



TOTAL SITE AREA:	9.55 AC
PARCEL ID NUMBER:	PORTION OF 029-651-01 PORTION OF 029-651-02
EXISTING ZONING:	B-1 (CD)
PROPOSED ZONING:	B-1 (CD) S.P.A.
ALLOWED SF:	30,000 SF NOT TO EXCEED (APPROVED CONDITIONAL PLAN)
TREE SAVE:	15%

- 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 site 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.

The purpose of this Rezoning application is to provide for the development of a portion of a previously zoned but un-built business development with frontage along John Adams Rd. and Mallard Creek Church Rd. This amended development plan will provide the location for up to 30,000 square feet (not to exceed) of retail and/or office uses as generally depicted on the concept plan for the site as was previously approved for the site. To achieve this purpose, the application seeks to amend the current B-1(CD) zoning on the site with this Site Plan Amendment.

Uses allowed on the property included in this Petition are those uses that are permitted in the B-1 district except as may be further limited by the specific provisions of this site plan. The site will be limited to one convenience store/ automobile service station and one use that may have a drive through service window. Up to 4 buildings may be constructed on the site.

- a. The site will have access to John Adams Road and to a new street to be constructed that will connect to Mallard Creek Church Road as generally depicted on the concept plan for the site.
- b. Parking areas are generally depicted on the concept plan for the site.

Reserved

Reserved

Reserved

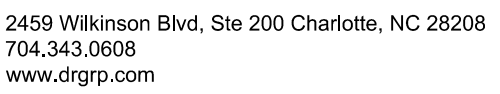
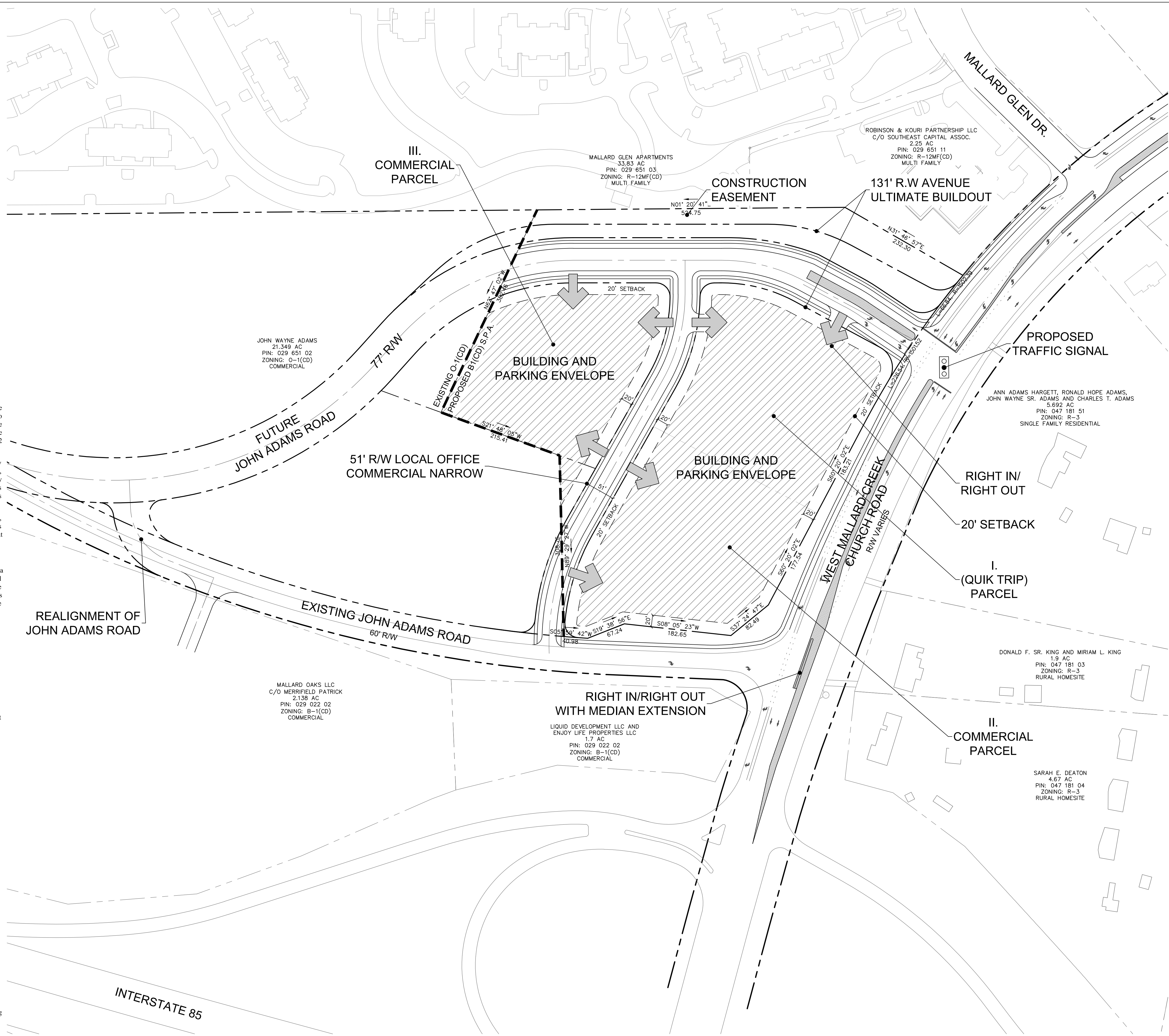
Reserved

Reserved

Reserved

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

Reserved



FOR PUBLIC HEARING

JOHN ADAMS PROPERTY
WEST MALLARD CREEK CHURCH ROAD
CHARLOTTE, NORTH CAROLINA

40 0 40 80
SCALE: 1" = 80'

PROJECT #: 198-004
DRAWN BY: DK
CHECKED BY: DM

SEPTEMBER 26, 2016

REVISIONS:



REZONING PETITION

#2016-XXX

JOHN ADAMS PROPERTY
WEST MALLARD CREEK CHURCH ROAD
CHARLOTTE, NORTH CAROLINA

SEPTEMBER 26, 2016

REVISIONS:

