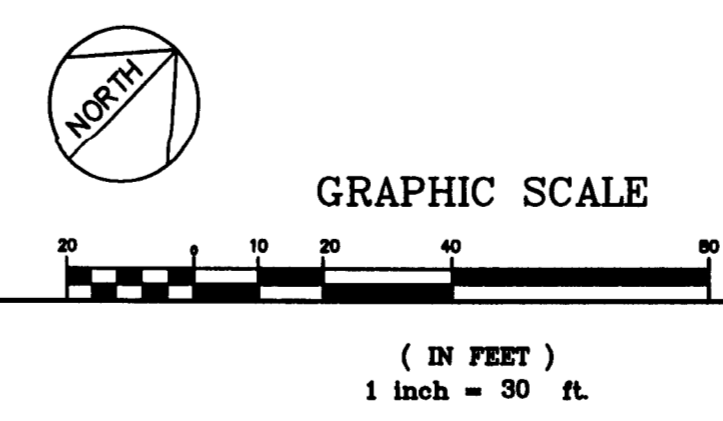
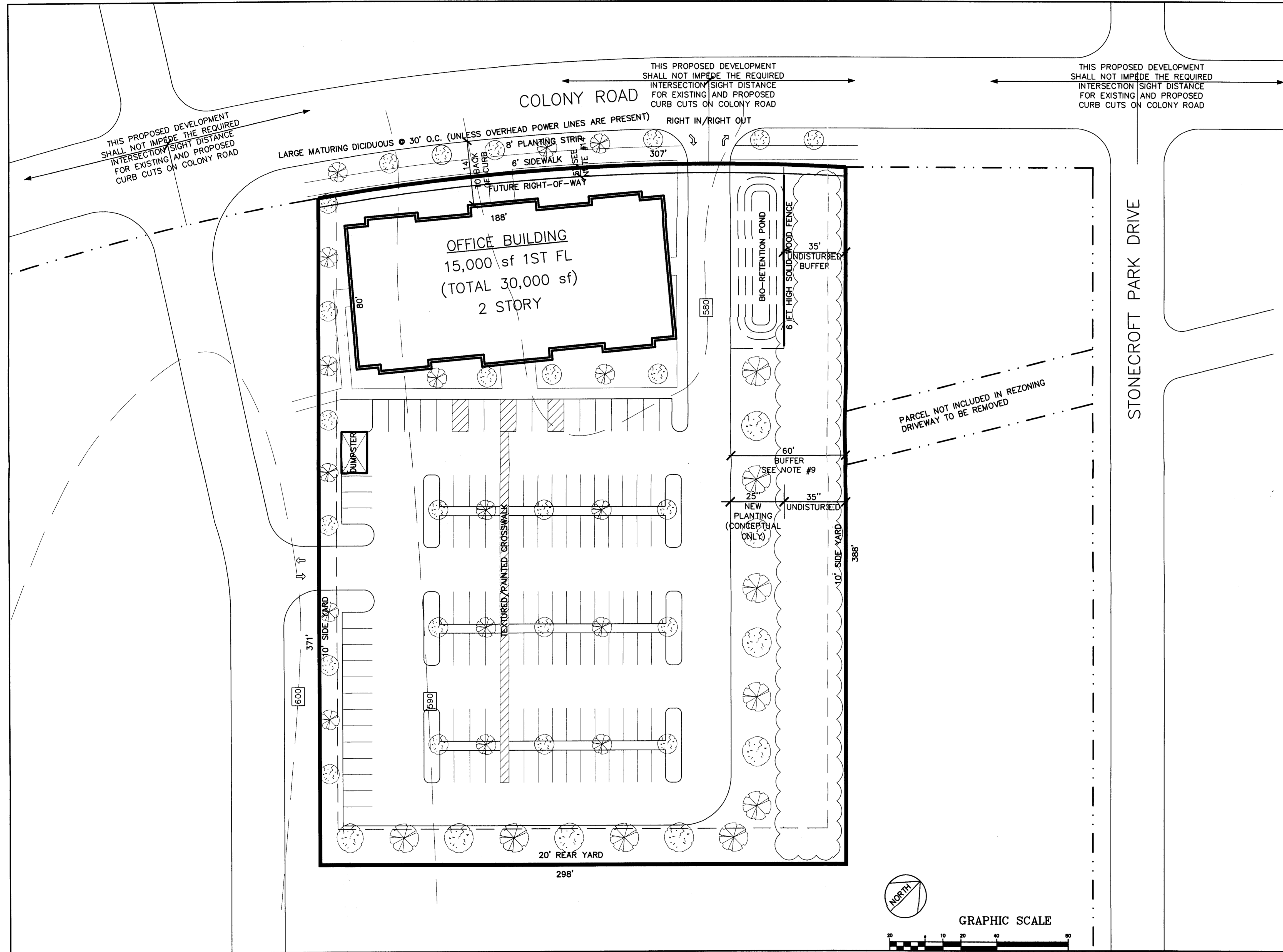


