

MEGA
ARCHITECTURE

308 CLANTON ROAD
CHARLOTTE, N.C. 28217
PHONE: 704-525 7737
FAX: 704-525 8988

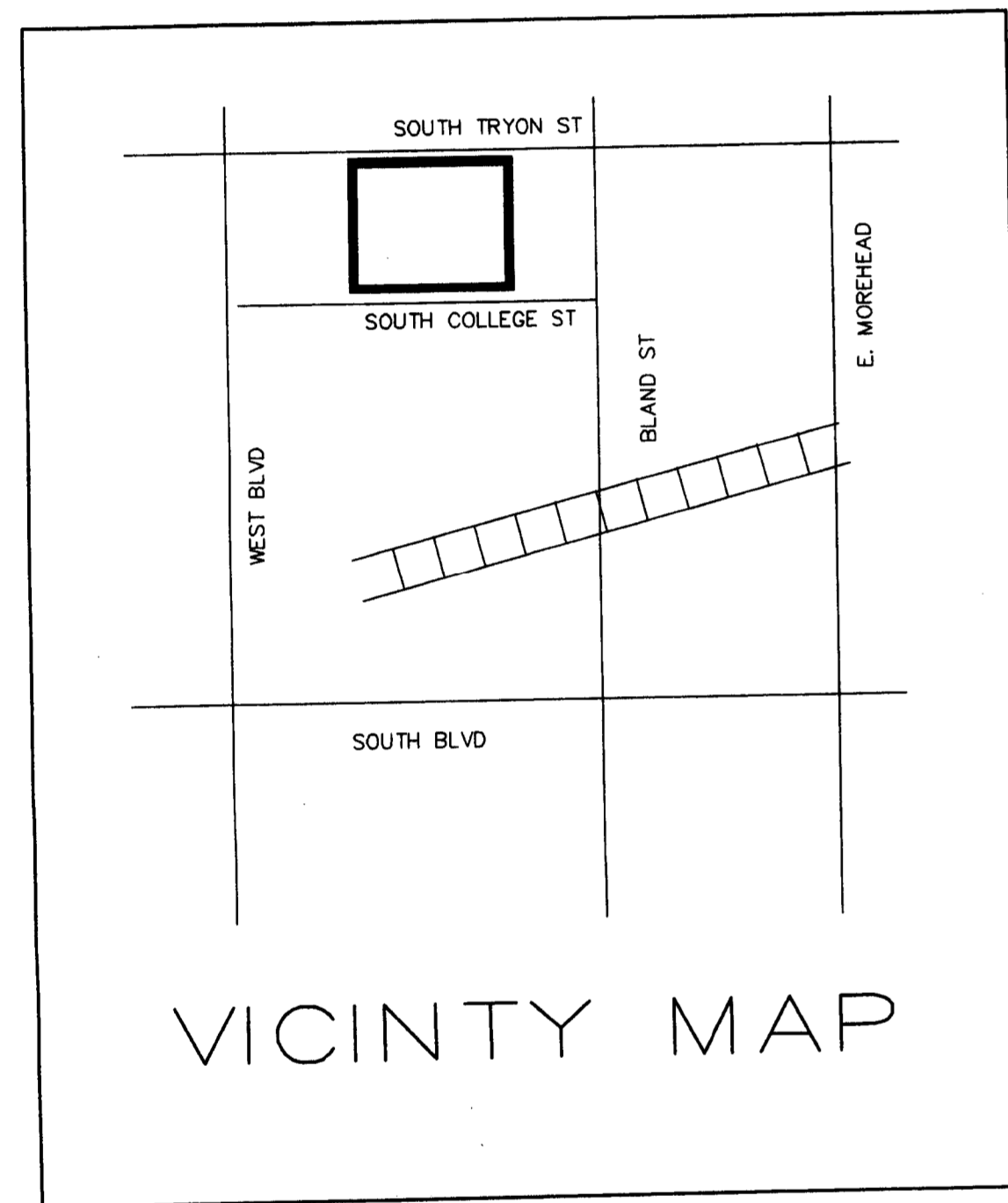
98-32
123-041-02-04

APPROVED BY CITY COUNCIL
DATE June 15, 1998

PROJECT TITLE
PROPOSED
REZONING FOR
1411-1423 SOUTH TRYON ST
CHARLOTTE, N.C.

