

TAX PARCEL NUMBER- 141-071-05  
 TOTAL ACRES- 3.619 OUTSIDE PUBLIC R.O.W.  
 EXISTING ZONING- R 3  
 PROPOSED ZONING- O-1 (CD)/GENERAL OFFICE  
 PROPOSED USE- LAW OFFICE, INSIDE EXISTING HISTORIC HOME AND PROPOSED ADDITION

**DEVELOPMENT STANDARDS**

1. DEVELOPMENT OF THE SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THIS SITE PLAN, AND BY THE STANDARDS OF THE CHARLOTTE ZONING ORDINANCE UNLESS OTHERWISE STATED ON THIS PLAN.
2. THE USE OF THIS SITE WILL BE FOR OPERATION OF A LAW PRACTICE WITHIN THE CURRENT HISTORICALLY DESIGNATED RESIDENCE AND ANY FUTURE GARAGE/OFFICE ADDITION CONSTRUCTED ON THE SITE IN THE AREA OF DEVELOPMENT INDICATED.
3. IT IS THE INTENT OF THE REZONING TO ALLOW THE PRESERVATION OF THE HISTORIC LANDMARK " JAMES MORROW COFFEY HOUSE AND GROUNDS AS DESCRIBED IN THE HISTORIC DESIGNATION DATED JUNE 19, 2001, BY USING THE MAIN STRUCTURE FOR OFFICES AND CONSTRUCTING, IN THE FUTURE, A SMALL AMOUNT OF ADDITIONAL SPACE FOR REQUIRED ACTIVITIES THAT ARE NOT COMPATIBLE WITH THE ARRANGEMENT OF THE EXISTING HOUSE INTERIOR, BUT ALLOWED WITHIN THE PROPOSED ZONING.. ( EXAMPLE- LARGE CONFERENCE/ MEETING SPACE, HEAVILY LOADED LIBRARY/ FILE SPACE, GARAGE AND STORAGE SPACE, ETC.)
4. ALL BUILDING(S) CONSTRUCTED SHALL MEET OR EXCEED THE SETBACK, REAR YARD, AND SIDE YARD REQUIREMENTS ESTABLISHED UNDER THE ORDINANCE FOR THE O-1 (CD) ZONING DISTRICT.
5. ALL NEW CONSTRUCTION SHALL BE COMPATIBLE WITH THE HISTORIC HOME, USING RESIDENTIAL MATERIALS ( MASONRY FOUNDATION, SIDING, SHINGLE OR ' TIN' ROOF, RESIDENTIAL WINDOWS AND GARAGE DOORS)
6. NEW CONSTRUCTION WILL NOT EXCEED 2 STORIES (40 FT. TO TOP OF ROOF, MAXIMUM) AND BE RESIDENTIAL IN SCALE.
7. NEW CONSTRUCTION WILL NOT EXCEED 3500 GSF ON 2 FLOORS, WITH A FOOTPRINT NOT TO EXCEED 2000 GSF.
8. NO DETACHED POLE LIGHTING, OTHER THAN TYPICAL SINGLE FAMILY RESIDENTIAL STYLE LOW POLE LIGHTING OR RESIDENTIAL STYLE LIGHTING ATTACHED TO THE STRUCTURE, WILL BE USED.
9. STREET ACCESS WILL BE RESIDENTIAL STYLE, AS CURRENTLY CONSTRUCTED.
10. DELETED
11. FOR THE FARMHOUSE TO REMAIN RESIDENTIAL AND IN HISTORICAL CHARACTER, PARKING WILL BE PROVIDED BY THE EXISTING GRAVEL DRIVE, GRAVEL TURNAROUND AREA AND GRAVEL PARKING AREA NOW ADJACENT TO THE HOUSE. THE LAW FIRM HAS MINIMAL CLIENT INTERACTION ON SITE. PARKING WILL BE EXPANDED OVER TO THE NEW ADDITION WHEN CONSTRUCTED, AND AN ASPHALT APRON MAY BE USED IN FRONT OF THE ADDITION, AS INDICATED ON THE SITE PLAN.

12. THE DEVELOPMENT DEPICTED IS SCHEMATIC IN NATURE, AND INTENDED TO DESCRIBE THE POSSIBLE ARRANGEMENT OF USES AND BUILDING ELEMENT(S) ON THE SITE. THEY MAY THEREFORE BE ALTERED OR MODIFIED DURING DESIGN DEVELOPMENT PER SECTION 6 OF THE ZONING ORDINANCE SO LONG AS THE MAXIMUM BUILDING ENVELOPE LINES ESTABLISHED ON THE TECHNICAL DATA SHEET ARE NOT VIOLATED AND THE PROPOSED ALTERATIONS OR MODIFICATIONS DO NOT EXCEED THE PARAMETERS OF THE DEVELOPMENT STANDARDS STATED ELSEWHERE IN THIS APPLICATION.

