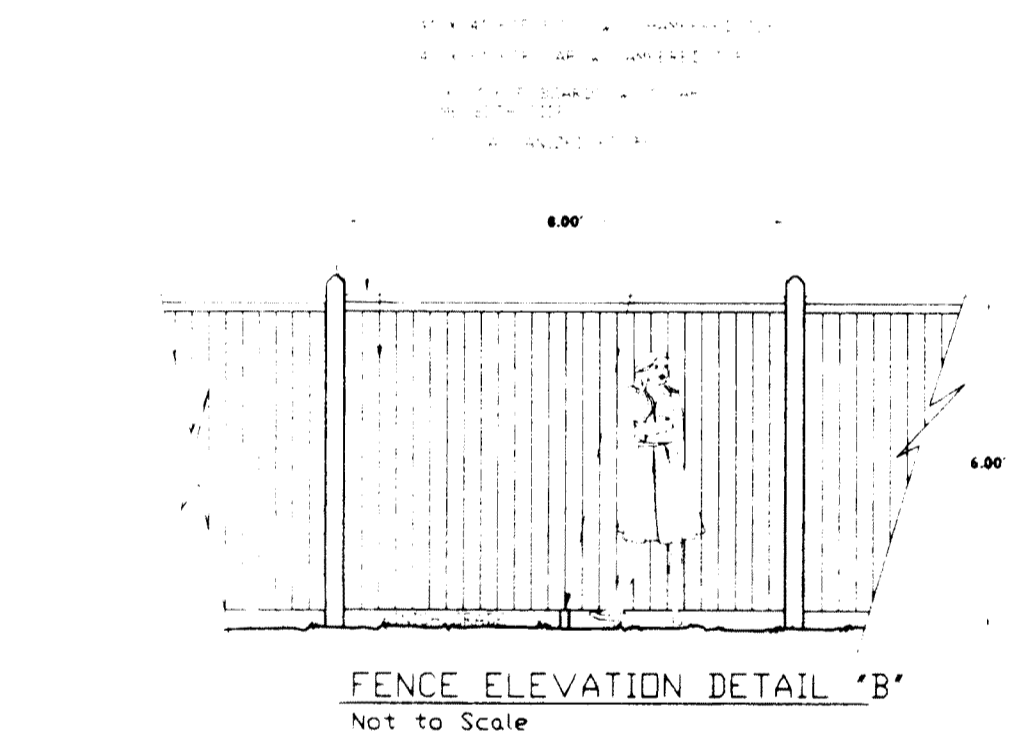
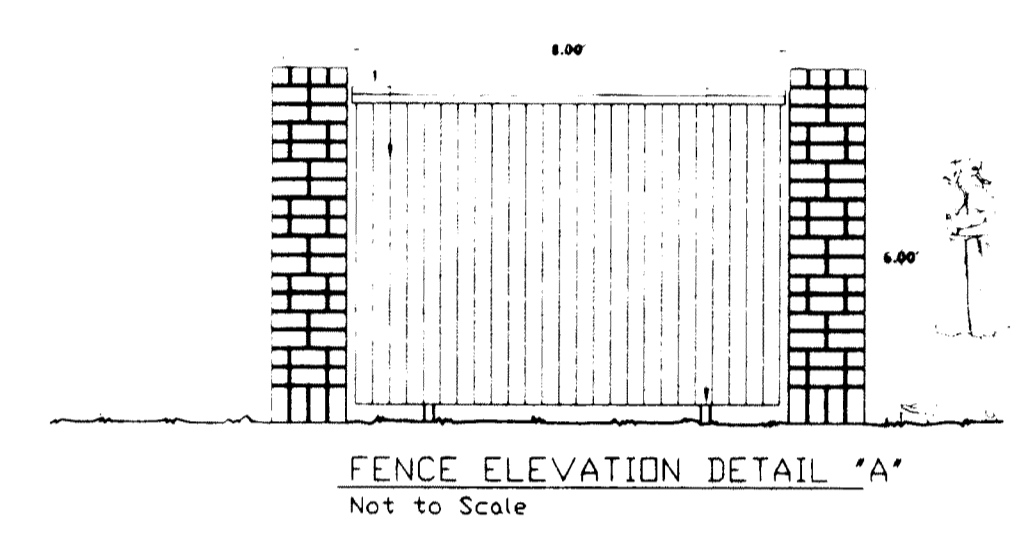


