

VARIANCE REQUEST

VARIANCE CASE NO. 10-042

ON DECEMBER 14, 2010, THE CITY'S ZONING BOARD OF ADJUSTMENT GRANTED (1) A 10' VARIANCE FROM THE REQUIRED 10' REAR YARD TO ALLOW A BUILDING TO BE CONSTRUCTED ON THE REAR PROPERTY LINE AND (2) A 5' VARIANCE FROM THE 5' DISTANCE REQUIRED FROM AN EXTERIOR LOT LINE FOE VEHICLE PARKING ON A LOT.

APPROVAL OF THE VARIANCE IS CONTINGENT UPON THE REZONING APPROVAL BY CITY COUNCIL FROM B-1 TO NS.

KEYED NOTES

KEYED NOTES LISTED BELOW ARE REFERNCED ON THIS PLAN USING THE SYMBOL(1)

- 1. NEW EDGE OF PAVEMENT
- 2. NEW PAVEMENT EDGE LINE
- 3. NEW MINI-SKIP LINE
- 4. 4' WIDE CONCRETE MEDIAN
- 7. NEW 6' SIDEWALK AND 8' PLANTING STRIP
- 10. 5' CONCRETE SIDEWALK
- 11. 9' X 19' STANDARD PARKING SPACE
- 12. HC VAN ACCESSIBLE SPACE

- 16. 10' X 10' SITE TRIANGLE
- 17. BICYCLE RACK

ZULA EXPRESS INC. 7020 LAWYERS ROAD

CHARLOTTE, 28227

- 5. NEW 2'-6" STANDARD CURG & GUTTER
- 6. NEW LANE WIDENING AND STRIPING
- 8. TYPE II COMERICIAL DRIVEWAY
- 9. 10' X 25' LOADING SPACE

- 13. EXISTING STRIPING
- 14. DUMPSTER ENCLOSURE
- 15. 35' X 35' SITE TRIANGLE

CDOT REQUEST THE OWNER TO CONVEY 70' OF R/W FROM THE CENTERLINE OF MARGARET WALLACE

IMPROVEMENTS TO MARGARET WALLACE ROAD AS SHOWN ARE BASED UPON A MEETING WITH RICHARD ODYNSKI, NCDOT ASSIST. DISTRICT ENGINEER ON

FACE OF CURB TO BE LOCATED 37' FROM CENTERLINE OF MARGARET WALLACE ROAD PER

BUILDING MATERIALS WILL COMPLIMENT THE ADJACENT CENTER WITH A COMBINATION OF BRICK

A 6' SIDEWALK AND AN 8' PLANTING STRIP ALONG MARGARET WALLACE ROAD ARE SHOWN AS

SIGNS SHALL BE IN ACCORDANCE WITH SECTION 13.108 SPECIFICATIONS FOR PERMANENT SIGNS OF INDIVIUAL LIGHTED LETTERS (12"-18" IN HEIGHT) MOUNTED ON CANOPY.

LIGHTING

|-| | SCALE: 1" = 20'

DATE: 10/28/10

SHEET 1 OF 1

TAX PARCEL - 193 043 08 EXISITNG ZONING - B1

PROPOSED USE - CONVENIENCE STORE

VEHICLE PARKING - 1 SPACE PER 600 SF

1 HANDICAP

PROPOSED BUILDING AREA - 1875 SF

MAXIMUM BUILDING HEIGHT - 18 FT

PROVIDED - 5 STANDARD

LONG TERM BICYCLE PARKING - N/A

PARKING - I SPACE PROVIDED

SHORT TERM BICYCLE PARKIING - 5% OF

10' x 25' LOADING SPACE PROVIDED - 1

GEN. PROVISIONS

THIS SITE PLAN IS IN COMPLIANCE WITH SECTION

11.5 NEIGHBORHOOD SERVICE DISTRICT AND IS

APPLICABLE TO THE ZONING CRITERIA #'S 2-4.

SUBJECT TO SECTION 6.207 ALTERATIONS TO

PERMITTED USES

ALL USES INCLUDING ACCESSORY USES AND

STRUCTURES WHICH ARE PERMITTED IN THE B-1

ALTERATIONS TO THE CONDITIONAL PLAN SHALL BE

PROPOSED ZONING - NS

EXISTING USE - VACANT

PROPOSED SETBACKS:

APPROVAL

DISTRICT ARE ALLOWED.

FLOOR AREA RATIO - 0.17

FRONT - 14 FT

REAR - 0 FT

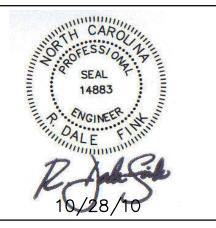
SIDE - 0 FT

REQUIRED - 4

DEVELOPMENT DATA NORTHEAST ENGINEERING SITE ACREAGE - 0.26 (INCL EX ROAD R/W)

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Prepared for:

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ZONING zoning Petition

Re.

Lorenz Architecture 101 Cabarrus Ave. East Suite 200

Road

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jaret Wal

arg

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Concord, NC 28025

TRANSPORTATION

ROAD IN FEE SIMPLE TITLE.

9/7/10.

ZOING PETITION NO. 2004-038.

ARCHITECTURAL

AND SYNTHETIC STUCCO.

SINGLE STORY BUILDING WITH 1875 SF GROSS.

MAIN ENTRANCE TO BE STOREFRONT WITH SYNTHETIC STUCCO CANOPY.

DUMPSTER TO BE ENCLOSED WITH 6' HIGH BRICK WALL TO MATCH BUILDIING EXTERIOR.

STREETSCAPE

REQUIRED BY THE CITY'S TREE ORDINANCE.

LANDSCAPING

THE DUMPSTER AND THE LOADING SPACE SHALL BE SCREENED FROM PUBLIC VIEW AND THE PUBLIC STREET IN ACCORDANCE WITH SECTION 12.303.

ENVIRONMENTAL

THIS SITE SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY'S POST CONSTRUCTION CONTROLS ORDINANCES AS APPLICABLE.

SIGNAGE

REQUIRING A PERMIT. WALL SIGN SHALL CONSIST

SITE LIGHTING SHALL BE IN ACCORDANCE WITH SECTION 12.402 OUTDOOR LIGHTING. LIGHTING SHALL CONSISITS OF ONE BUILDING MOUNTED LIGHT, AND ONE POLE MOUNTED LIGHT LOCATED IN PARKING LOT AREA.

C - 1.0

JOB # 2010-023

REVI8 City's

DA.