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ARCHITECT'S PROJECT # 07110

Project:
**PEE WEES DAYCARE
REZONING FOR
CLASSROOM ADDITION**
5801 JOYCE DRIVE
CHARLOTTE NC 28215

Sheet Description:
**REZONING SITE
PLAN**

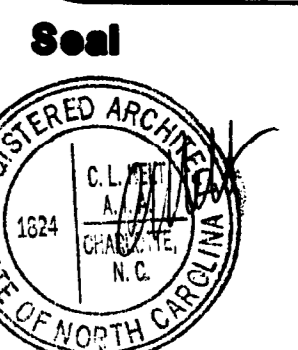
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Drawn By:
D. MYERS

Checked By:
CHET HELT

Revisions:

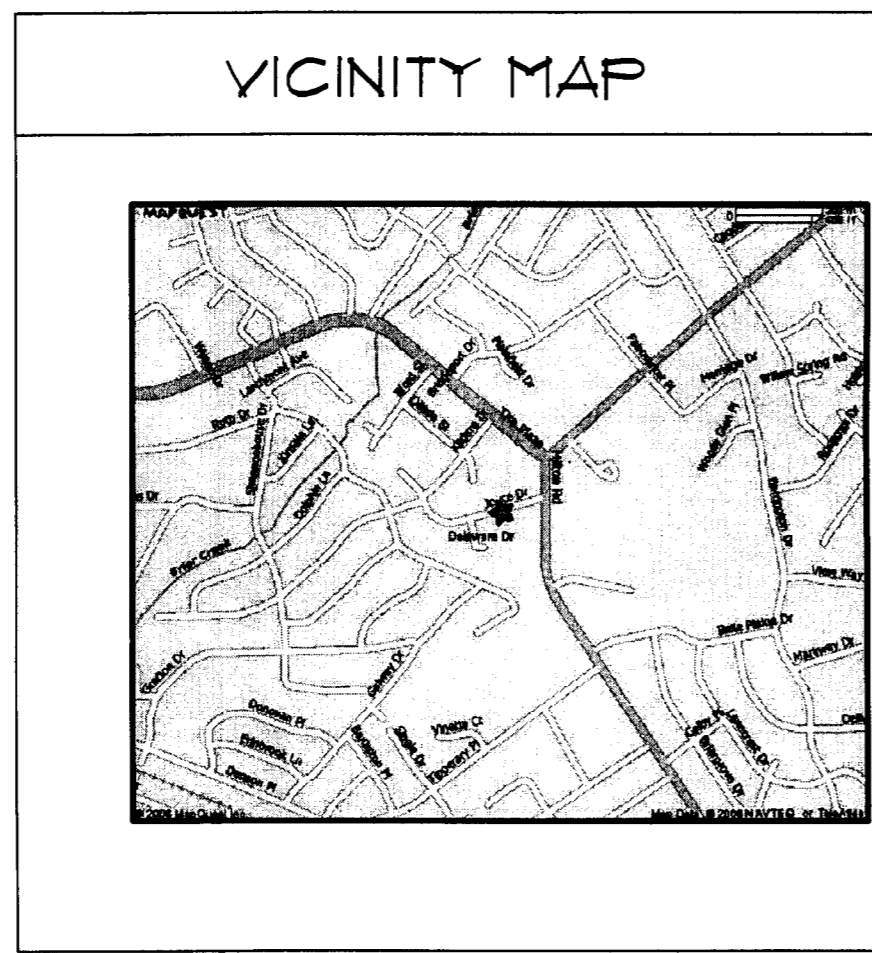
6/24/08	1	REZONING NOTES ADDED
10/30/08	2	REVISED SIDEWALK
	3	
	4	



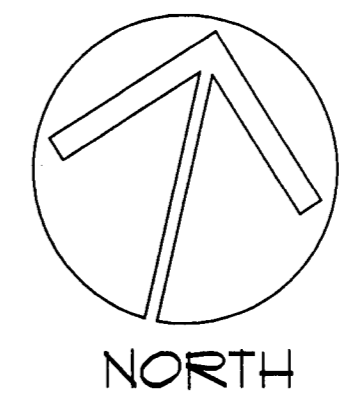
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06-20-08

