

Development Data:

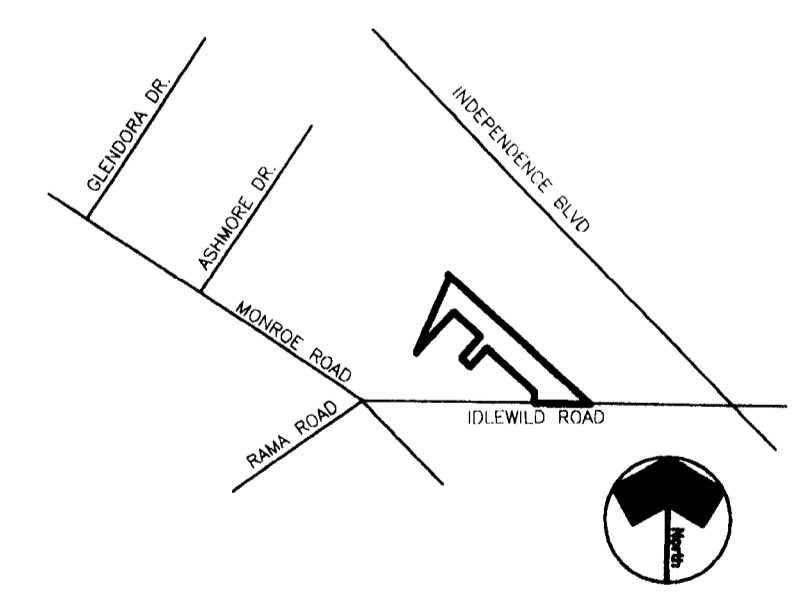
Total area rezoned	2.10 acres
Proposed area from B-2 to O-1	0.79 acres
Proposed area from B-2 to B-1(CD)	0.45 acres
Proposed area from O-1 to B-1(CD)	0.86 acres
Existing Zoning	B-2/O-1
Proposed Zoning	B-1(CD)/O-1
Proposed Maximum Gross Building Area on B-1(CD) area	22,000 sq.ft.
Maximum Building Height (B-1(CD))	40'

Development Standards:

- PERMITTED USES:**
 THE B-1(CD) MAY BE DEVELOPED FOR ALL USES ALLOWED IN THE B-1 NEIGHBORHOOD BUSINESS DISTRICT. FOR EXCEPTIONS SEE GENERAL NOTE 3. BELOW
 THE O-1 MAY BE DEVELOPED FOR ALL USES ALLOWED IN THE O-1 OFFICE DISTRICT.
- SQUARE FOOTAGE RESTRICTIONS**
 THE GROSS FLOOR AREA OF THE BUILDING TO BE CONSTRUCTED WITHIN THE B-1(CD) ZONING BOUNDARY WILL NOT EXCEED 22,000 SQ.FT.
- SIGNAGE**
- ALL SIGNAGE WILL BE IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF THE SIGN ORDINANCE.
 - NO BILLBOARD SIGNS WILL BE ALLOWED.
- ACCESS POINTS (DRIVEWAYS)**
- VEHICULAR ACCESS POINTS TO THE B-1(CD) AREA SHALL BE LIMITED TO THOSE SHOWN ON THE PLAN.
 - THE PLACEMENT AND CONFIGURATION OF EACH ACCESS POINT IS SUBJECT TO MINOR MODIFICATION REQUIRED TO ACCOMMODATE FINAL SITE AND ARCHITECTURAL CONSTRUCTION PLANS, AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY CDOT AND (IF APPLICABLE) THE NCDOT.
- PARKING AND OTHER DEVELOPMENT STANDARDS**
 THE PROPOSED DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE ZONING RELATED REGULATIONS, AND PARKING REQUIREMENTS.

General Notes

- EXISTING LOT LINES TAKEN FROM BOUNDARY SURVEY BY ANDREW G ZOUTEWELLE, L-3098 1914 BRUNSWICK AVE. CHARLOTTE, NC 28207 DATED: NOVEMBER 11, 1999
- PROPOSED ZONING DISTRICT BOUNDARY WITHIN LOT CALCULATED BY DPR ASSOCIATES, INC. (NOT FIELD SURVEYED)
- THE PLAN FOR DEVELOPMENT WILL NOT PERMIT THE FOLLOWING USES AMONG OTHERS:
 Gas Station/Convenience Stores,
 Drive-Thru Fast Food Restaurants,
 Banks with Drive-Up Windows.

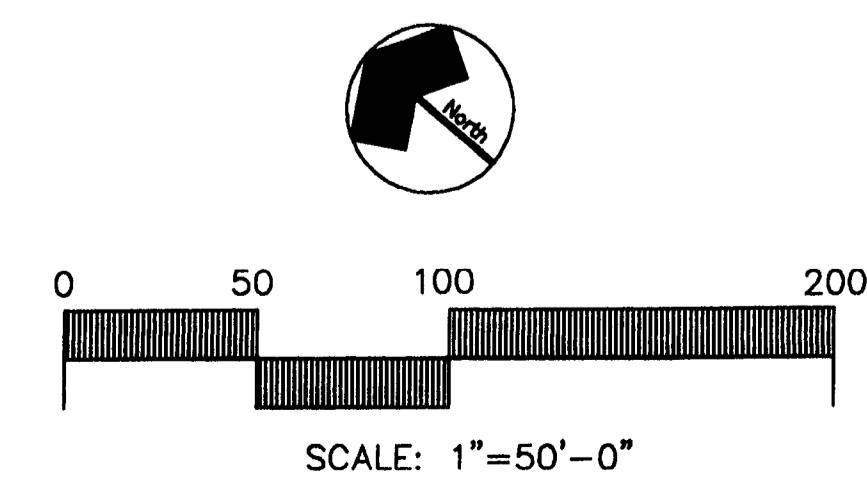


Vicinity Map

NOT TO SCALE
 APPROVED BY CITY COUNCIL
 DATE 7/5/02

PROPOSED REZONING

PETITION NO. 2000-140 PETITIONER: IDLEWILD INVESTORS, LLC.



SCALE: 1"=50'-0" DATE: APRIL 8, 2002 DPR # 02026.2

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