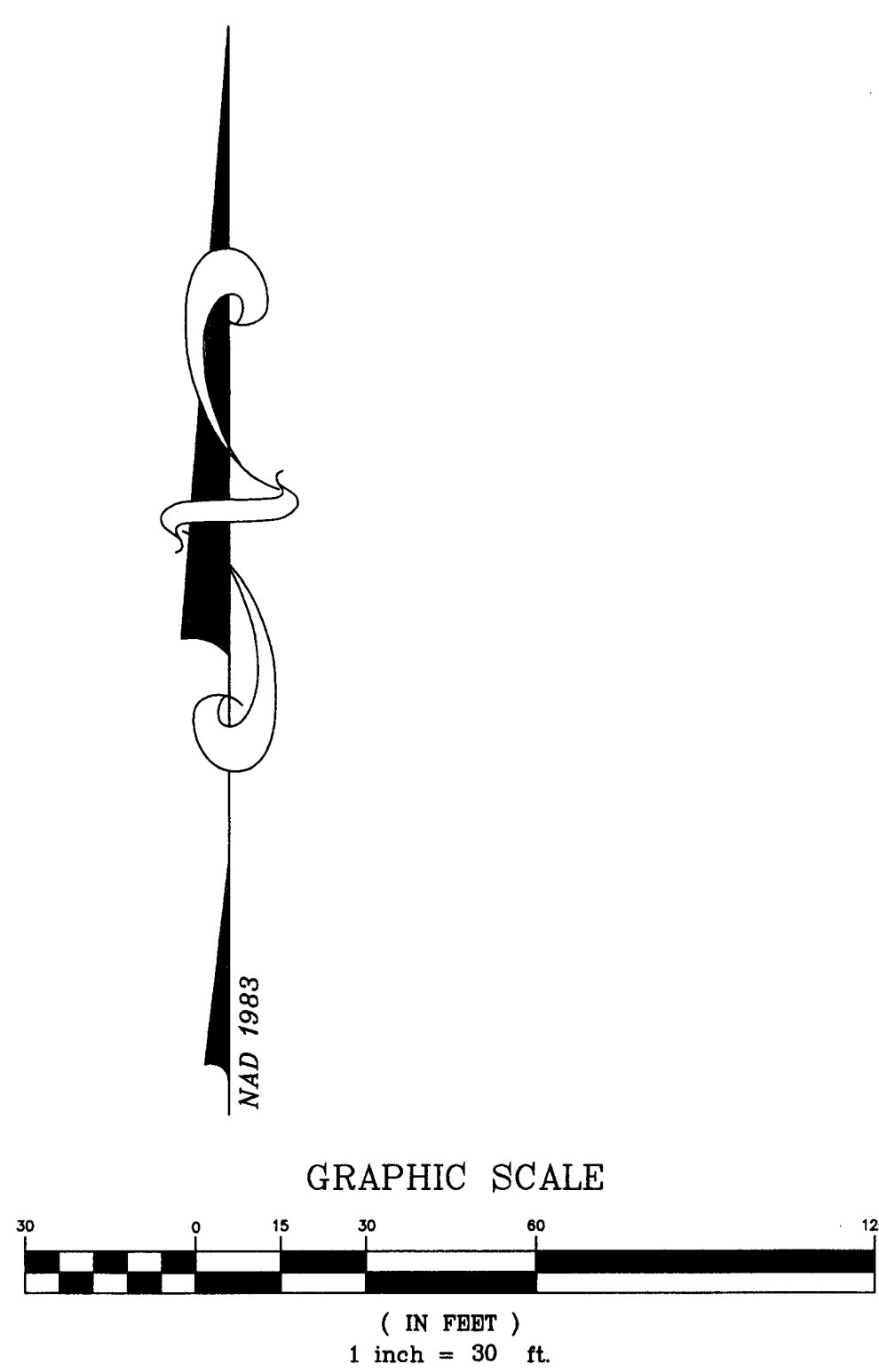


DEVELOPMENT SUMMARY

- EXISTING ZONING: R-17MF
- TAX PARCEL NO'S: 075-012-02 & 20
- ±2.424 TOTAL ACRES
- CURRENT ZONING: O-1(CD)(PED)(PETITION 95-32) & R5
- PROPOSED ZONING: O-1(CD)(PED-O) SITE PLAN AMENDMENT (S.P.A.)
- CURRENT USE: EXISTING BRANCH LIBRARY & VACANT PARCEL
- PROPOSED USE: EXPANSION TO EXISTING BRANCH LIBRARY
- EXISTING SQUARE FOOTAGE: ±14,000 SF
- PROPOSED SQUARE FOOTAGE: ±22,000 SF MAXIMUM
- SETBACK & BUFFER REQUIREMENTS:
  - 20' MIN. SETBACK
  - 10' MIN. SIDE YARD
  - 26.25' CLASS B BUFFER (REDUCED FROM 35' W/SCREEN FENCE)
- PARKING (EXISTING & PROPOSED) USE: GOVERNMENT BUILDING
  - 1 SPACE PER 300 SF = 73 SPACES REQUIRED
  - 73 SPACES PROPOSED (FOR THE 22,000 SF BUILD OUT)

