

04 VICINITY MAP

scale: N.T.S.

TAX PARCEL NO.: 219-011-05
SITE AREA: Approx. 3.72 Acres
EXISTING ZONING: NS
PROPOSED ZONING: NS-SPA
BUILDING AREA PROPOSED: 35,000 sf

03 SITE DATA

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General Provisions.

- a. Development of the site will be controlled by the standards depicted on this site plan and by the standards of the Charlotte Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of proposed uses on the site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the ordinance during the design development and construction phases as allowed under the provisions of Section 6.2 of the Zoning Ordinance.
- b. The Petitioner acknowledges that other standard development requirements imposed by other city ordinances, such as those that regulate streets, sidewalks, trees, bicycle parking, and site development, may apply to the development of this site. These are not zoning regulations, are not administered by the Zoning Administrator, and are not separate zoning conditions imposed by this site plan. Unless specifically noted in the conditions for this site plan, these other standard development requirements will be applied to the development of this site as defined by those other city ordinances.
- c. Throughout this Rezoning Petition, the terms "Owner", "Owners", "Petitioner" or "Petitioners," shall, with respect to the Site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assignees of the owner or owners of the Site who may be involved in its development from time to time.

Purpose

The purpose of this Site Plan Amendment is to provide for the location of an automobile service center not to exceed 7500 sq. ft. along with the previously approved list of uses allowed on the site. The uses previously approved for the site include office uses, including medical offices, and financial institutions along with associated parking and service areas. To achieve this purpose, the application seeks to amend the previously approved Neighborhood Services (NS) district with this Site Plan Amendment (SPA).

Permitted Uses

Uses allowed on the property included in this Petition are those uses that are permitted in the NS district except as may be further limited by the specific provisions of this site plan.

Transportation

- a. Access to the site will be provided by driveway connections to Moss Road and NC 49 as generally depicted on this site plan. The driveway connection to NC 49 is subject to the review and approval of NCDOT and/or CDOT.
- b. Parking areas are generally depicted on the concept plan for the site. Parking will be provided which meets or exceeds the requirements of the Ordinance.
- c. A six foot wide sidewalk with an eight foot planting strip will be installed along Moss Road in accordance with the ordinance. The existing sidewalk located along NC 49 may remain in its current location. The retention of the existing sidewalk along NC 49 shall not require a variance or approval of the City Engineer.
- d. A concrete pad to accommodate a bus shelter shall be constructed along NC 49. The concrete pad shall meet CATS Development Standard 60.01(A).

Architectural Standards

The development of the site will be governed by the district regulations of the Zoning Ordinance for the NS district.

Streetscape and Landscaping

The landscaped buffer along the westerly and southerly project edges will include a wood fence and landscape materials as noted on the site plan

