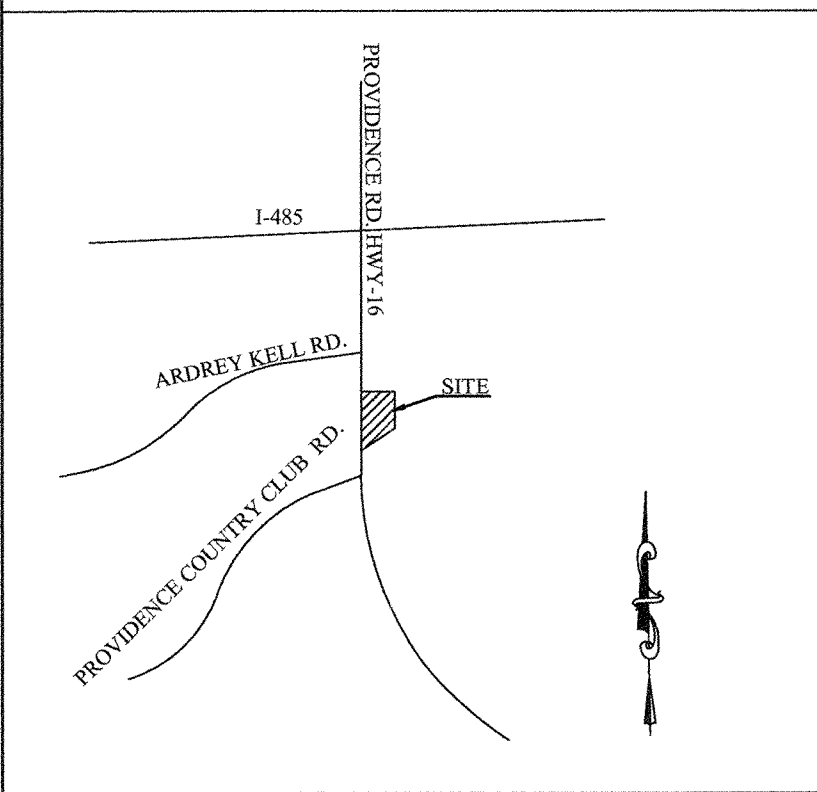
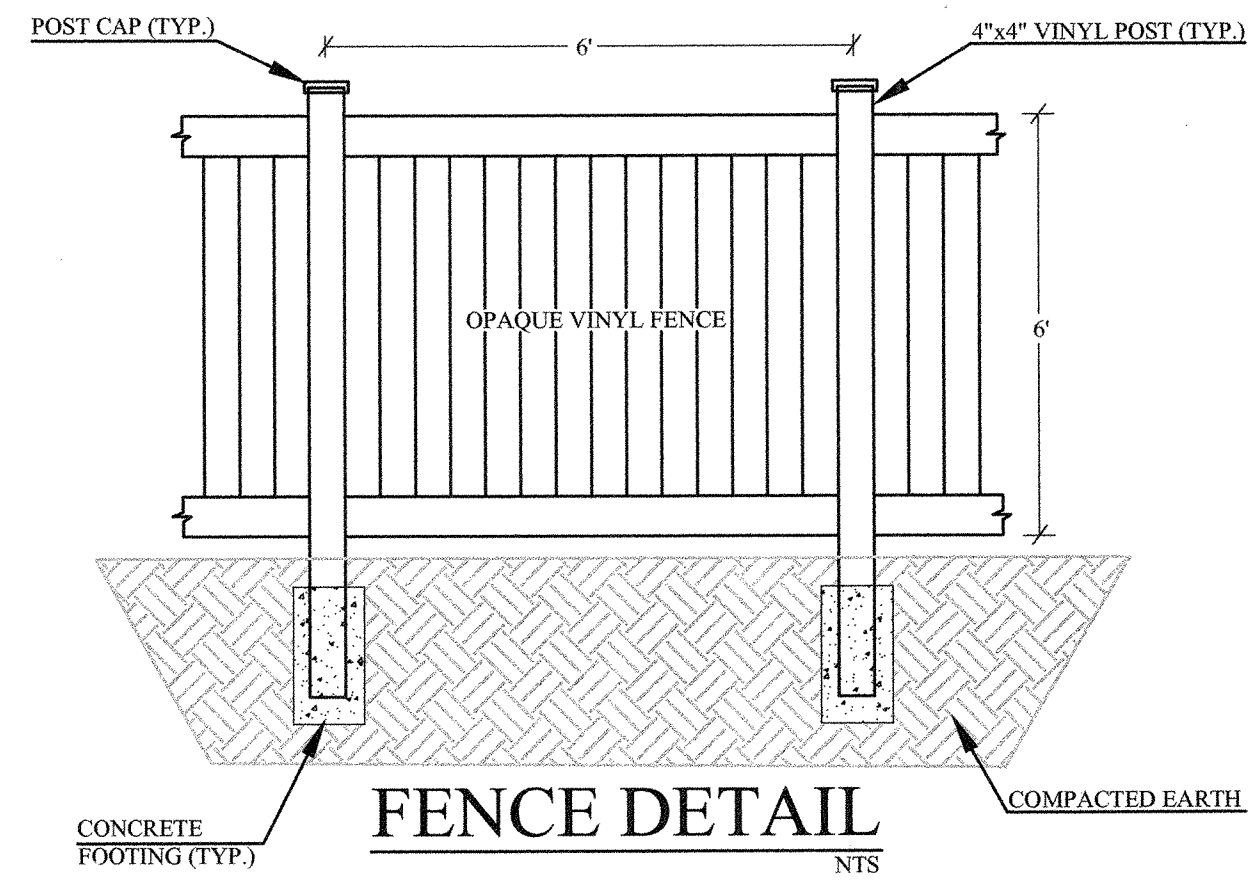


