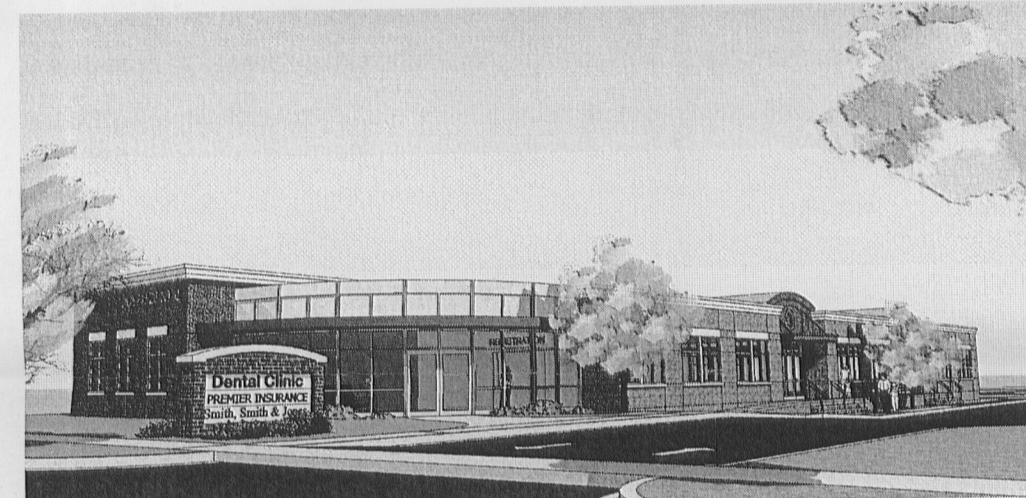
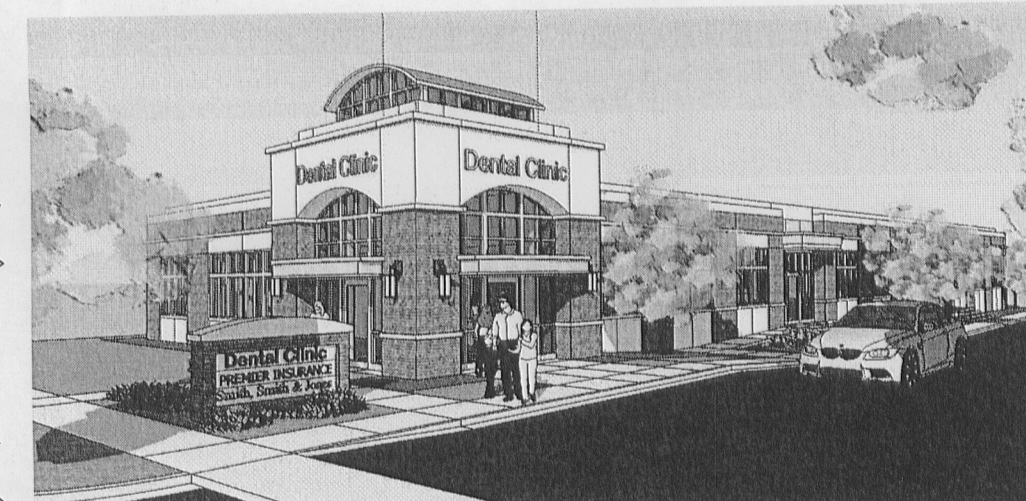




