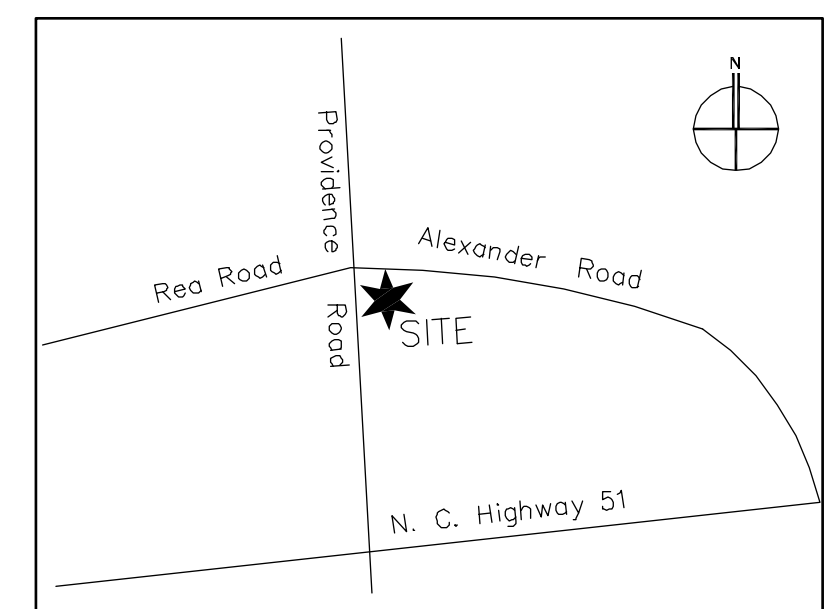




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VICINITY MAP N.T.S.

SITE DATA

Area: 1.55 acres
 Tax Parcel No.: 213-061-14
 Existing Zoning: R-3
 Proposed Zoning: Office - I (Conditional Development) (O-1 CD)
 Proposed Square Feet: 6,000 SF
 Existing Uses: Vacant Historic Structure
 Permitted Uses: General and Medical Office Uses, and Single Family
 Max Building Height: 40 feet
 Parking: 1 space per 300 SF / per Ordinance requirements
 Required Tree Save: 10,128 SF

DEVELOPMENT CONDITIONS

1. General Provisions :

The site may be developed for up to 6,000 SF of general and medical office uses and a single family residence, as allowed in the Office District and this Rezoning Petition.

The proposed design, including location of access points, size, configuration and location of buildings and parking areas may be altered or modified during the design/development/construction phases, as long as it meets the requirements of these Development Standards and Section 6.207 of the Ordinance.

Accessory buildings and structures shall not be considered in any limitation on the number of principal buildings (two) on the Site.

2. Permitted Uses :

a. Use of the site shall be permitted for general and medical office uses and a single family residence, as allowed in the O-1 District.

c. Accessory use and structures, as allowed in the Office district, will be allowed.

3. Transportation:

a. Access to the Site may be from Alexander Drive and Providence Road, via a private driveway as generally depicted on the Site Plan. Exact driveway location will be subject to approval of the North Carolina Department of Transportation ("NCDOT") and the City Department of Transportation ("CDOT").

b. Petitioner shall convey additional right of way along Alexander Road in fee simple title, generally as depicted on the Site Plan, to include the 8' planting strip and the 6' sidewalk.

c. Petitioner will work with Urban Forestry to meander the sidewalk along Alexander Road where conflicts with power poles, structures or trees exist in the right of way, generally as depicted on the Site Plan.

4. Architectural Standards:

a. All new construction including any anticipated addition to the Grier-Rea house will be designed to be in harmony with the historical design elements of the Grier-Rea House. Façade materials may include brick, stone, including synthetic stone, hardiplank and wood. Charlotte Mecklenburg Historic Landmarks Commission shall have design review and approval authority on any alteration and modification to all structures and site conditions, including, all architectural façade designs and final building locations.

b. No buildings constructed on the Site may exceed 2 stories.

c. Trash and Recycling shall be screened per the ordinance.

5. Streetscape, Landscaping, and Buffers:

a. Street trees, landscaping, buffers and screening will be provided as required by the Tree Ordinance and the Zoning regulations.

b. An 18 foot undisturbed Class C Buffer will be provided along the side and rear yard.

c. A 30' Building Setback shall be incorporated along the rear property line.

d. Trees planted in the open buffer area (no existing trees) along the rear property line adjacent to the existing single family home at 6500 Alexander Road shall be evergreen and large maturing trees (such as Cryptomeria or Leyland Cypress) and an additional three (3) evergreen trees shall be added to this area for a total of 6 evergreen trees, generally as depicted on the Site Plan.

e. Parking spaces will be screened per the Ordinance requirements.

6. Environmental Features:

a. The Petitioner shall preserve a minimum of 15% of the existing Tree Canopy.

b. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.

7. Signage:

Signage shall be allowed in accordance with the Ordinance.

8. Lighting:

All new light pole fixtures located within the site shall be a maximum of 12' height and, shall be full cut-off type fixtures. Incidental decorative lighting, such as low path lighting and landscape lighting may also be installed.

9. Phasing:

Development of the site may be done in phases.

10. Vesting:

Per Section 1.110 of the Ordinance and N.C.G.S. §160A-385.1, and due to the timing of the development and certain economic cycles and market conditions, etc., this Petition includes vesting of the Rezoning Petition and Conditional Zoning District associated with this Petition for a period of five (5) years.

11. Amendments to the Rezoning Petition :

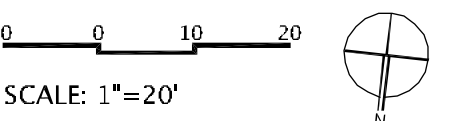
Future amendments to this Rezoning Petition, including the Site Plan and Development Conditions, may be applied for by the Owner or Owners of the Site in accordance with the provisions of Chapter 6 of the Ordinance.

12. Binding Effect of the Rezoning Petition :

Upon approval of this Rezoning Petition, all conditions applicable to the development of the Site imposed under the Rezoning Petition will, unless amended in the manner provided under the Ordinance, shall be binding upon the Petitioner and subsequent owners of the Site.

GRIER-REA HOUSE
 6701 PROVIDENCE ROAD
 CHARLOTTE, NC
HISTORIC LANDMARKS COMMISSION
 2100 RANDOLPH ROAD
 CHARLOTTE, NC 28207

REZONING PETITION
 # 2008-39



PROJECT #: 263-002
 DRAWN BY: NB
 CHECKED BY: DM

REZONING PETITION

NOVEMBER 7, 2007

- REVISIONS:
- MARCH 17, 2008
SITE REZONING DEFERRED
 - OCTOBER 10, 2011
CHANGE ZONING CATEGORY TO (O-1 CD)
 - JANUARY 20, 2012
SITE PLAN CHANGES PER CMPC AND NEIGHBORHOOD COMMENTS

RZ1.0