Environmental Features

Reserved

Parks, Greenways, and Open Space

Reserved

Fire Protection

Reserved

Signage

Reserved

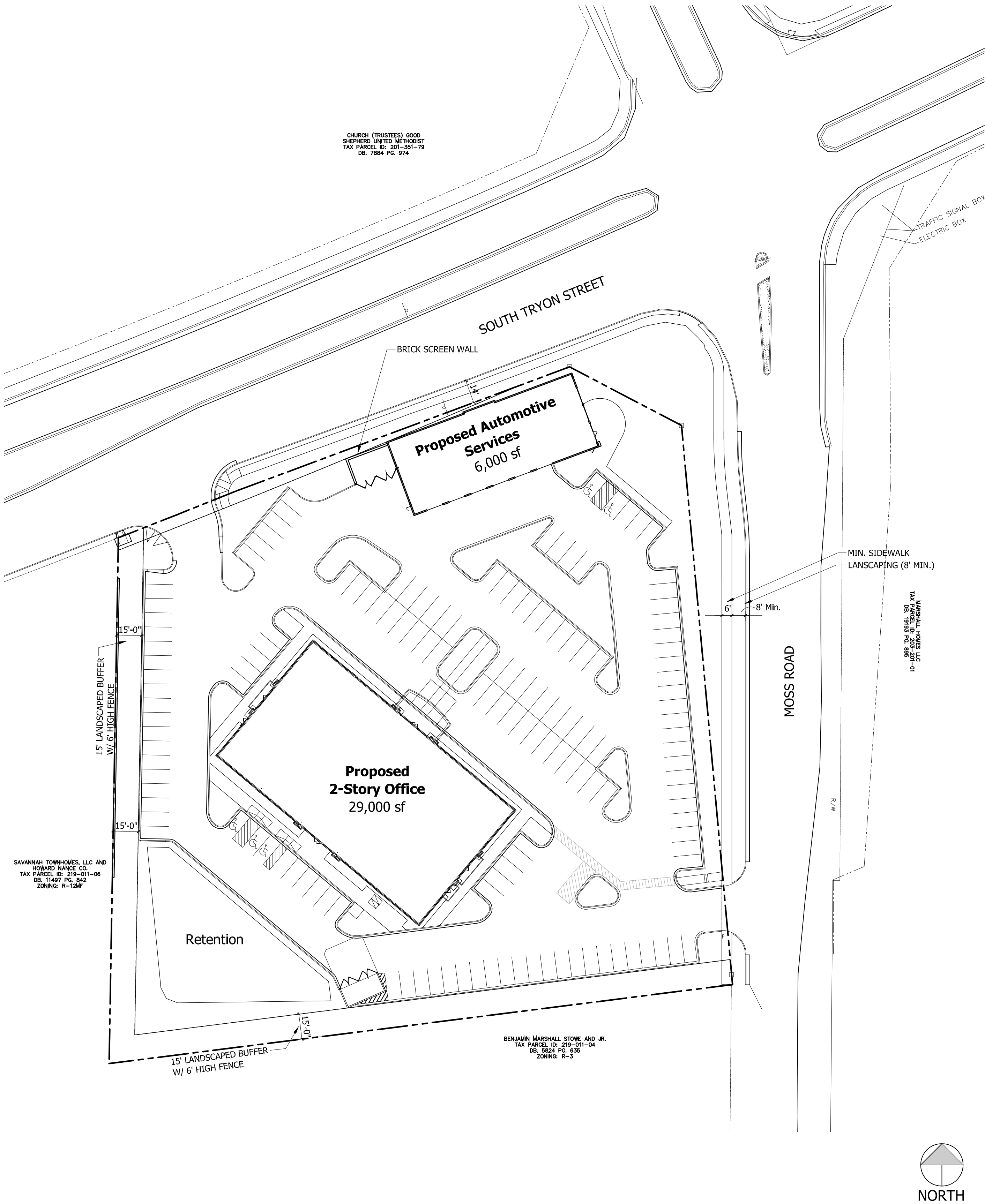
Lighting

- a. Freestanding lighting on the site will utilize full cut-off luminaries and no "wall pak" type lighting will be utilized, except that architectural lighting on the exterior of buildings will be permitted

Phasing

Reserved

Initial Submission- 03-24-14

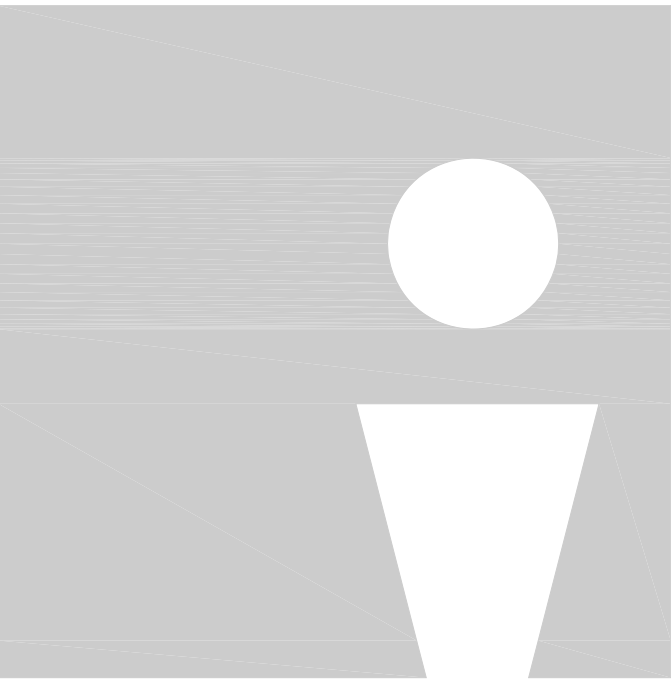


02 NOTES

scale: N.T.S.

01 SITE PLAN

scale: 1 : 40



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YORK DEVELOPMENT
GROUP

PROPOSED
DEVELOPMENT
MOSS ROAD & SOUTH TRYON STREET
CHARLOTTE, NORTH CAROLINA

For Public Hearing
Petition No. xx-xxx

ISSUE	: DATE
ZONING SUBMITTAL	: 03.24.2014
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ILLUSTRATIVE PLAN
& NOTES

RZ1.0

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