Tabulation

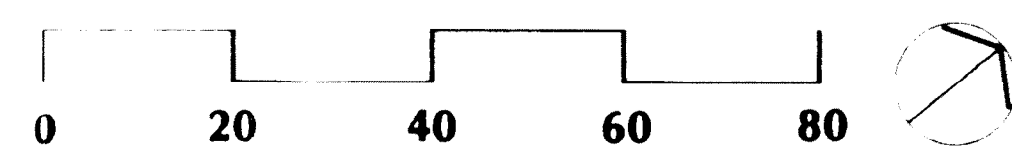
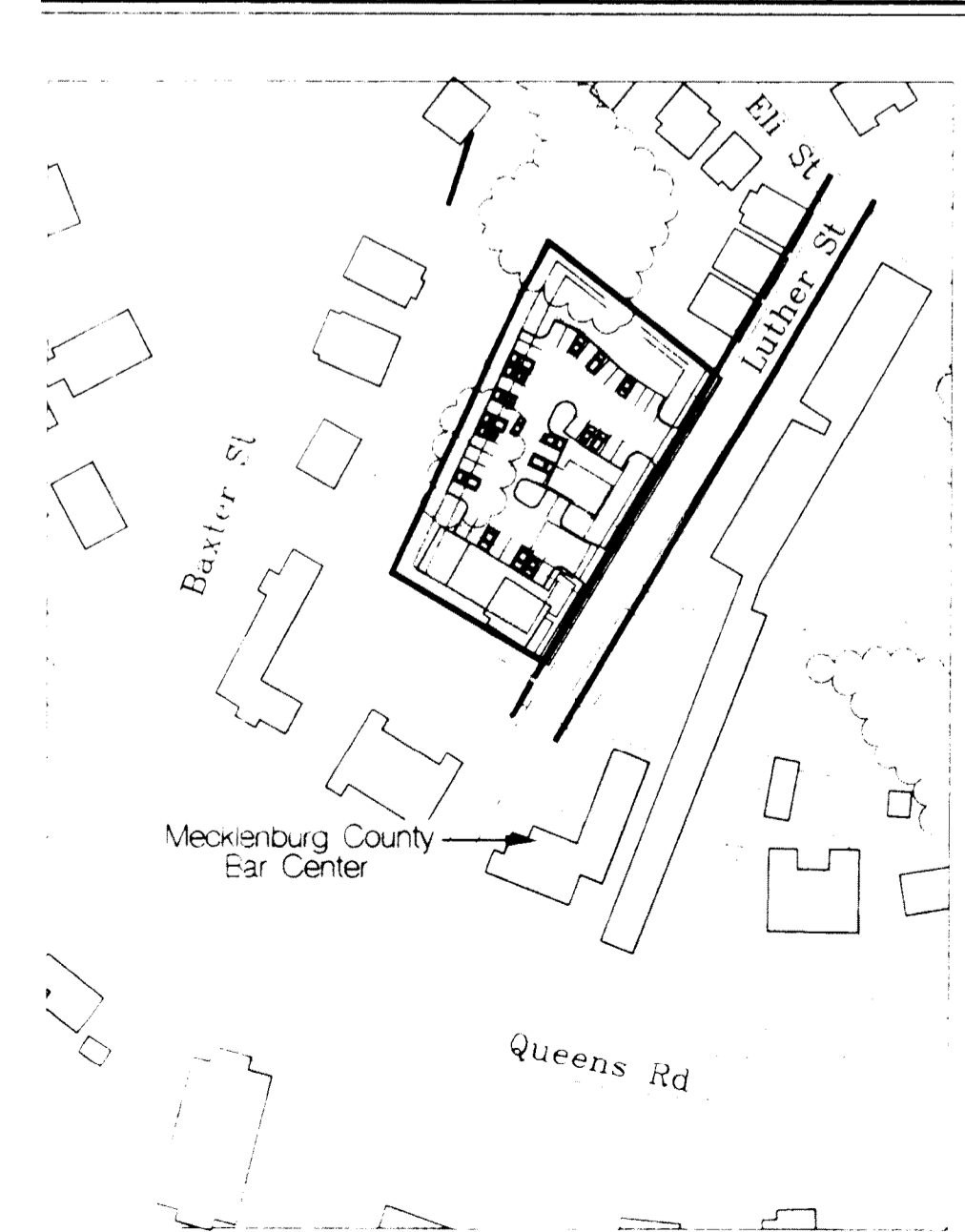
Existing Zoning:	R - 12 MF
Proposed Zoning:	O2 - OD
Area:	0.6652 AC.
Parcel Number:	25-233-10, 11, 12
Parking Provided:	43
Parking Area:	1400 SF
Proposed Use:	Residential or Office