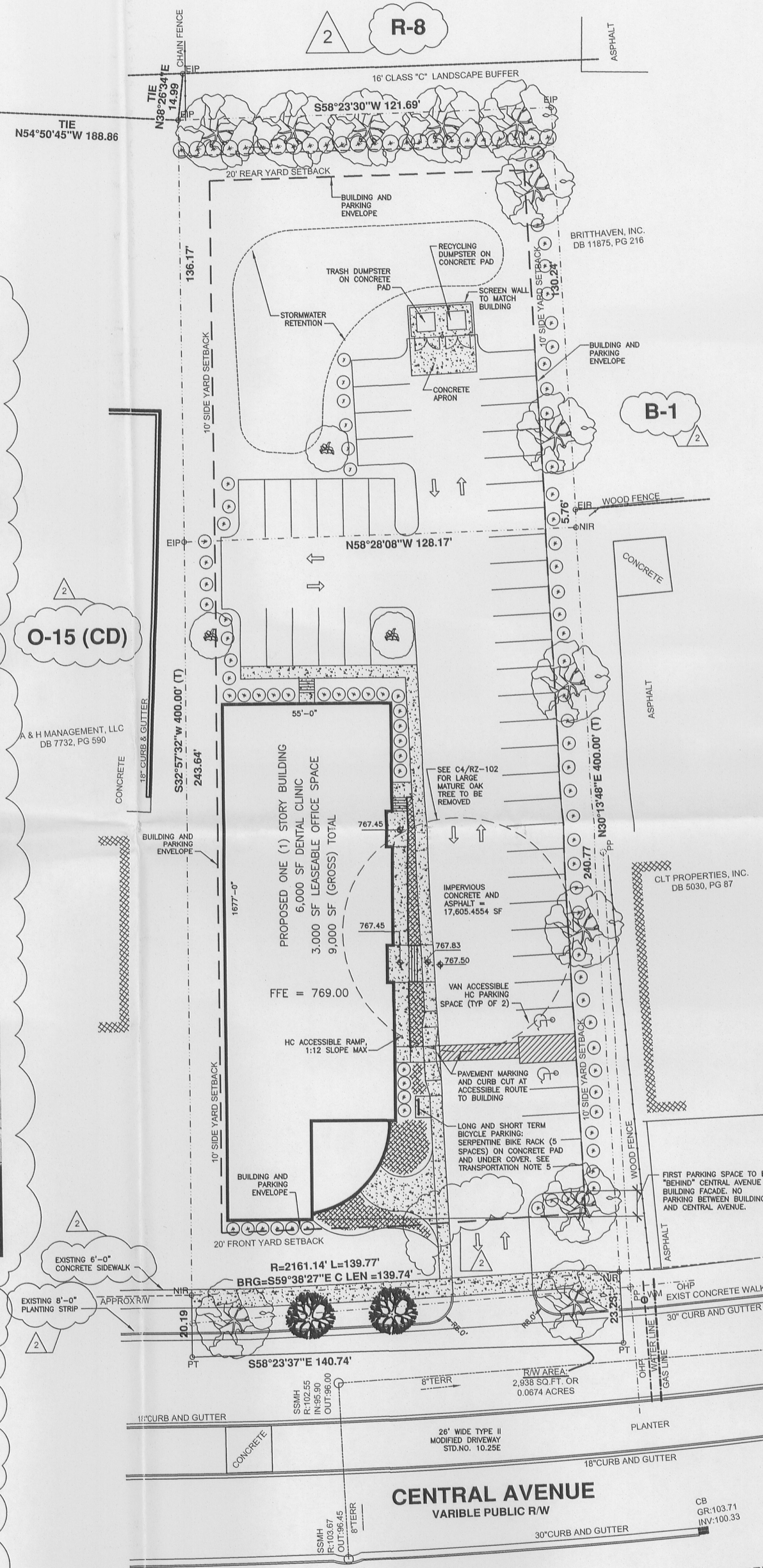
C5 CONCEPTUAL ELEVATION 1
N.T.S.



B5 CONCEPTUAL ELEVATION 2
N.T.S.

