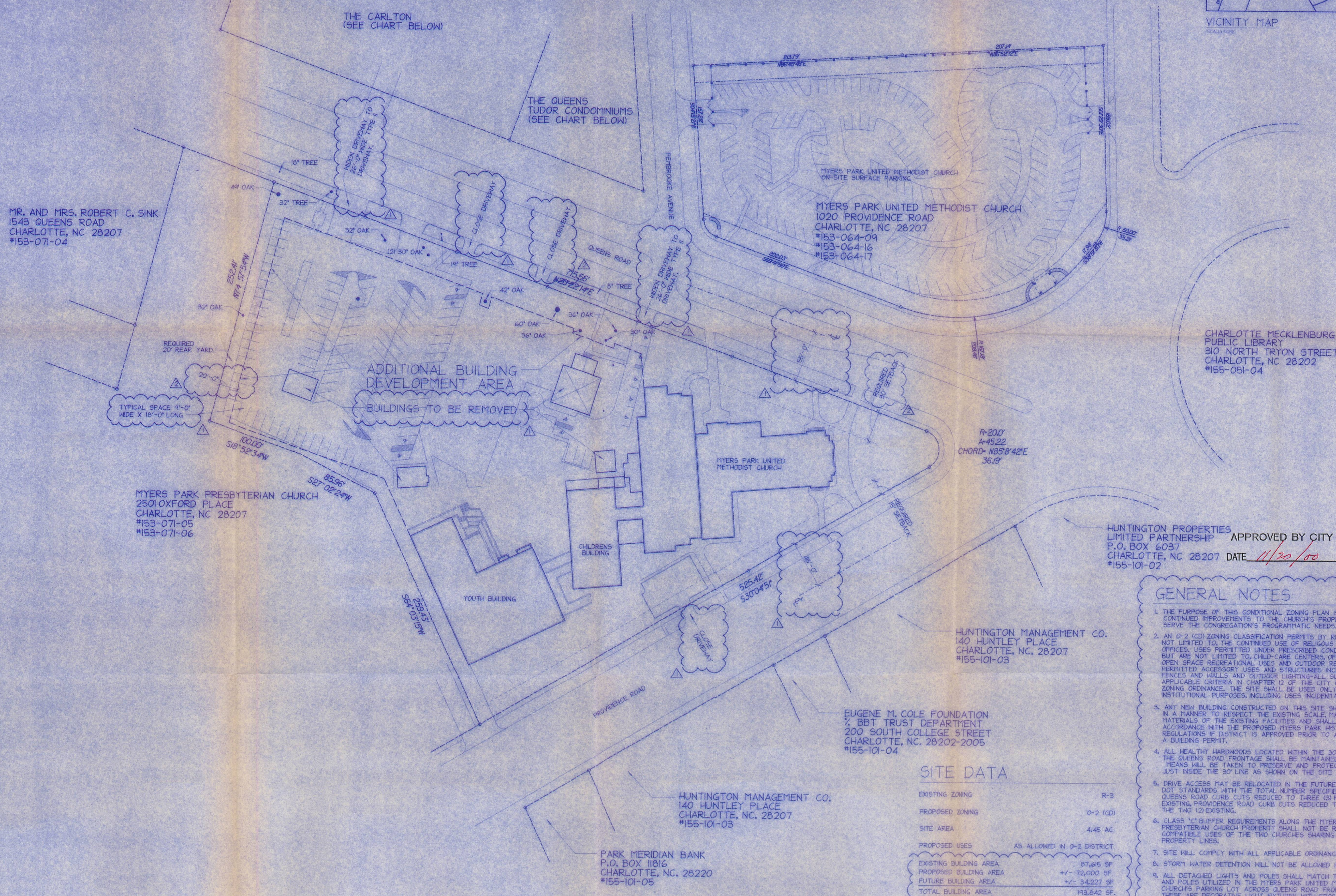


VICINITY MAP
SCALE: 1" = 100'



MR. AND MRS. ROBERT C. SINK
1543 QUEENS ROAD
CHARLOTTE, NC 28207
#153-071-04

MYERS PARK PRESBYTERIAN CHURCH
2501 OXFORD PLACE
CHARLOTTE, NC 28207
#153-071-05
#153-071-06

ADDITIONAL BUILDING
DEVELOPMENT AREA
BUILDINGS TO BE REMOVED

MYERS PARK UNITED METHODIST CHURCH
1020 PROVIDENCE ROAD
CHARLOTTE, NC 28207
#153-064-09
#153-064-16
#153-064-17

CHARLOTTE MECKLENBURG
PUBLIC LIBRARY
310 NORTH TRYON STREET
CHARLOTTE, NC 28202
#155-051-04

HUNTINGTON PROPERTIES
LIMITED PARTNERSHIP APPROVED BY CITY COUNCIL
P.O. BOX 6037
CHARLOTTE, NC 28207 DATE 11/20/00
#155-101-02

