

Legend

- ■ ■ ■ ■ LIMITS OF BUILDING AREA
- — — — — LIMITS OF PARKING AREA
- - - - - SETBACK LINE
- ☁️ DRIPLINE OF EXISTING TREES TO REMAIN
- ⊕ PROPOSED STREET TREE
- ☁️ EXISTING TREE TO REMAIN
- ▨▨▨▨▨ CLASS C BUFFER

Tax Parcel No. 201-351-79
 Good Shepherd United Methodist Church
 13209 Carowinds Blvd., Suite G
 Charlotte, NC 28273-6735
R-15MF (CD)

Tax Parcel No. 219-011-05
 Alberta H. Boyd
 297 Boyed Rd.
 Clover, SC 29710
R-3

Tax Parcel No. 201-401-04
 PMT Partners V LLC
 1585 Kapiolani Blvd., #1218
 Honolulu, HI 96814-4529
B-1SCD

Tax Parcel No. 201-401-06
 PMT Partners V LLC
 1585 Kapiolani Blvd., #1218
 Honolulu, HI 96814-4529
B-1SCD

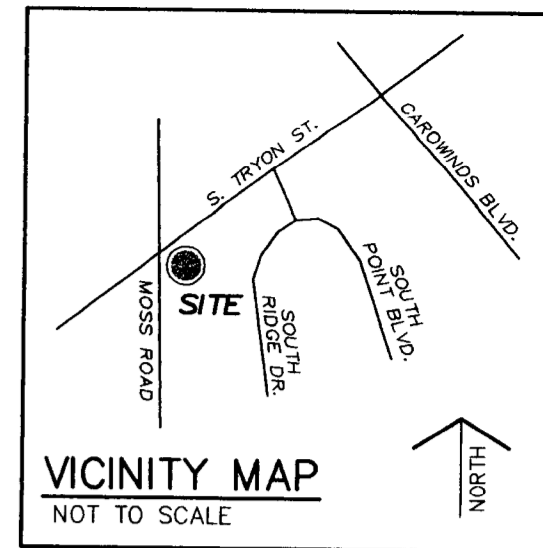
Tax Parcel No. 203-201-16
 Max L. Jackson
 1218 Wareham Ct.
 Charlotte, NC 28207
I-1 (CD)

Tax Parcel No. 203-201-09
 1220 Pulaski Inc.
 138 Westpark Blvd.
 Columbia, SC 29210
I-1 (CD)

Tax Parcel No. 203-201-17
 UPE Management LLC
 c/o Udo Luetze
 155'6 Eagleview Dr.
 Charlotte, NC 28278
I-1 (CD)

