

Adjacent Property Owners

1. 099-221-10
James M. Rosebaum
c/o P.O. Box 240260
Charlotte, NC 28224
2. 099-221-11
First Union National Bank of North Carolina Corp.
Real Estate Cons. - 1
T-14 First Union Plaza
Charlotte, NC 28288
3. 107-031-05
Housing Authority of the City of Charlotte
1301 South Blvd.
Charlotte, NC 28203
4. 107-031-04
C.A. Austin
P.O. 18722
Charlotte, NC 28218
5. 099-211-04
Lloyd F. Raucom & Meridith D. Stoever
1512 E. Fourth Street
Charlotte, NC 28204
6. 099-211-05
Barrington Oaks Apartment Association
c/o Criterion Management Inc.
P.O. Box 275
Lafayette, Indiana 47902

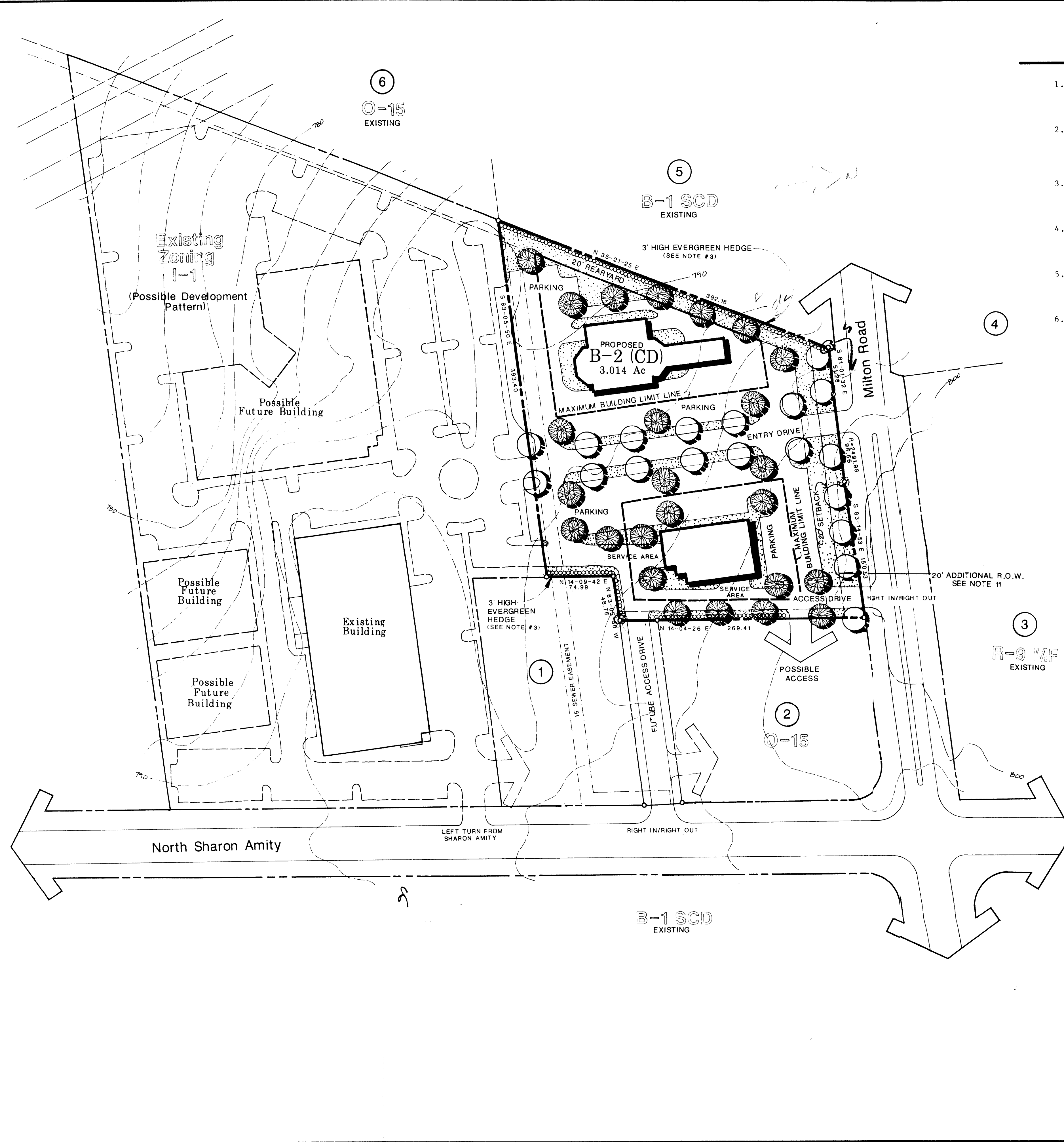
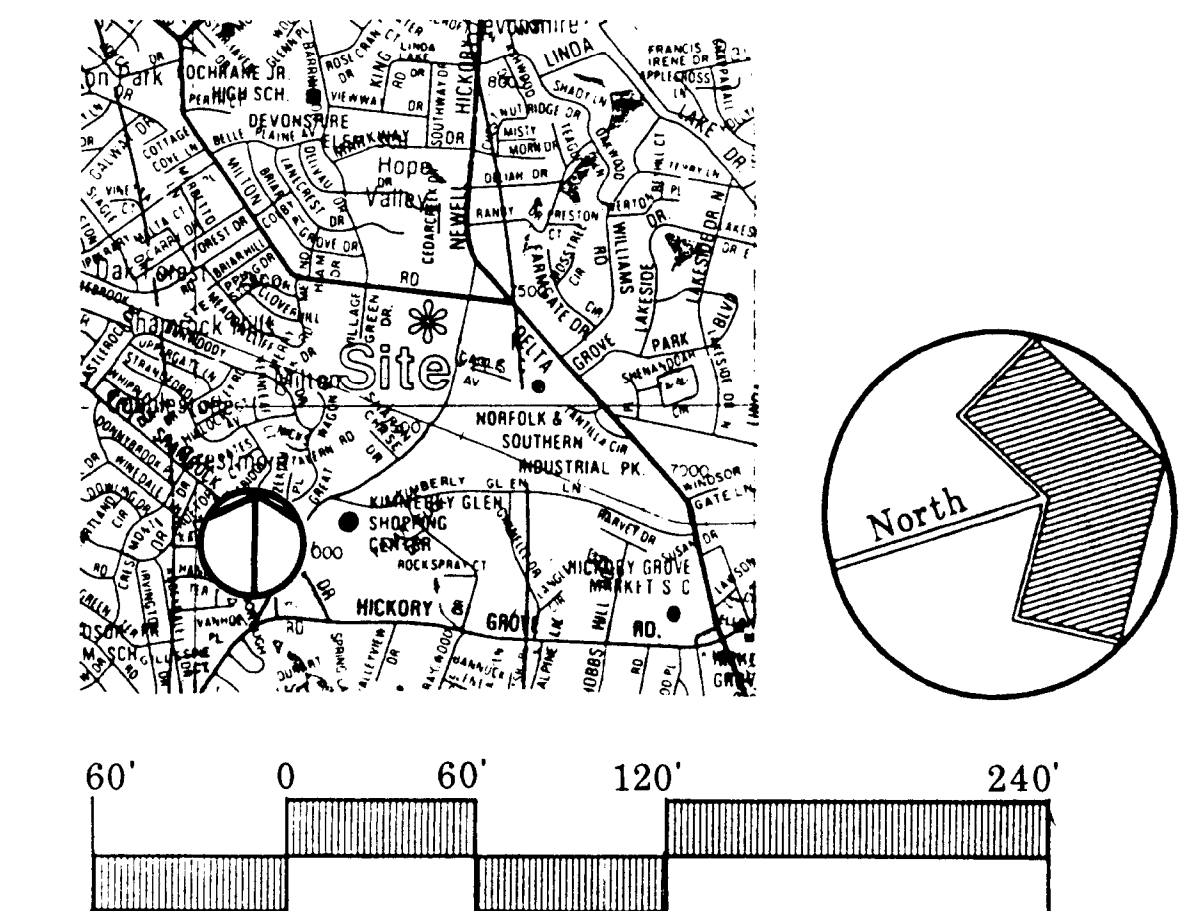
Development Data