Sheet No.
C1

of 1



SITE SUMMARY	
EXISTING ZONED: R-8 MF	PROPOSED ZONING: UR-C(CD)
TAX PARCEL NUMBERS: 09910413	
TOTAL SITE AREA: 0.925 ACRES	
PROPERTY AREA: 40,300 SF	
EX. BUILDING AREA: 6108 SF	
ADDITION AREA: 945 SF	
TOTAL BLDG. AREA: 7053 SF	
TOTAL PAVED AREA: EXISTING 21584 SF	
TOTAL IMPERVIOUS AREA: 29071 SF	
TOTAL % IMPERVIOUS AREA: 72%	
INTERNAL TREE REQUIREMENT: 29071 / 10,000 SQUARE FEET = 3 TREES	5 INTERIOR TREES EXISTING.
PARKING REQUIRED:	
SECTION 9.408 - 1 SPACE PER 400 SQ. FT. OF BUILDING ON SITE.	
6983 BUILDING / 400 = 17.45 OR 18 PARKING SPACES REQUIRED	
EXISTING PARKING ON SITE 22 SPACES 18 MAX ALLOWED REMAINING	
PAYMENT WILL BE REMOVED AND REPLACED WITH GRASS AND SCREENING	
H.C. PARKING REQUIRED: 1 SPACE - 2 PROVIDED	
130 CHILDREN MAX INTENDED ON SITE	
2 LONG TERM BICYCLE PARKING SPACES ARE TO BE PROVIDED BY LOCKERS	
2 SHORT TERM BICYCLE PARKING SPACES ARE TO BE PROVIDED BY RACKS	



General
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 Institutional zoning district shall be followed in connection with development taking place on the Site.

Permitted Uses
The Site may be devoted to the following uses:

A child care center along with related parking and playground areas. The site may also be devoted to any accessory uses in connection with a child care center that are permitted under the Ordinance. The child care center shall comply with the requirements of Section 12.502 of the Ordinance.

Setbacks, Side Yards and Rear Yards
Development of the Site shall comply with the setback, side yard and rear yard requirement of the Ordinance. The specific setback, side yard and rear yard requirements are more particularly depicted on the Site Plan. No buildings, parking spaces, maneuvering areas or play space may be located within the setback or yards.

Buffer Areas
A 14 foot Class C buffer shall be established along the western, northern and eastern edge of the Site, and such Class C buffers shall conform to the standards for a Class C buffer set out in Section 12.302 of the Ordinance.

In the event that an adjacent parcel of land is either rezoned to a zoning district or devoted to a use that eliminates or reduces the buffer requirements of the Site, Petitioner may reduce or eliminate, as the case may be, the relevant buffer area set out on the Site Plan accordingly.

Existing trees within the Class C buffer shall be preserved.

No buildings, parking spaces, maneuvering areas, detention areas or play space may be located within the buffer area.

Landscaping and Screening / Tree Ordinance
Landscaping and screening shall, at a minimum, satisfy the requirements of Section 12.303 of the Ordinance.

Development of the Site shall comply with the City of Charlotte Tree Ordinance.

Architectural Commitments
The maximum height of any building constructed on the Site shall be 40 feet above grade.

The proposed building shall be residential in character with a pitched roof.

Existing playground fencing to remain.

Lighting
All exterior light fixtures shall be shielded with full cut-off fixtures and the illumination downwardly directed so that direct illumination does not extend past any property line of the Site.

The maximum height of any freestanding light fixture installed on the Site, including its base, shall be 20 feet.

Wall pak type light fixtures shall be prohibited.

Signs
All signs placed on the Site will be erected in accordance with the requirement of the Ordinance.

Vehicular Access
Vehicular access to the Site shall be as generally depicted on the Site Plan. The placement and configuration of the access points are subject to any minor modifications required to accommodate final site and architectural construction plans and designs and to any adjustments required for approval by the Charlotte Department of Transportation and/or the North Carolina Department of Transportation.

Sidewalks and Planting Strips
Sidewalks and planting strips are existing to remain on the Site as depicted on the Site Plan.

