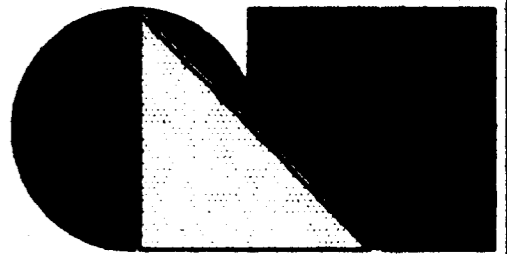


△ PETITION # 99-24

"FOR PUBLIC HEARING"
ZONING CHANGE REQUEST: R-12 TO O-1(CD)

06913301

APPROVED BY CITY COUNCIL
DATE 3-15-99



CL. Helt, Architect Inc.

□ 1136 Greenwood Cliff
Charlotte, NC 28204
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Project : 98232

NEW PLEASANT
VALLEY BAPTIST
CHURCH

Sheet Description:

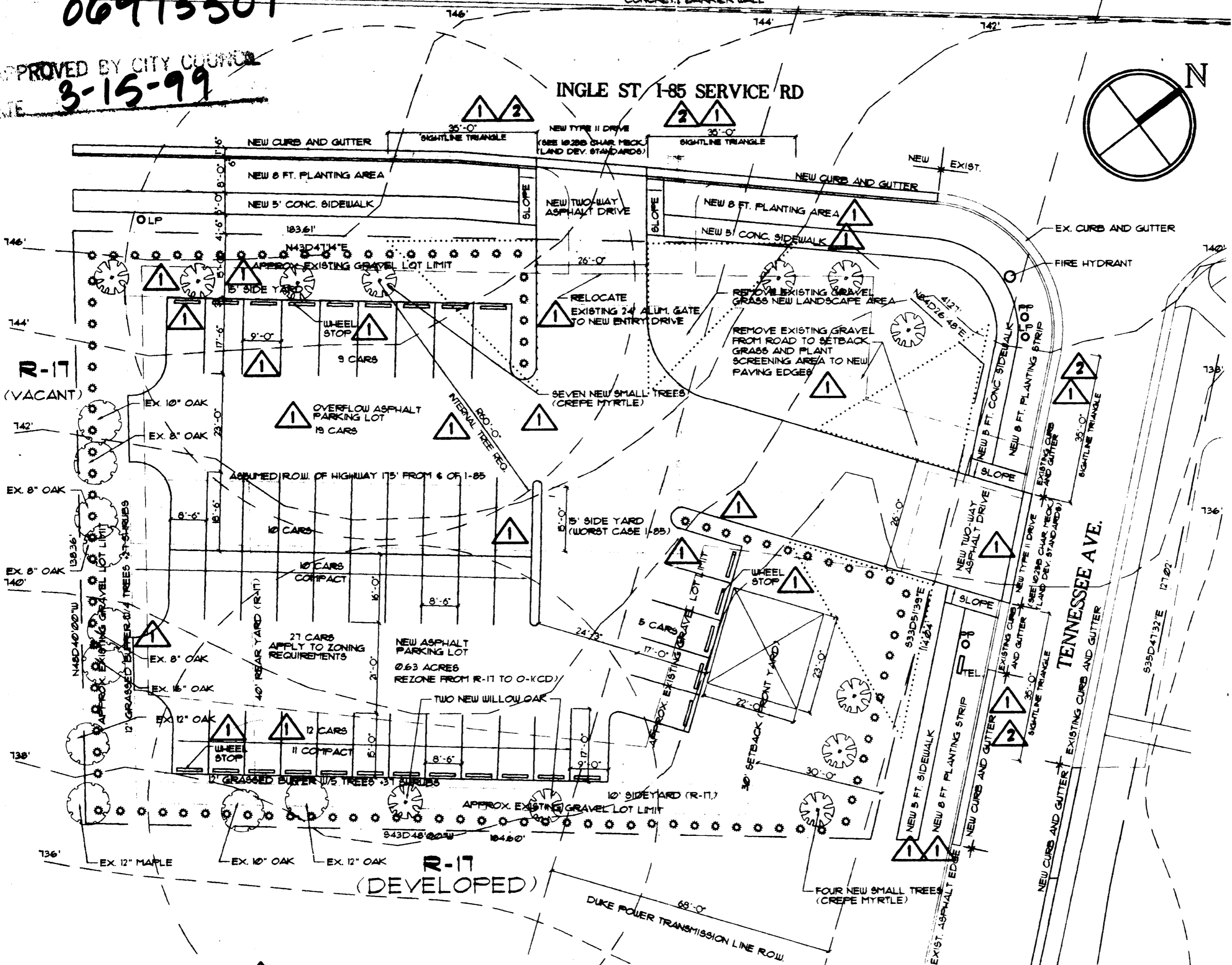
△ PARKING LOT
SITE PROPOSAL
REZONING SUBMITTAL