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# FOR PUBLIC HEARING

petition number: 2008-109

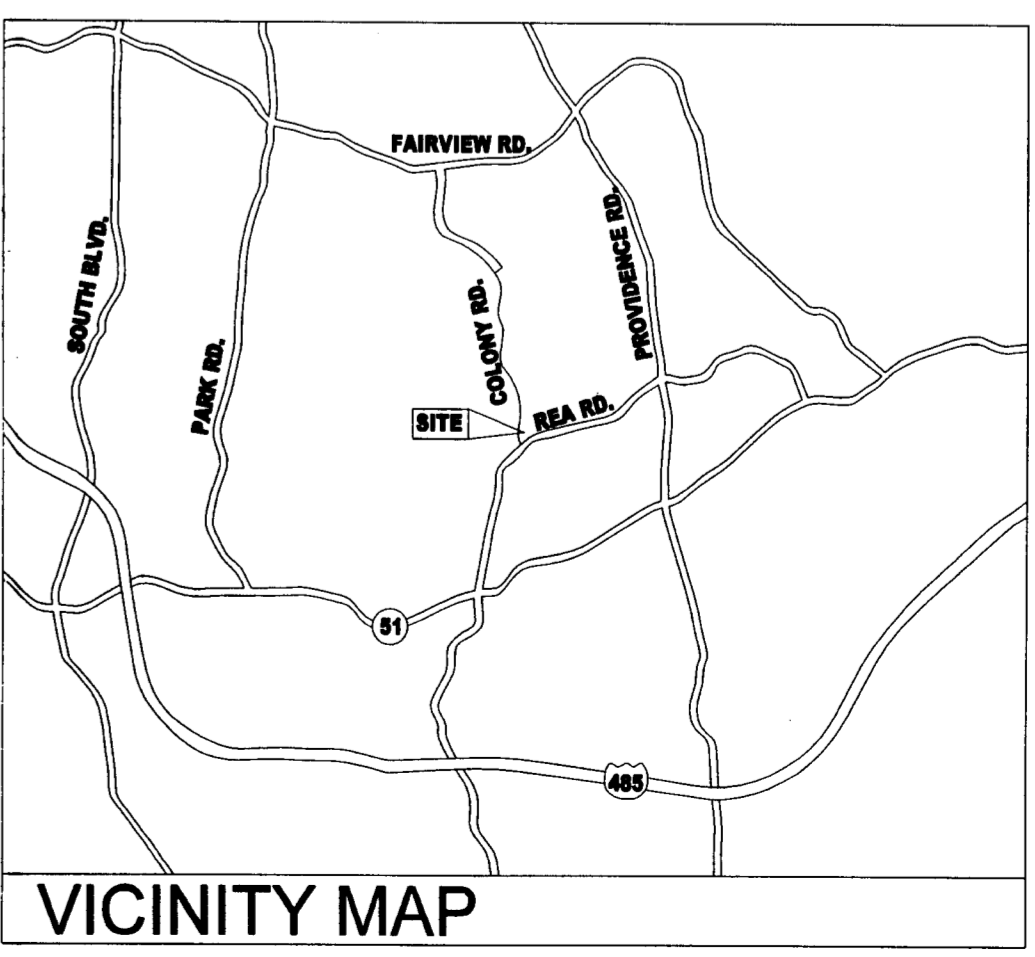


### SITE DATA

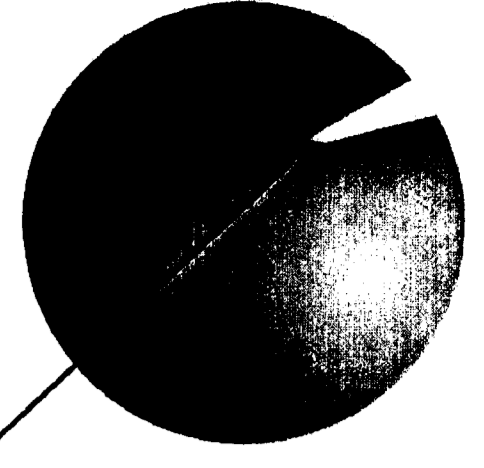
TAX PARCEL: 211-241-13  
 EXISTING ZONING: R-3  
 PROPOSED ZONING: MUDD(CD)  
 PROPOSED PERMITTED USES: PROFESSIONAL/MEDICAL OFFICE  
 PROPOSED BUILDING HEIGHT (MAX): TWO STORIES  
 PROPOSED BUILDING SIZE (MAX): 30,000 SQ FEET  
 SITE ACREAGE: 2.27 +/- ACRES  
 FRONT SETBACK (MIN.): 14' BACK OF CURB  
 \*MEDICAL OFFICE PARKING REQUIRED @ 4.5 PER 1000 sf = 68 SPACES  
 GENERAL OFFICE PARKING REQUIRED @ 3.3 PER 1000 sf = 50 SPACES  
 TOTAL REQUIRED = 118 SPACES  
 TOTAL PROVIDED = 122 SPACES  
 \*BASED ON MAXIMUM 50% MEDICAL OFFICE SPACE PER NOTE #4

