

EXISTING ZONING	B1-SCD
PLANNED USE	CONVENIENCE FOOD STORE WITH A SELF SERVICE GAS STATION PLUS RETAIL SHOPS AND OFFICE USE, AND/OR RESTAURANT
TOTAL BUILDING AREA	12,545 S.F.
LAND AREA	134,688 S.F. OR 3.092 ACRES
TOTAL PARKING REQUIRED	63 SPACES
TOTAL PARKING PROVIDED	75 SPACES

PLANTING SHALL BE IN STRICT ACCORDANCE WITH THE CHARLOTTE TREE ORDINANCE, BUT IN NO CASE LESS THAN THOSE INDICATED ON THE DRAWING.

THE OWNER SHALL DEDICATE 20' OF THE RIGHT-OF-WAY ALONG THE NEWELL-HICKORY GROVE ROAD PROPERTY LINE.

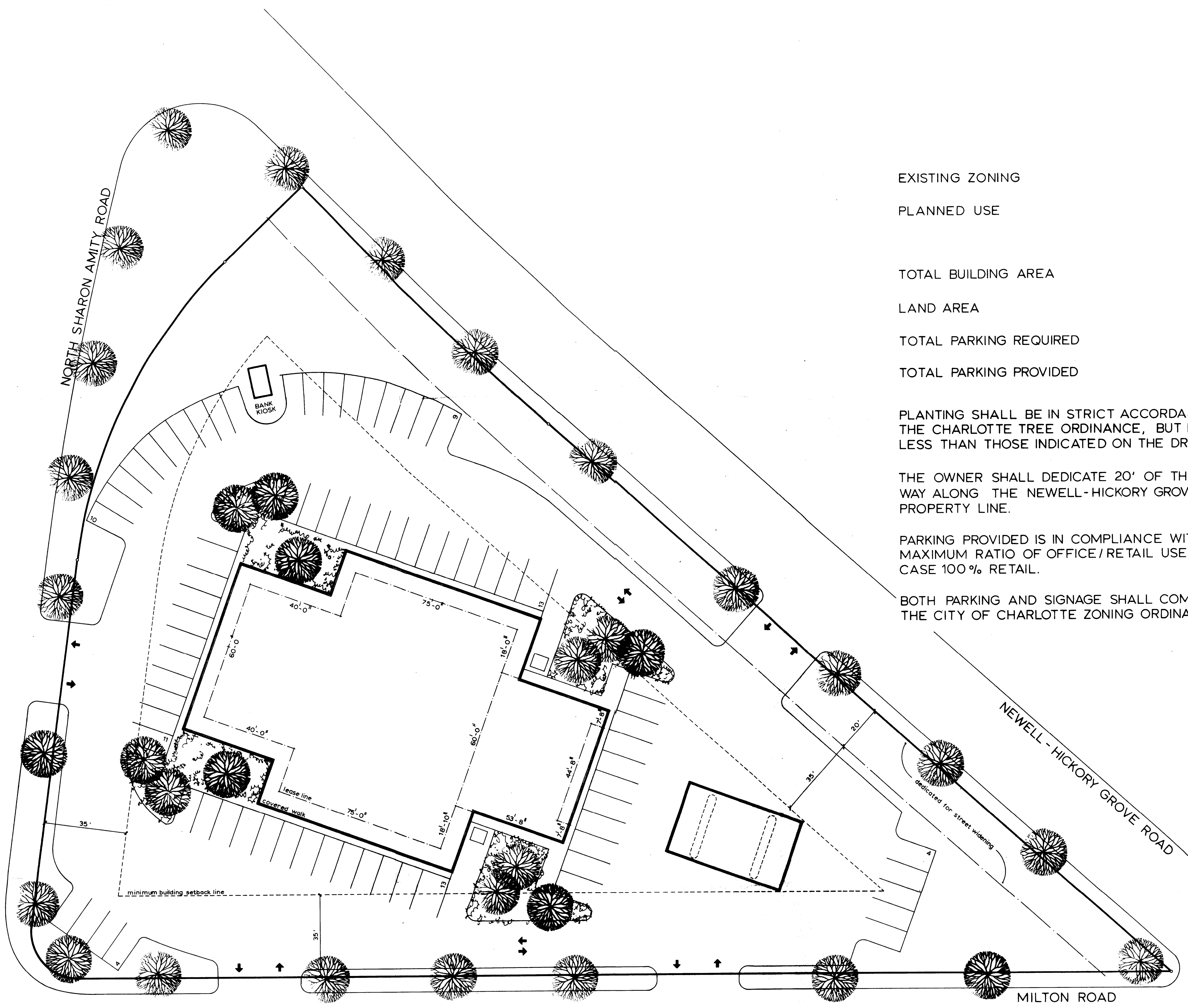
PARKING PROVIDED IS IN COMPLIANCE WITH THE MAXIMUM RATIO OF OFFICE/RETAIL USE, IN THIS CASE 100% RETAIL.

BOTH PARKING AND SIGNAGE SHALL COMPLY WITH THE CITY OF CHARLOTTE ZONING ORDINANCE.

ATTACHED TO ADMINISTRATIVE APPROVAL
 DATED: 02/27/92
 BY: MARTIN R. CRAMTON, JR.

SITE PLAN

1" = 20'



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PLANNED USE	CONVENIENCE FOOD SELF SERVICE GAS RETAIL SHOPS AND C
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SITE PLAN

1" = 20'

CAMERON HOOD ASSOCIATES ARCHITECTS PLANNERS INTERIORS

WATERS 429 South Tryon Street
 INCORPORATED Charlotte, N.C. 28202
 (704) 333-0794

Real Estate Development
 Management
 Brokerage
 Leasing

February 21, 1992

Mr. Keith McVean
 Charlotte-Mecklenburg Planning Commission
 600 East Fourth Street
 Eighth Floor
 Charlotte, Nc 28202

RE: 5724 East W. T. Harris Boulevard
 Parcel #107-032-01

Dear Mr. McVean:

Please find the enclosed four (4) revised site plans of our project indicating the clarification of use to include a restaurant. We formally request an administrative change to this B1SCD plan to clarify this usage for a restaurant. Please let me know as soon as possible if this is acceptable.

Respectfully submitted,

RSD
 R. Steven DeConti
 Director of Design and Construction

RSD/cmo

cc: K. Martin Waters, III



CHARLOTTE-MECKLENBURG
PLANNING COMMISSION
 INTER-OFFICE COMMUNICATION

DATE: February 27, 1992

TO: Robert Brandon
 Zoning Administrator

FROM: *Martin R. Cameron, Jr.*
 Martin R. Cameron, Jr.
 Planning Director

SUBJECT: Administrative Approval for Petition No. 76-54 by Exxon Company
 U.S.A. Tax Parcel #107-032-01

Attached is a revised plan for the above mentioned rezoning petition. The plan has been changed to allow a restaurant to occupy a portion of the building. Since the table of future uses allow uses similar in nature and a restaurant is a use typically allowed in a B-1SCD district, we are administratively approving this change. Please use these plans when evaluating requests for building permits and certificates of occupancy.

MRCJz/RDK:als
 Attachment