



Wintercrest Lane

Fairview Road
R/W VARIES
(MAJOR THOROUGHFARE)

SITE DEVELOPMENT DATA:

TAX PARCEL NO: 177-051-36
55 ACRES
CURRENT ZONING: R-3 (SINGLE FAMILY)
PROPOSED ZONING: ~~O-2~~ ~~CD~~ O-1 CD
CURRENT USE: RESIDENCE
PROPOSED USE: OFFICE (EXISTING STRUCTURE TO REMAIN)
EXISTING SQUARE FOOTAGE: +/- 2400 SF
PROPOSED SQUARE FOOTAGE: ~~37,000~~ SE +/- 4000 SF
PROPOSED PARKING: 18 SPACES 14 SPACES (1 PER 300 SF)
MAXIMUM HEIGHT: 40 FT / 2 STORIES

CONDITIONAL NOTES:

1. THE DEVELOPMENT OF THE SITE SHALL 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 THE PROPOSED USE ON THE SITE, BUT THE EXACT DETAILS OF THE ~~CONFIGURATION~~ CONFIGURATION AND PLACEMENT OF 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 ADJUTING SITES ARE PERMITTED AS A MATTER OF RIGHT FOR THE PETITIONER/DEVELOPER.
2. 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, SCREENING, OPEN SPACE, LANDSCAPING, TREE ORDINANCE, ECT. UNLESS OTHERWISE INDICATED. ~~REASONABLE EFFORTS SHALL BE MADE TO PRESERVE~~ EXISTING TREES IDENTIFIED ON THE SITE PLAN ARE TO BE PRESERVED AND EXISTING VEGETATION SCREENING TO REMAIN ALTHOUGH SUPPLEMENTAL PLANTINGS SHALL BE PROVIDED AS REQUIRED.
3. VEHICULAR ACCESS SHALL BE LIMITED TO THE ONE SHOWN ON THIS PLAN. THE EXACT LOCATION MAY VARY FROM DEPICTED, BUT SHALL COMPLY WITH ALL APPLICABLE DESIGN/LOCATIONAL REQUIREMENTS OF THE CHARLOTTE DEPARTMENT OF TRANSPORTATION. ADDITIONAL ACCESS ALONG THE EASTERN BORDER OF THE SITE INTO THE PARKVIEW BUILDING PARKING LOT IS PERMITTED AND MUST MEET APPLICABLE STANDARDS.
4. MAXIMUM BUILDING HEIGHT SHALL BE LIMITED TO TWO STORIES.
5. THE PROPOSED DEVELOPMENT SHALL BE RESTRICTED TO OFFICE SPACE. THE EXISTING RESIDENTIAL STRUCTURE SHALL REMAIN. FURTHERMORE, THE STRUCTURE SHALL NOT BE EXPANDED BEYOND THAT OF THE FOOTPRINT OF THE EXISTING STRUCTURE. THE EXISTING CARPORT AND STORAGE AREA MAY BE CONVERTED INTO ADDITIONAL OFFICE SPACE AND BE SIMILAR IN CHARACTER TO THE EXISTING TWO-STORY STRUCTURE. ADDITIONAL PARKING SHALL COMPLY AS REQUIRED.
6. PETITIONER SHALL DEDICATE LAND ALONG THE SITE'S FAIRVIEW ROAD FRONTAGE FOR R/D PURPOSES AS SHOWN ON THIS SITE PLAN. ~~THE R/W SHALL BE DEDICATED AND CONVEYED~~ DEDICATION MAY ~~BE FOR~~ BE PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY ASSOCIATED WITH THIS PROJECT.
7. ~~IDENTIFICATION SIGNAGE SHALL BE LIMITED TO ONE DETACHED SIGN, WHICH SHALL BE LIMITED TO A MAXIMUM OF 50 SQUARE FEET IN SIZE. IDENTIFICATION SIGNAGE SHALL NOT BE PERMITTED ON THE STRUCTURE.~~
8. IN THE EVENT THE PARCEL OWNER SHALL REACH AN ACCESS AGREEMENT FOR INGRESS AND EGRESS WITH THE ADJACENT PARKVIEW BUILDING PARCEL (TAX PARCEL #177-062-01), THEN BOTH PARCELS SHALL CONTINUE TO COMPLY WITH THE MINIMUM PARKING STANDARDS AS REQUIRED FOR EACH PARCEL RESPECTIVELY.
9. THE PARCEL OWNER AGREES TO COOPERATE WITH SIDEWALK, PARKING, AND CIRCULATION PATTERNS AS REQUIRED SHOULD THE ADJACENT HILTZ PARCEL (TAX PARCEL #177-051-35) BE REZONED AND DEVELOPED.
10. ALL LIGHTING WILL BE SHIELDED WITH FULL CUT-OFF FIXTURES.

**FOR PUBLIC HEARING
PETITION 2009-082**

APPROVED BY
CITY COUNCIL

JAN 25 2010

J&B
Development and
Management, Inc.

9450 Moss Pleasanton Ave. Suite 201 Concord, North Carolina 28027
VOICE: 704-782-7800 FAX: 704-782-7839

Revisions: 3 Nov 09 Per City of Charlotte Comments



Scale:	1"=20'
Date:	15 May 09
Drawn By:	RKH
Designed By:	RKH
Job No.:	

**Collias Property
Conditional Rezoning Petition**
5811 Fairview Road, City of Charlotte, Mecklenburg County, North Carolina

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