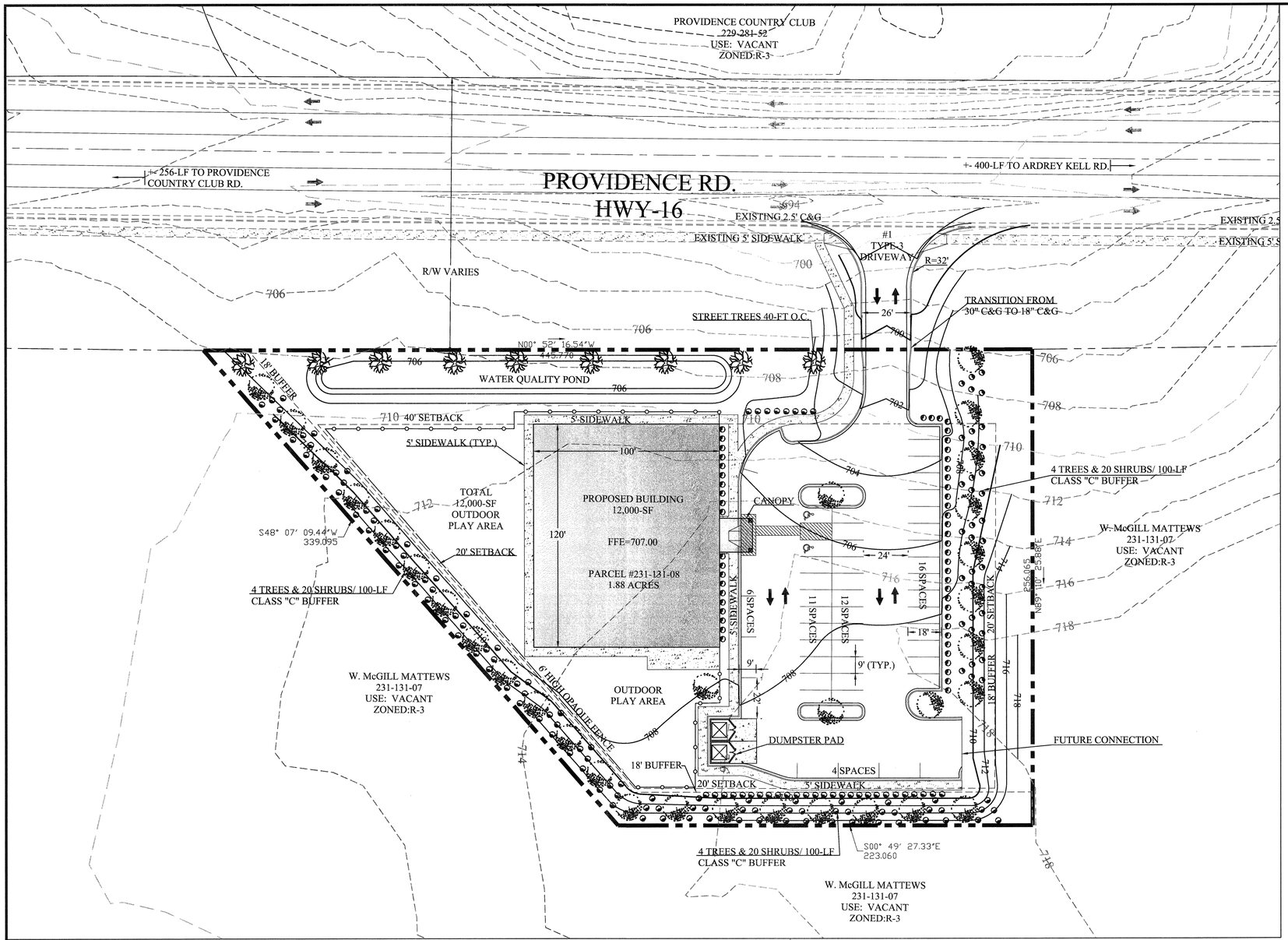


SITE LEGEND

- PROPOSED CURB & GUTTER
- REVERSED PITCH CURB & GUTTER
- PROPERTY LINE
- LOT LINES
- CHAIN LINK FENCING
- TRAFFIC FLOW
- STRIPING
- PARKING BAY COUNT (23)
- NCDOT STD. MINISKIP
- NCDOT STD. GUARDRAIL
- AUTO AREA SECTION
- TRUCK AREA SECTION
- TRUCK COURT
- SPOT ELEVATION
- EXISTING FEATURES SCREENED
- HANDICAP RAMP = HC

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

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: 81,892/1.88 SQ. FT./ACRES

TAX PARCEL ID: 15905401 NUMBER OF UNITS 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 _____ FT. REAR NO / (YES) 18 FT.

SIDE (R): NO / (YES) 18 FT. SIDE (L): NO / (YES) 18

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)

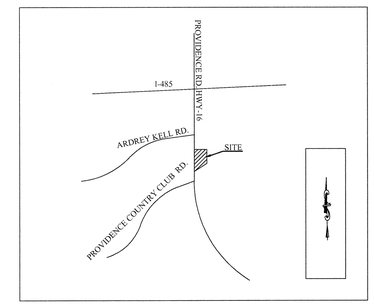
REQUIRED = 1 SPACES PER EMPLOYEE PLUS 1 SPACES FOR EVERY 10 KIDS.

AS PER CHARLOTTE ZONING ORDINANCE SECTION NO. 12

REQUIRED: 49 PROVIDED: 49 HANDICAP: 2

COMPACT: NONE CARPOOL: NONE LOADING SPACES: NONE

ALL SIGNAGE WILL BE APPROVED AND PERMITTED SEPARATELY



VICINITY MAP

SITE DATA TABLE

Tax Parcel: 231-131-08
Site Area: 1.88 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 1.88 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 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 the 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.

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, capped and downwardly directed.

5. Signs

Signage shall comply with the requirements of the Ordinance.

6. Parking

Vehicular 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.

Graphic Scale 1" = 30 ft. (0, 15, 30, 60)

NORTH

ZONING PETITION # _____

NORTH CAROLINA PROFESSIONAL SEAL 19316 ENGINEER RICHARD A. BROOME 9/28/09

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NO.	DATE	APP'D	DESCRIPTION
-	-	-	-

REVISIONS

OWNERS APPROVAL: DATE: FILE NAME:

DRN BY: PW CHK BY: DATE: 9/27/09 SCALE: 1" = 20'

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 OF 1

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