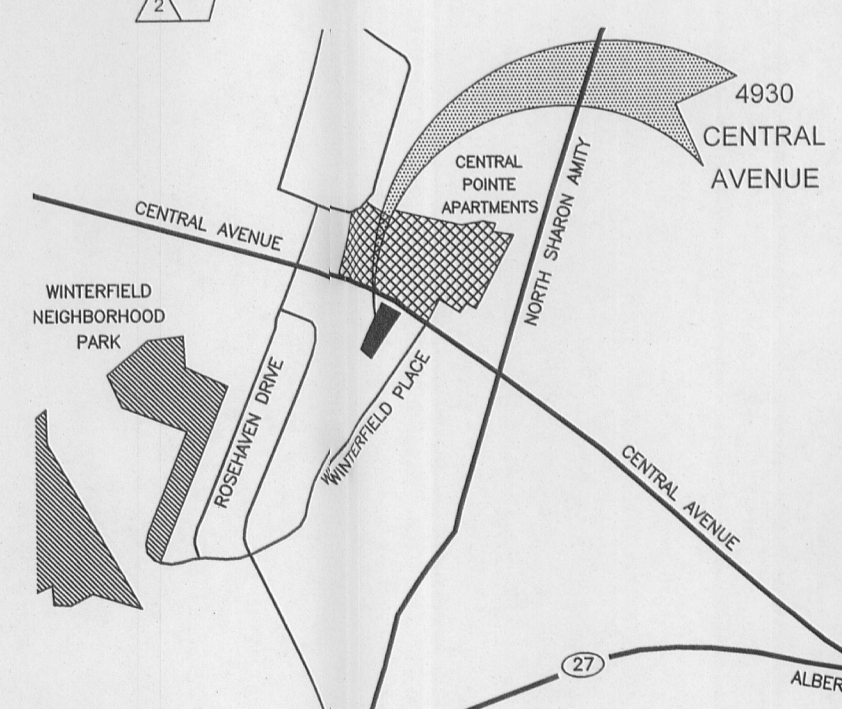


A5 CONCEPTUAL ELEVATION 3
N.T.S.



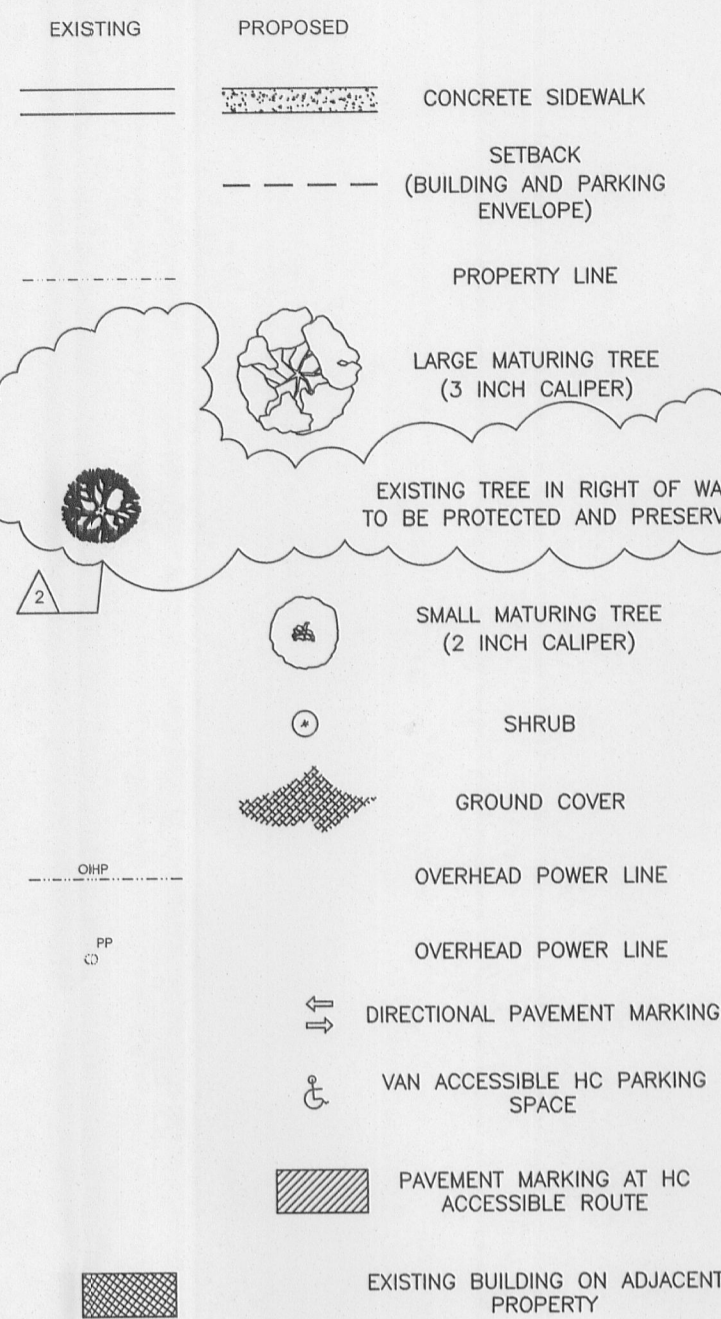
A4 PROPOSED SITE PLAN
1" = 30'-0"

