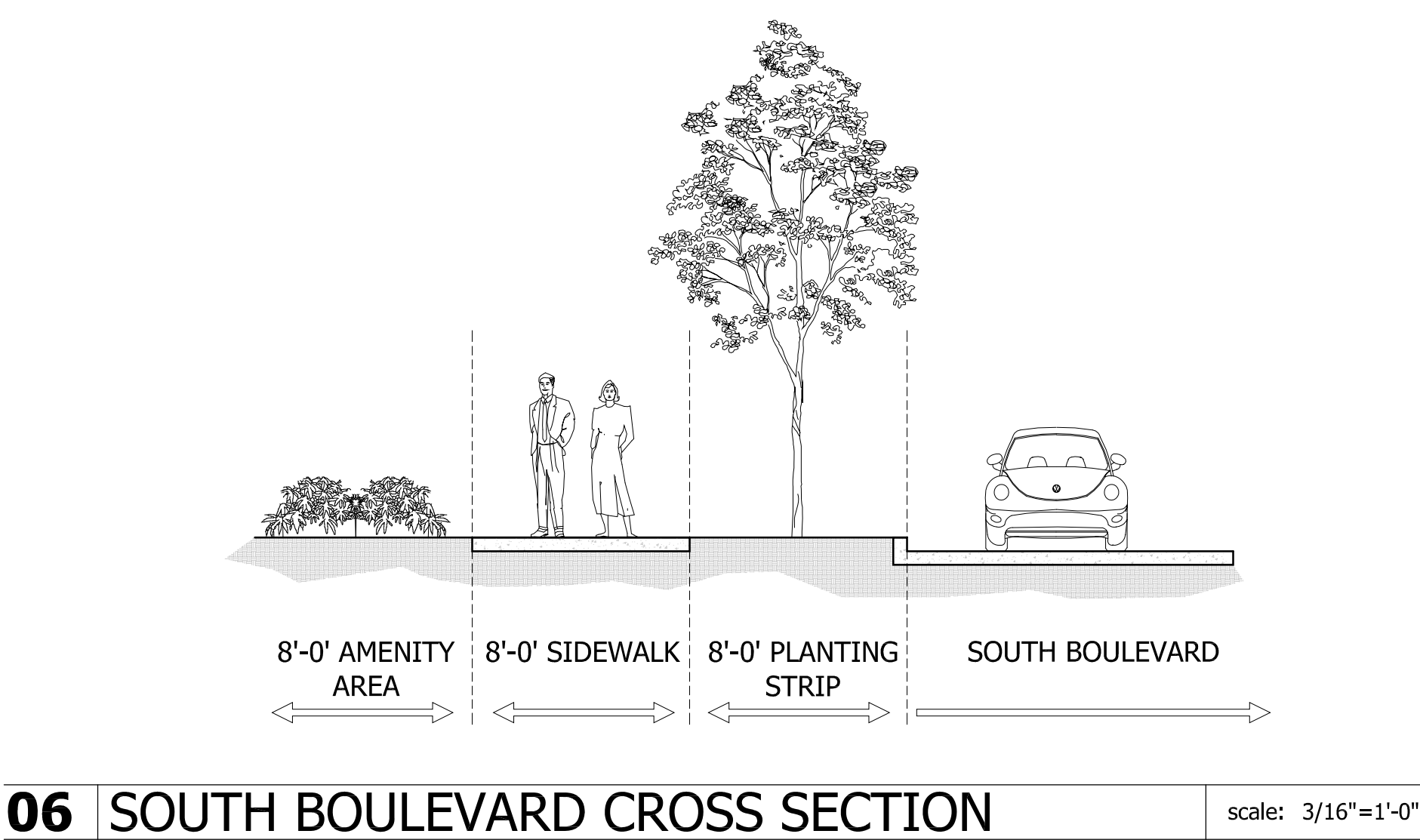
