

APPROVED BY
CITY COUNCIL

APR 15 2013

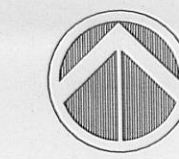
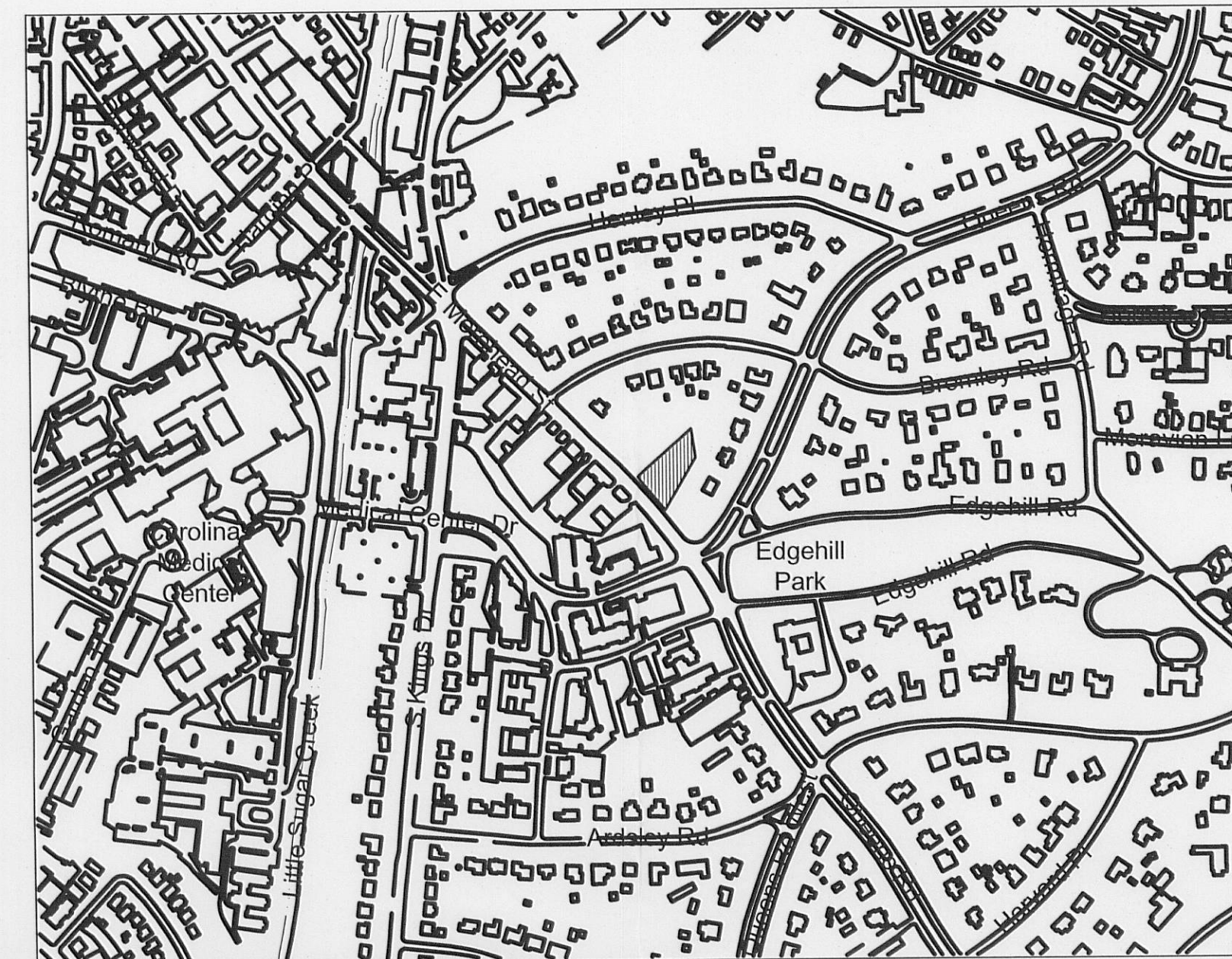
LITTLE
DIVERSIFIED ARCHITECTURAL CONSULTING