B3 TRANSPORTATION
NOT TO SCALE



A3 VICINITY MAP
NOT TO SCALE

SYMBOLS:



ABBREVIATIONS:

CLT	CHARLOTTE
CONC	CONCRETE
DOT	DEPARTMENT OF TRANSPORTATION
HC	HANDICAP(ED)
LF	LINEAR FOOT (FEET)
MH	MAN HOLE
OHP	OVERHEAD POWER
ROW	RIGHT OF WAY
NCBWC	NORTH CAROLINA STATE BUILDING CODE
SF	SQUARE FOOT (FEET)

1. DEVELOPMENT DATA TABLE:

CURRENT PROPERTY OWNER	STANDARD CONTRACTING, INC. 8204 WINNEV DRIVE INDIAN TRAIL, NC 28079
PETITIONER	SMA CAROLINA LLC 1615 OUT LOOK CIRCLE WAXHAW, NC 28173
SITE ACREAGE	1.2 ACRES
TAX PARCELS INCLUDED IN REZONING	131-042-39 AND 131-042-40
EXISTING ZONING	R-22MF
OVERLAY DISTRICT	NONE
PROPOSED ZONING	O-1(CD)
PREVIOUS USES	SINGLE FAMILY RESIDENTIAL
EXISTING USES	VACANT
PROPOSED USES	OFFICE AND/OR MEDICAL, DENTAL AND OPTICAL CLINIC
NUMBER OF RESIDENTIAL UNITS BY HOUSING TYPE	0
RESIDENTIAL DENSITY	NOT APPLICABLE
SQUARE FOOTAGE OF NON-RESIDENTIAL UNITS BY TYPE	DENTAL CLINIC: 6,000 GROSS SF OFFICE: 3,000 GROSS SF
FLOOR AREA RATIO	MAXIMUM 0.60 PROPOSED +/- 0.18 MAXIMUM 40 FEET PROPOSED +/- 30 FEET
BUILDING HEIGHT	CLINIC: 1 SPACE PER 200 SF
OFF-STREET PARKING RATIO (PER TABLE 12.202)	9,000 SF / 200 = 45 SPACES
PROPOSED PARKING COUNT	2 VAN ACCESSIBLE
HANDICAP ACCESSIBLE PARKING	20'
MINIMUM SETBACK	10'
MINIMUM SIDE YARD SETBACK	20'
MINIMUM REAR YARD SETBACK	NOT APPLICABLE
AMOUNT OF OPEN SPACE	

2. GENERAL PROVISIONS:

- THE PETITIONER UNDERSTANDS AND ACKNOWLEDGES THAT OTHER CITY, COUNTY, STATE AND FEDERAL REGULATIONS AND ORDINANCES, THAT ARE NOT ZONING REGULATIONS, ZONING CONDITIONS OR ZONING REQUIREMENTS, AND ARE NOT ADMINISTERED BY THE ZONING OFFICIAL, MUST BE APPLIED TO THE DESIGN AND DEVELOPMENT OF THE SITE. THE PETITIONER UNDERSTANDS AND ACKNOWLEDGES THAT DESIGN REVIEW AND APPROVAL AND CONSTRUCTION, AS REQUIRED BY CITY, COUNTY AND FEDERAL AGENCIES IS THE RESPONSIBILITY OF THE PETITIONER.
- IT IS UNDERSTOOD THAT CHANGES TO SITE FEATURES AND ELEMENTS, INCLUDING BUT NOT LIMITED TO SIZE, QUANTITY, AND PLACEMENT MAY BE NECESSITATED BY UNFORESEEN CONDITIONS, CHANGES TO PROJECT PROGRAM OR SCOPE AND ONGOING SITE AND BUILDING PERMITTING PROCESSES. SUCH CHANGES WILL BE MADE IN ACCORDANCE WITH THE PROVISIONS OF THE CHARLOTTE MECKLENBURG ZONING ORDINANCE, CHAPTER 6, SECTION 6.207 - ALTERATIONS TO APPROVAL.

