ELEVATION  
SCALE 3/16" = 1'-0"

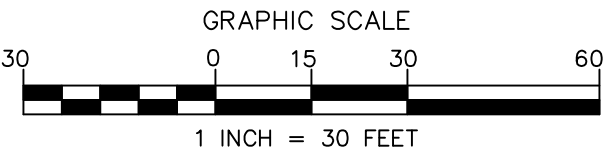
**WINDOW NOTE:**  
**ALL WINDOWS ON THIS ELEVATION ARE NON TRANSPARENT**  
**NON REFLECTIVE AND NON MIRRORED AND NOT OPERABLE**



3 SIDE ELEVATION  
SCALE 3/16" = 1'-0"

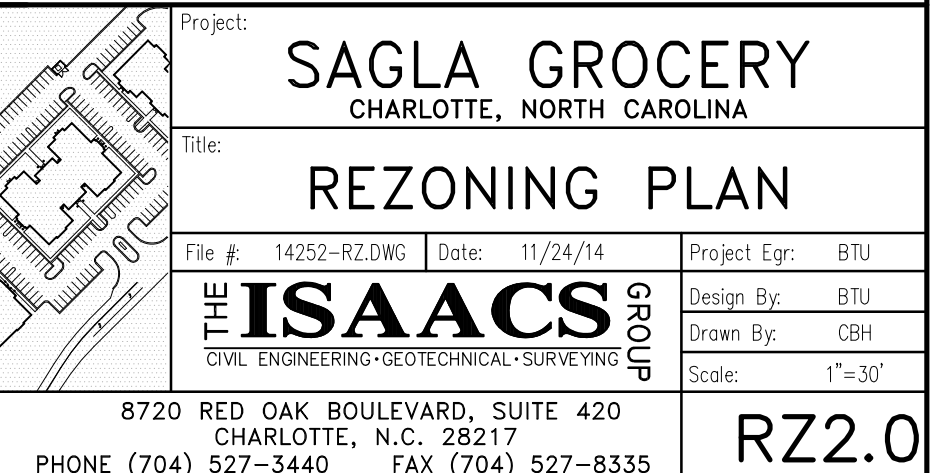
4 SIDE ELEVATION  
SCALE 3/16" = 1'-0"

ELEVATIONS PROVIDED BY GWILT ARCHITECTURE PLLC



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**ISAACS GROUP**  
CIVIL ENGINEERING • GEOTECHNICAL • SURVEYING

Project: **SAGLA GROCERY**  
CHARLOTTE, NORTH CAROLINA

Title: **REZONING PLAN**

File #: 14252-RZ.DWG Date: 11/24/14 Project Egr: BTU

Design By: BTU

Drawn By: CBH

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CHARLOTTE, N.C. 28217

PHONE (704) 527-3440 FAX (704) 527-8335

**RZ2.0**