SITE LEGEND	
PROPOSED CURB & GUTTER	
REVERSED PITCH CURB & GUTTER	
PROPERTY LINE	
LOT LINES	
CHAIN LINK FENCING	
TRAFFIC FLOW	
STRIPING	
PARKING BAY COUNT	
NC DOT STD. MINOR	
NC DOT STD. GUARDRAIL	
AUTO AREA SECTION	
SPOT ELEVATION	
EXISTING FEATURES SCREENED	
HANDICAP RAMP = HC	



VICINITY MAP

ZONING CODE SUMMARY	
PROJECT NAME: CRANFIELD ACADEMY	
OWNER: _____	PHONE # _____
PLANS PREPARED BY: S.C. HONDROS & ASSOC.	PHONE # (704)377-4614
ZONING: EXISTING = R-3	JURISDICTION: CHARLOTTE
PROPOSED = INSTITUTIONAL (CD)	
PROPOSED USE: LARGE DAYCARE	
BUILDING HEIGHT: 40 FEET	STORIES: ONE
BUILDING COVERAGE: 12,000 SQ. FT.	GROSS FLOOR AREA: 12,000 SQ. FT.
LOT SIZE: 84,942/1.95 SQ. FT./ACRES	NUMBER OF UNITS: 1
TAX PARCEL ID: 23113108	OR SUITES: 1
YARD REQUIREMENTS:	
SETBACK (FRONT): 40 FT. FROM R/W,	
SIDE YARD (R): 20 FT.	SIDE YARD (L): 20 FT.
REAR YARD: 20 FT.	
REQUIRED BUFFERS:	
FRONT: NO / YES	REAR: NO / YES
SIDE (R): NO / YES	SIDE (L): NO / YES
REQUIRED SCREENING:	
FRONT: NO / YES	REAR: NO / YES
SIDE (R): NO / YES	SIDE (L): NO / YES
PARKING ONLY: NO / YES	
PAVEMENT COVERAGE: 23,776/0.55 SQ. FT./ACRES	
INTERIOR LANDSCAPING: REQUIRED SQ. FT., PROVIDED SQ. FT.	
PARKING DATA: (SPECIFY REQUIREMENT)	
REQUIRED = 1 SPACES PER EMPLOYEE PLUS 1 SPACES FOR EVERY 10 KIDS.	
AS PER CHARLOTTE	ZONING ORDINANCE SECTION NO. 12
REQUIRED: 49	PROVIDED: 49-INCLUDES HANDICAP
COMPACT: NONE	CARPOOL: NONE
LOADING SPACES: NONE	
ALL SIGNAGE WILL BE APPROVED AND PERMITTED SEPARATELY	