13. THE DESIGN OF THE NEW STRUCTURE WILL BE IN RESIDENTIAL SCALE, AND WILL APPEAR TO BE AN OUT BUILDING TO A RESIDENCE.

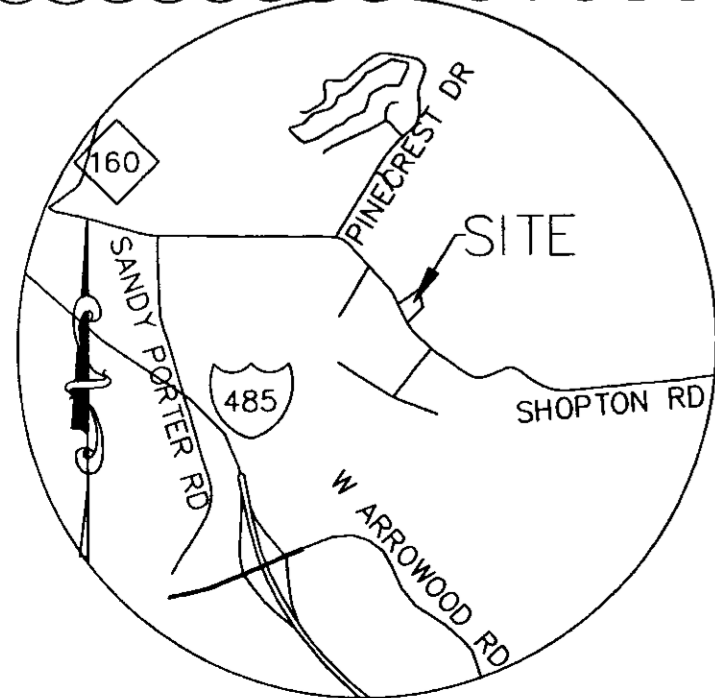
14. BUFFERS CAN BE REDUCED OR ELIMINATED IF ADJOINING PROPERTIES ARE REZONED TO A DISTRICT THAT WOULD REQUIRE A SMALLER BUFFER OR NO BUFFER.

15. IF STORM WATER DETENTION IS REQUIRED, IT MAY NOT BE LOCATED IN THE SETBACK OR BUFFER

16. LIGHTING IS TO BE CAPPED TO DIRECT LIGHT DOWNWARD AND NO "WALL PAK" LIGHTING IS ALLOWED.

17. UNDISTURBED BUFFER: BUFFER IN WHICH NO CLEARING OF ANY KIND IS ALLOWED. THESE BUFFERS WOULD BE LEFT IN THEIR NATURAL STATE. THE HAND REMOVAL OF DEAD TREES AND PLANT MATERIALS WOULD BE PERMITTED. SOIL DISTURBANCE WOULD NOT BE ALLOWED IN UNDISTURBED BUFFER. EQUIPMENT WILL NOT BE ALLOWED IN UNDISTURBED BUFFER.

