

ATTACHED TO ADMINISTRATIVE APPROVAL

DATED: 8-20-2012

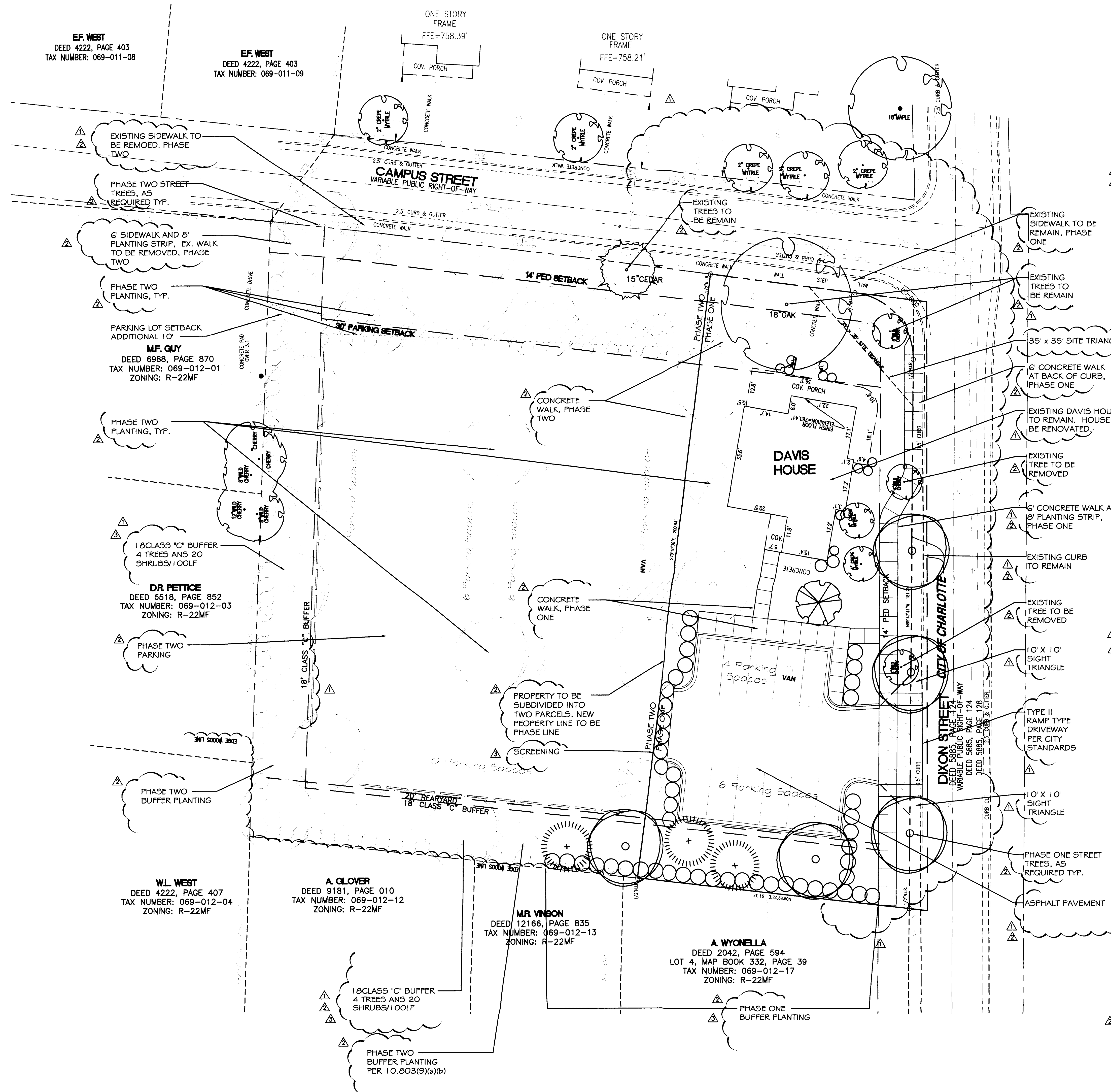
BY: DEBRA D. CAMPBELL

SITE DATA

Parcel # 069-012-20
Existing Zoning : R22-MF
Proposed Zoning : 0-2(CD)
Site Area :
Phase One - 0.365 Acres (15,899 SF)
Phase Two - 0.642 Acres (27,963 SF)
Maximum Building Area : 2,544 SF
Floor Area Ratio : 0.16 (Phase One Parcel)
Parking Spaces:
PHASE ONE
Required: 1 SPACE/600 SF - 5 Spaces
Provided: 10 Spaces (including 1 HC)
PHASE 2
Required: NA
Provided: 45 Spaces (including 2 NC)

