



GENERAL PROVISIONS

- UNLESS MORE STRINGENT STANDARDS ARE ESTABLISHED BY THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS, ALL DEVELOPMENT STANDARDS ESTABLISHED UNDER THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE") FOR THE B-3 ZONING DISTRICT SHALL BE FOLLOWED IN CONNECTION WITH DEVELOPMENT TAKING PLACE ON THAT PORTION OF THE SITE LOCATED IN THE B-3 ZONING DISTRICT.
- UNLESS MORE STRINGENT STANDARDS ARE ESTABLISHED BY THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS, ALL DEVELOPMENT STANDARDS ESTABLISHED UNDER THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE") FOR THE O-1 ZONING DISTRICT SHALL BE FOLLOWED IN CONNECTION WITH DEVELOPMENT TAKING PLACE ON THAT PORTION OF THE SITE LOCATED IN THE O-1 ZONING DISTRICT.
- THE DEVELOPMENT DEPICTED ON THE REZONING PLAN IS INTENDED TO REFLECT THE ARRANGEMENT OF PROPOSED USES ON THE SITE, BUT THE FINAL CONFIGURATION, PLACEMENT AND SIZE OF INDIVIDUAL SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE AND THE STANDARDS ESTABLISHED BY THE REZONING PLAN AND THESE DEVELOPMENT STANDARDS DURING DESIGN DEVELOPMENT AND CONSTRUCTION PHASES.

PERMITTED USES

- THAT PORTION OF THE SITE LOCATED IN THE B-3 (CO) ZONING DISTRICT MAY BE DEVOTED ONLY TO THE FOLLOWING USES: SELF STORAGE FACILITY, SUCH FACILITY'S RENTAL AND MANAGEMENT OFFICES AND ANY ACCESSORY USES THAT ARE CLEARLY INCIDENTAL AND RELATED THERETO; OFFICE USES AND ANY ACCESSORY USES THAT ARE CLEARLY INCIDENTAL AND RELATED THERETO; AND ONE ADULT DAY CARE FACILITY AND ANY ACCESSORY USES THAT ARE CLEARLY INCIDENTAL AND RELATED THERETO.
- THE SELF STORAGE FACILITY MAY BE LOCATED ONLY IN BUILDING A.
- ALL STORAGE SHALL BE LOCATED WITHIN BUILDING A AND OUTSIDE STORAGE OF ANY TYPE, INCLUDING THE OUTSIDE STORAGE OF MOVING VANS, TRAILERS, VEHICLES AND BOATS, SHALL NOT BE PERMITTED.
- THE STORAGE OF HAZARDOUS MATERIALS IS PROHIBITED.
- OFFICE USES SHALL BE LOCATED IN THE FRONT PORTION OF BUILDING A AS DEPICTED ON THE REZONING PLAN.
- THE ADULT DAY CARE CENTER MAY ONLY BE LOCATED IN BUILDING B.
- THE ADULT DAY CARE CENTER MAY NOT OPERATE AFTER 7 P.M. DAILY.

THAT PORTION OF THE SITE LOCATED IN THE O-1 (CO) ZONING DISTRICT MAY BE DEVOTED ONLY TO OFFICE USES AND TO ANY ACCESSORY USES THAT ARE CLEARLY INCIDENTAL AND RELATED THERETO.

- NOTWITHSTANDING ANYTHING CONTAINED HEREIN TO THE CONTRARY, MEDICAL OFFICE USES SHALL NOT BE PERMITTED ON THE SITE.

MAXIMUM GROSS FLOOR AREA

- THE TOTAL MAXIMUM GROSS FLOOR AREA OF BUILDING A SHALL BE 10,000 SQUARE FEET. A MINIMUM OF 7,000 SQUARE FEET AND A MAXIMUM OF 10,000 SQUARE FEET OF THE GROSS FLOOR AREA OF BUILDING A SHALL BE DEVOTED TO OFFICE USES, WITH THE REMAINDER OF BUILDING A BEING DEVOTED TO SELF STORAGE.
- THE TOTAL MAXIMUM GROSS FLOOR AREA OF BUILDINGS B THROUGH H SHALL BE 70,000 SQUARE FEET. NOTWITHSTANDING ANYTHING CONTAINED HEREIN TO THE CONTRARY, THE MAXIMUM GROSS FLOOR AREA OF BUILDING G SHALL BE 8,000 SQUARE FEET, AND THE MAXIMUM GROSS FLOOR AREA OF BUILDING H SHALL BE 8,000 SQUARE FEET.