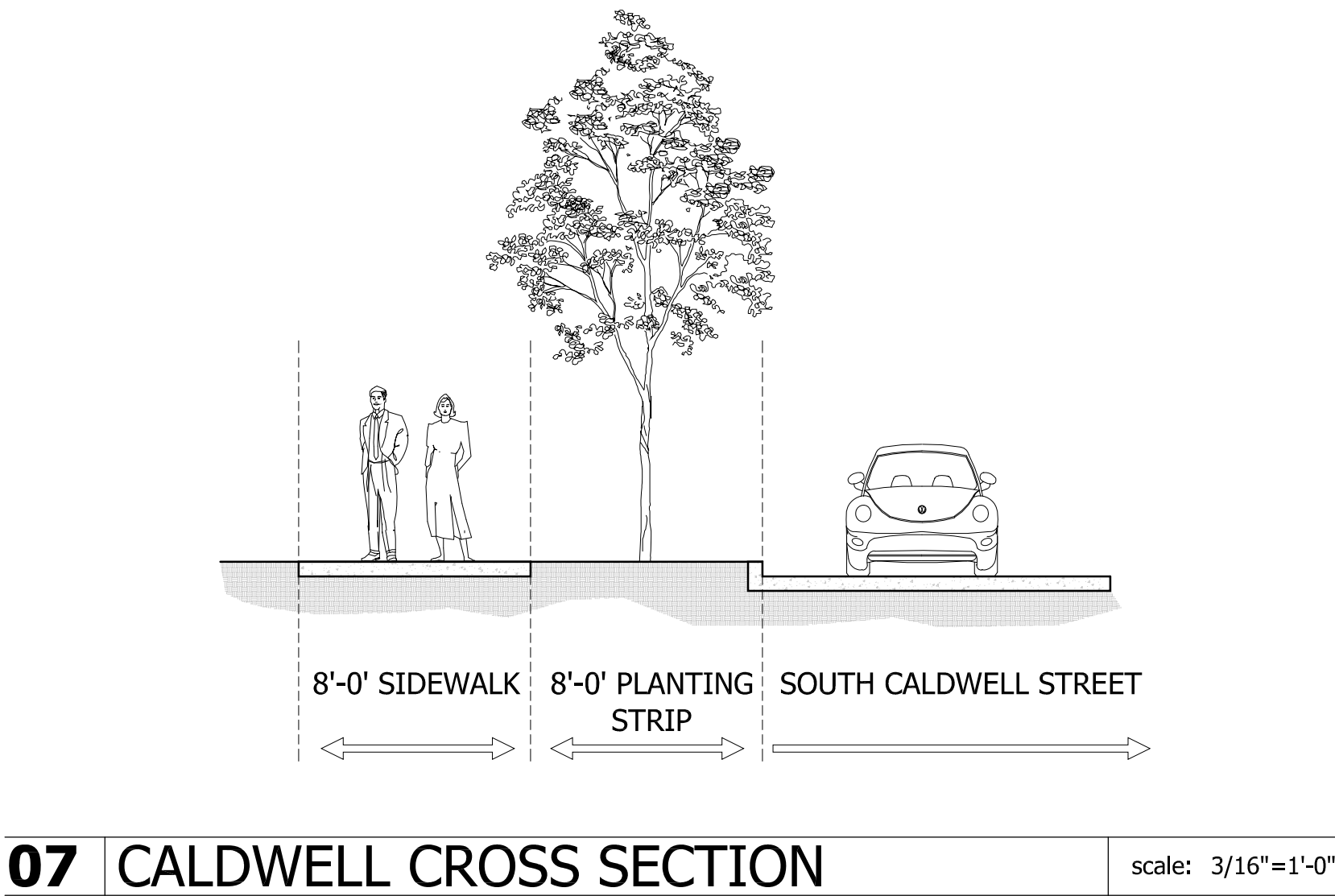




