

**TREE INVENTORY**

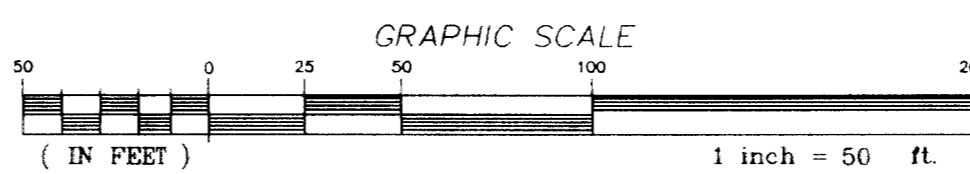
NO.	DATE	DESCRIPTION	BY
1	1/14/99	PER REZONING COMMENTS 1/11/99	R/H
2	2/05/99	NOTE FOR FUTURE RIGHT-OF-WAY	R/H

**CONSULTANT'S DELINEATED WETLANDS (CREEK CHANNEL) 0.317 ACRES WITHIN THE BORDERS OF THE PROPOSED FUNERAL HOME SITE. BEGINNING AT THE SOUTHWESTERLY HEADWALL CORNER OF THE CULVERT CROSSING BENEATH MONROE ROAD; THENCE:**

LINE	DIRECTION	DISTANCE
L1	S 66°58'20"	W 17.07'
L2	S 30°44'35"	W 28.90'
L3	S 14°38'26"	W 66.82'
L4	S 16°17'41"	W 51.94'
L5	S 20°47'21"	W 43.30'
L6	S 17°42'13"	W 42.83'
L7	S 14°01'15"	W 50.79'
L8	S 02°17'45"	W 54.82'
L9	S 17°37'53"	W 27.98'
L10	S 14°36'26"	W 52.47'
L11	S 11°11'08"	W 24.84'
L12	S 7°19'01"	W 31.13'
L13	S 09°34'54"	W 32.86'
L14	S 5°23'48"	W 50.79'
L15	S 34°08'44"	W 22.53'
L16	S 27°48'26"	W 26.76'
L17	S 24°29'26"	W 27.73'
L18	N 81°42'42"	W 18.40'
L19	N 23°55'53"	E 34.08'
L20	S 28°53'57"	E 49.09'
L21	N 28°00'28"	E 55.74'
L22	N 54°34'53"	E 50.61'
L23	N 05°27'24"	E 63.95'
L24	S 11°31'06"	E 43.25'
L25	N 15°33'01"	E 58.26'
L26	N 03°37'37"	E 56.80'
L27	N 15°14'56"	E 59.91'
L28	N 11°41'03"	E 36.73'
L29	N 22°38'31"	E 47.26'
L30	N 18°46'13"	E 54.20'
L31	N 10°11'11"	E 55.44'
L32	N 29°38'07"	E 58.46'

- SITE SUMMARY:**
- PROPERTY TO BE REZONED: A PORTION OF PARCEL 163-41-01
  - OWNER: PROVIDENCE MEMORIAL ASSOC. INC. P.O. BOX 17346 CHARLOTTE, N.C. 28227-0099
  - CURRENT ZONING: R-4
  - PROPOSED ZONING: O-1(CD)
  - NAME OF PETITIONER: SOI MANAGEMENT CORP. 1929 ALLEN PARKWAY P.O. BOX 130548 HOUSTON, TEXAS 77219-0548
  - ACREAGE TO BE REZONED: 6.23 ACRES
  - ADJACENT PROPERTY OWNER INFORMATION TAKEN FROM CHARLOTTE-MECKLENBURG TAX MAPS

- ADJACENT PROPERTY OWNERS:**
- 163-51-25  
DUKE POWER CO.  
C/O TAX DEPT. - PB05B  
CHARLOTTE, N.C. 28242-0001  
ZONED R-17MF  
CURRENT USE: POWER SUBSTATION
  - 163-41-01  
PROVIDENCE MEMORIAL ASSOC. INC.  
P.O. BOX 17346  
CHARLOTTE, N.C. 28227-0099  
ZONED R-4  
CURRENT USE: VACANT FUTURE RESIDENTIAL DEVELOPMENT
  - 163-41-01  
PROVIDENCE MEMORIAL ASSOC. INC.  
P.O. BOX 17346  
CHARLOTTE, N.C. 28227-0099  
ZONED R-4  
CURRENT USE: CEMETARY



# TECHNICAL DATA SHEET REZONING PETITION #99-25 FOR PUBLIC HEARING

APPROVED BY CITY COUNCIL

DATE 3/12/99

PREPARED BY

**POWER ENGINEERING COMPANY, INC.**  
ENGINEERS - PLANNERS - SURVEYORS  
P.O. BOX 411491 CHARLOTTE, NORTH CAROLINA 28241  
PH: (704) 588-4204 FAX (704) 588-1838

**DEVELOPMENT STANDARDS**

**General Provision**

Unless more stringent standards are established by the Technical Data Sheet or these Development Standards, all development standards established under the City of Charlotte Zoning Ordinance (the "Ordinance") for the O-1 Zoning District Classification shall be followed in conjunction with development taking place on the Site.