HUNTINGTON MANAGEMENT CO.
140 HUNTLEY PLACE
CHARLOTTE, NC 28207
#155-101-03

EUGENE M. COLE FOUNDATION
% BBT TRUST DEPARTMENT
200 SOUTH COLLEGE STREET
CHARLOTTE, NC 28202-2005
#155-101-04

HUNTINGTON MANAGEMENT CO.
140 HUNTLEY PLACE
CHARLOTTE, NC 28207
#155-101-03

PARK MERIDIAN BANK
P.O. BOX 11816
CHARLOTTE, NC 28220
#155-101-05

GENERAL NOTES

1. THE PURPOSE OF THIS CONDITIONAL ZONING PLAN IS TO PERMIT CONTINUED IMPROVEMENTS TO THE CHURCH'S PROPERTY AND BETTER SERVE THE CONGREGATION'S PROGRAMMATIC NEEDS.
2. AN O-2 (CD) ZONING CLASSIFICATION PERMITS BY RIGHT, BUT IS NOT LIMITED TO, THE CONTINUED USE OF RELIGIOUS INSTITUTIONS AND OFFICES. USES PERMITTED UNDER PRESCRIBED CONDITIONS INCLUDE, BUT ARE NOT LIMITED TO, CHILD-CARE CENTERS, OFF-STREET PARKING, OPEN SPACE RECREATIONAL USES AND OUTDOOR RECREATION. PERMITTED ACCESSORY USES AND STRUCTURES INCLUDE DUMPSTERS, FENCES AND WALLS AND OUTDOOR LIGHTING ALL SUBJECT TO APPLICABLE CRITERIA IN CHAPTER 12 OF THE CITY OF CHARLOTTE ZONING ORDINANCE. THE SITE SHALL BE USED ONLY FOR RELIGIOUS INSTITUTIONAL PURPOSES, INCLUDING USES INCIDENTAL TO SUCH PURPOSES.
3. ANY NEW BUILDING CONSTRUCTED ON THIS SITE SHALL BE DESIGNED IN A MANNER TO RESPECT THE EXISTING SCALE, MASSING AND MATERIALS OF THE EXISTING FACILITIES AND SHALL BE DESIGNED IN ACCORDANCE WITH THE PROPOSED MYERS PARK HISTORIC DISTRICT REGULATIONS IF DISTRICT IS APPROVED PRIOR TO APPLICATION FOR A BUILDING PERMIT.
4. ALL HEALTHY HARDWOODS LOCATED WITHIN THE 30' SETBACK ALONG THE QUEENS ROAD FRONTAGE SHALL BE MAINTAINED AND PROTECTED. TREES WILL BE TAKEN TO PRESERVE AND PROTECT (3) TREES OR JUST INSIDE THE 30' LINE AS SHOWN ON THE SITE PLAN.
5. DRIVE ACCESS MAY BE RELOCATED IN THE FUTURE TO MEET DOT STANDARDS WITH THE TOTAL NUMBER SPECIFIED AS FOLLOWS: QUEENS ROAD CURB CUTS, REDUCED TO THREE (3) FROM THE FIVE (5) EXISTING; PROVIDENCE ROAD CURB CUTS REDUCED TO ONE (1) FROM THE TWO (2) EXISTING.
6. CLASS 'C' BUFFER REQUIREMENTS ALONG THE MYERS PARK PRESBYTERIAN CHURCH PROPERTY SHALL NOT BE REQUIRED DUE TO THE COMPATIBLE USES OF THE TWO CHURCHES SHARING COMMON PROPERTY LINES.
7. SITE WILL COMPLY WITH ALL APPLICABLE ORDINANCES.
8. STORM WATER DETENTION WILL NOT BE ALLOWED IN SETBACKS.
9. ALL DETACHED LIGHTS AND POLES SHALL MATCH THE EXISTING LIGHTS AND POLES UTILIZED IN THE MYERS PARK UNITED METHODIST CHURCH'S PARKING LOT ACROSS QUEENS ROAD FROM THE SANCTUARY. THESE ARE DECORATIVE LIGHT FIXTURES WITH FROSTED GLASS FACES MOUNTED ON 12 FOOT HIGH DECORATIVE POLES.
10. NEW BUILDING EAVE HEIGHT = 35'-0". NEW BUILDING SLOPED ROOF PEAK HEIGHT = 53'-0". EXISTING SANCTUARY ROOF PEAK = 56'-0".
11. THE O-2 (CD) ZONING CLASSIFICATION, AND I.O. P.A.R., ALLOWS RELIGIOUS INSTITUTIONAL AND ACCESSORY USES NOT TO EXCEED 153,842 SF.

SITE DATA

EXISTING ZONING	R-3
PROPOSED ZONING	O-2 (CD)
SITE AREA	4.45 AC
PROPOSED USES	AS ALLOWED IN O-2 DISTRICT
EXISTING BUILDING AREA	87,616 SF
PROPOSED BUILDING AREA	+/- 72,000 SF
FUTURE BUILDING AREA	+/- 34,227 SF
TOTAL BUILDING AREA	193,842 SF

NOTE: 100% PROVIDENCE ROAD SITE IS NOT INCLUDED IN THIS ACREAGE.
REQUIRED PARKING SPACE PER 4 SEATS IN SANCTUARY = 157 SPACES. PARKING PROVIDED ON SITE = 263 SPACES.
PETITIONER:
MYERS PARK UNITED METHODIST CHURCH
CHARLOTTE, NC 28207

SITE PLAN
SCALE: 1" = 50'-0"

MYERS PARK UNITED METHODIST CHURCH

12/15/00 CLARIFICATIONS & CORRECTIONS

9/21/00 REVISIONS
REVISIONS INCORPORATE PLANNING COMMISSION COMMENTS, ENGINEERING COMMENTS, CDOT COMMENTS, STORM WATER SERVICES COMMENTS, OPEN HOUSE FORUM COMMENTS, AND COMMUNITY HEARING COMMENTS OF 9/20/00.

FOR PUBLIC HEARING

PROPOSED SITE PLAN

DATE: MARCH 27, 2000

PROJECT: 99000.01

PETITION #00-88