3. PERMITTED USES:

- PERMITTED USES ARE LIMITED TO "OFFICE AND / OR MEDICAL, DENTAL, AND OPTICAL CLINICS"
- INCIDENTAL OR ACCESSORY USES AND ASSOCIATED USES ARE ALSO PERMITTED BY RIGHT OR UNDER PRESCRIBED CONDITIONS IN THE O-1 DISTRICT

4. TRANSPORTATION:

- THE PROPERTY IS LOCATED ON CENTRAL AVENUE WHICH IS A FOUR (4) LANE THOROUGHFARE UNDER THE JURISDICTION OF THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (CDOT).
- PROPOSED DEVELOPMENT DOES NOT ENCROUGH ON THE EXISTING CDOT RIGHT OF WAY.
- PROPOSED PARKING WILL BE SURFACE. ACCESS TO PARKING WILL BE FROM CENTRAL AVENUE VIA A NEW 26'-0" WIDE, MODIFIED TYPE II DRIVEWAY (STD NO 10.25E). PROPOSED DRIVEWAY IS IN THE SAME LOCATION AS EXISTING.
- THE SITE IS LOCATED ON A CHARLOTTE AREA TRANSPORTATION SYSTEM (CATS) BUS ROUTE WITH STOPS LESS THAN 100 YARDS EAST AND WEST ON CENTRAL AVENUE. SEE TRANSPORTATION MAP, THIS SHEET.
- LONG AND SHORT TERM (BICYCLE) PARKING WILL BE PROVIDED ON SITE AND UNDER COVER. MINIMUM 3 SHORT TERM AND 2 LONG TERM. DEPENDING ON FINAL BUILDING FLOOR PLAN DESIGN, LONG TERM SPACES MAY BE LOCATED IN THE BUILDING (IN LIEU OF OUTSIDE UNDER COVER).
- ACCORDING TO THE CITY OF CHARLOTTE'S DRIVEWAY REGULATIONS, CDOT HAS THE AUTHORITY TO REGULATE/APPROVE ALL PRIVATE STREET/DRIVEWAY AND PUBLIC STREET CONNECTIONS TO THE RIGHT-OF-WAY OF A STREET UNDER THE REGULATORY JURISDICTION OF THE CITY OF CHARLOTTE.
- THE PROPOSED DRIVEWAY CONNECTION TO CENTRAL AVENUE WILL REQUIRE A DRIVEWAY PERMIT TO BE SUBMITTED TO CDOT FOR REVIEW AND APPROVAL. THE EXACT DRIVEWAY LOCATION AND TYPE/WIDTH OF THE DRIVEWAY WILL BE DETERMINED BY CDOT DURING THE DRIVEWAY PERMIT PROCESS. THE LOCATION OF THE DRIVEWAY SHOWN ON THE SITE PLAN IS SUBJECT TO CHANGE IN ORDER TO ALIGN WITH DRIVEWAY(S) ON THE OPPOSITE SIDE OF THE STREET AND COMPLY WITH CITY DRIVEWAY REGULATIONS AND THE CITY TREE ORDINANCE.
- ALL PROPOSED COMMERCIAL DRIVEWAY CONNECTIONS TO A FUTURE PUBLIC STREET WILL REQUIRE A DRIVEWAY PERMIT TO BE SUBMITTED TO CDOT FOR REVIEW AND APPROVAL.
- ANY FENCE OR WALL CONSTRUCTED ALONG OR ADJACENT TO ANY SIDEWALK OR STREET RIGHT-OF-WAY REQUIRES A CERTIFICATE ISSUED BY CDOT.
- A RIGHT-OF-WAY ENCRAGEMENT AGREEMENT IS REQUIRED FOR THE INSTALLATION OF ANY NON-STANDARD ITEM(S) (IRRIGATION SYSTEMS, DECORATIVE CONCRETE PAVEMENT, BRICK PAVERS, ETC.) WITHIN A PROPOSED/EXISTING CITY MAINTAINED STREET RIGHT-OF-WAY BY A PRIVATE INDIVIDUAL, GROUP, BUSINESS, OR HOMEOWNER'S/BUSINESS ASSOCIATION. AN ENCRAGEMENT AGREEMENT MUST BE APPROVED BY CDOT PRIOR TO THE CONSTRUCTION/INSTALLATION OF THE NON-STANDARD ITEM(S). CONTACT CDOT FOR ADDITIONAL INFORMATION CONCERNING COST, SUBMITTAL, AND LIABILITY INSURANCE COVERAGE REQUIREMENTS.

