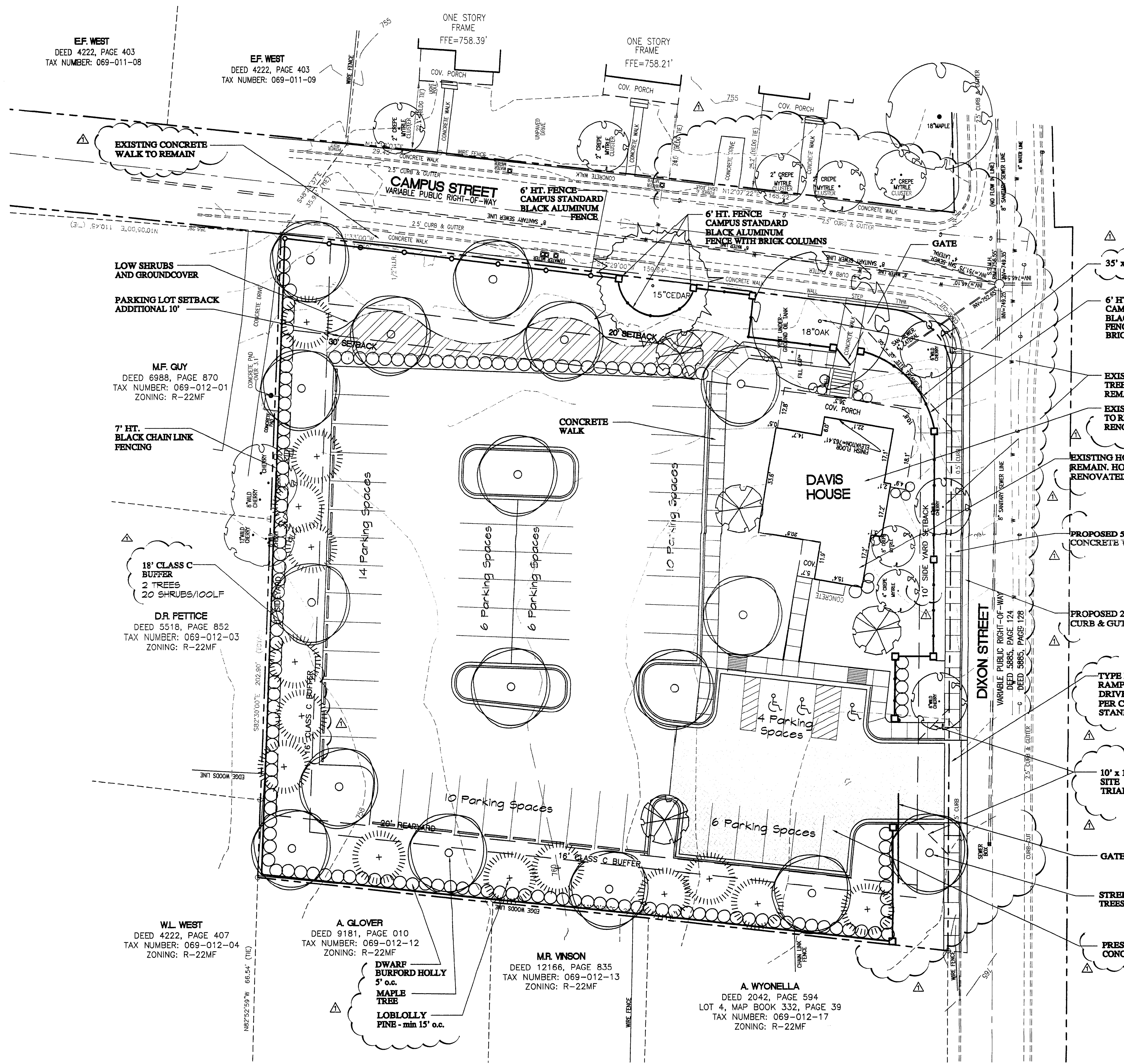


**SITE DATA**

Parcel # 069-012-20  
Existing Zoning : R22-MF  
Proposed Zoning : O-2(CD)  
Site Area : 1.01 Acres (43,891 SF)  
Maximum Building Area : 2,544 SF  
Floor Area Ratio : 0.058  
Parking Spaces - Required: 10 Spaces  
Proposed: 56 Spaces  
(3 Accessible)



**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. - *OMP*
- 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 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 O-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.

EF. WEST  
DEED 4222, PAGE 403  
TAX NUMBER: 069-011-08

EF. WEST  
DEED 4222, PAGE 403  
TAX NUMBER: 069-011-09

M.F. GUY  
DEED 6988, PAGE 870  
TAX NUMBER: 069-012-01  
ZONING: R-22MF

DR. PETTICE  
DEED 5518, PAGE 852  
TAX NUMBER: 069-012-03  
ZONING: R-22MF

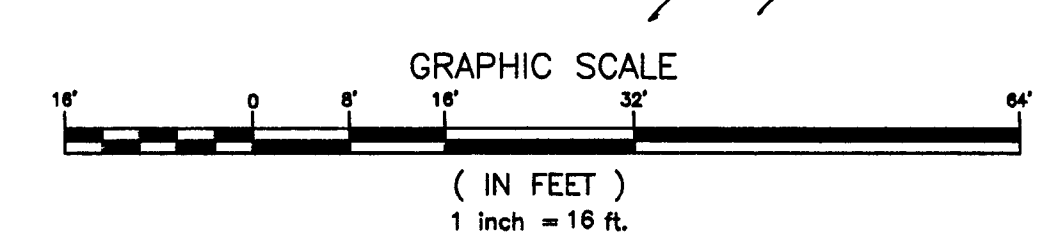
WL. WEST  
DEED 4222, PAGE 407  
TAX NUMBER: 069-012-04  
ZONING: R-22MF

A. GLOVER  
DEED 9181, PAGE 010  
TAX NUMBER: 069-012-12  
ZONING: R-22MF

MR. VINSON  
DEED 12166, PAGE 835  
TAX NUMBER: 069-012-13  
ZONING: R-22MF

A. WYONELLA  
DEED 2042, PAGE 594  
LOT 4, MAP BOOK 332, PAGE 39  
TAX NUMBER: 069-012-17  
ZONING: R-22MF

APPROVED BY CITY COUNCIL  
DATE: 10/23/02



Drawn	P. Gornio
Checked	
Date	April 15, 2002
Revisions	
8/12/02	Per City Comments
2 Date	
3 Date	
4 Date	

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

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

Sheet 2 of 3  
**L1**  
Plate