REVISIONS
5-15-98
5-26-98 PER ZONING COMMITTEE

DRAWN BY H. L.
SCALE 1"=20'
PROJ. NO. 9805-015
ISSUE DATE 05-15-98
DRAWING NO. S1

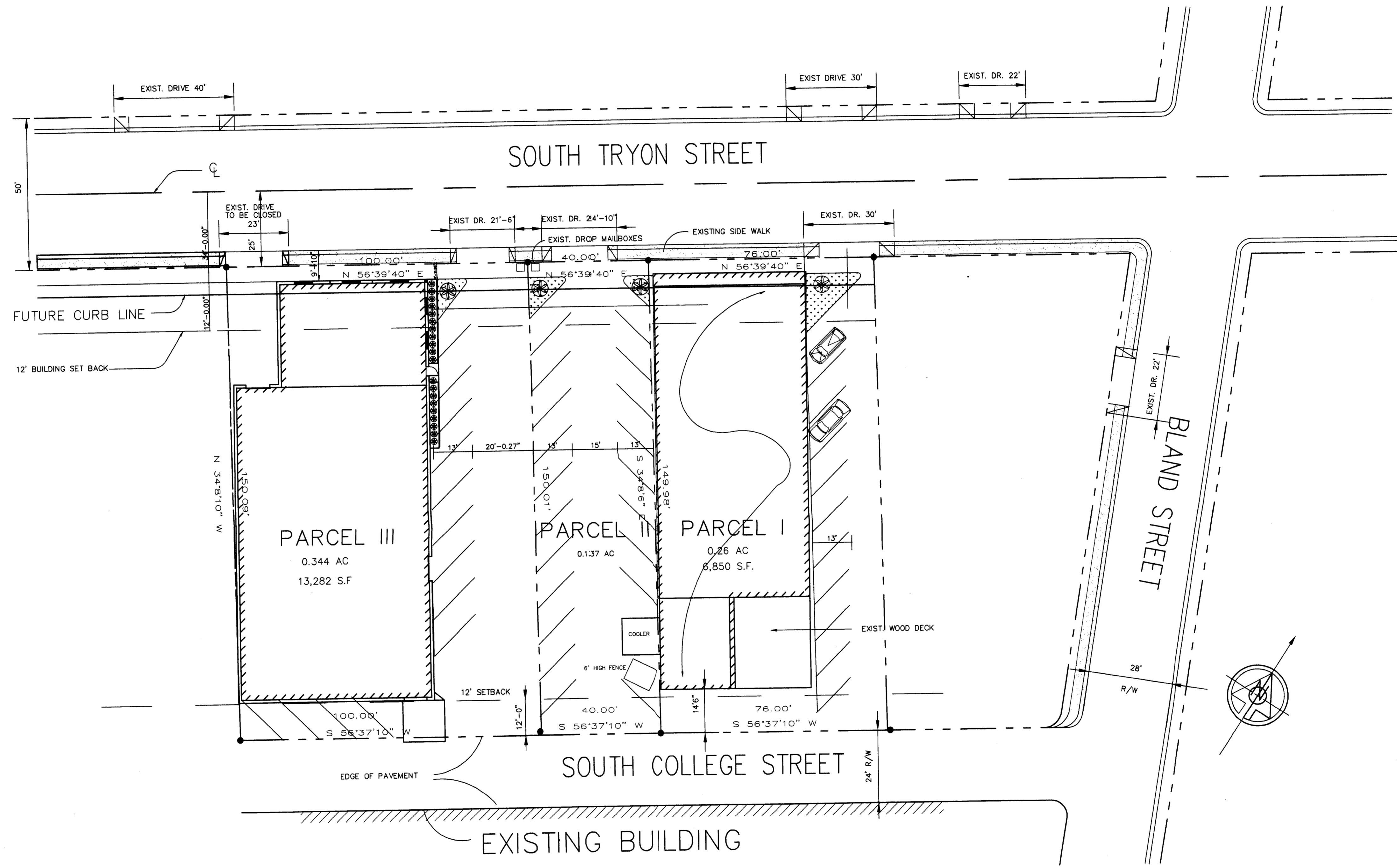


SITE DATA

EXISTING ZONING: 1-2
PROPOSED ZONING: NS
MAXIMUM BUILDING SIZE: 28,024 (EXISTING BUILDINGS)
REQUIRED PARKING: 46 SPACES
PROPOSED PARKING: 38 (EXISTING SPACES) ADDITIONAL PARKING IS PROVIDED OFF SITE VIA LONG TERM LEASE
REQUIRED YARD DIMENSIONS: FRONT - 12FT FROM BACK OF FUTURE CURB
SIDE - 0'/10'
REAR - 10'
AREA PARCEL I = 0.26 AC BLDG. AREA 6,850 S.F.
PARCEL II = 0.137 AC
PARCEL III = 0.344 BLDG. AREA 13,282 S.F.

CONDITIONAL NOTES

- 1. THIS SITE PLAN REPRESENTS THE ARRANGEMENT OF BUILDINGS, ACCESS, AND PARKING ON THIS SITE. THE EXISTING BUILDINGS ARE TO REMAIN.
- 2. ALL USES IN THE NEIGHBORHOOD SERVICES (NS) DISTRICT SHALL BE PERMITTED EXCEPT AUTOMOBILE SERVICE STATIONS AND DRIVE THROUGH WINDOWS.
- 3. DETACHED SIGNAGE, IF PROVIDED, WILL BE LIMITED TO 20 FEET IN HEIGHT.
- 4. ALL DUMPSTERS WILL BE SCREENED WITH SOLID ENCLOSURES WITH GATES.
- 5. ACCESS POINTS TO THE SITE FROM S. TRYON ST. (THREE EXISTING) AND S. COLLEGE ST. (THREE EXISTING) WILL BE LIMITED TO THOSE SHOWN ON THE PLAN.
