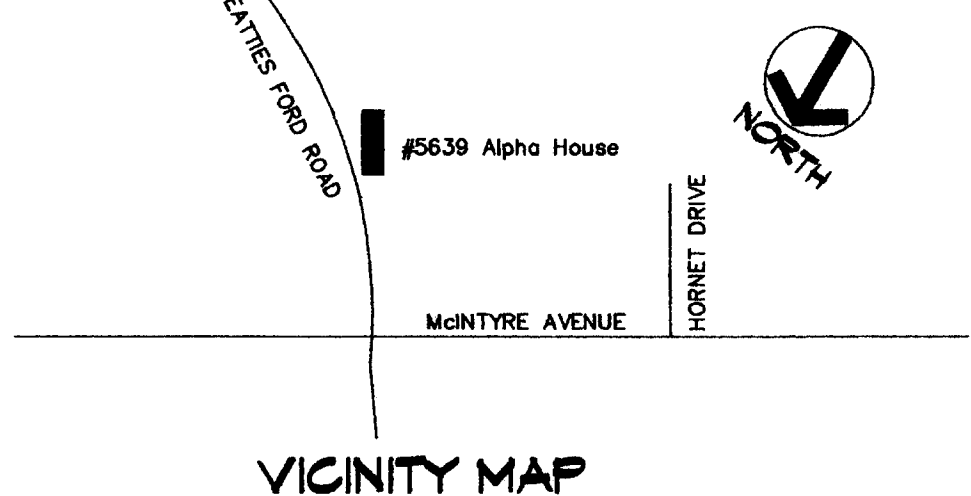
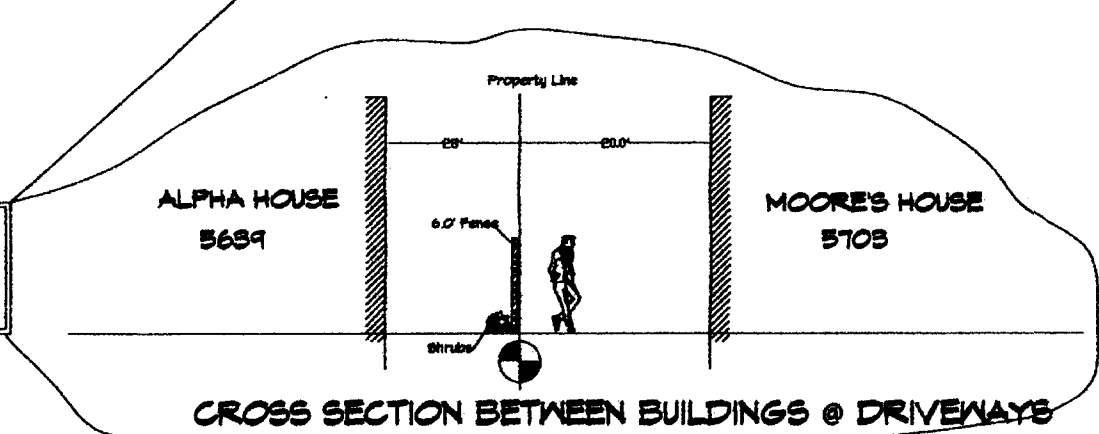