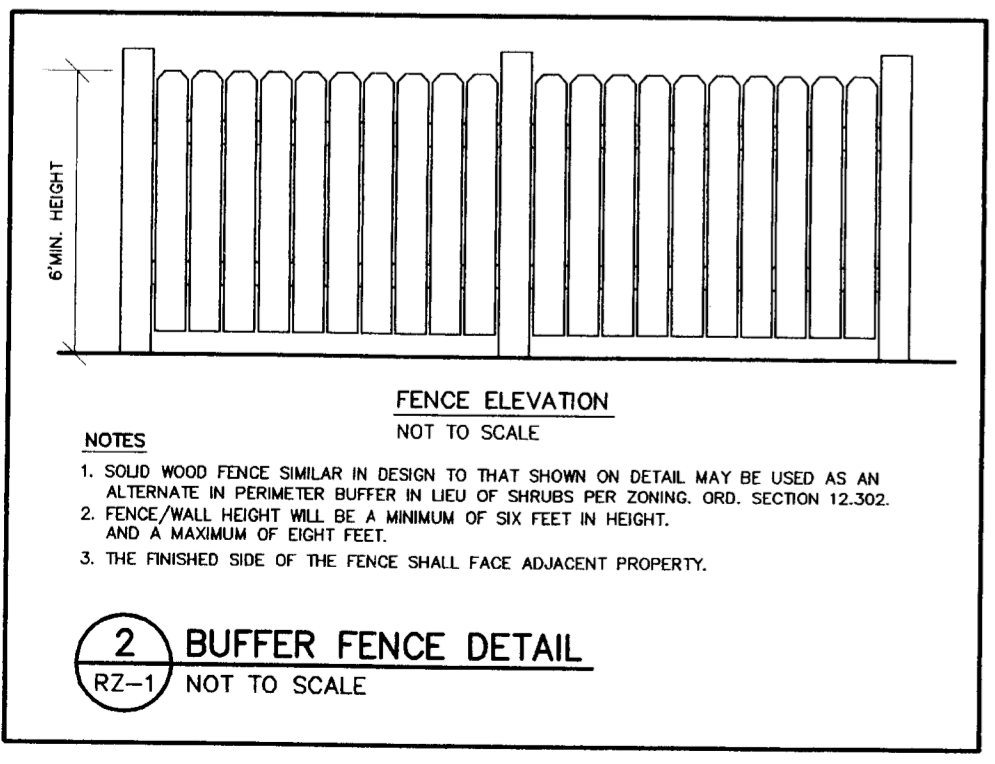
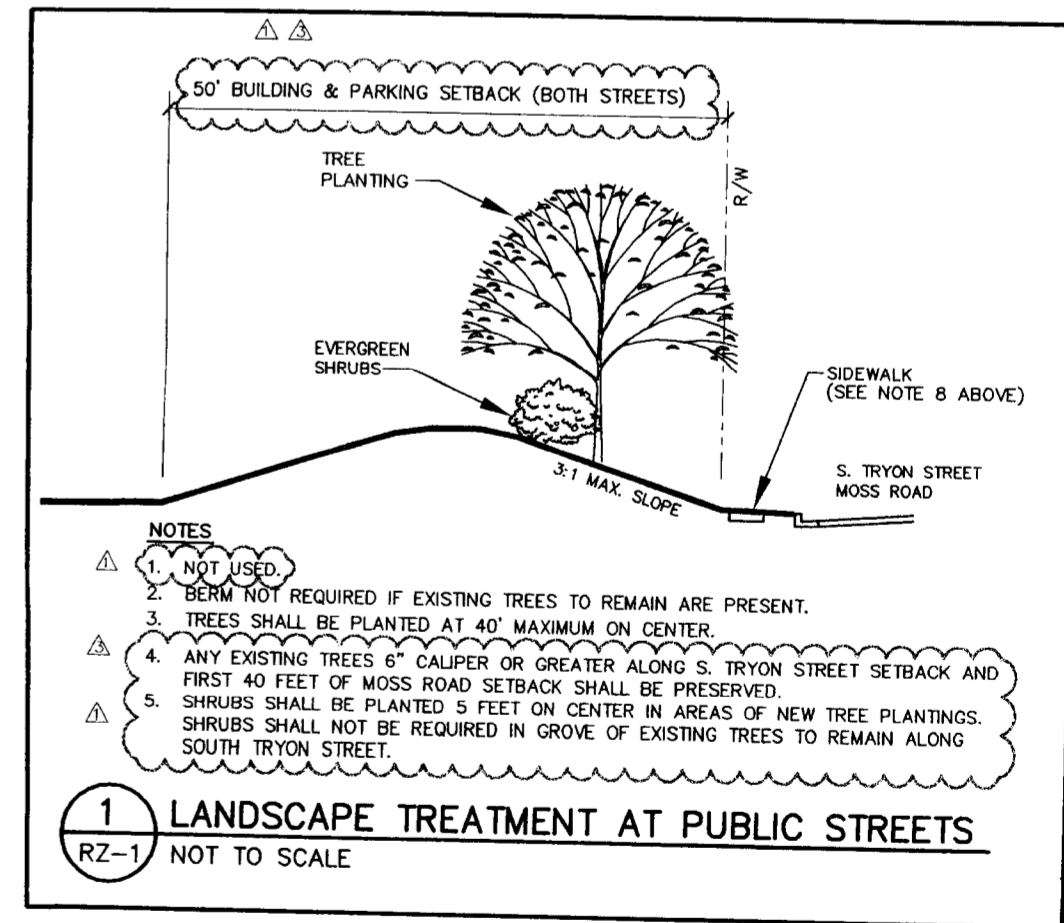
Development Data