BUFFER

- A 46.5 FOOT CLASS B BUFFER SHALL BE ESTABLISHED ALONG PORTIONS OF THE SITE'S BOUNDARY LINES AS DEPICTED ON THE REZONING PLAN, WHICH BUFFER SHALL CONFORM TO THE STANDARDS OF SECTION 12.302 OF THE ORDINANCE. PETITIONER SHALL INSTALL THE BUFFER IN ACCORDANCE WITH THE DETAILS OF THE INSTALLATION DESCRIBED BELOW IN PARAGRAPH 2, WITHIN THE BUFFER PURSUANT TO SECTION 12.302(2) OF THE ORDINANCE. THE WIDTH OF THE CLASS B BUFFER HAS BEEN REDUCED TO THE DEPICTED 46.5 FEET AS A RESULT OF THE INSTALLATION.
- THOSE PORTIONS OF THE FENCE TO BE INSTALLED WITHIN THE 46.5 FOOT CLASS B BUFFER THAT ARE MORE PARTICULARLY BUFFERED ON THE REZONING PLAN SHALL HAVE BRICK PILLARS SPACED A MAXIMUM OF 12 FEET APART AND HAVE A MINIMUM HEIGHT OF 6 FEET. THESE PORTIONS OF THE FENCE ARE DEPICTED ON THE FENCE DETAIL SET OUT ON THE REZONING PLAN. AS MORE PARTICULARLY BUFFERED ON THE REZONING PLAN, THE REMAINING PORTIONS OF THE FENCE TO BE INSTALLED WITHIN THE 46.5 FOOT CLASS B BUFFER SHALL NOT HAVE BRICK PILLARS AND SHALL HAVE A MINIMUM HEIGHT OF 6 FEET.
- AS REQUIRED BY THE ORDINANCE, THE FENCE TO BE INSTALLED WITHIN THE 46.5 FOOT CLASS B BUFFER SHALL BE LOCATED WITHIN THE INTERIOR HALF OF THE BUFFER. PETITIONER SHALL MEET WITH THE ADJOINING PROPERTY OWNERS IN THE BRITANNY OAKS SUBDIVISION PRIOR TO DETERMINING THE PRECISE LOCATION OF THE FENCE TO BE LOCATED WITHIN THAT PORTION OF THE 46.5 FOOT CLASS B BUFFER LOCATED IMMEDIATELY ADJACENT TO THE BRITANNY OAKS SUBDIVISION.
- THE FENCE TO BE INSTALLED WITHIN THE 46.5 FOOT CLASS B BUFFER SHALL BE INSTALLED PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR ANY BUILDING CONSTRUCTED ON THE SITE.
- THE 46.5 FOOT CLASS B BUFFER LOCATED IMMEDIATELY ADJACENT TO THE BRITANNY OAKS SUBDIVISION SHALL REMAIN UNDISTURBED EXCEPT AS REQUIRED TO INSTALL THE FENCE DESCRIBED ABOVE, PROVIDED, HOWEVER, THAT IN THE EVENT THAT THE EXISTING VEGETATION DOES NOT MEET THE TREE AND SHRUB SAVELIST CRITERIA AND ANY GRASSING ASSOCIATED THEREWITH, PETITIONER MAY INSTALL SUPPLEMENTAL LANDSCAPING TO BRING THIS CLASS B BUFFER INTO COMPLIANCE WITH THESE REQUIREMENTS. ADDITIONALLY, AS REQUESTED BY THE CURRENT OWNERS OF TAX PARCEL NO. 225-361-08, THOMAS & MARY ELLIS, PETITIONER SHALL INSTALL SUPPLEMENTAL LANDSCAPING WITHIN THE 46.5 FOOT CLASS B BUFFER BETWEEN THE FENCE AND THE BRITANNY OAKS SUBDIVISION.
- 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 ON THE SITE, PETITIONER MAY REDUCE OR ELIMINATE AS THE CASE MAY BE, THE BUFFER SET OUT ON THE REZONING PLAN ACCORDINGLY, PROVIDED, HOWEVER, THAT THOSE PORTIONS OF THE FENCE WITH BRICK PILLARS AND A MINIMUM HEIGHT OF 6 FEET MAY NOT BE REMOVED.
- THE BUFFER LOCATED ADJACENT TO TAX PARCELS NOS. 225-045-08 AND 225-045-03 SHALL REMAIN AS OPEN SPACE EXCEPT TO THE EXTENT NECESSARY TO ACCOMMODATE GRADE CHANGES AND THE INSTALLATION AND MAINTENANCE OF A FENCE, UTILITY LINES OR DRAINAGE FACILITIES AND ANY GRASSING ASSOCIATED THEREWITH.
- WHERE EXISTING TREES AND NATURAL VEGETATION HAVE BEEN CLEARED WITHIN THE BUFFER DESCRIBED ABOVE IN PARAGRAPH 7 TO ACCOMMODATE GRADE CHANGES OR THE INSTALLATION AND MAINTENANCE OF A FENCE, UTILITY LINES OR DRAINAGE FACILITIES AND ANY GRASSING ASSOCIATED THEREWITH, THE CLEARED, UNIMPROVED AREAS WILL BE LANDSCAPED WITH TREES AND SHRUBS IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDINANCE.
- NO BUILDINGS, PARKING SPACES OR MANEUVERING AREAS MAY BE LOCATED WITHIN THE BUFFER.
- SETBACKS, SIDE YARDS AND REAR YARDS