ZONING VARIANCE APPROVAL  
GRANTED NOVEMBER 28, 2005  
CASE NO. 05-116



## GENERAL NOTES

- 1.) DEVELOPMENT OF THE SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THIS SITE PLAN BY THE STANDARDS OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
- 2.) BUFFER AREAS WILL BE DEVELOPED IN ACCORDANCE WITH SECTION 12.302 OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
- 3.) SCREENING WILL COMPLY WITH THE APPLICABLE STANDARDS SET FORTH IN SECTION 12.303 OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
- 4.) PARKING WILL MEET THE STANDARDS OF TABLE 12.202 OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
- 5.) THE ONLY USE WHICH SHALL BE ALLOWED SHALL BE A FRATERNITY HOUSE WHICH WILL BE DEVELOPED UNDER THE RS-MF DISTRICT STANDARDS.
- 6.) SIGNAGE SHALL CONFORM TO CHAPTER 15 OF THE CITY OF CHARLOTTE ZONING ORDINANCE LIMIT TO 4'-0" IN HEIGHT AND NOT TO EXCEED 32 SQ/FT MAX.
- 7.) EXISTING BUILDING HEIGHT- 20.0' DOES NOT EXCEED THE MAXIMUM ALLOWABLE.
- 8.) THE DRIVEWAY CONNECTIONS WILL BE SUBJECT TO REVIEW AND APPROVAL BY THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
- 9.) NO DUMPSTER SERVICE REQUIRED. REGULAR CITY COLLECTION SERVICES ARE SCHEDULED ON WEDNESDAYS.
- 10.) THE SITE WILL COMPLY WITH SECTION 12.501 SPECIAL REQUIREMENTS FOR CERTAIN USES, IF APPLICABLE.

- 11.) ALL PROPOSED TREES, FENCES AND SIGNS WILL NOT INTERFERE WITH SIGHT DISTANCE AT THE ENTRANCE OF THE SITE. ANY FENCE REQUIRING A CERTIFICATE WILL BE OBTAINED FROM "CDOT".
12. EXISTING TREES IN BUFFER ARE TO REMAIN.
- 13.) ADDITIONAL RIGHT OF WAY ALONG BEATTIES FORD ROAD WILL BE CONVEYED DEDICATED PRIOR TO ISSUANCE OF CERTIFICATION OF OCCUPANCY. TO TOTAL 50.0' FEET FROM CENTERLINE.
14. ) FY1 = C.O. WILL BE WITHHELD UNTIL PROOF OF DEDICATION IS PROVIDED TO CHARLOTTE DEPARTMENT OF TRANSPORTATION.
- 15.) A STANDARD 2'-6" CURB & GUTTER, ASSOCIATED STORM DRAINAGE AND 5.0' SIDEWALK WILL BE PROVIDED FOR FUTURE INSTALLATION.

## ZONING & SITE DATA

PARCEL # 05711217  
AREA OF PLOT = 50,000sq/ft or 1.25 ACRES  
ZONING: R-4 R-BMP (CD) - Variance Required  
AREA OF BUILDING - 2,728sq/ft  
LOT COVERAGE - 1,728sq/ft or 3.16%  
MINIMUM LOT WIDTH 50.0'  
ACTUAL LOT WIDTH - 100.11'  
FRONT YARD SETBACK - 75.0' (Required = 40.0')  
MINIMUM SIDES REQUIRED 20.0'  
(Actual 15.0' & 15.2') Variance Required  
MINIMUM REAR YARD REQUIRED - 40.0' (ACTUAL 488.0')  
MAXIMUM BUILDING HEIGHT 40.0' (ACTUAL 20.0')  
PARKING REQUIRED:  
1/250sq/ft = 7.1 CARS Required - ACTUAL 24 CARS  
+ 2 HANDICAPPED ACCESSIBLE  
BICYCLE PARKING - SHORT TERM - 3% X 24 CARS = 2 Required  
PETITION #05-042 REZONING CASE FOR PUBLIC HEARING

PROPOSED  
FRATERNITY HOUSE  
FOR  
BETA NU LAMBDA  
FOUNDATION  
ALPHA PHI ALPHA  
FRATERNITY  
5639  
BEATTIES FORD ROAD  
CHARLOTTE, NC

REVISIONS: 12/15/05  
CDOT Memorandum 5/24/05 Review - Updated Changes/Addition

## FLOOR PLAN

DATE: 8/21/05  
PREPARED BY: hal  
SCALE: 1" = 40.0'

A 1

LEGENDRE PLANNING CONSULTANT  
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