FENCE DETAIL

1) Petitioner shall reserve the right to provide a wood grain finish or a smooth finish for the vinyl fencing.

SITE DATA TABLE
Tax Parcel: 231-131-08
Site Area: 1.95 acres
Existing Zoning: R-3
Proposed Zoning: INST (CD)
Proposed Use: A 12,000 square foot childcare and preschool facility

DEVELOPMENT STANDARDS
General Provisions
These Development Standards form a part of the Rezoning Site Plan associated with the Rezoning Petition filed by Cranfield Academy to accommodate the development of a childcare and preschool facility on the approximately 1.95 acre site located east of Providence Road south of the Ardrey Kell intersection (the Site). The Site is currently zoned R-3 and the purpose of this Petition is to request rezoning to the INST (CD) district.

Unless the Rezoning Site Plan or these Development Standards sheets accompanying this Rezoning Petition establish more stringent standards, the regulations established under the Charlotte Zoning Ordinance (the Ordinance) for the INST Zoning District shall govern all development taking place on the Site.

1. **Permitted Uses**
The Site may be devoted to childcare and preschool uses with a maximum capacity not to exceed 199 children along with accessory uses which are permitted under the Ordinance.

2. **Setbacks, Side Yards and Rear Yards**

The buildings shall satisfy or exceed the setback, rear yard and side yard requirements established under the Ordinance for the INST zoning district.

3. **Vehicular Access**

(a) Vehicular access to the Site shall be as generally depicted on the Rezoning Site Plan. The placement and configuration of the vehicular access point is subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required for approval by the Charlotte Department of Transportation (C-DOT) and/or the North Carolina Department of Transportation (NC-DOT) including alterations to accommodate any right of way needs and/or construction easements.

(b) Vehicular access to Providence Road shall be limited to one point of access as generally depicted on the Rezoning Site Plan. Petitioner shall also provide for a future driveway connection to the adjacent property located north of the Site to provide for greater connectivity. Petitioner shall provide an access easement equal to the width of the proposed connection and extending from the edge of the pavement labeled "Future Connection" to the northern boundary of the Site.

4. **Lighting**

(a) The maximum height of any new freestanding light fixtures erected on the Site shall not exceed fifteen (20) feet.

(b) All new lighting fixtures installed within the Site shall be shielded with full cut-off fixtures, copped and downwardly directed.

5. **Signs**

Signage shall comply with the requirements of the Ordinance.

6. **Parking**

Vehicular & Bicycle parking shall conform to the Ordinance.

7. **Amendments to Rezoning Plan**

Future amendments to the Rezoning Site Plan, other sheets accompanying the Petition and these Development Standards may be applied for by the then Owner or Owners of the Parcel or Parcels within the Site involved in accordance with the provisions of Chapter 6 of the Ordinance.

8. **Binding Effect of the Rezoning Documents and Definitions**

(a) If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under these Development Standards and the Rezoning Site Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioners and the current and subsequent owners of the Site and their respective successors in interest and assigns.

(b) Throughout these Development Standards, the terms, Petitioners and Owner or Owners shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioners or the Owner or Owners of the Site from time to time who may be involved in any future development thereof.