The configuration, placement and size of the building outlined on this Technical Data Sheet accompanying the Rezoning Petition are schematic in nature and subject only to the provisions set forth below under Design Controls, may be altered or modified during design development and construction document phases within the Building Envelope established on this sheet. Parking layouts may also be modified to accommodate final building locations. The Building Envelope is defined as the area within the 50' Building/Parking Setback, the 50' Sideyard Setback and the 14' Class "C" Buffer.

The portion of the site between the porte cochere and the rear of the 30' undisturbed building setback will be developed substantially as depicted on the Technical Data Sheet. The area will be used as a processional staging area and not for daily parking.

**Permitted Uses**

The Site may only be devoted to the following uses:

- A funeral home or associated facility.
- Such uses as are permitted in a R-4 District that are also permitted in the O-1 District under the code.

**Source Footage Restriction**

The gross floor area of all buildings constructed within the Site may not exceed, in the aggregate, 22,500 square feet.

**Buffer Areas**

- Buffer Areas established on this Technical Data Sheet shall conform to the standards of Section 12.302 of the Ordinance; subject, however, to the provisions of Section 12.304 thereof.
- Petitioner reserves the right within the Buffer Areas to install pedestrian sidewalks or pathways, drives, walls, fences, and utilities.
- Where existing trees and natural vegetation are cleared to accommodate pedestrian sidewalks or pathways, drives, walls, fences and installation of utilities, the cleared, unimproved areas will be landscaped with trees and shrubs.
- No parking spaces, maneuvering areas or storm water detention facilities may be located within Buffer Areas.
- Utility installations may only cross Buffer Areas at interior angles measured at property lines which are not less than 75 degrees.

**Screening and Landscape Areas**

- Planting within the setback area off of Monroe Road will meet or exceed the requirements of the Ordinance.
- Tree protection and planting within the Site will satisfy the provisions of the Charlotte Tree Ordinance.
- Screening shall conform with the standards and treatments specified in Section 12.303 of the Ordinance.

**Collector Road**

The public road depicted along the eastern margin of the site will be constructed as a residential collector. This roadway must be constructed contemporaneously with the construction of the funeral home. The road's design must be approved per the subdivision regulations and the plat dedicating the right-of-way must be recorded in the Office of the Register of Deeds prior to the issuance of a certificate of occupancy for the funeral home. The 5' sidewalk shall be installed adjacent to the setback line to provide for a 7.5' planting strip.

**Parking**

Parking areas depicted on the Schematic Plan may vary in size and location, but in all events, off street parking will meet the minimum standards established under the Ordinance.

**Lighting**

- All freestanding lighting fixtures installed within the Site will be uniform in design.
- The maximum height of any freestanding lighting fixture, including it's base, shall not exceed 25 feet in height.
- All direct lighting within the Site (except street lights which may be erected along Monroe Road) will be designed such that direct illumination does not extend past any property line. Consideration will be given to the impact of lighting both within and without the perimeter of the site. Items for consideration will include intensity, cutoff angles, color, energy efficiency and shielding of sources of light, the intent being to eliminate glare towards Monroe Road and adjacent properties.
- No "wall" type lighting will be allowed.

**Signs**

- All signs placed on the Site will be erected in accordance with the requirements of the Ordinance.
- One freestanding monumental type identification sign may be erected on the Site. This sign may not exceed 7 feet in height nor 50 square feet of copy area per face.

**Access Points (Onramps)**

- Only one vehicular access point on Monroe Road will be allowed and it will be located within the area generally depicted on the Technical Data Sheet (access point to be a public street).
- The placement and configuration of this access point are subject to minor modifications required to accommodate final site and architectural construction plans and designs and to any adjustments required for approval by the Charlotte Department of Transportation.

**Design Controls**

- Dumpster areas will be enclosed on all four sides by a brick wall with one side being a hinged wooden gate. If one or more sides of a dumpster area adjoin a rear wall of a building, the rear wall may be substituted for a side.
- All mechanical equipment including roof top equipment will be screened from view from streets and adjoining residential properties.
- Residential Collector road to be built to Charlotte-Mecklenburg Land Development Standards.

**Storm Water Management**

- Storm water runoff from the Site will be managed as required by the City of Charlotte storm water regulations.
- Storm water facilities may not be installed within setback area established along Monroe Road.

**Fire Protection**

- Adequate fire protection in the form of fire hydrants will be provided to the Fire Marshal's specifications. Plans for each building, will be submitted to the Fire Marshal's office for approval before the construction of that building commences.
- Fire hydrants will be located within 750 feet of any building constructed on the Site.

**Amendments**

Future amendments to the Technical Data Sheet and these Development Standards may be applied for by the Owner or Owners of the parcels involved in accordance with Chapter 6 of the Ordinance.

**Binding Effect of the Rezoning Application**

- If the Petitioner's Rezoning Petition is approved, the development program established under these Development Standards, the Technical Data Sheet and other supportive documents shall, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and the current and subsequent owners of the Site and their respective heirs, and devisees, personal representatives, successors in interest and assigns.

**Future Right-of-Way Along Monroe Road**

- It is the intent to the Owner to dedicate the right-of-way along Monroe Rd. to the North Carolina Department of Transportation upon the successful rezoning of the property from R-4 to O-1.