Drawn By :
ASSANTE

Checked By :
C. L. HELT

Revisions
△ 1/16/99
ZONING REVIEW
△ 3/3/99
ZONING REVIEW
△

Seal Date
11/20/98
Sheet No.
C-1A



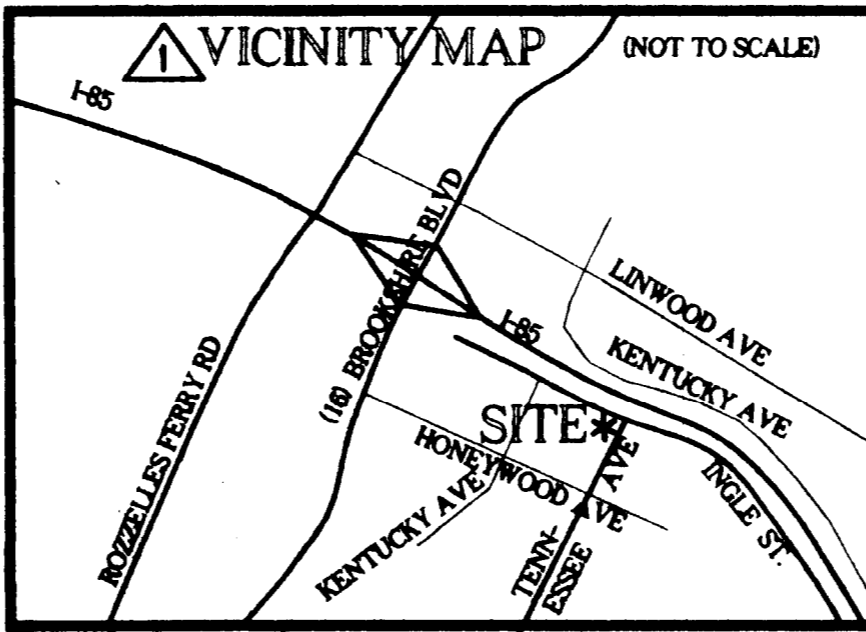
GENERAL INFORMATION
BEING ALL OF LOTS 12, 13, 14, AND 15 IN BLOCK 9 AS SHOWN UPON A MAP OF OAKVIEW RECORDED IN THE MECKLENBURG PUBLIC REGISTRY IN MAP BOOK 3, AT PAGE 247, TO WHICH MAP REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.
TAX PARCEL NO. 069-133-01
TOTAL SITE ACREAGE: 0.63 ACRES
EXISTING ZONING: 12MF
PROPOSED ZONING: O-1 (CD)
PROPOSED USE: PARKING FOR CHURCH

REQUIRED PARKING: (CHURCH 330 PEOPLE / 1 SP. PER 4 PEOPLE) (330/4 = 83 SP. MINUS 56 = OTHER SITE = 27 THIS SITE)
REQUIRED PARKING: 27 CARS
PROVIDED PARKING: 27 CARS
EXISTING SQ. FOOTAGE: 27,466 SF (SITE)
PAVED SQ. FOOTAGE: 16,550 SF (SITE)

O-1 (CD) DISTRICT REQUIREMENTS:
FRONT SETBACK 30 FT.
REAR YARD 20 FT.
SIDE YARD 15 FT. (AT I-85)
SIDE YARD 10 FT. (NON-RES.)
CLASS "C" BUFFER 12 FT.