DEVELOPMENT OF THAT PORTION OF THE SITE LOCATED IN THE B-3 (CO) ZONING DISTRICT SHALL COMPLY WITH THE SETBACK, REAR YARD AND SIDE YARD REQUIREMENTS ESTABLISHED UNDER THE ORDINANCE FOR THE B-3 ZONING DISTRICT, WHICH REQUIREMENTS ARE MORE PARTICULARLY DEPICTED ON THE REZONING PLAN.

DEVELOPMENT OF THAT PORTION OF THE SITE LOCATED IN THE O-1 (CO) ZONING DISTRICT SHALL COMPLY WITH THE SETBACK, REAR YARD AND SIDE YARD REQUIREMENTS ESTABLISHED UNDER THE ORDINANCE FOR THE O-1 ZONING DISTRICT, WHICH REQUIREMENTS ARE MORE PARTICULARLY DEPICTED ON THE REZONING PLAN.

- PURSUANT TO SECTION 12.102(1) OF THE ORDINANCE, A 30 FOOT BUILDING AND PARKING SETBACK SHALL BE ESTABLISHED ALONG THE SITE'S FRONTAGE ON BALLANTYNE COMMONS PARKWAY. THIS 30 FOOT SETBACK SHALL BE LANDSCAPED IN ACCORDANCE WITH THE STANDARDS OF A CLASS B BUFFER.
- IN THE EVENT THAT THE RESIDENTIALLY ZONED ADJOINING PARCEL OF LAND DESIGNATED AS TAX PARCEL NO. 225-045-08 IS REZONED TO A NON-RESIDENTIAL ZONING DISTRICT, THE 30 FOOT BUILDING AND PARKING SETBACK ESTABLISHED ALONG THE SITE'S FRONTAGE ON BALLANTYNE COMMONS PARKWAY MAY BE REDUCED TO 20 FEET.
- NO BUILDINGS, PARKING SPACES OR MANEUVERING AREAS MAY BE LOCATED WITHIN THE SETBACKS, SCREENING/TREE ORNAMENTATION/LANDSCAPE AREA