NOTES:

1. CONFIGURATION AND LOCATION OF THE EXPANSION, NEW PARKING AND LANDSCAPING ARE SUBJECT TO MINOR MODIFICATIONS AS NECESSARY TO ACCOMMODATE DEFINITIVE DEVELOPMENT PLANS, TOPOGRAPHY, AND OTHER SITE CONDITIONS.
2. PARKING SHALL BE PROVIDED WITHIN THE DESIGNATED DEVELOPMENT AREA TO MEET OR EXCEED THE CITY OF CHARLOTTE ZONING ORDINANCE STANDARDS FOR A GOVERNMENT BUILDING USE, AND WILL BE SCREENED AS REQUIRED BY THE CITY OF CHARLOTTE ZONING ORDINANCE.
3. THE DEVELOPMENT SHALL MEET THE REQUIREMENTS OF THE CHARLOTTE STORM-WATER DETENTION ORDINANCE. UNDERGROUND DETENTION FACILITIES ONLY WILL BE PERMITTED WITHIN THE BUFFERS AND SETBACK AREAS, AS LONG AS THESE AREAS ARE LANDSCAPED IN ACCORDANCE WITH ORDINANCE REQUIREMENTS.
4. SIGNAGE SHALL BE ALLOWED AS PER THE CHARLOTTE SIGN ORDINANCE. DETACHED SIGNAGE WILL NOT BE LOCATED ON GILBERT OR HOLLY STREETS.
5. THE NEW DRIVEWAY ONTO GILBERT STREET SHALL MEET THE REQUIREMENTS OF THE CHARLOTTE DRIVEWAY REGULATIONS.
6. THE EXISTING DUMPSTER UNIT SHALL BE SCREENED FROM VIEW BY THE INSTALLATION OF A SOLID SCREEN FENCE & GATE.
7. FUTURE RIGHT-OF-WAY WILL BE DEDICATED, PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT AS SHOWN ALONG BEATTIES FORD ROAD, AS MEASURED 40' FROM THE EXISTING CENTERLINE IF APPLICABLE.
8. THE USE OF THE SITE SHALL BE LIMITED TO A LIBRARY AND ALL USES REASONABLY RELATED THERETO.
9. ALL REQUIREMENTS OF THE CITY OF CHARLOTTE TREE AND ZONING ORDINANCES WILL BE MET REGARDING LANDSCAPING.
10. THE HEIGHT OF ANY LIGHTS LOCATED IN THE PARKING AREA WILL NOT EXCEED 20'-0".
11. THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, STANDARDS, POLICES, AND APPROPRIATE DESIGN MANUALS WILL EXIST. THOSE CRITERIA (FOR EXAMPLE, THOSE THAT REQUIRE BUFFERS, REGULATE STREETS, SIDEWALKS, TREES, STORM WATER, AND SITE DEVELOPMENT, ETC.), WILL APPLY TO THE DEVELOPMENT SITE. THIS INCLUDES CHAPTERS 6, 9, 12, 17, 18, 19, 20, AND 21 OF THE CITY CODE. CONDITIONS SET FORTH IN THIS PETITION ARE SUPPLEMENTAL REQUIREMENTS IMPOSED ON THE DEVELOPMENT IN ADDITION TO OTHER STANDARDS. WHERE CONDITIONS ON THIS PLAN DIFFER FROM ORDINANCES, STANDARDS, POLICES, AND APPROACHES IN EXISTENCE AT THE TIME OF FORMAL ENGINEERING PLAN REVIEW SUBMISSION, THE STRICTER CONDITION OR EXISTING REQUIREMENTS SHALL APPLY.
12. THIS PORTION OF THIS DEVELOPMENT WITHIN THE PED OVERLAY DISTRICT WILL MEET THE APPLICABLE STANDARDS OF THAT DISTRICT.
13. THE PETITIONER SHALL PRESERVE THE EXISTING BUS STOP NEAR THE INTERSECTION OF BEATTIES FORD ROAD AND GILBERT STREET (CATS STOP ID #02660) FURTHER THE PETITIONER WILL COORDINATE WITH CATS TO CONSTRUCT A WAITING PAD FOR THE BUS STOP. CATS WILL BE RESPONSIBLE FOR THE COST AND INSTALLATION OF A SHELTER, BENCH OR OTHER IMPROVEMENTS ON THE PAD.



REVISED FOR PUBLIC HEARING: PETITION #2007-060

REVISED PER CITY STAFF - REVIEW FOR PUBLIC HEARING		DESCRIPTION	
1	4/2007	NO.	DATE

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**STEWART**

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**BEATTIES FORD ROAD  
BRANCH LIBRARY**

ILLUSTRATIVE REZONING SITE PLAN  
PETITIONER:  
2412 BEATTIES FORD ROAD, CHARLOTTE  
MECKLENBURG COUNTY, NORTH CAROLINA

**SITE  
PLAN**

DATE: INITIAL FILING DATE  
02.26.07

SCALE: HORIZ : 1" = 30'

JOB NO. X7014.00

SHEET: **RZ-1**