

MECK. Co. GIS HAS TWO SEPARATE TAX CODES FOR THIS PARCEL
 059-023-05 & 059-023-22
 EXISTING ZONING: R-4
 PROPOSED ZONING: D-1 (CD) FOR 0.8 ACRES (1.01 ACRES TO REMAIN R-4 ZONING)
 PROPOSED USE: GENERAL OFFICE

- DEVELOPMENTAL NOTES:**
- Development of this D-1 conditional district is based on the provisions of the applicable zoning ordinance standards, rules and regulations with the specific site plan.
 - The permitted uses in this development will be in accordance with the zoning ordinance section 9.702, 9.703 and 9.704, excluding certain listed uses on the development data summary.
 - Buffers will be installed along exterior property lines and the abutting residential R-4 boundary. A Class 'C' 10.5 feet buffer with a 6 foot wooden fence located within the inner half of the buffer will be located along a portion of a property line. The site will contain existing vegetation that meets and exceeds the required buffer standards and intent of a required 14 Foot Class 'C' buffer.
 - Screening of the parking dumpster and loading docks/spaces will comply with Section 12.303.
 - Parking shall be based on the use and will comply with the standards set forth in the ordinance for both vehicles and bicycles. All parking lots shall comply with the provision of table 12.202 of the zoning ordinance.
 - All signs will comply with Chapter 13 of the Zoning ordinance.
 - Lighting shall be fully shielded off adjacent property and no "wall pac" lighting shall be allowed. Outdoor lighting will have full cut-off fixtures with lighting sensor switch.
 - A sidewalk will be installed in accordance to code 12.529 (sidewalk connection to the public street).
 - New and existing driveway will comply with the 26 feet wide driveway width and design with approved applicable driveway permit. Driveway permit application will be submitted to the Charlotte Department of Transportation and/or
 - An 6 foot planting strip with a 6 foot wide sidewalk will be provided along the tuckaseegee Road frontage.
 - Typical surface parking lots associated with the proposed use will provide a parking module in accordance with the Charlotte Mecklenburg land development Standard Manual.
- STORM WATER QUALITY CONTROL**
- The petitioner shall comply with the Charlotte City Council Approved and Adopted Post Construction Control Ordinance.
 - The existing left turn lane bay taper along tuckaseegee Road will be restriped as a two-way left turn lane to provide safe access to the proposed development.

DEVELOPMENTAL STANDARDS:
 Minimum Lot Area: 3,500 sq. ft.
 Minimum Setback: 30 feet
 Minimum Sideyard: 10 feet
 Minimum Rearyard: 20 feet
 Maximum Height: 40 feet Two Story

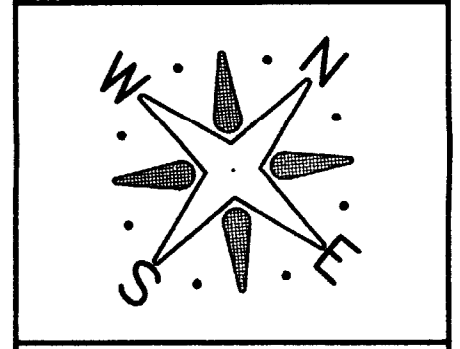
PARKING STANDARDS:
 One (1) per 300 sq. ft. floor area
 3,978 sq. ft.
 Proposed Parking Required 14 spaces
 Loading Standards Not Required
 Outdoor Lighting Max. Height=20.0' with full cut-off fixtures.

JEFF HLADUN
 LAND SURVEYING
 5848 LEBANON RD.
 CHARLOTTE, NC 28227
 PH. (704) 900 - 8152
 FAX (704) 900 - 8152
 email: Hladunsurveying@carolina.rr.com

THIS DRAWING IS THE PROPERTY OF J.M. JAMES WOODRUM & ASSOCIATES CONSULTING ENGINEERS AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT IS NOT TO BE USED ON ANY OTHER PROJECT AND IS TO BE RETURNED UPON REQUEST.

JMA
 600 Town Center Blvd. Suite 100
 P.O. Box 991
 Phoenix, North Carolina 28134
 (704) 899-9200
 James McGovern & Associates
 Consulting Engineers

Project: Gabriel Roger
 4712 Tuckaseegee Road
 Charlotte, North Carolina
 Sheet Title: Rezoning Plan



Graphic Scale:
 0 10 20 40
 (IN FEET)
 Scale: (1"=20')

Engineer
 James J. McGovern
 Senior Designer
 Ted W. Lawrence
 Date
 5.28.2009

Revisions
 No. Date
 No. Date
 No. Date
 No. Date
 No. Date

ATTACHED TO ADMINISTRATIVE APPROVAL
 DATED: May 29, 2009
 BY: DEBRA D. CAMPBELL

Dwg. No. dwg\rezoning_plan
 Project Number 498.001
 Sheet No. No. of Sheet
 C 1 1

PETITION No. 2008-103

C:\jma_proj\1-JDBS-2009\498001 GABRIEL-tuckaseegee\DWG\rezoning_plan.dwg 5/28/2009 12:11:46 PM EDT

**CHARLOTTE-MECKLENBURG
 PLANNING COMMISSION**
 INTER-OFFICE COMMUNICATION

DATE: May 29, 2009

TO: Mark Fowler
 Zoning Supervisor

FROM: Debra Campbell
 Planning Director

SUBJECT: Administrative Approval for Petition No. 2008-103 by Gabriel Rogers

Attached is a revised plan for the above petition. The plan has been revised to make minor changes to the conditional plan including correction of deficiencies, reduction of the planting strip width along Tuckaseegee Road, removing the requirement for a bus waiting pad, and minor site layout changes. Since these changes are minor and do not alter the intent of the development and meet the requirements of the Charlotte Zoning Ordinance Section 6.207 Alterations to Approval, minor changes, I am administratively approving this plan. Please use this plan when evaluating requests for building permits and certificates of occupancy.

Note all other ordinance requirements still apply.