- 6. THE PROPOSED DEVELOPMENT WILL COMPLY WITH ALL APPLICABLE ORDINANCE REQUIREMENTS FOR SIGNAGE, PARKING, AND SCREENING/LANDSCAPING.
- 7. SCREENING WILL BE PROVIDED PER SECTION 12.303.
- 8. IF A FIRE HYDRANT IS NOT LOCATED WITHIN 750' OF BUILDINGS ON THE SITE, PETITIONER WILL PROVIDE ONE.
- 9. THE PETITIONER WILL COMPLY WITH AND IMPLEMENT THE IMPROVEMENTS CALLED FOR ON THIS PLAN AT SUCH TIME AS THERE IS A CHANGE OF USE ON THE SITE OR THERE IS ANY NEW DEVELOPMENT OR REDEVELOPMENT ON THE SITE.
- 10. IN VIEW OF THE FACT THAT THIS SITE CONTAINS TWO EXISTING STRUCTURES, TWO EXISTING PARKING LOTS AND OTHER PARKING AREAS, AND SIX EXISTING DRIVEWAYS TO PUBLIC STREETS, AND IN KEEPING WITH THE PURPOSE OF THE NEIGHBORHOOD SERVICES DISTRICT, THE PETITIONERS RESERVE THE RIGHT TO SEEK VARIANCES FROM THE STRICT APPLICATION OF THE ORDINANCE AS IT APPLIES TO STREETSCAPE REQUIREMENTS, SETBACKS AND YARDS, AND PARKING CONFIGURATION TO RECOGNIZE THE EXISTING STRUCTURES, PARKING AND DRIVEWAYS.



SITE PLAN
SCALE: 1"=20'

ZONING CASE NO. 98 - 32