- CONDITIONAL NOTES:**
- DEVELOPMENT OF THE SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THIS SITE PLAN BY THE STANDARDS OF THE CITY OF CHARLOTTE ZONING ORDINANCES.
 - BUFFER AREAS WILL BE DEVELOPED IN ACCORDANCE WITH SECTION 12.302 OF THE CITY OF CHARLOTTE ZONING ORDINANCE. BUFFER WIDTH SHALL NOT BE REDUCED BY THE INSTALLATION OF A FENCE, WALL, OR BERM.
 - SCREENING WILL CONFORM WITH THE APPLICABLE STANDARDS SET FORTH IN SECTION 12.303 OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
 - THE ONLY USE WHICH SHALL BE ALLOWED WILL BE PARKING FOR THE CHURCH ACROSS TENNESSEE AVENUE.
 - SIGNAGE SHALL CONFORM TO CHAPTER 13 OF THE CHARLOTTE ZONING ORDINANCE.
 - THERE IS NO FLOOD PLAIN TO CONSIDER.
 - THERE IS LESS THAN 20,000 SQFT PAVED, THEREFORE NO RETENTION REQUIRED.
 - THE DRIVEWAY CONNECTION WILL BE SUBJECT TO REVIEW AND APPROVAL BY CDOT AND NCDOT.
 - NO LIGHT POLES ARE PROPOSED
 - A STANDARD 2-6" CURB AND GUTTER ASSOCIATED STORM DRAINAGE AND 5 FOOT SIDEWALK ALONG I-85 SERVICE ROAD AND TENNESSEE AVE. AN 8 FT. PLANTING STRIP WILL BE PROVIDED • BOTH ROADS BETWEEN CURB FACE AND SIDEWALK.
 - ALL PROPOSED TREES, FENCES, AND SIGN WILL NOT INTERFERE WITH SIGHT DISTANCE AT THE ENTRANCE OF THE SITE. ANY FENCE REQUIRING A CERTIFICATE WILL BE OBTAINED FROM CDOT.
 - EXISTING TREES TO REMAIN WITHIN REQUIRED SETBACKS AND BUFFERS. NEW TREES ADDED TO MEET ORDINANCE IN SETBACKS AND BUFFERS.

SITE PLAN
1/20" = 1'-0"



PLANTING INFORMATION

BUFFER
O-1 (CD) SITE REQUIRES CLASS "C" BUFFER
PARKING LOT IS 0.63 ACRES
USE 12' WIDE PLANTED BUFFER (9' WIDE GRASSED AREA W/ 3' HT. FENCE)
FENCE TO BE WOOD SLATS, NO CHAIN LINK NO FENCE PROPOSED
BUFFER REAR YARD - 15' BUFFER • SIDE YARD - 10'
3 LARGE TREES/100' FRONTAGE AND 20 SHRUBS/100' FRONTAGE = (4+8) = 8 TREES AND 60 SHRUBS

INTERNAL PLANTING
1 TREE FOR EVERY 10,000 SF OF IMPERVIOUS AREA
PROVIDES AT LEAST 220 SF OF LANDSCAPE SPACE PER TREE W/ MIN. WIDTH OF 8 FT. MIN. LANDSCAPE AS A % OF TOTAL IMPERVIOUS AREA FOR THE ENTIRE SITE IS 5%
PARKING LOT: 9578 SF IMPERVIOUS AREA = 1 TREE (NO STORM RETENTION, LESS THAN 20,000 NEW IMP. AREA)

SCREENING
PLANTING AREA AT LEAST 5' WIDE
MAX. HT. FOR WALL/FENCE • SETBACK IS 5' HT.
MIN. HT. FOR SCREENING, NOT LESS THAN 4' HT.
SHRUBS MUST BE 2' HT. AND 2' WIDE • PLANTING AND NO FURTHER THAN 5' APART.

PERIMETER PLANTING
CONTINUOUS PLANTING STRIP BEHIND R.O.W.
MIN. 5' WIDE USE SMALL MATURING TREES W/ OVERHEAD UTILITY LINES

PARKING LOT
184' x 41' LIN. FT. • I-85 SERVICE RD.
114' LIN. FT. • TENNESSEE AV.
225' ± LG. OR 8 SM. TREES
114' ± 3 LG. OR 4 SM. TREES

PARKING LOT
184' x 41' LIN. FT. • I-85 SERVICE RD.
114' LIN. FT. • TENNESSEE AV.
184' x 41' ± 429' 330' ± 40 SHRUBS

PLANTING SYMBOLS

- EXISTING TREE (GREATER THAN 8" CALIPER)
- NEW TREE
- NEW SHRUB

CODE INFORMATION

O-3 PROPERTIES
MIN. LOT WIDTH 40'
MIN. SETBACK 20'
MIN. SIDEYARD 10'
MIN. REARYARD 20'
MIN. OPEN SPACE 50%
MAX. HT. 40'
NEW PARKING IS PERMITTED ON REZONED SITE