ODA  
overcash demmitt

2010 south tryon st. suite 1a  
charlotte north carolina 28203  
office.704.332.1615  
web.www.odarch.com

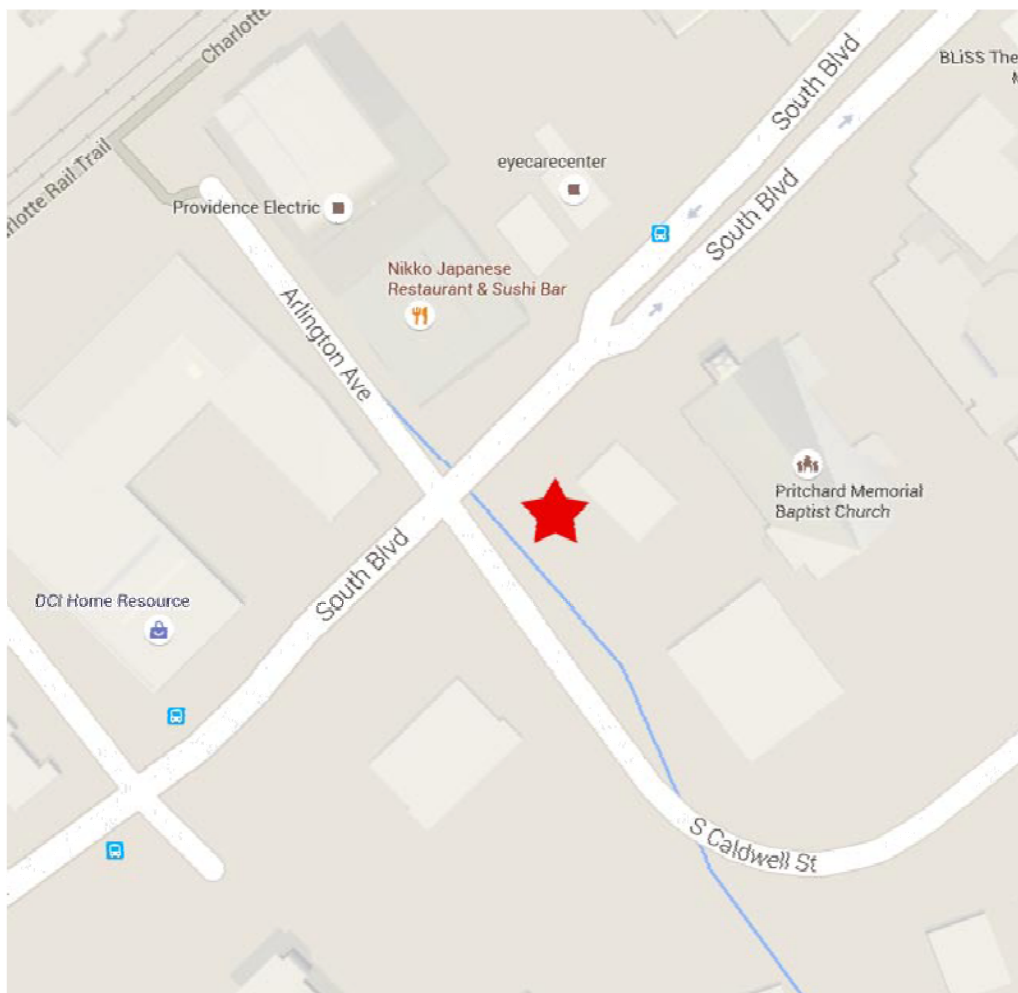


#### Development Summary

**Tax Parcel ID#:** 123-025-05  
**Total Site Acreage:** .4947 acres  
**Existing Zoning:** R-22MF  
**Proposed Zoning:** TOD-MO  
**Total Building Area (existing):** 7,000 sf  
**FAR:** .32

#### 04 SITE DATA

scale: 1"=1'-0"



#### General Provisions

1. The petitioner acknowledges that other standard development requirements imposed by other city ordinances, standards, policies, and appropriate design manuals will exist. Those criteria (for example, those that require buffers, regulate streets, sidewalks, trees, stormwater, and site development, etc...) will apply to the development site. This includes Chapters 6,9,12,17,18,19,20,21 of the City Code. Conditions set forth in this petition are supplemental requirements imposed on the development in addition to other standards. Where specified conditions on this plan differ from ordinances, standards, policies and approaches in existence at the time of formal engineering plan review submission, the conditional notes on this plan shall apply.
2. The Site Plan is schematic in nature and represents a firm concept of development with regard to the arrangement of buildings, parking, and circulation patterns. Minor changes of detail which do not alter the basic layout and relationships to abutting sites are permitted as a matter of right for the petitioner / developer and shall be handled in accordance to the Zoning Ordinance, Section 6.207.

#### Options Requested

3. to allow a less F.A.R. than .75.
4. to allow parking between the existing building and South Caldwell St.
5. to allow parking to the side of the primary structure to exceed 35% of the lot width (Section 9.1208(6)(g)).