5815 Westpark Drive Charlotte, NC 28217
T: 704.525.6350 F: 704.561.8700

www.littleonline.com

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NOT TO SCALE

PROPOSED 5'
WIDE CONCRETE
PEDESTRIAN PATH

PROPOSED 26
SPACE ASPHALT
PARKING LOT

EDGEHILL CONDOMINIUM
UNIT OWNERSHIP FILE 474

DEVELOPMENT DATA TABLE

- Site Acreage : 0.50 acres.
- Tax Parcels included in Rezoning : 125-24-104
- Existing Zoning : R-12 MF
- Proposed Zoning : O-2 (CD)
- Existing Use : Vacant
- Proposed Use : 26 Space Surface Parking Lot
- Number of Residential Units by Housing Type : N/A
- Residential Density : N/A
- Square Footage of Non-Residential Uses by Type : N/A
- Floor Area Ratio : N/A
- Maximum Building Height : 40 Feet
- Number and/or Ratio of Parking Spaces : 26 Spaces Surface Parking Lot
- Amount of open space : N/A

1. GENERAL PROVISIONS

- The development of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance") for the O-2 zoning district unless more stringent standards are established by these Development Standards or this Rezoning Plan.
- Alterations/modifications to the Rezoning Plan and these Development Standards may be applied for by the then Owner or Owners of the Site in accordance with the provisions of Section 6.207 of the Ordinance.

2. PERMITTED USES

The Site may be devoted only to the uses set out below.

- Off-street parking that serves the adjacent Ronald McDonald House use and facility. As depicted on the Rezoning Plan, a maximum of 26 parking spaces may be located on the Site.

3. TRANSPORTATION

- Vehicular access shall be as generally depicted on the Rezoning Plan. The placement and configuration of the access point are subject to any minor modifications required by the Charlotte Department of Transportation and/or the North Carolina Department of Transportation.

NOTE:

THIS IS A PLANNED DEVELOPMENT INCLUDING THE RONALD MCDONALD HOUSE AND ACCESSORY PARKING.

SITE DATA:

TOTAL ACREAGE: ±0.5015 AC.
EXISTING ZONING: R-12 MF
PROPOSED ZONING: O-2 (CD)
PROPOSED USE: 26 SPACE SURFACE PARKING LOT
MAXIMUM BUILDING HEIGHT: 40 FEET
TREE SAVE PERCENTAGE: REQUIRED: 15% MIN., PROVIDED: 20 %
REQUIRED SETBACK:
FRONT YARD - 30 FEET
RIGHT SIDE YARD - 5 FEET
LEFT SIDE YARD - 5 FEET
REAR YARD - 20 FEET
PROVIDED SETBACK:
FRONT YARD - 50 FEET
RIGHT SIDE YARD - 5 FEET
LEFT SIDE YARD - 5 FEET
REAR YARD - 20 FEET

TAX PARCEL #:
125-24-104

CONSULTANTS:

LITTLE DIVERSIFIED ARCHITECTURAL CONSULTING
5815 WESTPARK DRIVE
CHARLOTTE, NORTH CAROLINA 28217
(704) 525-6350

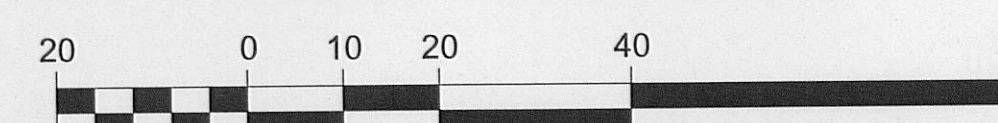
PETITIONER:

THE RONALD MCDONALD HOUSE OF CHARLOTTE
1613 E. MOREHEAD STREET
CHARLOTTE, NORTH CAROLINA 28207
(704) 335-1191

EXISTING ZONING: R-12 MF
PROPOSED ZONING: O-2 (CD)
TOTAL ACREAGE: ±0.5015 AC.

REZONING PETITION #: 2013-028

GRAPHIC SCALE



1" = 20'-0"

SECOND SUBMITTAL 02/22/2013

PROJECT NAME
RONALD
MCDONALD HOUSE
OF CHARLOTTE
PARKING LOT

CHARLOTTE, NC

PROJECT TEAM
PRINCIPAL IN CHARGE
D. POWLEN, RLA
PROJECT MANAGER
D. POWLEN, RLA
DRAWN BY
K. RAMSEY

NO.	REASON	DATE
1	PER CITY COMMENTS	02/22/13
2	PER CITY COMMENTS	03/20/13

SHEET TITLE
REZONING PLAN

PROJECT NO.
101.0026.00
ISSUE DATE
12/21/12
SHEET NUMBER
RZ-1