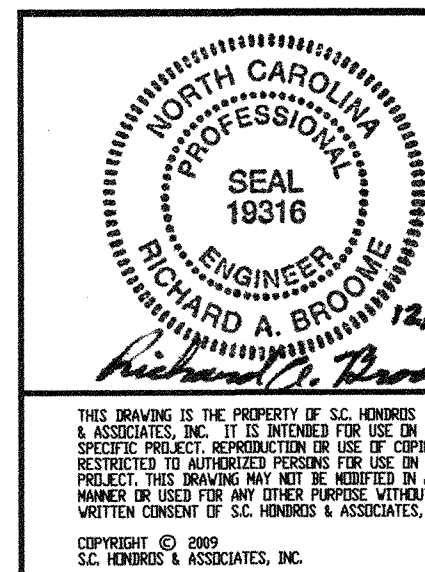
(c) Any reference to the Ordinance herein shall be deemed to refer to the requirements of the Ordinance in effect as of the date this Rezoning Petition is approved.

9. **ARCHITECTURAL COMMENTS**

(a) No building on the Site will exceed 40 feet in height.

(b) The exterior building materials for the structure to be constructed on the Site shall be combinations of brick, shake and hard-plank siding, panels and trim. Vinyl siding shall not be a permitted exterior building material.

ZONING PETITION # 2009-085



NO.	DATE	APP'D	DESCRIPTION
1	12/23/09	PW	REDLINE COMMENTS PER ZONING STAFF
2	11/11/09	PW	REDLINE COMMENTS PER ZONING STAFF
3	-	-	-
4	-	-	-
5	-	-	-
6	-	-	-
7	-	-	-
8	-	-	-
9	-	-	-
10	-	-	-
11	-	-	-
12	-	-	-
13	-	-	-
14	-	-	-
15	-	-	-
16	-	-	-
17	-	-	-
18	-	-	-
19	-	-	-
20	-	-	-
21	-	-	-
22	-	-	-
23	-	-	-
24	-	-	-
25	-	-	-
26	-	-	-
27	-	-	-
28	-	-	-
29	-	-	-
30	-	-	-
31	-	-	-
32	-	-	-
33	-	-	-
34	-	-	-
35	-	-	-
36	-	-	-
37	-	-	-
38	-	-	-
39	-	-	-
40	-	-	-
41	-	-	-
42	-	-	-
43	-	-	-
44	-	-	-
45	-	-	-
46	-	-	-
47	-	-	-
48	-	-	-
49	-	-	-
50	-	-	-
51	-	-	-
52	-	-	-
53	-	-	-
54	-	-	-
55	-	-	-
56	-	-	-
57	-	-	-
58	-	-	-
59	-	-	-
60	-	-	-
61	-	-	-
62	-	-	-
63	-	-	-
64	-	-	-
65	-	-	-
66	-	-	-
67	-	-	-
68	-	-	-
69	-	-	-
70	-	-	-
71	-	-	-
72	-	-	-
73	-	-	-
74	-	-	-
75	-	-	-
76	-	-	-
77	-	-	-
78	-	-	-
79	-	-	-
80	-	-	-
81	-	-	-
82	-	-	-
83	-	-	-
84	-	-	-
85	-	-	-
86	-	-	-
87	-	-	-
88	-	-	-
89	-	-	-
90	-	-	-
91	-	-	-
92	-	-	-
93	-	-	-
94	-	-	-
95	-	-	-
96	-	-	-
97	-	-	-
98	-	-	-
99	-	-	-
100	-	-	-

CRANFIELD ACADEMY
PROVIDENCE RD. CHARLOTTE (Mecklenburg County), NC

SC HONDROS & ASSOCIATES, INC.
PLANNING, DESIGN, CONSTRUCTION
POST OFFICE BOX 220456
CHARLOTTE, N.C. 28222-0456

WEB SITE: WWW.SCHONDROS.COM
TEL.: (704) 377-4614 FAX: (704) 372-1252
N.C. ENGINEERING FIRM LIC # D-0148

**CONDITIONAL REZONING PLAN
FOR PUBLIC HEARING**

**S-1.0
1**