Existing Zoning O-15
 Proposed Zoning B-2 (CD)
 Site Area 3.014 AC.±
 Maximum Building Area 15,000 SF
 Permitted Uses:
 Retail Sales And Service, Including
 Car maintenance (Excluding Body Repair)
 And Office.

Development Notes

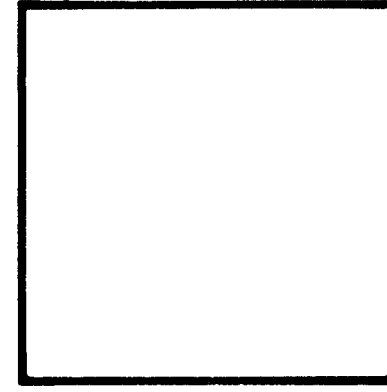
1. WHILE THE SITE PLAN INDICATES A FIRM DETAILED CONCEPT OF DEVELOPMENT, MINOR ADJUSTMENTS TO BUILDING SIZE AND SHAPE, AS WELL AS PARKING AND CIRCULATION LAYOUT, MAY OCCUR WITHIN THE MAXIMUM BUILDING LIMIT LINES ESTABLISHED ON THIS REZONING PLAN, TO ACCOMMODATE ACTUAL SITE CONDITIONS AND FINAL BUILDING CONFIGURATIONS.
2. STREET TREES SHALL BE PLANTED ALONG ALL PUBLIC STREETS WITHIN AND ADJOINING THIS DEVELOPMENT. TREE PLANTING SHALL BE IN ACCORDANCE WITH THE CHARLOTTE STREET TREE PLANTING PROGRAM AND THE CHARLOTTE TREE ORDINANCE.
3. LANDSCAPE AREAS SHOWN BETWEEN ZONING CLASSIFICATIONS SHALL RETAIN EXISTING VEGETATION (IF ANY) AND BE SUPPLEMENTED BY PLANTING WHERE NECESSARY TO PROVIDE A VISUAL SEPARATION OF USES. THIS SEPARATION SHALL SCREEN PARKING AND SERVICE AREAS AND SOFTEN OTHER VIEWS. EVERGREEN HEDGES SHOWN SHALL BE PLANTED AT AN INITIAL HEIGHT OF 3 FEET AND SHALL BE OF A VARIETY EXPECTED TO REACH A HEIGHT OF 6 TO 8 FEET WITHIN 3 YEARS AND SHALL NOT BE PRUNED TO PREVENT THIS HEIGHT BEING ATTAINED.
4. VEHICULAR ACCESS POINTS INTO THE SITE WILL BE LIMITED TO THOSE SHOWN ON THIS REZONING PLAN. THE CONFIGURATION OF DRIVEWAYS AND ACCESS POINTS ARE SUBJECT TO ANY MODIFICATION REQUIRED TO ACCOMMODATE FINAL SITE AND ARCHITECTURAL CONSTRUCTION PLANS AND ARE FURTHER SUBJECT TO APPROVAL BY THE CHARLOTTE DEPT. OF TRANSPORTATION.
5. PARKING PROVIDED WILL COMPLY WITH APPLICABLE ZONING ORDINANCE REQUIREMENTS.
6. ALL SIGNAGE WILL BE IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE ZONING ORDINANCE. NO BILLBOARDS WILL BE PERMITTED.
7. DEVELOPMENT SHALL MEET THE REQUIREMENTS OF THE CHARLOTTE STORMWATER DETENTION ORDINANCE.
8. BOUNDARY INFORMATION FROM SURVEY BY R.B. PHARR & ASSOCIATES, DATED JANUARY 6, 1987.
9. TOPOGRAPHIC INFORMATION FROM CITY OF CHARLOTTE TOPOGRAPHIC MAPS.
10. THE PETITIONER AGREES TO INSTALL FIRE HYDRANTS SO THAT FIRE TRUCKS DO NOT HAVE TO TRAVEL MORE THAN 500' TO THE MOST REMOTE ACCESSIBLE POINT OF ALL BUILDINGS.
11. THE PETITIONER WILL DEDICATE AN ADDITIONAL 20' OF RIGHT-OF-WAY ALONG THE PROPERTY FRONTAGE ON MILTON ROAD. SUCH DEDICATION SHALL OCCUR UPON THE REQUEST OF THE CITY OF CHARLOTTE.
12. ALL BUILDINGS SHALL BE OF MASONRY CONSTRUCTION, LIMITED TO ONE STORY IF FOR BUSINESS USE ONLY. ALL ACTIVITIES AREAS SHALL BE CONTAINED WITHIN THE WALLS OF THE BUILDINGS EXCEPT IF AN AUTO WASH IS ONE OF THE USES. HAND FINISHING MAY OCCUR OUTSIDE THE BUILDING. AN ILLUSTRATION OF THE OVERALL DESIGN INTENT IS ATTACHED AND MADE A PART OF THIS PLAN. DETAILS OF DESIGN AND MATERIAL MAY VARY, BUT THE QUALITY INTENT SHALL NOT.

Location Map



Project Manager
GER
 Drawn By
LL
 Checked By
GER
 Date
10-10-89
 Project Number
89063

Revisions
 11-22-89 REVISED PER CMPC COMMENTS
 1-23-90 REVISED NOTE #3 & ADDED NOTE #12, PER COUNCIL REQUEST AT TIME OF APPROVAL.



DPR ASSOCIATES, INC.
 Landscape Architects
 Planners & Engineers
 2036 East Seventh Street
 Charlotte, NC 28204
 704/332-1204

Re zoning Plan • Petition No. 89-97
 APPROVED BY CITY COUNCIL
 DATE *January 16, 1990*
Sharon Amity - Milton Road Site
 Charlotte, North Carolina
 For Miller Newton
 Sheet Number **RZ-1**
 Of Total