SCREENING/TREE ORNAMENTATION/LANDSCAPE AREA

- SCREENING SHALL CONFORM WITH THE STANDARDS AND TREATMENTS SPECIFIED IN SECTION 12.303 OF THE ORDINANCE.
- ALL ROOF MOUNTED MECHANICAL EQUIPMENT PLACED ON ANY BUILDING LOCATED ON THE SITE WILL BE SCREENED FROM VIEW AT GRADE FROM ADJOINING PUBLIC RIGHTS OF WAY AND ADJUTING PROPERTIES.
- ANY DUMPSTERS VISIBLE FROM A PUBLIC STREET OR FROM AN ADJOINING PARCEL OF LAND WILL BE SCREENED FROM VIEW BY A SOLID ENCLOSURE WITH GATES. IF ONE OR MORE SIDES OF A DUMPSTER AREA ADJOIN THE REAR WALL OF A BUILDING, THE REAR WALL MAY BE SUBSTITUTED FOR THE FENCE ALONG EACH SUCH SIDE.
- DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE CITY OF CHARLOTTE TREE ORDINANCE.
- THE 30 FOOT SETBACK AND LANDSCAPE AREA LOCATED ALONG THE SITE'S FRONTAGE ON BALLANTYNE COMMONS PARKWAY SHALL BE LANDSCAPED IN ACCORDANCE WITH THE STANDARDS OF A CLASS B BUFFER.
- THE PUMP STATION LOCATED ON THE SITE WILL BE SCREENED FROM VIEW BY A SOLID ENCLOSURE WITH A GATE. THE WALLS OF THE ENCLOSURE (EXCLUDING THE GATE) WILL BE BRICK.

PARKING

- OFF-STREET VEHICULAR PARKING AND LOADING WILL MEET THE MINIMUM REQUIREMENTS SET OUT IN THE ORDINANCE.
- BI-CYCLE PARKING WILL MEET THE MINIMUM REQUIREMENTS SET OUT IN THE ORDINANCE.

LIGHTING

- THE MAXIMUM HEIGHT OF ANY FREE STANDING LIGHTING FIXTURE (INCLUDING ITS BASE) INSTALLED ON THE SITE SHALL BE 30 FEET. ALL FREE STANDING LIGHTING FIXTURES INSTALLED ON THE SITE SHALL BE SHIELDED WITH FULL CUT-OFF AND THE ILLUMINATION DIRECTED ONLY TOWARD THE PERIMETER OF THE SITE. CONSIDERATION WILL BE GIVEN TO THE IMPACT OF LIGHTING BOTH WITHIN AND WITHOUT THE PERIMETER OF THE SITE. ITEMS FOR CONSIDERATION WILL INCLUDE INTENSITY, CUT-OFF ANGLES, COLOR, ENERGY EFFICIENCY AND SHIELDING OF SOURCES OF LIGHT, THE INTENT BEING TO ELIMINATE GLARE TOWARDS PUBLIC STREETS AND ADJACENT PROPERTIES.
- NO WALL MOUNTED LIGHT FIXTURES WILL BE PERMITTED ON THE SITE, AND ANY WALL MOUNTED LIGHT FIXTURES INSTALLED ON THE SITE SHALL BE SHIELDED WITH FULL CUT-OFF SO THAT ILLUMINATION DOES NOT EXTEND PAST ANY PROPERTY LINE OF THE SITE.

SIGNS

- ALL SIGNS PLACED ON THE SITE WILL BE ERECTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDINANCE.
- THE TOTAL MAXIMUM SIGN SURFACE AREA OF ALL WALL SIGNS INSTALLED ON BUILDING A SHALL BE 100 SQUARE FEET.
- ADVERTISING SIGNAGE SHALL NOT BE PERMITTED TO BE PLACED OR INSTALLED ON THE WINDOWS OF ANY BUILDINGS LOCATED ON THE SITE.
- SIGNAGE MAY NOT BE INTERNALLY ILLUMINATED, BUT SHALL BE EXTERNALLY ILLUMINATED BY UP LIGHTING.

ACCESS POINTS (DRIVEWAYS/CONNECTIVITY)