General Notes

1. The purpose of this request is to provide additional parking for the Mecklenburg County Bar Center located at the corner of Queens Road and Luther Street. The site of the Mecklenburg County Bar Center was the subject of a 1993 rezoning petition (93-28) for use of that property by the Mecklenburg Bar. These notes largely parallel the notes set forth in Petition 93-28.
2. This request will allow only the following permitted uses on this property.
 - Parking for the existing Mecklenburg County Bar site
 - Dwellings, detached, duplex, triplex, or quadruplex.
 - Potential office use of the existing residential structure.
 - Prohibited uses shall include all uses listed under Section 9.703 of the Zoning Ordinance (Uses permitted under proscribed conditions) except for Item 9 - Dwelling-mixed use.
3. The Owner intends for the existing tenant to remain in possession of the residence for the foreseeable future, but reserves the right to demolish or relocate the residence and to develop the remaining portion of the site for either parking or a new building.
4. In the event that the existing structure is demolished, it shall be replaced with a structure of no more than 4000 square feet subject to the following additional conditions. Any replacement structure shall be in keeping with the architectural character of the neighborhood with a pitched roof, a maximum height of two stories, and a maximum residential area of 3000 square feet.
5. The parking layout shall conform to all dimensional requirements indicated in the Charlotte-Mecklenburg Land Development Standards Manual.
6. All buffers shall conform to the requirements of a "Class C" buffer as indicated in Section 12 of the City of Charlotte Zoning Ordinance.
7. The existing 36" Oak is to be preserved.
8. This plan represents a firm development commitment but minor changes in layout will be allowed to reflect actual field conditions.
9. The proposed parking lot and associated driveway access from Luther Street will be subject to review and permitting through the City of Charlotte department of Transportation. The parking area will preserve and use as much of the perimeter vegetation as possible. Per Zoning Ordinance requirements, supplemental shrubs and solid screen fences and walls will be added in order to meet the applicable zoning ordinance requirements for screening and buffers in accordance with Sections 12.302 and 12.303 of the Zoning Ordinance.
10. The Owners will add supplemental trees, if required, within the tree protection zone along Luther Street to meet the standards of the City of Charlotte Ordinance, Chapter 21 of the City Code. The plantings depicted on this plan shall be subject to review and approval by the Urban Forestry staff in conjunction with the building permit process.
11. One identification sign shall be permitted in accordance with applicable Zoning Ordinance standards, but in no event shall said sign be erected on the property that exceeds 10 square feet in total area. The identification sign shall also be restricted to a maximum height of four feet and shall be a ground mounted sign.
12. The Owner shall provide standard 2'-6" curb and gutter and a four feet sidewalk along the property frontage on Luther Street.
13. Exterior lighting will be positioned so as to not shine into adjacent properties. New light fixtures will not exceed 12 feet in height.
14. No exterior dumpsters are proposed as a part of this request.
15. No parking shall be allowed on either side of Luther Street for the entire length of the subject parcel.
16. As required by the notes to the existing site plan for the Mecklenburg County Bar Center (93-28) the use of this parking lot shall be subject to the following restrictions: "No owner or user of the Mecklenburg Bar Center shall conduct events, meetings, seminars, or other gatherings of 50 or more people on weekdays between the hours of 6:00 am and 6:00 pm if reasonably anticipated parking requirements for the gathering exceed the required available parking." Required available parking is defined as "one (1) parking space for each 1.5 persons which are available on site or by lease, license or contract off-site, within 1000 feet of the property."
17. The petitioner reserves the right to request a variance from the City of Charlotte Board of Adjustment to allow a front setback of 20 feet consistent with the O-2 zoning designation, in lieu of the 30 feet setback stipulated in Section 12.102(1).
18. Total impervious area is less than 20,000 square feet. Consequently, stormwater detention is not to be provided.
19. Screening shall be provided per Zoning Ordinance Section 12.303.