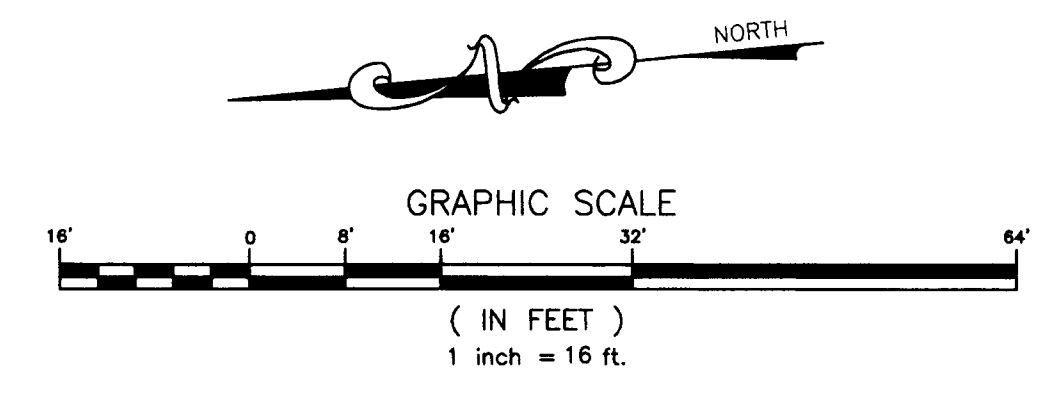


Drawn	ECM
Checked	ECM
Date	April 15, 2002
Revisions	-
8/12/02	Per City Comments
07/20/12	For Administrative Review
08/13/12	Per City Comments
4 Date	-



CONDITIONAL DEVELOPMENT NOTES

- The development will comply with or exceed all applicable City of Charlotte regulatory standards including parking, stormwater, signage, buffers, and landscaping requirements.
- The Davis House is a designated historic landmark and will be acquired and restored by the Charlotte-Mecklenburg Historic Landmarks Commissions (HLC) for resale back to the University. All renovations to the Davis House will be performed in accordance with HLC requirements.
- Total square footage allowed is 2,544 SF.
- This Conditional Site Plan shows the general character of potential development. The layout may change based upon final design and actual site conditions per Section 6 of the Zoning Ordinance. Landscape plantings shown are conceptual only and may change based on final plans and actual site conditions.
- The parking areas depicted on the Conditional Site Plan may vary in size and number of spaces, but in all instances, off-street parking will meet minimum standards established under the Zoning Ordinance or this plan, whichever is more restrictive. Parking will not be allowed within any established setbacks and buffers. Parking spaces will include regular, compact, and handicapped spaces.
- The parking area shall include pedestrian pole-mounted residential scale lighting fixtures. Maximum height of 15 feet.
- The exterior fence shown on the Conditional District Site Plan shall be built in accordance with the design, style and materials used for exterior fencing on other Johnson C. Smith University properties. Due to safety concerns, the Petitioner reserves the right to seek a variance from the Charlotte Zoning Board of Adjustment to increase the height of the fence along the two lot lines facing adjacent properties, to a maximum of seven feet. Except as stated above, the fence shall be constructed in accordance with the requirements of the Zoning Ordinance.
- The access point to the property may shift from what is shown on the conditional site plan per CDOT, but will not exceed one and will remain on Dixon Street.
- The site may be devoted to any use (including accessory uses) which is permitted by right or under prescribed conditions in the 0-2 Zoning District, with the exception of boarding houses, dormitories, landfills, jails and prisons. Petitioner intends to use the property for university purposes.
- Proposed planting shown is conceptual only and will be subject to change on actual site conditions and Urban Forestry Staff approval.
- Proposed uses for the site will be general office, college & university uses, overflow parking and office use associated with Johnson C. Smith University.
- This property is to be subdivided into two separate parcels as shown. The new property line will be the division between Phase One and Phase Two development. Phase One development will be developed as shown, Phase Two development will be future development and will not be built until an undetermined time.



**Johnson C. Smith University
Davis House**
301 Campus Street
Charlotte, NC

Project Number
Title: **Rezoning Site Plan For Public Hearing Petition # 2002-95**

Sheet 1 of 1
L1
Plate



Charlotte-Mecklenburg Planning Department

DATE: August 20, 2012
TO: Mark Fowler
Zoning Supervisor
FROM: Debra Campbell
Planning Director

SUBJECT: Administrative Approval for Petition No. 2002-095 Johnson C. Smith

Attached is a revised site plan for the above referenced rezoning petition. The site plan shows phasing for development to occur with the Davis House. Since this change does not alter the intent of the development and meets the requirements of the Charlotte Zoning Ordinance Section 6.207 Alterations to Approval, minor changes, I am administratively approving this plan. Please use these plans when evaluating requests for building permits and certificates of occupancy.

Note all other Zoning Ordinance and conditional requirements still apply.
Note signage was not a part of this review.