

Development Data:

Tax Parcel Number: 087-071-15 Existing Zoning: O-2 Proposed Zoning: B-2 (CD) Minimum Setback: 20 ft Minimum Side Yard: 20 ft

Rear Yard: 20 ft Prop. Min. Parking: (0.20 spaces per 90 rooms) = 18 spaces

Development Notes:

Binding Effect of the Rezoning Requests

1. Should the rezoning request be approved by City Council, all conditions 9. No storm water detention in buffer or setbacks. applicable to development of this site are imposed under the development notes and technical data sheet, unless amended in the manner provided in the 10. All the new utilities to be underground. zoning ordinance will be binding upon the petitioner and the current and subsequent owners of the site and their successors in interest and assigns.

2. Throughout the development notes, the term Petitioner and Owner shall include Heirs, Devisees, Personal Representatives, and Successors in interest 12. The Petitioner will comply with the Charlotte City Council approved and assigns of the petitioner or owner of the site who may be involved in future development thereof.

General Provision

1. Unless more stringent standards are established by the Technical Data Sheet or Development Notes, all requirements under the zoning ordinance for the zoning district shall be followed.

2. Maximum future building area for site is 6,690 sq. ft.

3. The proposed uses on the site are a Single Room Occupancy (SRO) residence and Motel/Hotel that are subject to the provisions of code section 12.527 of the Zoning Ordinance.

4. Screening will comply with the applicable standards set forth in section 12.303 of the City of Charlotte Zoning Ordinance.

5. Parking requirements will meet the standards of code section 12.527. (5) of the City of Charlotte Zoning Ordinance with shrubs and trees to screen from the public right-of-way and the abutting properties.

6. The dumpsters will be screened by a 6' solid wood fence or a solid masonry with a solid wood gate.

7. All proposed trees, fences and signs will not interfere with sight distance at the entrance of the site. Any fence requiring a certificate will be obtained from the CDOT.

8. The sidewalk existing may remain. The planting width will exceed the 8 feet to save trees 6" in caliper and larger.

11. Signage will be permitted in accordance with applicable zoning or sign ordinance standards.

and adopted Post Construction Controls Ordinance.

13. The building height will not exceed 40°.

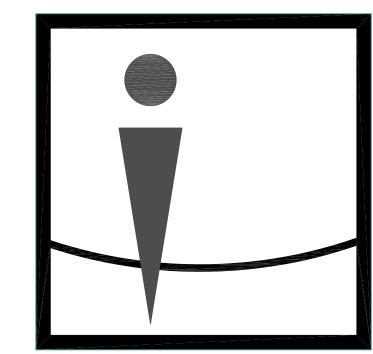
14. Buffers and Screening:

1. Buffers and Screening on site shall conform to the standards specified in section 12.302 and 12.303 of the ordinance. 2. As depicted on the Schematic Site Plan, a Class B Buffer with a 6' wooden fence shall be established along the site's west development boundary line abutting an existing dwelling.

All freestanding lighting and all exterior lighting will be shielded so as to minimize the impact from lights that may be visible from nearby properties. Freestanding lighting shall not exceed 20 feet in height. No wall 'pak' type lighting shall be used, but attached decorative lighting fixtures such as sconces may be used.

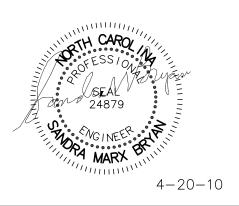
16. Vehicular accesses shall be limited to the two shown on this plan. The exact location may vary from depicted, but shall comply with all applicable design/locational requirements of the Charlotte Department of Transportation.

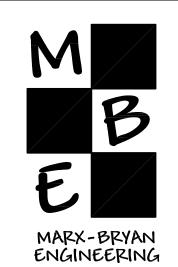
17. Bicycle parking on the site will comply with the zoning ordinance code Section 12.202A.



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CIVIL . SITE

MICROTEL HOTEL RENOVATION

1111 West Suger Creek Road Charlotte, North Carolina

Key Plan

ISSUED	•	MM/DD/YY
RE-ZONING PLAN	l :	4-20-10
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REZONING PETITION SITE PLAN

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