



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 FOR 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 REFERENCED 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
 5. NEW 2'-6" STANDARD CURB & GUTTER
 6. NEW LANE WIDENING AND STRIPING
 7. NEW 6' SIDEWALK AND 8' PLANTING STRIP
 8. TYPE II COMERCIAL DRIVEWAY
 9. 10' X 25' LOADING SPACE
 10. 5' CONCRETE SIDEWALK
 11. 9' X 19' STANDARD PARKING SPACE
 12. HC VAN ACCESSIBLE SPACE
 13. EXISTING STRIPING
 14. DUMPSTER ENCLOSURE
 15. 35' X 35' SITE TRIANGLE
 16. 10' X 10' SITE TRIANGLE
 17. BICYCLE RACK

OWNER

ZULA EXPRESS INC.
7020 LAWYERS ROAD
CHARLOTTE, 28227

DEVELOPMENT DATA

SITE ACREAGE - 0.26 (INCL EX ROAD R/W)
TAX PARCEL - 193 043 08
EXISTING ZONING - B1
PROPOSED ZONING - NS
EXISTING USE - VACANT
PROPOSED USE - CONVENIENCE STORE
PROPOSED BUILDING AREA - 1875 SF
FLOOR AREA RATIO - 0.17
MAXIMUM BUILDING HEIGHT - 18 FT
PROPOSED SETBACKS:
FRONT - 14 FT
REAR - 0 FT
SIDE - 0 FT
VEHICLE PARKING - 1 SPACE PER 600 SF
REQUIRED - 4
PROVIDED - 5 STANDARD
1 HANDICAP
LONG TERM BICYCLE PARKING - N/A
SHORT TERM BICYCLE PARKING - 5% OF
PARKING - 1 SPACE PROVIDED
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.

ALTERATIONS TO THE CONDITIONAL PLAN SHALL BE SUBJECT TO SECTION 6.207 ALTERATIONS TO APPROVAL

PERMITTED USES

ALL USES INCLUDING ACCESSORY USES AND STRUCTURES WHICH ARE PERMITTED IN THE B-1 DISTRICT ARE ALLOWED.

TRANSPORTATION

CDOT REQUEST THE OWNER TO CONVEY 70' OF R/W FROM THE CENTERLINE OF MARGARET WALLACE ROAD IN FEE SIMPLE TITLE.

IMPROVEMENTS TO MARGARET WALLACE ROAD AS SHOWN ARE BASED UPON A MEETING WITH RICHARD ODYSKI, NCDOT ASSIST. DISTRICT ENGINEER ON 9/7/10.

FACE OF CURB TO BE LOCATED 37' FROM CENTERLINE OF MARGARET WALLACE ROAD PER ZOING PETITION NO. 2004-038.

ARCHITECTURAL

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

STREETSCAPE

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

SIGNS SHALL BE IN ACCORDANCE WITH SECTION 13.108 SPECIFICATIONS FOR PERMANENT SIGNS REQUIRING A PERMIT. WALL SIGN SHALL CONSIST OF INDIVIDUAL LIGHTED LETTERS (12"-18" IN HEIGHT) MOUNTED ON CANOPY.

LIGHTING

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

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Prepared for:

Lorenz Architecture
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Concord, NC 28025

Rezoning Site Plan
(Rezoning Petition No. 2011-016)

4541 Margaret Wallace Road
Charlotte, North Carolina

BY	DATE	REVISION	RDF																	
#	1	2/18/11	City's Staff Review																	

SCALE: 1" = 20'

DATE: 10/28/10

JOB # 2010-023

C - 1.0

SHEET 1 OF 1