ZONING/DEVELOPMENT DATA PROPOSED USE: PRIMARILY OFFICE USE EXISTING ZONING: R-5 PROPOSED ZONING: O-1 (CD) TOTAL AREA OF SITE: 20,000 Sq Ft Lot 24 #119-Ø79-28 10,000 Sa Ft #119-Ø79-27 10,000 Sq Ft Lot 25 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 7' Plant Strip

11'-4"

30"x 48" Lav Clear Floor Space /

30"x 48" Clear Floor Door Closing

16'-7"

1392 Sq Ft

209 Sq Ft

HC Acessible Lift

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 Zonina: B-1 1,400 sf. /300 = 5 spcs 1,400 sf. /300 = 5 spcs Office Space: Future Space: /300 = 5 spcs

= 10 spcs

10 spaces

Total Square Footage: 2,800 sf.

PERMITTED USE SPACES PROVIDED:

INCLUDED (VAN) HANDICAP SPACES:

1. GENERAL PROVISIONS

I.I 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

6. Architectural Standards 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.

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

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

5'-3"

13'-2"

15'-1"

13'-2"

3.1 Permitted uses within the fite 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

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 O-1 District.

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

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

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.

As per O-1, 8' Plant Strip with 6' Concrete Sidewalk Required

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

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)

YARIANCE REQUEST

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

Existing Siewalk and Planting Strip to Remain For Uninterrupted Consistency
Therfore 8' Plant Strip Requirement Reduced to 1' \$ 6' Sidewalk Reduced to 5'

Existing Garage Access will be deemed Inaccessible with 10' Screening Requirement Therefore 6' H Privacy Fence for Parking Lot Screening & Shrubs For Accessible Path

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

ARCHITECTURE Studio Lane 900 Linda Lane Charlotte NC 28211 Architecture Interior Design Product Design 704 358 1365

CRAIG W ISAAC

Vicinity Map

WEST BOULEVARD

80' Public R/W

LOT 9 LOT 9 HPIPE found TRIPE found overhead utilities overhead utilities (not open (not open S 59d20'10" E - 100.00' (total. S 59d20'10" E - 100.00' (total) 1.PIN found I.PIN found Iron Overgrown Shrubs & Overgrown Shrubs \$ Non-contirbuting Trees Non-contirbuting Trees 696' 696' R=5 Réar uard 700' 700' R=5 Large Oak To Remain Large Oak To Remain 7Ø4' 7Ø4' (1) Water Oak @ 40'/Parking Space - 3" Min Caliper in 274 Sq Ft Plant Island 708 7Ø8' New Parking Rezoning New 6' H. Privacy Fence Proposed Existing Petition 3/ O-1 (CD) R-5 Vacant 8'-0" 8'-0" 3'-0" 3'-0" $\frac{\bar{r}}{\hat{Q}}$ (Future Improvement) S S S, Proposed Existing 7041 O-1 (CD) R-5 w/ MainNew 4' Accessible Path to HC Lift & Entry -(Office Úpfit) & Residence & Outbuilding Outbuilding (8) Laurustrinus Viburnum vacant Blvd New Structure to Comply With Charlotte HDC Guidelines No. 316 LOT 26 LOT 26 LOT 23 Charlotte, No. 320 Existing Structure to Remain As Per Charlotte HDC Guidelines No. 320 K.A. CLAYTON K.A. CLAYTON DB 26352-601 DB 26352-601 New HC Lift & Entry 32' Setback from 20' Front yard back of curb Existing Curb Cut \$
Drive to Remain — 50.00 50.00 I.P.IN set 50.00' 50.00' IT.RIN found I.PIN found Existing 7' Plant Strip \$ 5' Sidewalk to Remain concrete sidewalk concrete sidewalk N 59020'10th - 100.00' (total) N 5902040" W - 100.00' (total) December 22, 2014 overhead utilities Existing Street Tre overhead utilities

April 21, 2015

A-1



