

General Site Data

Area: 4.0656 Acres
 Current Zoning: B-2, CD
 Proposed Zoning: B-2, CD - Site Plan Amendment
 Proposed Use: See Development Standards

Existing Approved Building Area: 9,359 Sq. Ft.
 Proposed Additional Building Area: 6,100 Sq. Ft.
 Total Proposed Building Area: 15,450 Sq. Ft.

Proposed On-Site Parking: 42 Spaces
 (45 spaces provided with current zoning, proposed parking layout shows new and existing spaces.)

Development Standards

GENERAL PROVISIONS:
 ALL DEVELOPMENT STANDARDS ESTABLISHED UNDER THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE") FOR THE B-2 ZONING DISTRICT CLASSIFICATION SHALL BE FOLLOWED IN CONNECTION WITH DEVELOPMENT TAKING PLACE ON THE SITE UNLESS MORE STRINGENT STANDARDS ARE ESTABLISHED BY THESE DEVELOPMENT STANDARDS.

PRESERVATION OF EXISTING BUILDINGS AND GROUNDS:
 THE EXISTING BUILDINGS AND GROUNDS ARE CURRENTLY DESIGNATED AS HISTORIC PROPERTY. THE PETITIONER HAS OBTAINED A CERTIFICATE OF APPROPRIATENESS TO MAKE CERTAIN MODIFICATIONS TO THE EXISTING BUILDINGS AND ADDITIONAL IMPROVEMENTS TO THE SITE, ALL AS MORE PARTICULARLY DESCRIBED ON THIS TECHNICAL DATA SHEET. SUBJECT ONLY TO THESE AUTHORIZED MODIFICATIONS AND IMPROVEMENTS, THE BUILDINGS AND GROUNDS MUST BE MAINTAINED IN ACCORDANCE WITH THEIR DESIGNATION AS HISTORIC PROPERTY.

- PERMITTED USES:**
1. THE SITE WILL BE USED IN THE STYLE OF A BED AND BREAKFAST COUNTRY INN WHICH OFFERS TEMPORARY OVERNIGHT LODGING TO THE GENERAL PUBLIC, WITH MEALS.
 NO MORE THAN 16 GUEST ROOMS WILL BE PERMITTED ON THE SITE.
 2. THE HOUSE, GROUNDS AND DINING FACILITIES MAY ALSO BE USED FOR PRIVATE FUNCTIONS, INCLUDING, BUT NOT LIMITED TO, RECEPTIONS, WEDDINGS, SOCIAL GATHERINGS, CONFERENCES, RETREATS, SYMPOSIUMS, SEMINARS AND OTHER SPECIAL EVENTS.

BUFFER AREAS:
 BUFFER / "AS WILL BE ESTABLISHED ON THE SITE IN ACCORDANCE WITH THE PROVISIONS OF SECTION 12.202 OF THE ORDINANCE.

- PARKING:**
1. OFF-STREET PARKING WILL BE PROVIDED TO MEET OR EXCEED THE REQUIREMENTS OF THE ORDINANCE. THESE REQUIREMENTS WILL BE SATISFIED THROUGH A COMBINATION OF ON-SITE AND OFF-SITE LOCATIONS (ADJACENT CHURCH PARKING LOTS AS PERMITTED UNDER SECTION 12.203 OF THE ORDINANCE.)
 2. OFF-STREET PARKING SPACES PROVIDED ON THE SITE WILL BE CONFINED TO THE AREAS DEPICTED ON THE TECHNICAL DATA SHEET.

SIGNAGE:
 ALL SIGNAGE PLACED ON THE SITE WILL SATISFY THE REQUIREMENTS OF THE ORDINANCE.

ACCESS POINTS (DRIVEWAYS):
 ACCESS POINTS SHALL BE LIMITED TO THOSE SHOWN ON THE TECHNICAL DATA SHEET.