Vicinity Map



Rezoning Petition
97-79

For Public Hearing
Denied - City Council
97-79 3-16-98

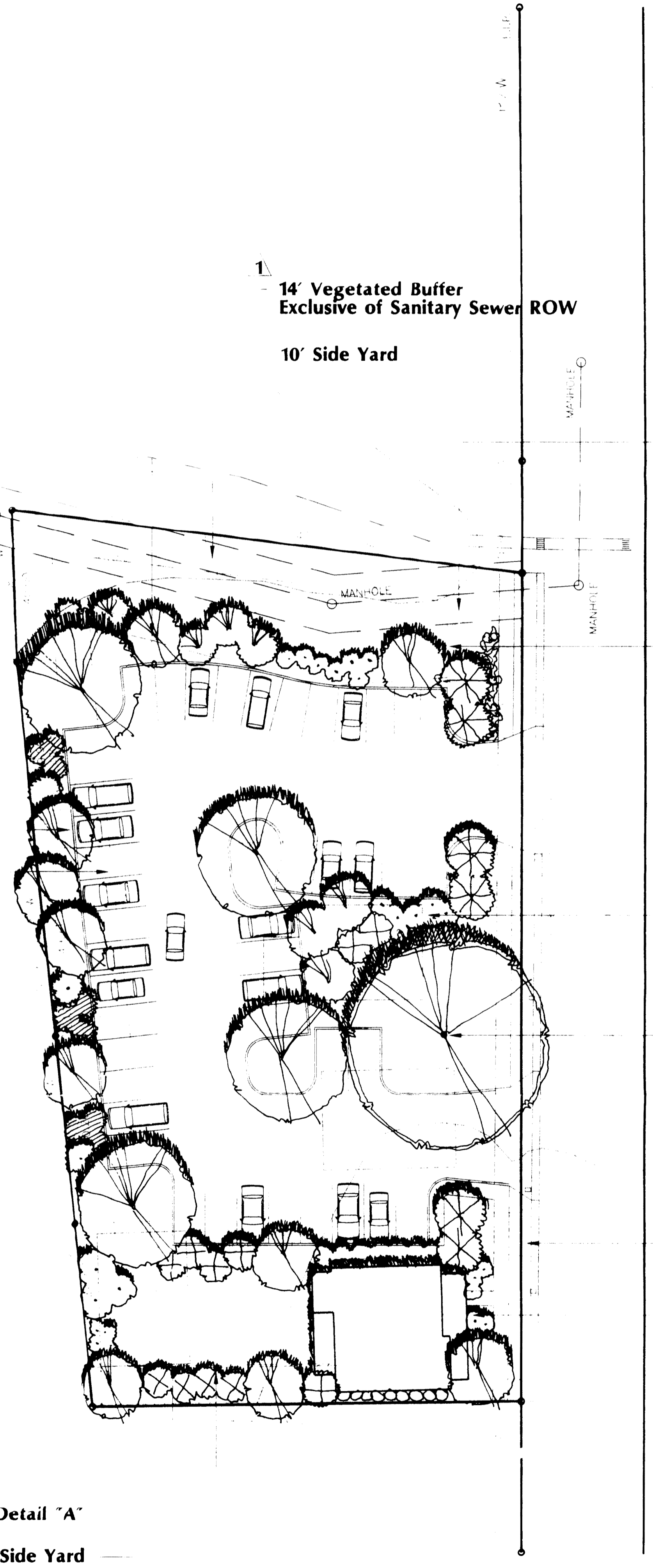
Brian Sigmon
Brian Sigmon
Landscape Architecture PA

1212 South Boulevard
Suite 201
Charlotte, NC 28203-4208
704/375 0725

DATE: 2 June 1997
REVISIONS:
1. For Review: 19 September 1997

JOB NO.

SHEET **1**
OF **1**



1 10.5' Buffer with Fence Detail "B"
20' Rear Yard

1 10.5' Buffer with Fence Detail "A"
10' Side Yard

Existing Chain Link Fence to be Removed

20' Setback

Former Dwellings Previously Demolished

Existing 36" Oak to be Preserved

Gutter with 4' Sidewalk

Existing Structure to Remain