18. OWNER WILL DEDICATE AND CONVEY RIGHT-OF-WAY TOTALING 35 FEET FROM THE CENTERLINE OF SHOPTON ROAD TO CDOT.



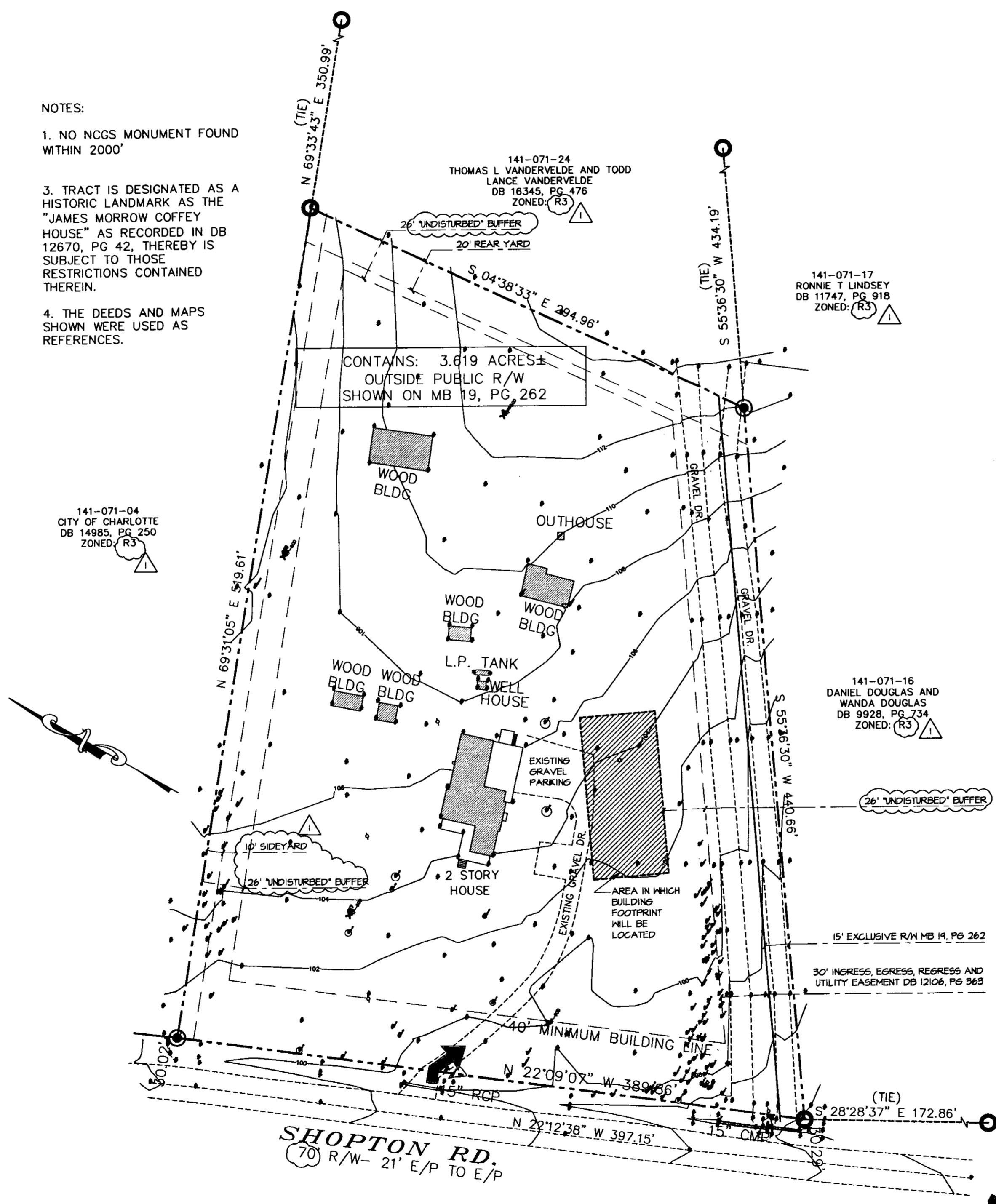
VICINITY MAP  
NOT TO SCALE

SITE DATA TABLE		
EXISTING SQ. FT. *		
1840		
FUTURE ADDITION SQ. FT. *		TYP. PARKING SPACE TO BE 8'-6" X 18'-6" MIN.
3500		
TOTAL SQ. FT. *	PARKING REQUIRED	TOTAL PARKING SHOWN
5340	1/300 = 18	18**

\* BASED ON HEATED AREA  
 \*\*SITE WILL MEET PARKING REQUIREMENTS. DEVELOPER HAS THE OPTION OF SEEKING A 25% PARKING REDUCTION TO SAVE EXISTING TREES. 12.202 PARKING SHOWN ASSUMES 25% REDUCTION.