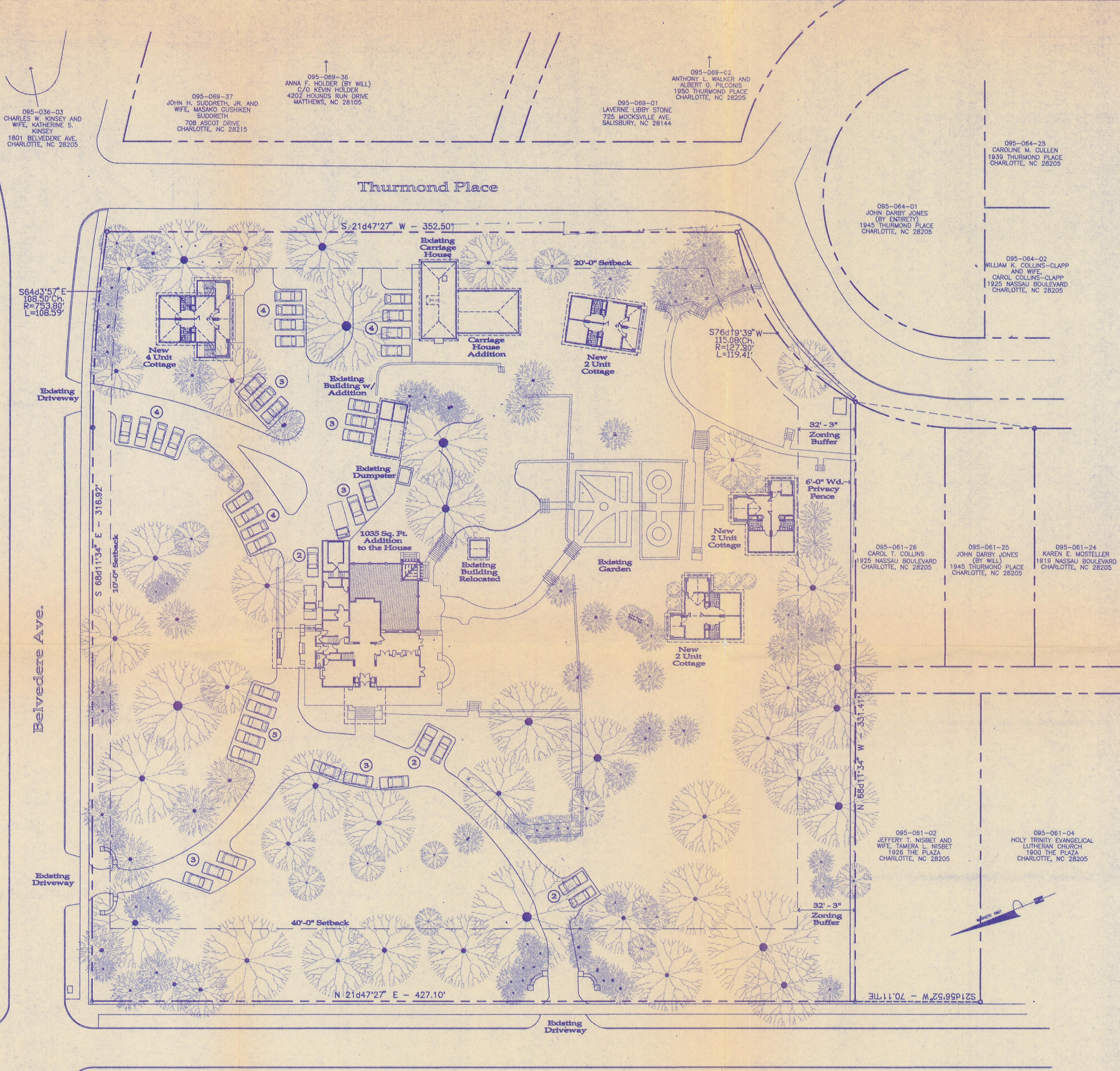
LIGHTING:
 ALL PERMANENT AND TEMPORARY EXTERIOR LIGHTING WILL BE SUCH AS TO MAINTAIN THE RESIDENTIAL CHARACTER OF THE PROPERTY.

- OTHER RESTRICTIONS:**
1. ALL DUMPSTER AREAS WILL BE SCREENED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDINANCE. DUMPSTER AREAS WILL BE ENCLOSED ON ALL FOUR SIDES BY A WOODEN FENCE OR BRICK WALL, WITH ONE SIDE BEING A HINGED GATE. IF ONE OR MORE SIDES OF THE DUMPSTER AREA ADJON THE REAR WALL OF A BUILDING, THE REAR WALL MAY BE SUBSTITUTED FOR THE FENCE OR WALL ALONG EACH SIDE.
 2. ALL FUNCTIONS HELD OUTDOORS WILL BE CONDUCTED IN ACCORDANCE WITH CHARLOTTE NOISE CONTROL ORDINANCE.
 3. TEMPORARY STRUCTURES SUCH AS STAGES AND TENTS MUST BE LOCATED AT LEAST 20 FEET BEHIND THE RIGHTS-OF-WAY ALONG THE PLAZA, BELVEDERE AVENUE AND THURMOND PLACE.
 4. VEGETATION ALONG PROPERTY LINES WHICH ADJUT RESIDENTIAL PROPERTIES WILL BE MAINTAINED AND PRESERVED IN ITS EXISTING CONDITION TO PROVIDE SCREENING. ADDITIONAL SCREENING WILL BE PROVIDED AS NECESSARY TO CONFORM TO THE REQUIREMENTS OF THE ORDINANCE.
 5. THERE MAY BE NO SUBDIVISION OF THE SITE.

AMENDMENTS:
 FUTURE AMENDMENTS TO THE TECHNICAL DATA SHEET AND THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OF OWNER OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE.