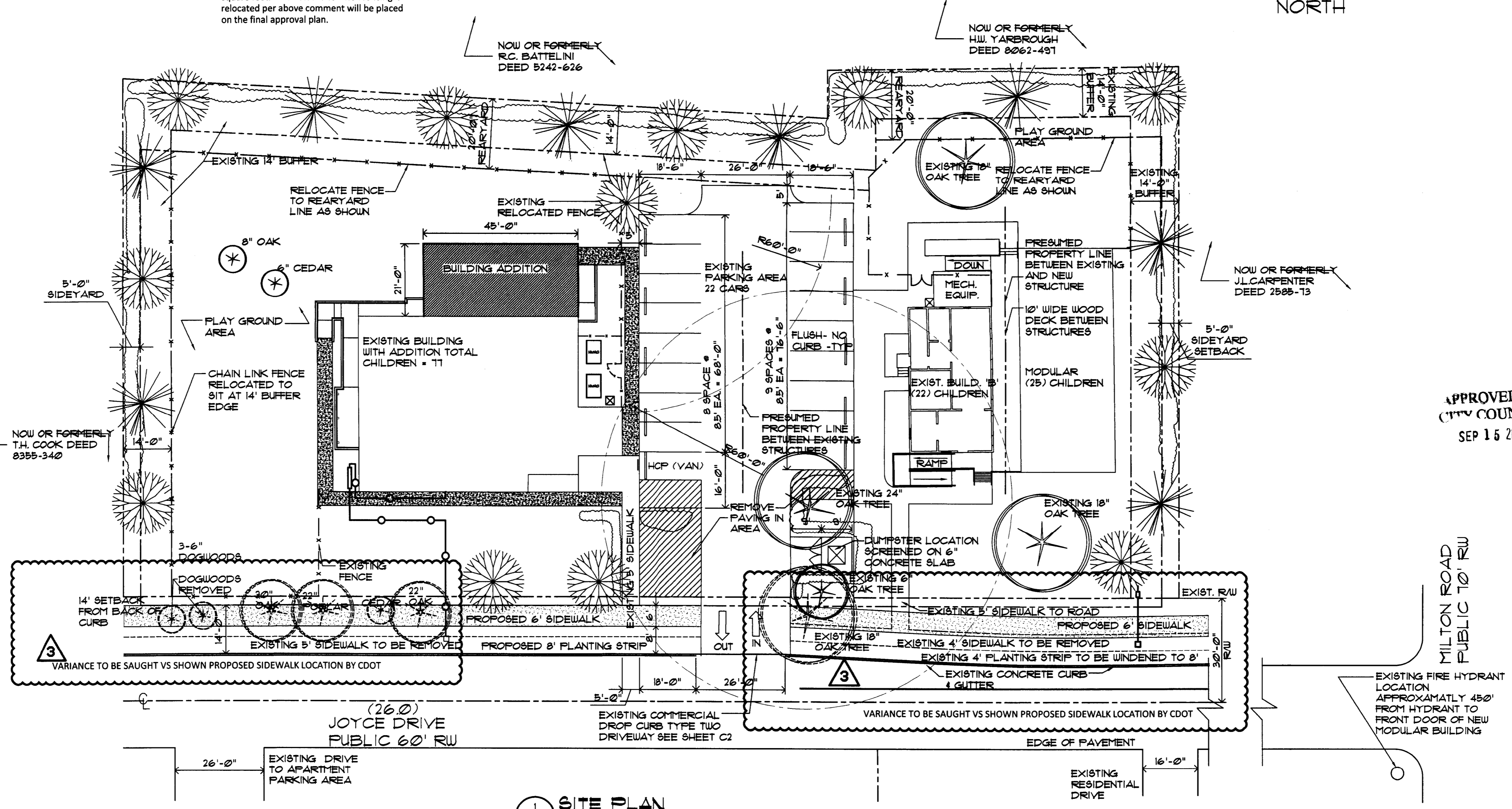
Storm Water
It is the petitioner's intention to comply with ordinances but it is not the intention to provide detention, retention or rain gardens as the addition of building is not adding 20,000 square feet of impervious area. No paving is being added for parking and is in-turn being removed per comments above. The site situation will be improved with the removal of pavement and will somewhat offset the building addition.

Acknowledgement of other Standard Development Requirements
The petitioner acknowledges that other standard development requirements imposed by other City Ordinances, Standards, Policies and appropriate Design Manuals will exist. Those criteria will apply to the development site. This includes Chapters 6, 9, 12, 17, 18, 19, 20 and 21 of the City Code. Conditions set forth in this petition are supplemental requirements imposed on the development in addition to other standards. Where conditions on this plan differ from ordinances, standards and policies in existence at the time of a formal engineering plan review submission the more stringent conditions or requirements shall apply.

Binding Effect of the Rezoning Petition
If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under this Technical Data Sheet will, unless amended in the manner provided under the Ordinance, be binding. Throughout these Development Standards, the terms, "Petitioner" and "owner" or "owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Petitioner or the owner or owners of the Site from time to time who may be involved in any future development thereof.

Play space will be calculated per child to include a max of 100 square feet per child and a min. of 50 square feet per child per state daycare requirements. That would have the fenced play area on site to be a max of 12,400 square feet. The actual size when fencing is relocated per above comment will be placed on the final approval plan.

ALL UTILITIES TO BE UNDERGROUND



SITE PLAN
SCALE = 1" = 20'-0"

REZONING
PETITION #
2008-100