### DEVELOPMENT NOTES

- The development of the site will be controlled by the standards depicted on this site plan and by the standards of the City of Charlotte Zoning Ordinance. The development depicted by this plan is intended to reflect the general arrangement of proposed uses on the site, but the exact details of the configuration, placement and size of individual buildings and/or site elements may be altered or modified within the limits prescribed by the ordinance as specified in Section 6.206(2) as may be applicable. Minor and incidental changes of detail which do not alter the basic, overall layout and/or the relationships to abutting sites are permitted as a matter of right for the petitioner/developer.
- All proposed development on the site shall comply with applicable ordinance requirements regarding such things as the number and arrangement of off-street parking, setback/yard dimensions, signage, buffers, screening, open space, landscaping, Tree Ordinance, etc., unless otherwise indicated. Vehicular points of access shall be limited to those shown on the plan. The exact location may vary from that depicted, but shall comply with all applicable design/location requirements of the Charlotte Dept. of Transportation and/or the North Carolina Dept. of Transportation.
- The use proposed by this rezoning is a professional/medical office building. A maximum of 50% of the building space may be devoted to medical office. The maximum building height is two stories.
- Storm water detention facilities shall not be located within any required yard.
- All parking lot lighting fixtures shall be shielded with full cut-off fixtures. Wall pack type lighting shall be prohibited.
- The Colony Rd driveway shall be a right-in/right-out only driveway. A second driveway shall connect to the abutting shopping center as shown. There shall be no driveway access from the site to Stonecroft Park Drive.
- The attached building elevation is hereby made a part of the conditional site plan. The elevation is intended to provide the overall, general architectural design theme as shown. Minor and incidental changes of detail which do not alter the basic design are allowed as a matter of right to the petitioner/developer.
- Except for the area of bio-retention pond as shown on the site plan, the northerly edge of the site (abutting homes located on Stonecroft Park Drive) shall be established as a 60 foot wide buffer as labeled on the plan. The exterior portion of the buffer (abutting the homes) measuring 35 feet shall not be graded and shall remain undisturbed except for any required engineering/pipe connection between the proposed bio-retention pond (see plan for approximate location) and the existing storm water inlet/system located along the Colony Road right-of-way. Any grading or clearing of existing natural foliage to provide said connection shall be replanted and landscaped in accordance with the planting standards of the Class B buffer standards in the City of Charlotte zoning ordinance. The width of any such connection path shall be a maximum of eight feet.
- The proposed building setback line shall be established a minimum of fourteen feet in back of the Colony Rd curb in order to provide an eight foot wide planting strip and six foot wide sidewalk as shown. Street trees as required will be planted within the planting strip.
- The dumpster shall be enclosed within a solid enclosure with a gate.
- In addition to the building elevation illustrations that are attached as part of the conditional plan, the proposed office building shall utilize exterior building masonry wall materials and colors that match and/or compliment, to the extent feasible, the exterior elevations materials of the abutting shopping center.
- The current single family dwelling driveway providing access to Stonecroft Park Drive (tax parcel 211-243-54) shall be donated to either the abutting single family properties on either side of the driveway or donated to the neighborhood association. Such donation shall be determined by the petitioner/developer in cooperation with the affected neighbors and executed within 180 days of the date of the approval of the proposed rezoning.
- The petitioner/developer shall convey in fee simple title an area along the site's Colony Road frontage for additional right-of-way purposes. The new right-of-way line shall be 45 feet as measured from the centerline of Colony Road (see plan). Such conveyance shall occur prior to the issuance of any building permit associated with the proposed development.
- Prior to the beginning of any construction on the subject site, the petitioner/developer shall remove the current residential driveway which presently connects the site to Stonecroft Park Drive. Once construction commences, new landscaping shall be immediately installed in the area of the former driveway on the rezoning site, specifically a minimum depth of 35 feet closest to the abutting single family homes. This new landscaping shall comply with the landscaping materials standards for a Class B buffer as outlined in the City of Charlotte Zoning Ordinance.
- The petitioner/developer shall grant an easement to the owners of tax parcel 212-243-55 regarding the current retaining wall located in the rear yard of said parcel. Portions of the retaining wall are located on the rezoning site. The purpose of the easement, which shall be granted without compensation, is to allow the wall to remain in its current location in perpetuity.

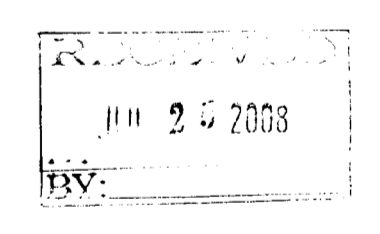


VICINITY MAP  
N.T.S.



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REVISION	DATE
STAFF COMMENTS	JUNE 12, 2008
STAFF COMMENTS	JULY 22, 2008
<b>APPROVED BY</b>	
<b>CITY COUNCIL</b>	
SEP 15 2008	
DRAWN BY	NK
CHECKED BY	CB
ISSUE DATE	04/22/08
PROJECT NUMBER	00-000

ILLUSTRATIVE  
PLAN & NOTES

RZ1.0