- THE NUMBER OF VEHICULAR ACCESS POINTS TO THE SITE SHALL BE LIMITED TO THE NUMBER DEPICTED ON THE REZONING PLAN.
- THE PLACEMENT AND CONFIGURATION OF EACH ACCESS POINT 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 CITY OF CHARLOTTE DEPARTMENT OF TRANSPORTATION AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
- AS DEPICTED ON THE REZONING PLAN, PETITIONER SHALL, PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR ANY BUILDING CONSTRUCTED ON THE SITE, CONSTRUCT A STUB DRIVEWAY TO THE 8 FOOT WOOD FENCE WITH BRICK PILLARS TO PROVIDE A POTENTIAL FUTURE VEHICULAR CONNECTION TO THE ADJOINING PARCEL OF LAND LOCATED GENERALLY TO THE WEST OF THE SITE AND DESIGNATED AS TAX PARCEL NO. 225-045-08 (THE "ADJOINING PARCEL"). THAT PORTION OF THE 46.5 FOOT CLASS B BUFFER LOCATED BETWEEN THE ADJOINING PARCEL AND THE STUB DRIVEWAY SHALL BE LANDSCAPED ONLY WITH SHRUBS AND SHALL NOT CONTAIN ANY LARGE MATURING TREES. AT SUCH TIME THAT THE ADJOINING PARCEL IS DEVELOPED WITH A COMPATIBLE USE, THE THEN OWNER OF THE SITE SHALL REMOVE THAT PORTION OF THE 8 FOOT WOOD FENCE WITH BRICK PILLARS THAT CROSSED THE STUB DRIVEWAY AND EXTEND THE STUB DRIVEWAY TO THE COMMON PROPERTY LINE BETWEEN THE ADJOINING PARCEL AND THE SITE TO PROVIDE A POTENTIAL VEHICULAR CONNECTION BETWEEN THE ADJOINING PARCEL AND THE SITE. THIS VEHICULAR CONNECTION SHALL BE OPENED TO VEHICULAR TRAFFIC BETWEEN THE ADJOINING PARCEL AND THE SITE PROVIDED THAT A CROSS ACCESS EASEMENT AGREEMENT IS ENTERED INTO BY THE THEN OWNERS OF THE ADJOINING PARCEL AND THE SITE AND RECORDED IN THE MECKLENBURG COUNTY PUBLIC REGISTRY.

FIRE PROTECTION

ADEQUATE FIRE PROTECTION IN THE FORM OF FIRE HYDRANTS WILL BE PROVIDED TO THE MECKLENBURG COUNTY FIRE MARSHAL'S SPECIFICATIONS. PLANS FOR EACH BUILDING WILL BE SUBMITTED TO THE FIRE MARSHAL'S OFFICE FOR APPROVAL BEFORE THE CONSTRUCTION OF THAT BUILDING COMMENCES.

STORM WATER

DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE.

ARCHITECTURAL CONTROLS

- THE MAXIMUM HEIGHT OF BUILDING A SHALL BE FOUR STORES AND 45 FEET.
- THE MAXIMUM HEIGHT OF BUILDINGS B THROUGH F SHALL BE THREE STORES.
- THE MAXIMUM HEIGHT OF BUILDINGS G AND H SHALL BE TWO STORES AND 35 FEET FROM THE FIRST FLOOR SLAB.
- ATTACHED HEREIN ARE ARCHITECTURAL RENDERINGS OF THE ELEVATIONS OF THE BUILDINGS PROPOSED TO BE CONSTRUCTED ON THE SITE AND THEY ARE INTENDED TO PORTRAIT THE BASIC CHARACTER AND QUALITY OF THE BUILDINGS PROPOSED TO BE CONSTRUCTED ON THE SITE. ACCORDINGLY, EACH BUILDING TO BE CONSTRUCTED ON THE SITE SHALL BE DESIGNED AND CONSTRUCTED SO THAT EACH BUILDING IS SUBSTANTIALLY SIMILAR IN APPEARANCE TO THE CORRESPONDING ATTACHED ARCHITECTURAL RENDERINGS. AS DEPICTED ON THE ARCHITECTURAL RENDERINGS, THE PRIMARY EXTERIOR BUILDING MATERIALS TO BE UTILIZED SHALL BE BRICK AND STONE.
- INCLUDED AS PART OF THE ATTACHED ARCHITECTURAL RENDERINGS ARE OPTIONAL ELEVATIONS OF BUILDINGS B THROUGH H THAT DEPICT A SHARED ELEVATOR BETWEEN ADJACENT BUILDINGS. PETITIONER, AT ITS OPTION AND IN ITS SOLE DISCRETION, MAY CONSTRUCT BUILDINGS B THROUGH H WITH SHARED ELEVATORS BETWEEN ADJACENT BUILDINGS AS DEPICTED ON THE OPTIONAL ELEVATIONS AND AS SHOWN ON THE REZONING PLAN.
- DIRECT ACCESS TO THE INDIVIDUAL SELF STORAGE UNITS LOCATED IN BUILDING A WILL NOT BE PROVIDED FROM THE EXTERIOR OF BUILDING A, AS ACCESS TO THE INDIVIDUAL SELF STORAGE UNITS WILL BE PROVIDED BY INTERNAL HALLWAYS. COVERED UNLOADING AND LOADING AREAS INTO BUILDING A WILL BE PROVIDED.