BINDING EFFECT OF THE REZONING APPLICATION:
 IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO DEVELOPMENT OF THE SITE IMPOSED UNDER THESE DEVELOPMENT STANDARDS AND THE TECHNICAL DATA SHEET WILL UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS, DESIGNATION AS HISTORIC PROPERTY.

Petition Number: _____



1 Site Plan Amendment
 C1 1" = 30' - 0"

- 095-036-03 CHARLES W. KINSEY AND WIFE, KATHERINE S. KINSEY 1801 BELVEDERE AVE. CHARLOTTE, NC 28205
- 095-035-09 JAMES CORNELIUS KRIMMINGER 1733 BELVEDERE AVE. CHARLOTTE, NC 28205
- 095-035-06 DAVID E. BRENZER 1728 BELVEDERE AVE. CHARLOTTE, NC 28205
- 095-035-07 STEPHEN B. WHITLOW AND WIFE, JOHNNIE B. WHITLOW 1725 BELVEDERE AVE. CHARLOTTE, NC 28205
- 095-035-08 DORIS BENFIELD BOST 1717 BELVEDERE AVE. CHARLOTTE, NC 28205
- 095-035-19 DORIS BENFIELD BOST 1717 BELVEDERE AVE. CHARLOTTE, NC 28205
- 095-035-04 RAY EFRID HALL AND WIFE, RUTH K. HALL 2108 THE PLAZA CHARLOTTE, NC 28205
- 095-035-05 SUSAN C. RICHARDS AND PETER W. GODDARD AND NAOMI SWINTON 2100 THE PLAZA CHARLOTTE, NC 28205
- 081-197-16 ROBERT MICHAEL KALANA 2101 THE PLAZA CHARLOTTE, NC 28205
- 081-197-17 JOHN PHILIP YOUNG 2107 THE PLAZA CHARLOTTE, NC 28205
- 081-197-29 JOHN DAVID SINGLETARY 1634 WOODBERRY RD. CHARLOTTE, NC 28212
- 081-197-12 DEBRA D. SMITH & DARRYL W. MCCOLLUM 3114 E. FORD ROAD CHARLOTTE, NC 28205
- 081-197-11 FRANCES S. JOHNSON (BY ENTIRETY) 2027 THE PLAZA CHARLOTTE, NC 28205
- 081-197-10 GERALDINE SUMTER 2021 THE PLAZA CHARLOTTE, NC 28205
- 081-197-09 CRESCENT PROPERTY RENTALS, LLC 2220 EAST 5TH STREET CHARLOTTE, NC 28204
- 081-197-08 WILLIAM H. DAVIS, II 2009 THE PLAZA CHARLOTTE, NC 28205
- 081-197-07 RICHARD LEONE AND WIFE, BETTY LEONE PRESSLEY LIVING TRUST 2001 THE PLAZA CHARLOTTE, NC 28205
- 081-197-06 CONRAD HOLMES FARRAR, JR. AND WIFE, LILLIE FARRAR 1927 THE PLAZA CHARLOTTE, NC 28205
- 081-197-05 HERMAN LEON MORTON AND STEPHEN WILKINSON HARWELL 1919 THE PLAZA CHARLOTTE, NC 28205

095-069-37 JOHN H. SUDDRETH, JR. AND WIFE, MASAKO GUSHIKEN SUDDRETH 708 ASSOT DRIVE CHARLOTTE, NC 28215

095-069-36 ANNA F. HOLDER (BY WILL) C/O KEVIN HOLDER 4202 HOUNDS RUN DRIVE MATTHEWS, NC 28105

095-069-01 LAVERNE LIBBY STONE 725 MOCKSVILLE AVE. SALISBURY, NC 28144

095-069-02 ANTHONY L. WALKER AND ALBERT G. PILCONIS 1050 THURMOND PLACE CHARLOTTE, NC 28205

095-064-25 CAROLINE M. GULLEN 1939 THURMOND PLACE CHARLOTTE, NC 28205

095-064-01 JOHN DAREY JONES (BY ENTIRETY) 1945 THURMOND PLACE CHARLOTTE, NC 28205

095-064-02 WILLIAM K. COLLINS-CLAPP AND WIFE, CAROL COLLINS-CLAPP 1925 NASSAU BOULEVARD CHARLOTTE, NC 28205

095-061-28 CAROL T. COLLINS 1925 NASSAU BOULEVARD CHARLOTTE, NC 28205

095-061-25 JOHN DAREY JONES (BY WILL) 1945 THURMOND PLACE CHARLOTTE, NC 28205

095-061-24 KAREN E. MOSTELLER 1919 NASSAU BOULEVARD CHARLOTTE, NC 28205

095-061-02 JEFFERY T. NISBET AND WIFE, TAMARA L. NISBET 1926 THE PLAZA CHARLOTTE, NC 28205

095-061-04 HOLY TRINITY EVANGELICAL LUTHERAN CHURCH 1900 THE PLAZA CHARLOTTE, NC 28205