5. ARCHITECTURAL STANDARDS:

- EXTERIOR BUILDING MATERIALS WILL INCLUDE A MIN. 30% MASONRY MATERIALS AND MAY INCLUDE BRICK VENEER, FIBER CEMENT SIDING, CAST-STONE, ALUMINUM STOREFRONT, PEDESTRIAN SCALE DOORS AND WINDOWS WITH DIVIDED LITES AND A LOW SLOPE MEMBRANE ROOF CONCEALED BEHIND A PARAPET. ADDITIONALLY, SECTIONS MAY INCLUDE A PITCHED OR CURVED ROOF WITH ASPHALT SHINGLES AND/OR STANDING SEAM METAL.
- OTHER MATERIALS AND ELEMENTS MAY BE USED IN ACCORDANCE WITH CHARLOTTE MECKLENBURG DEVELOPMENT STANDARDS AND THE NORTH CAROLINA STATE BUILDING CODE.
- THE PROPOSED TRASH DUMPSTER, LOCATED TOWARDS THE BACK OF THE SITE, WILL BE SCREENED WITH MATERIALS TO MATCH THE BUILDING. SPACE FOR RECYCLING BIN(S) WILL BE INCLUDED.
- CONCEPTUAL ELEVATIONS ON THIS SHEET, ARE PROVIDED TO SHOW THE PETITIONER'S GENERAL INTENT, DESIGN ELEMENTS, SHOWN IN THE CONCEPTUAL ELEVATIONS, THAT WILL BE INCLUDED IN A FINAL DESIGN SCHEME INCLUDE:
 - BRICK VENEER WITH MASONRY OR CAST STONE DETAILING AT DOORS AND WINDOWS.
 - TOWER OR CURVED ENTRY ELEMENT ON SOUTHEAST BUILDING CORNER.
 - PARKING LOT ELEVATION BROKEN UP BY SEPARATE TENANT ENTRANCES WITH CANOPIES AND/OR RAISED ROOF ELEMENTS.
 - ROOF MAY BE MANSARD WITH STANDING SEAM METAL OR LOW SLOPED WITH A PARAPET.
 - ROOFTOP EQUIPMENT WILL BE SCREENED BEHIND MANSARD ROOF OR PARAPET.

6. STREETScape AND LANDSCAPING:

- MINIMUM BUFFER REQUIREMENTS PER TABLE 12.302(a): CLINICS UP TO 50,000 SQ FT:
 - NORTH PROPERTY LINE:
 - ABUTTING EXISTING MULTI-FAMILY RESIDENTIAL USE - CLASS C
 - EAST PROPERTY LINE:
 - ABUTTING EXISTING BUSINESS USE - NONE
 - WEST PROPERTY LINE:
 - ABUTTING EXISTING OFFICE USE - NONE
 - SOUTH PROPERTY LINE:
 - FRONT YARD ALONG CENTRAL AVENUE - NONE
- CLASS C BUFFER PLANTING REQUIREMENTS PER TABLE 12.302(b): FOR 1.2 ACRE SITE = 16'-0" WIDE, 4 TREES PER 100 FT AND 20 SHRUBS PER 100 FT.
 - NOTE: THE DEVELOPER RESERVES THE RIGHT TO REDUCE THE CLASS C BUFFER WIDTH BY 25% BY PROVIDING AN APPROVED FENCE OR WALL.
- PLANTING STRIP (URBAN ZONES):
 - A. FRONTAGE ON CENTRAL AVENUE = 141 FT
 - B. 141 FT / 40 FT = 4 LARGE MATURING TREES (3 INCH CALIPER) OR;
 - C. 141 FT / 30 FT = 5 SMALL MATURING TREES (2 IN CALIPER)
- PARKING AREA (URBAN ZONES):
 - A. TREES MUST BE PLANTED SO THAT EACH PARKING SPACE IS NO MORE THAN FORTY (40) FEET FROM A TREE TRUNK. TREES PLANTED MUST BE LARGE MATURING SHADE TREES (SMALL MATURING TREES MAY BE USED WHERE OVERHEAD POWER DISTRIBUTION LINES WOULD INTERFERE).
 - B. MUST BE SCREENED FROM ABUTTING RIGHT-OF-WAY AND ABUTTING PROPERTIES VIA A FIVE FOOT PLANTING STRIP

