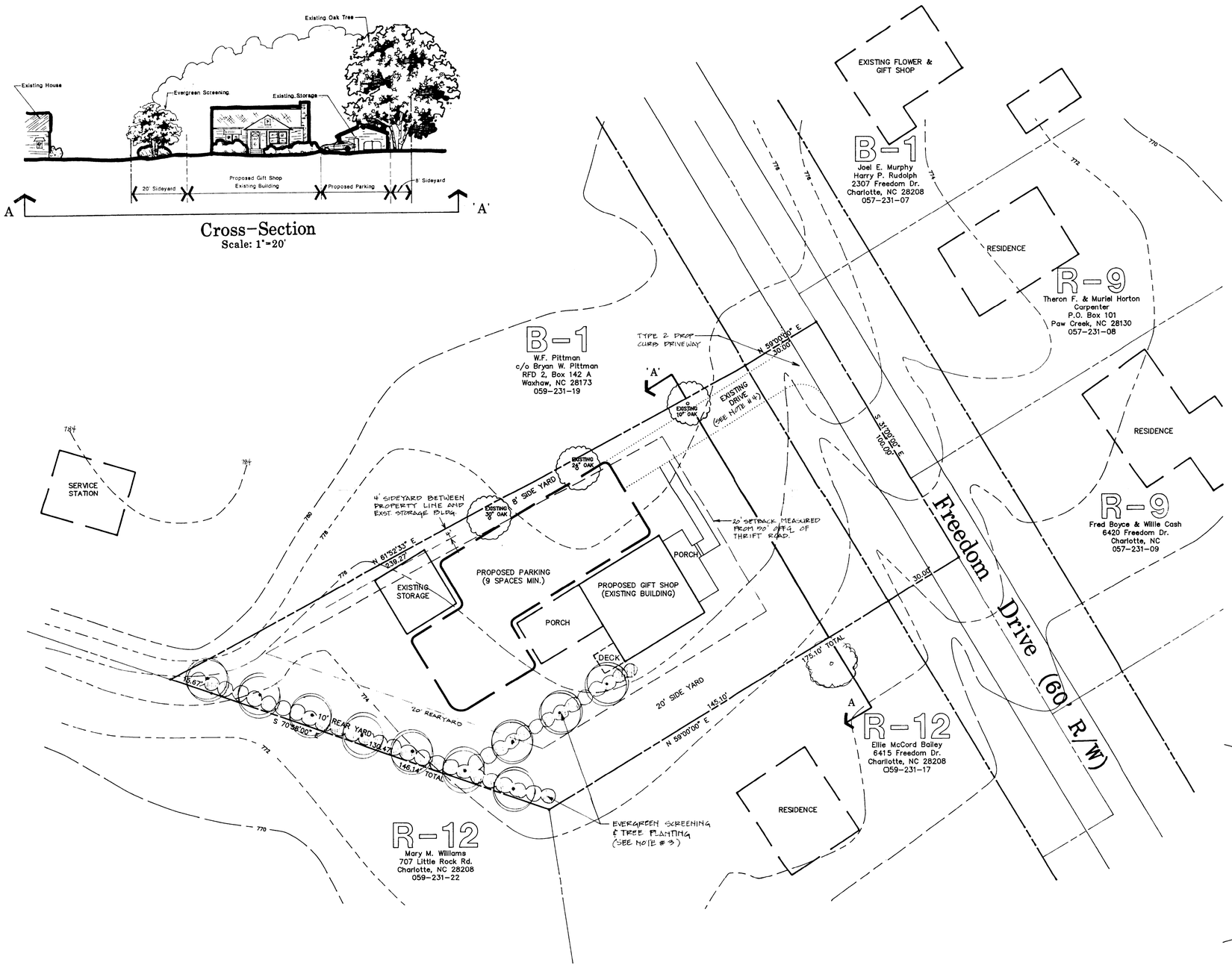
Cross-Section
Scale: 1"=20'



DEVELOPMENT DATA

SITE AREA	.52± Acres
EXISTING ZONING	R-9
PROPOSED ZONING	B-1(CD)

NOTES

SIGNAGE

1. ALL SIGNAGE WILL BE IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE ZONING ORDINANCE. NO BILLBOARDS WILL BE PERMITTED.