SELF STORAGE HOURS OF OPERATION

THE PERMITTED HOURS OF OPERATION FOR THE SELF STORAGE FACILITY SHALL BE 7 A.M. TO 9 P.M. DAILY.

AMENITY AREA

THE AMENITY AREA WILL CONTAIN PICNIC TABLES AND BENCHES.

AMENDMENTS TO REZONING PLAN

FUTURE AMENDMENTS TO THE REZONING PLAN AND THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE.

BINDING EFFECT OF THE REZONING APPLICATION

IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPOSED UNDER THESE DEVELOPMENT STANDARDS AND THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.

PROJECT DATA:
 EXISTING ZONING: R-12M(CD)
 PROPOSED ZONING: BD(CD) AND O-1(CD)
 TOTAL AREA: 7.11 ACRES
 BD(CD) AREA: 4.32 ACRES
 O-1(CD) AREA: 2.79 ACRES
 STORAGE: 93,000 S.F.
 MAX OFFICE S.F.: 77,800 S.F.

FLOOR AREA RATIO: BD ZONING
 GROSS FLOOR AREA=131,000 S.F.
 TOTAL SITE AREA=188,179 S.F.
 188,179(77)=131,725 S.F.>131,000 S.F.

FLOOR AREA RATIO: O-1 ZONING
 GROSS FLOOR AREA=39,800 S.F.
 TOTAL SITE AREA=121,532 S.F.
 121,532(6)=72,919 S.F.>39,800 S.F.

225-045-05
 Howard R. Biggers
 4500 Cameron Valley Parkway
 Charlotte, NC 28211
 Zoned B1SCD
 Use: Commercial

225-045-03
 Piper Station
 Limited Partnership
 7523 Little Avenue #207
 Charlotte, NC 28226
 Zoned B1SCD
 Use: Multi-Family

225-361-08
 Declan Turner & Lousia Huppmann
 7517 Celtic Court
 Charlotte, NC 28277
 Zoned R3
 Use: Single Family

225-361-09
 Jens & Helle Voldbaek
 7523 Celtic Court
 Charlotte, NC 28277
 Zoned R3
 Use: Single Family

225-361-06
 Thomas & Mary Ellis
 7501 Celtic Court
 Charlotte, NC 28277
 Zoned R3
 Use: Single Family

225-361-07
 Mark & Angela Arnold
 7509 Celtic Court
 Charlotte, NC 28277
 Zoned R3
 Use: Single Family

225-361-05
 Grant & Deborah Berry
 11400 Brittany Oaks Drive
 Charlotte, NC 28277
 Zoned R3
 Use: Single Family

APPROVED BY
 CITY COUNCIL
 NOV 17 2008

FOR PUBLIC HEARING
 PETITION #: 2008-139

STONEGATE BUSINESS CENTER
 BALLANTYNE COMMONS PARKWAY
 CHARLOTTE, NORTH CAROLINA

REZONING PLAN

File # 08065.DWG Date: 6/20/08 Project Egr: BTU
 Design By: RTI
 Drawn By: RTI
 Scale: 1"=40'

8720 RED OAK BOULEVARD, SUITE 420
 CHARLOTTE, N.C. 28217
 PHONE (704) 527-3440 FAX (704) 527-8335

PRELIMINARY
 DO NOT USE FOR CONSTRUCTION

NO.	BY	DATE	REVISION
1	CBH	9/15/08	PER CITY COMMENTS
2	CBH	10/24/08	PER CITY COMMENTS
3	CBH	11/6/08	PER CITY COMMENTS

GRAPHIC SCALE
 1 INCH = 40 FEET