



FOR PUBLIC HEARING  
petition number: 2008-109

SITE DATA

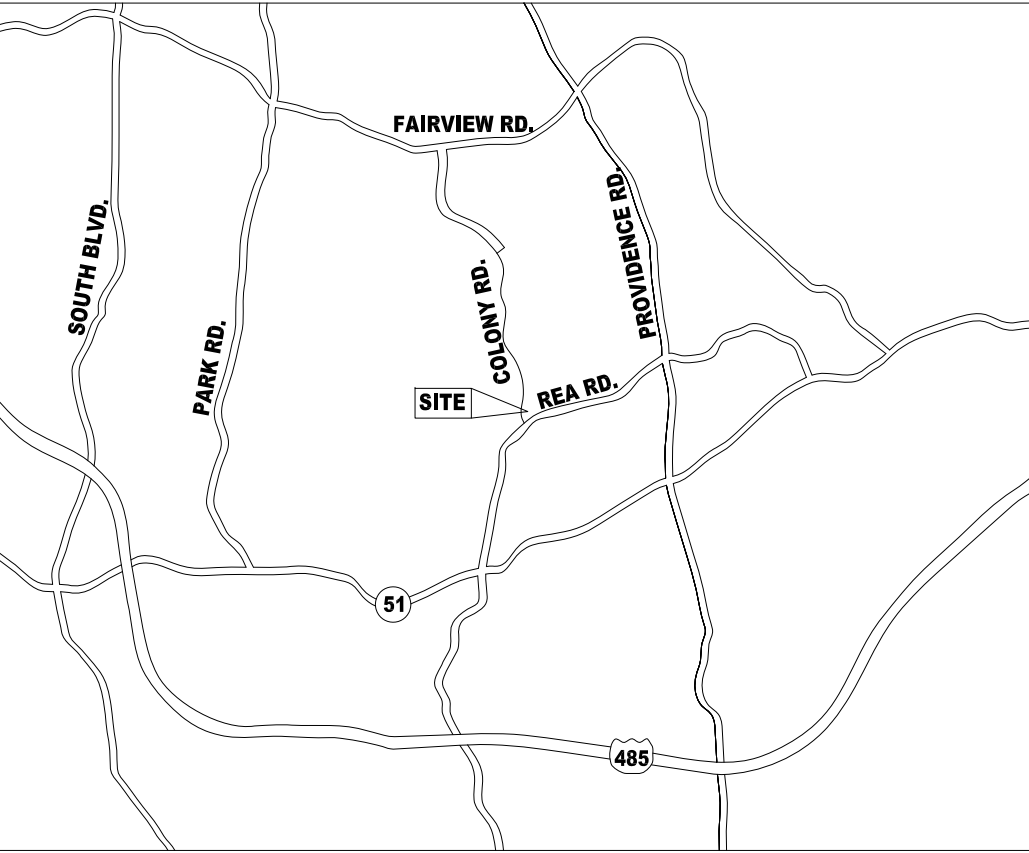
TAX PARCEL: 211-241-13  
EXISTING ZONING: R-3  
PROPOSED ZONING: MUDD(CD)  
PROPOSED PERMITTED USES: PROFESSIONAL/MEDICAL OFFICE  
PROPOSED BUILDING HEIGHT (MAX): TWO STORIES  
PROPOSED BUILDING SIZE (MAX): 30,000 SQ FEET  
SITE ACREAGE: 2.27 +/- ACRES  
FRONT SETBACK (MIN.): 14' BACK OF CURB

\*MEDICAL OFFICE PARKING REQUIRED @ 4.5 PER 1000 sf = 68 SPACES  
GENERAL OFFICE PARKING REQUIRED @ 3.33 PER 1000 sf = 50 SPACES  
TOTAL REQUIRED = 118 SPACES  
TOTAL PROVIDED = 122 SPACES