LANDSCAPING/EXISTING TREES

2. CARE SHALL BE TAKEN TO PROTECT AND RETAIN EXISTING MATURE TREES D RING DEVELOPMENT OF PARKING AREA.

SCREENING

3. SCREENING WILL MEET OR EXCEED THE REQUIREMENTS OF THE APPLICABLE SECTIONS OF THE ZONING ORDINANCE. SCREENING WILL CONSIST OF EVERGREEN SHRUBS PLANTED 5' O.C.. SUPPLEMENTED AS NECESSARY WITH ADDITIONAL FLOWERING OR SHADE TREES. SCREENING WILL OCCUR IN A 15 FOOT WIDE AREA ~~ALONG PROPERTY LINE.~~ AS SHOWN

ACCESS/CIRCULATION

4. VEHICULAR ACCESS POINTS INTO THE SITE WILL BE LIMITED TO THAT SHOWN ON THIS REZONING PLAN. THE CONFIGURATION OF DRIVEWAY AND ACCESS POINT IS SUBJECT TO ANY MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE PLAN OR CDOT REQUIREMENTS.

5. PARKING SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS OF APPLICABLE SECTIONS OF THE ZONING ORDINANCE. PARKING WILL NOT BE PERMITTED IN FRONT OF THE BUILDING (FREEDOM DRIVE BUILDING FACE).

6. STANDARD REQUIREMENTS OF THE SUBDIVISION ORDINANCE, BUILDING CODE AND ZONING ORDINANCE WILL BE MET (DRIVEWAY PERMITS, TREE ORDINANCE, CURBS, SIDEWALK, STORM DRAINAGE AND SCREENING).

USES

7. USES WILL BE LIMITED TO RETAIL FLOWER (INCLUDING SHRUBS AND SMALL TREES) AND GIFT SHOP BUSINESS AND ACCESSORY USES OR AS A SINGLE FAMILY RESIDENCE.

8. PETITIONER WISHES TO SPECIFICALLY INDICATE THAT THE WHOLESALE OR RETAIL SALE OF ALCOHOLIC BEVERAGES WILL BE PROHIBITED.

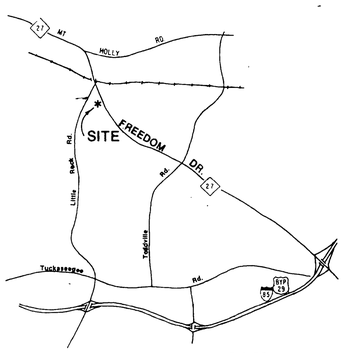
BUILDING

9. EXISTING STRUCTURE AND LANDSCAPING WILL REMAIN; THE RESIDENTIAL CHARACTER AND APPEARANCE OF THE HOUSE WILL BE MAINTAINED. ANY STORAGE OR SALES OF SMALL TREES AND SHRUBS SHALL TAKE PLACE BEHIND THE FRONT PORTION OF THE PROPOSED GIFT SHOP (EXIST. BLDG.)

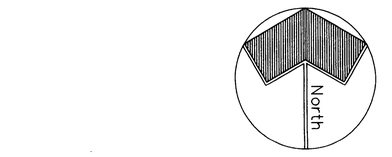
REFERENCE INFORMATION

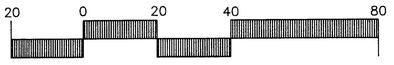
10. BOUNDARY INFORMATION FROM SURVEYS BY DAVID R. LANTER, FEBRUARY 23, 1967, AND W.K. DICKSON, MAY 24, 1940.

ATTACHED TO ADMINISTRATIVE APPROVAL
DATED: 04/24/92
BY: MARTIN R. CRAMTON, JR.



VICINITY MAP





"For Public Hearing"

Project Manager	ED
Drawn By	AEW
Checked By	LRM
Date	10-31-90
Project Number	90063

Revisions:
1.) 9-18-91: Per Staff Comments. ('For Public Hearing' Document)
2.)11-6-91: Revised Notes #7 & 9
3.)4-2-92:Revised Screening Location and Added Deck.

DPR DESIGN·PLANNING·RESEARCH

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

Rezoning Plan • Petition No. 91-68

Pawtuckett Flowers and Gifts
Charlotte, North Carolina

Scale: 1"=20'

Sheet Number
RZ-1
Of 1 Total 1

CHARLOTTE-MECKLENBURG
PLANNING COMMISSION

INTER-OFFICE COMMUNICATION

DATE: April 24, 1992

TO: Robert Brandon,
Zoning Administrator

FROM: Martin R. Cramton, Jr.,
Planning Director

SUBJECT: Administrative Approval for Petition No. 91-68, Robert and Lorene Hawkins, Tax Parcel #059-231-18

Attached is a revised copy of the above-mentioned rezoning petition. The plan has been revised to shift the required screening away from the property line and closer to the existing house so as to not block the view of the adjoining property owner. We have also added a small deck to the rear of the structure. Since these changes are minor and do not reduce the yards at the exterior of the property I am administratively approving this plan. Please use this plan when evaluating requests for building permits and certificates of occupancy.

MRCJr.:KHM:dmh

Attachment