

RAPPAPORT PROPERTY

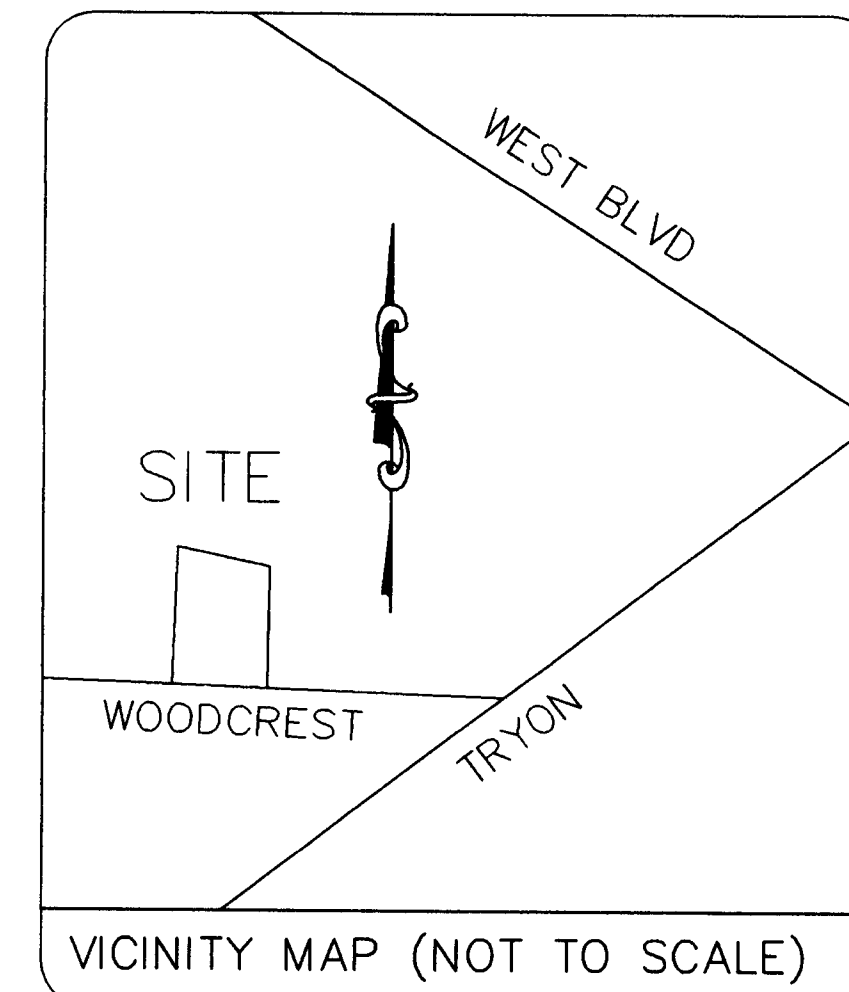
Woodcrest Avenue

DATE: 22 December 2006
JOB NUMBER:
SCALE: 1"=10'
DESIGNED BY: RA
DRAWN BY: KD
APPROVED BY: JZR

2007-030

REVISIONS:
NO: DATE DESCRIPTION:
1 2/19/07 PER STAFF COMMENTS

SHEET TITLE:
REZONING PLAN



SITE DATA	
OWNER/DEVELOPER: ADAM RAPPAPORT	
PROPOSED USE: OFFICE/RESTAURANT	
ID TAX PARCELS 11907620 & 11907624	
TOTAL AREA	0.289 ACRES
EXISTING ZONING	R-5
PROPOSED ZONING	MUDD-O
PROPOSED UNITS	2
DENSITY	6.92 DU/ACRE
MINIMUM LOT AREA:	NONE
SIDE YARD:	EXISTING
SETBACK:	14' FROM BACK OF FUTURE CURB
REAR YARD:	NONE
FLOOR AREA RATIO:	1
BUILDING HEIGHT:	HEIGHT OF EXISTING BLDGS: 20'
MINIMUM LOT WIDTH:	20'
SANITATION:	ROLL OUT SERVICE
PARKING REQUIRED:	1:400 SF OFFICE; 1:125 SF RESTAURANT; RETAIL 1:250 SF
PARKING PROPOSED:	7 FOR OFFICE; 5 OFFSITE IF RESTAURANT

Rappaport Property Development Standards

- 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 within the building envelope line as shown on the plan per Section 6.2 of the Zoning Ordinance.
- All outdoor lighting shall be full cut-off type lighting fixtures and will be limited to 20 feet in height and will be shielded or capped. No "wall pak" lighting will be installed but architectural lighting on building facades will be permitted.
- Signage will be permitted in accordance with applicable Zoning standards.
- Parking will be provided which will meet or exceed the standards of the Zoning ordinance. Should a restaurant use occur in one of the two existing structures, the Petitioner shall arrange a minimum nine year lease agreement with a nearby (within 1600') property to gain the use of 5 off-site parking spaces.
- The use of the site currently is for two (2) single family homes development and the future use of the site will be for a neighborhood serving retail which may include uses that conform with MUDD-O, such as a restaurant, office space or continued residential use of existing homes.
- Access will be provided by a proposed shared driveway between the two existing structures. A Type II Modified Driveway will be installed at the entrance.
- The Petitioner, per the MUDD-O classification, reserves the right to retain the existing 4' planter strip and 5' sidewalk along Woodcrest Ave.
- The site will comply with Chapter 21 of the City Code. Proposed planting will be subject to change on actual site conditions and Urban Forestry Staff approval.
- The Petitioner acknowledges that other standard development requirements imposed by other city ordinances, such as those that regulate streets, sidewalks, 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.
- 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.
- Trash handling on the site will be by way of individual 'roll out' type containers that will be stored in screened corals or garages on the site for either public or private collection.
- The Petitioner agrees to identify and maintain a 10% tree save area.