Tax Parcel Number 029-62-130
 Existing Zoning I-1 (CD)
 [Petition #83-26 (c)]
 Proposed Zoning 0-1 (CD)
 Site Area 3.13 Ac.
 Maximum Building Area 39,000 SF
 Min. Parking Spaces Per Code
 Max. Building Height 40 Ft. (2 stories)



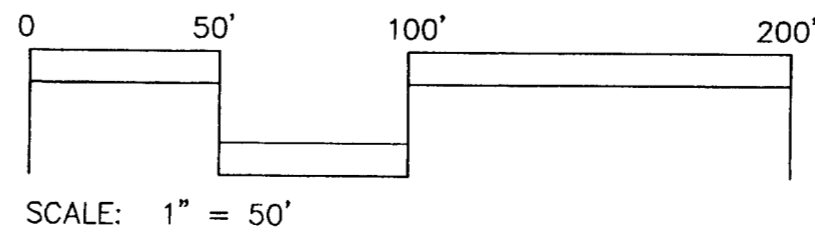
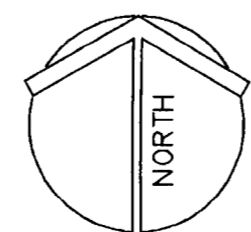
Notes

1. All development standards established by the City's Zoning Ordinance for the 0-1 district shall be met.
2. All uses allowed by right, under prescribed conditions, including all accessory uses and structures, in the 0-1 zoning district shall be permitted on this site, with the following exceptions:
 - a. Hotel/Motel,
 - b. Jails and prisons,
 - c. Residential dwellings (single family and multi-family),
 - d. Off-street parking,
 - e. Outdoor recreation,
 - f. Radio telephone cell and television masts, towers, antennae and similar structures.
3. Project shall comply with all requirements of the Charlotte Tree Ordinance. All required screening and buffers shall also be provided.
4. Storm water detention shall be provided as required by code.
5. Parking shall be provided as required by code.
6. No wetland areas shall be disturbed without prior notification to and permitting from NCDENR and the US Army Corps of Engineers.
7. Vehicular access shall be limited to one entrance each along Moss Road and South Tryon Street, in the approximate locations shown on plan. Petitioner reserves the right to delete one of the access points, if he so desires. Vehicular access points are subject to approval from CDOT and NCDOT. All required improvements associated with the driveway(s) shall be constructed by the petitioner. Vehicular access along South Tryon Street shall be right-in, right-out only.
8. Sidewalk exists along South Tryon Street. Five foot wide sidewalk with minimum eight foot wide planting strip will be installed along Moss Road by the petitioner.
9. No buildings or parking shall be allowed in the 50 foot landscaped setback along South Tryon Street and Moss Road.
10. Buildings shall be located along South Tryon Street and Moss Road. Parking shall be located in the interior of the site. Additional buildings may be constructed along the southern property line.
11. Boundary survey by Spratt & Brooks, dated February 22, 2005.
12. Storm water detention facilities will not be located in the South Tryon Street and Moss Road setbacks.
13. Right-of-way equal to 50 feet from the centerline of South Tryon Street shall be dedicated to the CDOT.
14. Existing healthy trees 6" caliper or greater within the South Tryon Street and the first 40 feet of the Moss Road setbacks shall be preserved. Other healthy trees within the site may be preserved as site layout and construction allows.
15. All buildings will be connected by a sidewalk to sidewalks along roadways.
16. Moss Road is a residential collector street. 2.5 foot curb and gutter shall be installed along Moss Road in front of the subject property by the petitioner.



APPROVED BY CITY COUNCIL
 DATE 6/20/05

FOR PUBLIC HEARING



Conditional Zoning Plan
Petition #2005-073
Moss Road & South Tryon Street
 11115 South Tryon Street
 City of Charlotte, North Carolina ETJ
 For Clayton Properties

SITE DESIGN STUDIO
 5835 Executive Center Drive
 Suite 115
 Charlotte, NC 28212
 Phone: 704-566-0706
 Fax: 704-567-0980

February 24, 2005
 Rev. April 15, 2005
 Rev. May 20, 2005
 Rev. June 10, 2005

RZ-1
 SHEET 1 OF 1
 COMM. NO. 0503