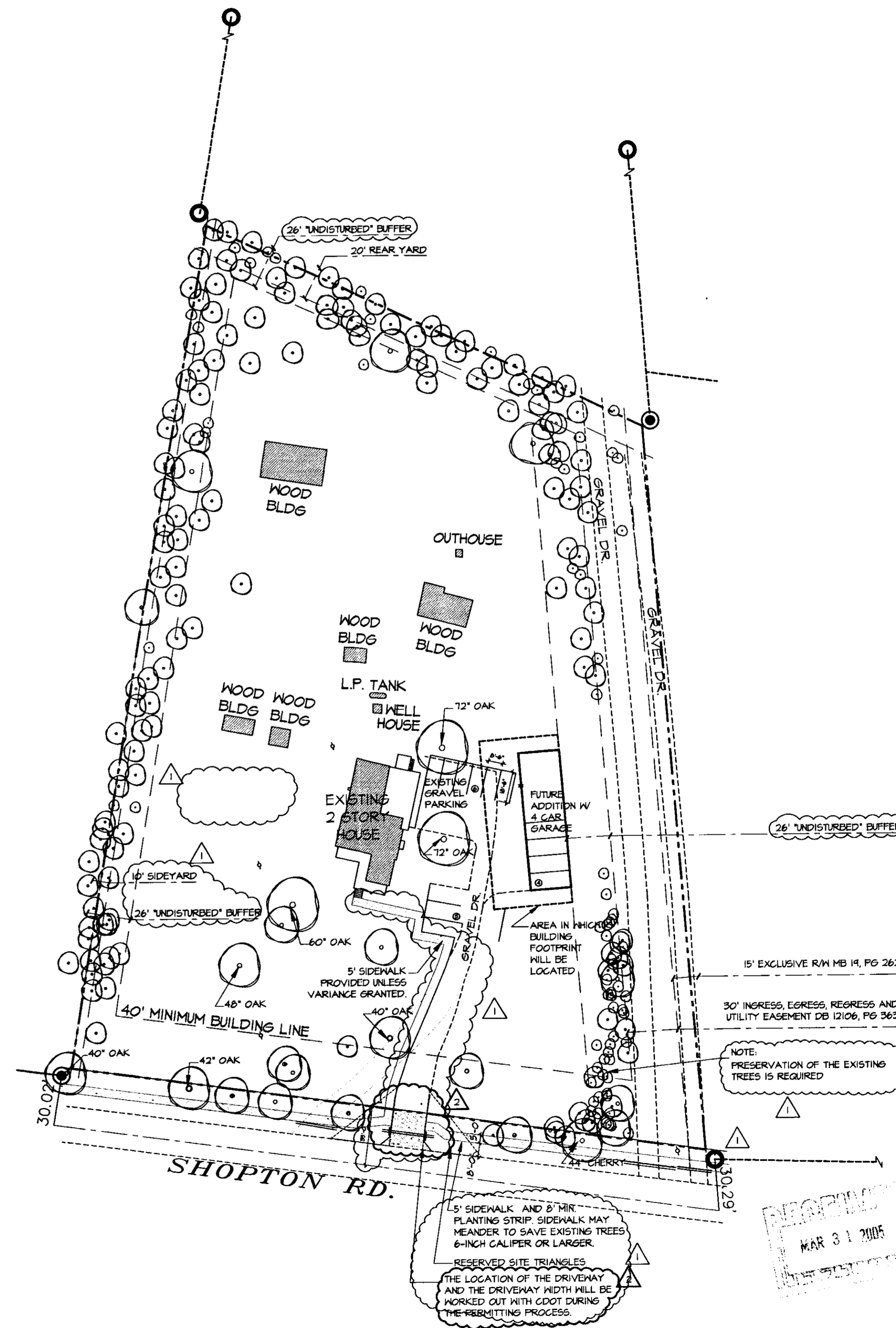
NOTES:

1. NO NCGS MONUMENT FOUND WITHIN 2000'
3. TRACT IS DESIGNATED AS A HISTORIC LANDMARK AS THE "JAMES MORROW COFFEY HOUSE" AS RECORDED IN DB 12670, PG 42, THEREBY IS SUBJECT TO THOSE RESTRICTIONS CONTAINED THEREIN.
4. THE DEEDS AND MAPS SHOWN WERE USED AS REFERENCES.



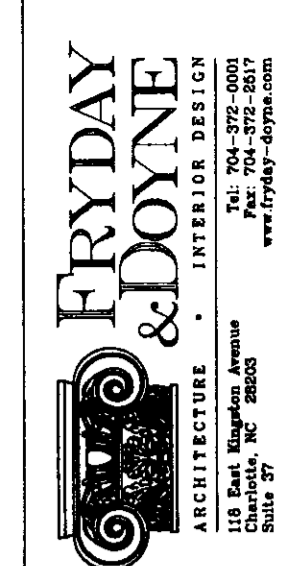
02 TECHNICAL SITE PLAN

SCALE: 1" = 50'-0"



01 ILLUSTRATIVE SITE PLAN- LAW FIRM AND FUTURE ADDITION

SCALE: 1" = 50'-0"



APPROVED BY CITY COUNCIL  
 DATE APRIL 15, 2005

SEAL: [Professional Seal]

ACKERMAN PROPERTY- REZONING  
 5500 Shopton Rd.  
 Charlotte, North Carolina

PROJECT NAME:

DATE: 01-27-05  
 DESIGNED FOR: REZONING  
 REVISED: 2/14/05  
 DRAWN BY: [Name]

SHEET TITLE:  
 REZONING PETITION FOR PUBLIC HEARING  
 PETITION NO. 2005-40

SHEET NUMBER:  
 RZ.1

RECEIVED  
 MAR 31 2005