#### Permitted Uses

6. Uses allowed on the property included in this Petition are those uses that are permitted in the TOD-M district.

#### Lighting

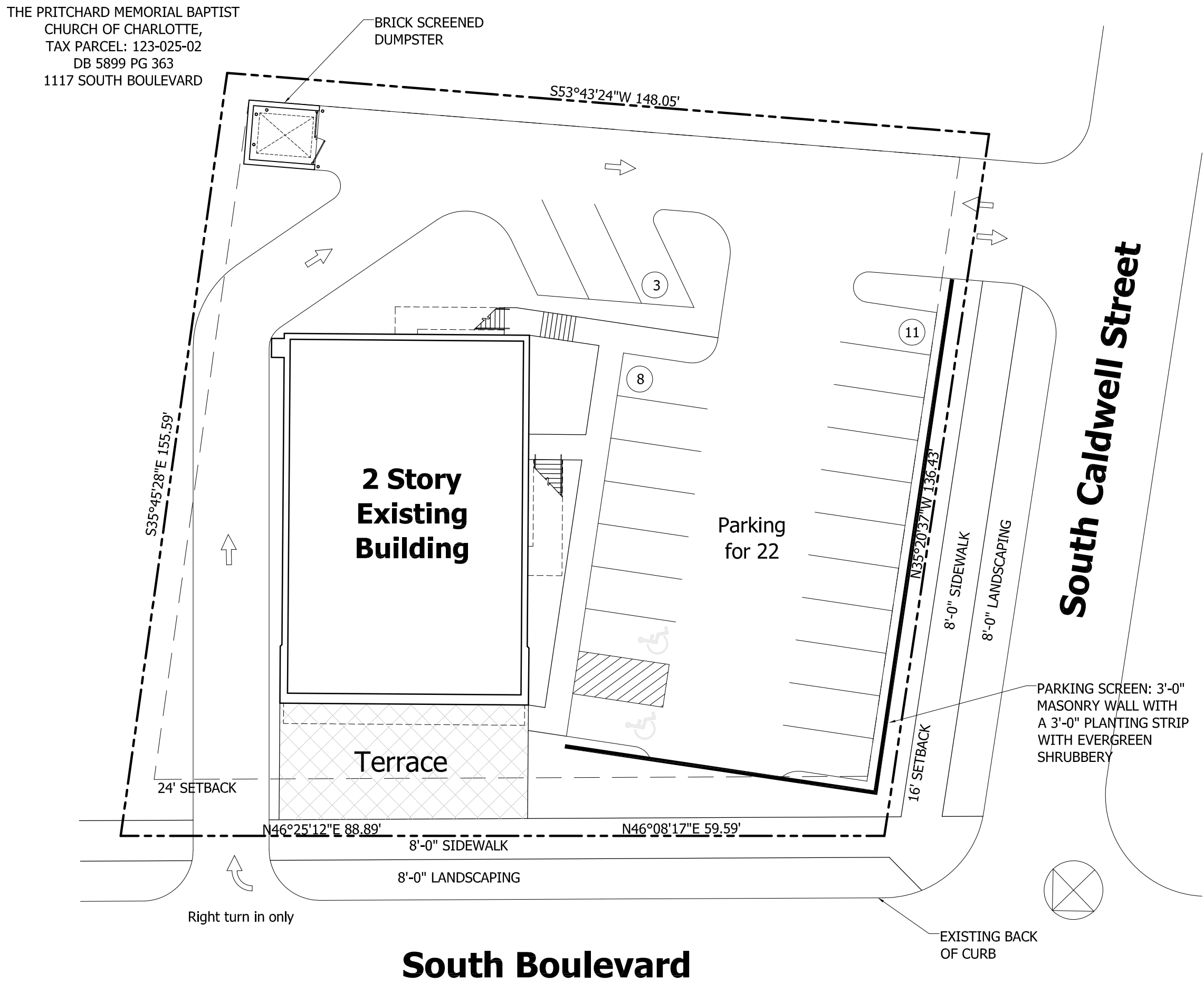
7. The maximum height of any freestanding light fixture shall not exceed 20 feet including its base.

#### Transportation

8. 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 Department of Transportation and / or North Carolina Department of Transportation.

#### Streetscape & Landscaping

9. Petitioner to provide 8' landscaping and 8' sidewalk along South Boulevard and South Caldwell Street.
10. Parking spaces are within 40 feet of existing and new perimeter trees.
11. Extend painted bike lane and tie it to the existing bike lane on S. Boulevard.



#### 02 NOTES

scale: 1"=1'-0"

1215 SOUTH BLVD  
CHARLOTTE, NORTH CAROLINA

Petition No. 2015-117  
For Public Hearing

ISSUE	DATE
REZONING SUBMITTAL	07.24.15
REZONING REVISION	09.16.15
---	---
---	---
---	---
---	---
---	---
---	---
---	---
---	---
---	---
---	---
---	---
---	---
---	---

SITE PLAN,  
LANDSCAPE PLAN,  
ELEVATIONS

RZ-1

Copyright 2015 Overcash Demmitt Architects  
ODA No. 152922 draw/2859\_xssteplan.dwg