

CHARTWELL L P  
#14106304  
ZONING: B-D(CD)

CHARLOTTE CARRIER  
CENTER LLC  
#14321143  
ZONING: B-D(CD)

JIMMY PAUL KATOPODIS  
#14321140  
ZONING: B-D(CD)

II CHARTWELL LIMITED  
PARTNERSHIP  
#14106305  
ZONING: B-D(CD)

MODA HOLDINGS LLC  
#14106108  
ZONING: B-D(CD)

LLC COFFEY CREEK  
COMMERCE CENTER  
#14321133  
ZONING: B-D(CD)

DEVELOPMENT STANDARDS- MARCH 17, 2005

**GENERAL PROVISION**  
UNLESS MORE STRINGENT STANDARDS ARE ESTABLISHED BY THE TECHNICAL DATA SHEET OR THESE DEVELOPMENT STANDARDS, ALL DEVELOPMENT STANDARDS ESTABLISHED UNDER THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE") FOR THE H-1 ZONING DISTRICT CLASSIFICATION SHALL BE FOLLOWED IN CONNECTION WITH DEVELOPMENT TAKING PLACE ON THE SITE.

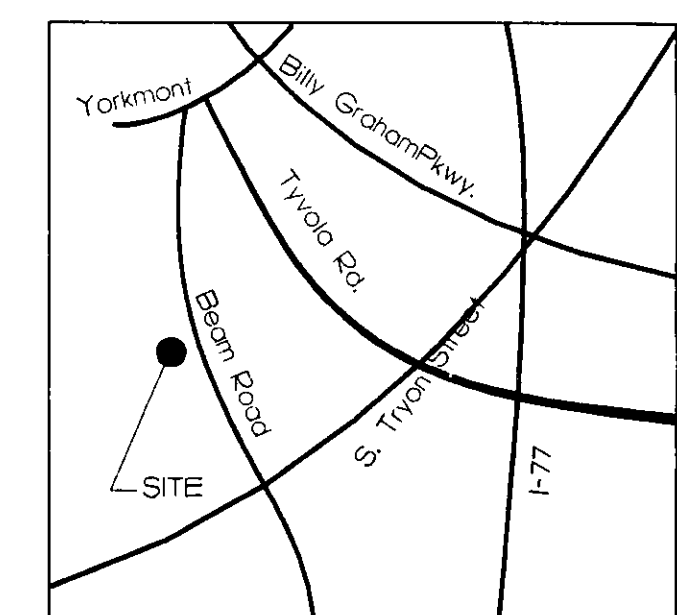
**SUMMARY OF REQUEST**  
THE SITE IS CURRENTLY ZONED B-D(CD) AND IS DEVELOPED WITH A BUILDING THAT IS A PART OF THE COFFEY CREEK BUSINESS PARK. THIS PETITION SEEKS THE ABILITY TO REUSE A PORTION OF THAT EXISTING BUILDING FOR A RELIGIOUS INSTITUTION. NO OTHER CHANGES ARE PROPOSED TO THE SITE AND THE FLOOR AREA OF THE BUILDING IS NOT BEING INCREASED. IN ADDITION, NO CHANGES ARE BEING PROPOSED TO THE ACCESS TO THE SITE. ALL PREVIOUSLY APPROVED CONDITIONS ASSOCIATED WITH PETITION NUMBER 82-14(C) SHALL REMAIN IN EFFECT.

**PERMITTED USES**  
THE SITE MAY BE DEVOTED TO ANY USE (INCLUDING ANY ACCESSORY USE) WHICH IS PERMITTED UNDER THE ORDINANCE IN A B-D ZONING DISTRICT PLUS RELIGIOUS INSTITUTIONS.

**PARKING**  
OFF STREET PARKING WILL MEET THE MINIMUM STANDARDS ESTABLISHED UNDER THE ORDINANCE.

**SIGNS**  
ALL SIGNS PLACED ON THE SITE WILL BE ERECTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDINANCE.

**BUFFERS**  
IN THE EVENT BUFFERS ARE DETERMINED TO BE REQUIRED ON THE SITE, THE PETITIONER RESERVES THE RIGHT TO PURSUE A WAIVER OR REDUCTION OF SUCH BUFFERS THROUGH THE APPLICABLE PROVISIONS OF THE ORDINANCE.



VICINITY MAP- NTS

**APPLICANT:**  
II CHARTWELL LIMITED PARTNERSHIP  
3801 BEAM ROAD STE. F  
CHARLOTTE, NC 28217-2849

**PARCEL DATA:**  
3735 BEAM ROAD  
CHARLOTTE, NC  
TAX ID#14106306

**TOTAL SITE AREA:** 2.24 AC.  
**EXISTING ZONING:** B-D(CD)  
**PROPOSED ZONING:** H(CD)

**EXISTING PARKING SPACES:** 63 SPACES  
**PROPOSED PARKING SPACES:** 1 SPACE/4 SEATS

*05-061*

**NOTE:**  
SITE PLAN INFORMATION IS BASED ON PLANIMETRIC DATA PROVIDED BY CHAR-MECK GIS.

