ZONING/DEVELOPMENT DATA PROPOSED USE: PRIMARILY OFFICE USE EXISTING ZONING: R-5 PROPOSED ZONING: UR-C (CD)

TOTAL AREA OF SITE: 20,000 Sq Ft Lot 24 #119-079-28 10,000 Sa Ft Lot 25 #119-@79-27 10,000 Sq Ft

GENERAL NOTES:

1. THE PROPOSED DEVELOPMENT WILL COMPLY WITH ALL APPLICABLE CHAR-MECK, NC.DOT, & MECKLENBURG COUNTY REGULATIONS.

2. ALL DRAINAGE STRUCTURES, CURB & GUTTER, HANDICAP RAMPS, DRIVEWAY ENTRANCE, ETC. SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CHARLOTTE/MECKLENBURG LAND DEVELOPMENT STANDARDS MANUAL UNLESS SPECIFICALLY NOTED ON THE PLANS. CATCH BASINS AND PIPING IN LANDSCAPED AREAS WILL BE OF A TYPE SUITABLE FOR LANDSCAPE AREAS.

PERIMETER BUFFER REQM'TS:

ZONING ADJACENT TO PROPERTY: 1. (East SIDE) B-1 BUSINESS THEREFORE: NO BUFFER REQUIREMENTS. 2. (South & West SIDE) R-5 10' LANDSCAPE SCREENING REQUIREMENT - C Class 3. (North SIDE) R-8 10' LANDSCAPE SCREENING REQUIREMENT - C Class

EXISTING STREET FRONTAGE Existing 5' Sidewalk Existing 1' Plant Strip

11'-4"

30"x 48" Lav Clear Floor Space /

INTERIOR LANDSCAPING

At least one existing or planted tree with appropriate minimum caliper and height shall be provided for every ten parking spaces. REQUIRED TREES = 10 spaces/10 = 1 PROVIDED TREES = 1

PARKING SPACE TABLE Zoning: UR-C

INCLUDED (VAN) HANDICAP SPACES:

Office Space: 5,924 sf. /1000 = 6 spcs 1,400 sf. = 10 spcs PERMITTED USE SPACES PROVIDED: 14 spaces

1. GENERAL PROVISIONS 1.1 This rezoning petition relates to that certain (2) 10,000 Sq Ft parcel of land lying within Mecklenburg County, hereinafter referred to as the "Site". This rezoning is requesting the rezoning of O-1 (CD) with permitted uses, Excluding Retail. 12 Development of the Site will be controlled by the standards depicted on this Rezoning Plan and by the standards of the Zoning Ordinance. The development depicted on the Rezoning Plan is intended to reflect the arrangements of proposed buildings and uses on the Site, but the exact configurations, placements and sizes of individual elements may be altered or modified within the limits prescribed by the Zoning Ordinance

during the design development and construction phases. 1.3 Unless more stringent standards are established by these Development Standards, all development standards established under the Char-Meck Zoning Ordinance (the "Ordinance") for the O-1 District shall be followed with respect to the Site.

2.STATEMENTS WITH RESPECT TO THE GRAPHICS WHICH ARE SET FORTH ON EXHIBITS ACCOMPANYING THE REZONING PLAN

2.1 Any Exhibits accompanying the Rezoning Plan are conceptual images of portions of the Site. They are not to be considered as development plans but rather as preliminary representations of the types and quality of development proposed for the

22 The Rezoning Plan identifies building envelopes. Buildings shown on the Zoning Site Plan shall be located within the building envelopes. However, the exact location, size and number of buildings within the specific envelope is subject to change. Existing buildings are depicted with roof \$ interior walls.

3.PERMITTED USES AND MAXIMUM DEVELOPMENT

9'-5"

- 60"x 66" W.C. Clear Floor Space

-60" Dia. Clear Floor Area

3.1 Permitted uses within the Site will be limited to the following uses and accessory uses from Section 9.802 (uses Provided by Right) and Section 9.803 (Uses Permitted Under Prescribed Conditions) of the Zoning Ordinance. No Retail Development Permitted 75% of Residential Units to be Work Force Rental or Sale Rate

4.5ETBACK, SIDE YARDS AND REAR YARDS

4.1 All buildings constructed on the Site shall satisfy or exceed the setback, rear yard and side yard dimensions established under the Ordinance for the UR-C District.