7. ENVIRONMENTAL FEATURES:

- THE LOCATION, SIZE, AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT NECESSARILY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.

8. FIRE PROTECTION

- FIRE LANE WILL BE AS REQUIRED BY THE CHARLOTTE FIRE DEPARTMENT, FIRE PREVENTION BUREAU, IN ACCORDANCE WITH FPB 225 INSTALLATION AND APPROVAL OF FIRE LANES.
- A BUILDING FIRE SPRINKLER SYSTEM WILL NOT BE PROVIDED.

9. LIGHTING

- DETACHED PARKING LOT LIGHTING WILL BE POLE MOUNTED, NOT TO EXCEED 25'-0" WITH FULL-CUTOFF LUMINAIR.
- ARCHITECTURAL WALL SCONCE LIGHTS WILL BE USED ON THE NORTH, SOUTH AND EAST ELEVATIONS.
- LIGHTING WILL UTILIZE FULL-CUTOFF FIXTURES, CAPPED AND DOWNWARDLY DIRECTED.

APPROVED BY
CITY COUNCIL

JAN 21 2014

SUBMISSIONS / REVISIONS		DATE
NO.	DESCRIPTION	DATE
1	SUBMISSION FOR RE-ZONING	10/16/13
2	PLANNING DEPARTMENT 11/01/13 REVIEW	11/06/13
3	PLANNING DEPARTMENT 12/16/13 REVIEW	12/19/13

SHEET INFORMATION

DATE	NOVEMBER 6, 2013
JOB NUMBER	12018.00
DRAWN	DCS
CHECKED	DCS
APPROVED	DCS

REZONING PETITION
2013-100

RZ-101

RECEIVED
DEC 20 2013
BY:

BEAUFORT
1509 King Street
Beaufort, SC 29902

CHARLOTTE
7315 Swansea Lane
Cornelius, NC 28031

(843) 321-8277
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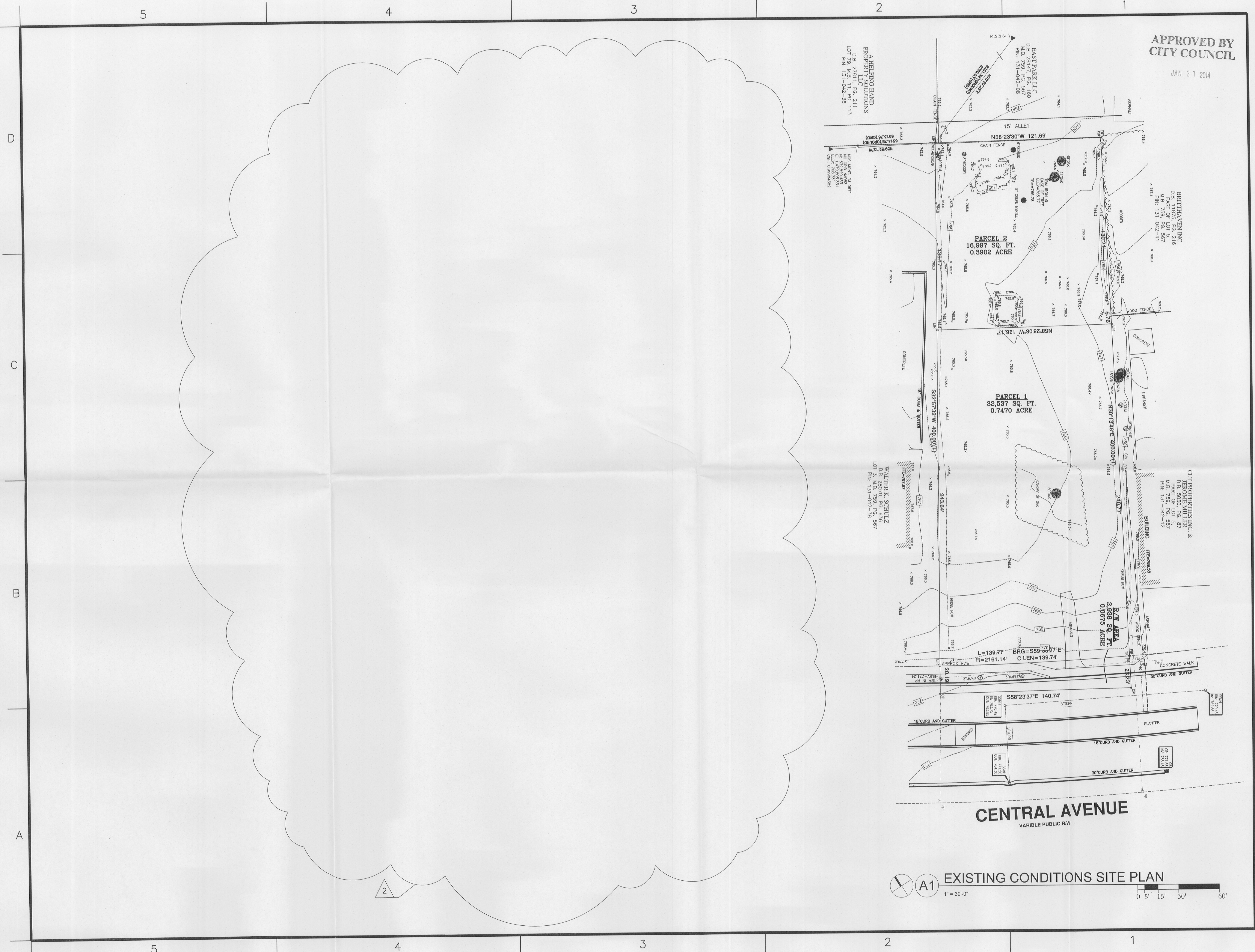


R-22MF TO O-1(CD)
RE-ZONING PETITION
FOR 4930 CENTRAL
AVENUE

OFFICE BUILDING
AND DENTAL CLINIC



NOT FOR
CONSTRUCTION



APPROVED BY
CITY COUNCIL
JAN 21 2014

A1 EXISTING CONDITIONS SITE PLAN
1" = 30'-0"
0 5' 15' 30' 60'

BEAUFORT
1509 King Street
Beaufort, SC 29902

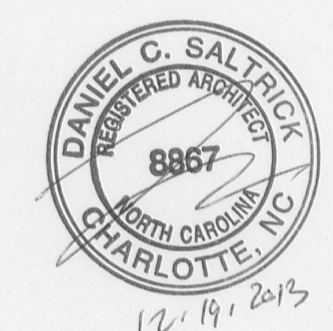
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**R-22MF TO O-1(CD)
RE-ZONING PETITION
FOR 4930 CENTRAL
AVENUE**

**OFFICE BUILDING
AND DENTAL CLINIC**



**NOT FOR
CONSTRUCTION**

SUBMISSIONS / REVISIONS		
NO.	DESCRIPTION	DATE
1	SUBMISSION FOR RE-ZONING	10/16/13
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SHEET INFORMATION	
DATE	NOVEMBER 6, 2013
JOB NUMBER	12018.00
DRAWN	DCS
CHECKED	DCS
APPROVED	DCS

EXISTING
CONDITIONS SITE
PLAN

RZ-102