\*BASED ON MAXIMUM 50% MEDICAL OFFICE SPACE PER NOTE #4

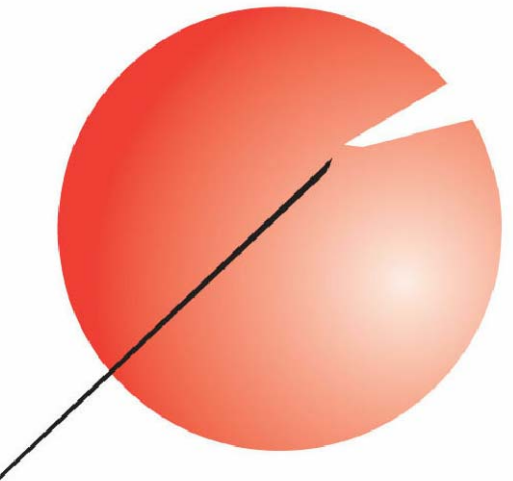
DEVELOPMENT NOTES

- The development of the site will be controlled by the standards depicted on this site plan and by the standards of the City of Charlotte Zoning Ordinance. The development depicted by this plan is intended to reflect the general arrangement of proposed uses on the site, but the exact details of the configuration, placement and size of individual buildings and/or site elements may be altered or modified within the limits prescribed by the ordinance as specified in Section 6.206(2) as may be applicable. Minor and incidental changes of detail which do not alter the basic, overall layout and/or the relationships to abutting sites are permitted as a matter of right for the petitioner/developer.
- All proposed development on the site shall comply with applicable ordinance requirements regarding such things as the number and arrangement of off-street parking, setback/yard dimensions, signage, buffers, screening, open space, landscaping, Tree Ordinance, etc., unless otherwise indicated. Vehicular points of access shall be limited to those shown on the plan. The exact location may vary from that depicted, but shall comply with all applicable design/location requirements of the Charlotte Dept. of Transportation and/or the North Carolina Dept. of Transportation.
- The use proposed by this rezoning is a professional/medical office building. A maximum of 50% of the building space may be devoted to medical office. The maximum building height is two stories.
- Storm water detention facilities shall not be located within any required yard.
- All parking lot lighting fixtures shall be shielded with full cut-off fixtures. Wall pack type lighting shall be prohibited.
- The Colony Rd driveway shall be a right-in/right-out only driveway. A second driveway shall connect to the abutting shopping center as shown. There shall be no driveway access from the site to Stonecroft Park Drive.
- The attached building elevation is hereby made a part of the conditional site plan. The elevation is intended to provide the overall, general architectural design theme as shown. Minor and incidental changes of detail which do not alter the basic design are allowed as a matter of right to the petitioner/developer.
- Except for the area of bio-retention pond as shown on the site plan, the northerly edge of the site (abutting homes located on Stonecroft Park Drive) shall be established as a 60 foot wide buffer as labeled on the plan. The exterior portion of the buffer (abutting the homes) measuring 35 feet shall not be graded and shall remain undisturbed except for any clearing or grading required to installed various utilities, storm water/bio-retention facilities, etc. The interior 25 feet of the buffer may be cleared/graded in whole or part. Within this 25 feet area where any such grading occurs or where there are naturally occurring gaps in the trees/foliage, such graded or open areas shall be landscaped in accordance with landscaping requirements of a Class B buffer contained in the City of Charlotte Ordinance. The buffer depth at the bio-retention pond shall be a minimum of 35 feet. As shown on the plan a 6 feet high solid wooden fence shall be erected along the common edge of the pond and buffer for additional screening and buffering purposes.
- The proposed building setback line shall be established a minimum of fourteen feet in back of the Colony Rd curb in order to provide an eight foot wide planting strip and six foot wide sidewalk as shown. Street trees as required will be planted within the planting strip.
- The dumpster shall be enclosed within a solid enclosure with a gate.
- In addition to the building elevation illustrations that are attached as part of the conditional plan, the proposed office building shall utilize exterior building masonry wall materials and colors that match and/or compliment, to the extent feasible, the exterior elevations materials of the abutting shopping center.
- The current single family dwelling driveway providing access to Stonecroft Park Drive (tax parcel 211-243-54) shall be donated to either the abutting single family properties on either side of the driveway or donated to the neighborhood association. Such donation shall be determined by the petitioner/developer in cooperation with the affected neighbors and executed within 180 days of the date of the approval of the proposed rezoning.
- The petitioner/developer shall convey in fee simple title an area along the site's Colony Road frontage measuring five feet in depth for additional right-of-way purposes (see site plan). Such conveyance shall occur prior to the issuance of any building permit associated with the proposed development.



VICINITY MAP

N.T.S.



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COLONY ROAD  
OFFICE BLDG.  
COLONY ROAD  
CHARLOTTE, NC.

REVISION DATE  
STAFF COMMENTS JUNE 12, 2008

DRAWN BY NK  
CHECKED BY CB  
ISSUE DATE 04/22/08  
PROJECT NUMBER 00-000

ILLUSTRATIVE PLAN & NOTES

RZ1.0





SIDE ELEVATION  
NTS



FRONT / REAR ELEVATION  
NTS