Vehicular access points shall be limited to those shown on the Site Plan. The exact location may vary from that depicted, but shall comply with all applicable design requirements of the Charlotte Dept of Transportation

6. Architectural Standards Property is in Charlotte Historic District & Therefore Existing Residential Structure, Including Renovation, Additions and Demolition to Follow HDC Guidelines and Certificate of Appropriateness

1. Streetscape and Landscaping As per UR-C, 8' Plant Strip with 6' Concrete Sidewalk Required Variance Request to Maintain Existing Conditions that Include 7' Plant Strip with 5' Concrete Sidewalk For Consistency of Historic Character 8. Environmental Features

Tree mitigation in lieu of Tree Save area of 15% may be accomplished

with additional plantings on site or within setback areas. All landscaping will comply with applicable City Ordinance. The proposed site Petitioner Shall Comply with the Charlotte City Council Approved and Adopted Post Construction Controls Ordinance.

8. PARKING

8.1 Off-street vehicular parking for the Site shall meet or exceed the minimum standards established by the Ordinance. 8.2 The parking total indicated in the Development Data is an estimate. The final parking count may deviate from that indicated in the Development Data, provided that at the time of building permit submittal the proposed parking meets or exceeds

9.LIGHTING

9.1 All freestanding lighting and all exterior lighting will be capped so as to minimize the impact from lights that may be visible from nearby properties. thesestanding lighting shall not exceed 20 feet in height. No wall "pak" type lighting shall be used, but attached decorative lighting fixtures such as sconces may be used.

II. ALTERATIONS TO PLAN

Ordinance requirements.

11.1 Future amendments to the Rezoning Plan and these Development Notes may be applied for by the then owner or owners of the tract or tracts within the Site involved in accordance with the provisions of the Ordinance.

15' R/(typ)

12. BINDING EFFECT 12.1 Upon approval, all conditions applicable to development of the Site imposed under the Rezoning Plan and these Development Notes will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioners and the current and subsequent owners of the Site and their respective successors in interest and assigns. Throughout these Development Notes, the terms "Developer", "Petitioner", "Owner" or "Owners," shall, with respect to each parcel within the Site, be deemed to include the heirs, devises, 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

W. KINGSTON AVE WICKFORD_ PLACE WEST BOULEVARD W. WORTHINGTON AVE

WEST BOULEVARD

80' Public R/W

2 Existing Site Plan
1 / 1 6 " = 1 ' - 0 "

CRAIG W ISAAC **ARCHITECTURE** Studio Lane 900 Linda Lane Charlotte NC 28211 Architecture Interior Design Product Design 704 358 1365

Vicinity Map

LOT 9 APIPE found TRIPE found Poverhead utilities overhead utilities (not open (not open S 59d20'10" E - 100.00' (total) I.PIN found (1) Sugar Maple a Iron in 40'/Parking Space - 3" Min Caliper root Overgrown Shrubs & in 274 Sq Ft Plant Non-contirbuting Trees Overgrown Shrubs \$ Wo' Rear yard Non-contirbuting Trees -696' #119-079-28 #119-2019-27 7*00*' 700' R=5 7Ø4' 7Ø4' (2) Residential Parking Spaced per Building Under Main Floor 7Ø8' 7Ø8' 1602 sq ft 2948 sq ft New 6' H. Privacy Fence From Garage to Carport Rezoning Proposed Existing Petition 3/ UR - C (CD) R-5 Vacant $\frac{\bar{r}}{\hat{Q}}$ 1939'50" (Future Improvement) S S S, 320 Existing Proposed Edge Of Pavement 7041 UR-C (CD) R-5 w/ MainNew 4' Accessible Path to HC Lift & Entry (Office Upfit) Residence & Outbuilding 1374 sa ft vacant (15) Laurustrinus Viburnum - New Structure to Comply With Charlotte HDC Guidelines Pulled Forward to Screen Bojangles Property Blvd @ 60" o.c. 5 Gal — No. 316 LOT 26 LOT 23 Charlotte No. 320 Existing Structure to Remain As Per Charlotte HDC Guidelines No. 320 K.A. CLAYTON K.A. CLAYTON 708 DB 26352-601 DB 26352-601 New HC Lift & Entry No. 316 1-story brick New HC Lift & Entry 20' Front yard Existing Curb Cut \$
Drive to Remain — 50.00' 50.00 50.00' 50.00' I.RIN found I.PIN set I.PIN found concrete sidewalk concrete sidewalk N 59020'10" - 100,00' (total) N 5902040" W - 100.00' (total) December 22, 2014 overhead utilities Existing Street Tre overhead utilities

30"x 48" Clear Floor Door Closing 13'-2" 5'-3" 15'-1" 16'-7" 13'-2" 1392 Sq Ft HC Acessible Lift 209 Sq Ft

Renovated Floor Plan

| A-1 | Renovated Floor Plan

 $\frac{3}{A-1} \frac{\text{Renovated Site Plan}}{1 / 16 " = 1 ' - 0 "}$

(4) Serviceberry @ 30" o.c. 7|2'

Apríl 21, 2015 May 19, 2015 February 14, 2016 April 25, 2016

A-1