

DEVELOPMENT STANDARDS

General Provisions

These Development Standards form a part of the Rezoning Site Plan associated with the Rezoning Petition filed by Michael Berglass, DDS to accommodate reuse of the existing structure located on an approximately 0.436 acre site located at 3410 Central Avenue (the "Site"). The Site is currently zoned R-22MF and the purpose of this Petition is to request rezoning to the UR-C district.

Unless the Rezoning Site Plan or these Development Standards sheets accompanying this Rezoning Petition establish more stringent standards, the regulations established under the Charlotte Zoning Ordinance ("the Ordinance") for the UR-C Zoning District shall govern all development taking place on the Site.

Development on the Site will be restricted to reuse of the existing structure for professional dental office purposes only and no additions or expansions to the existing structure are permitted.

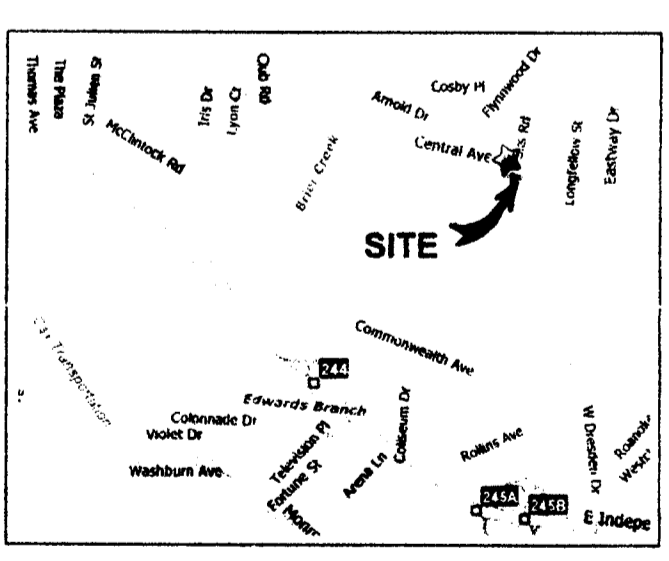
A Solid Waste Management Plan will be submitted to Mecklenburg County Solid Waste prior to initiating demolition and/or construction activity.

- Permitted Uses**
The Site may be devoted to dental office use along with accessory uses which are permitted under the Ordinance. No other uses are permitted on the site. No additions or expansions to the existing structure are permitted. Existing 560 SF storage building shall be used for accessory storage only. No dental office uses shall be permitted within the structure.
- Setbacks, Side Yards and Rear Yards**
The building shall satisfy or exceed the setback, rear yard and side yard requirements established under the Ordinance for the UR-C zoning district.
- Vehicular Access**
(a) Vehicular access to the Site shall be as generally depicted on the Rezoning Site Plan. The placement and configuration of the vehicular access point is subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required for approval by the Charlotte Department of Transportation ("C-DOT") and/or the North Carolina Department of Transportation ("NC-DOT") including alterations to accommodate any right of way needs and/or construction easements.
(b) Prior to the issuance of a change of use permit, the Petitioner shall dedicate and convey (by quitclaim deed and subject to a reservation for any necessary utility easements) that portion of the Site immediately adjacent to Central Avenue as required to provide right of way measuring 40 feet from the existing centerline of Central Avenue if such right of way does not currently exist.
- Lighting**
(a) The maximum height of any new freestanding light fixtures erected on the Site shall not exceed fifteen (15) feet.
(b) All new lighting fixtures installed within the Site shall be shielded with full cut-off fixtures, capped and downwardly directed.
- Signs**
Any detached signs placed on the Site will not exceed seven feet in height, 21 square feet in copy area and shall comply with requirements of the Ordinance.
- Parking**
Vehicular and bicycle parking shall conform to the Ordinance.
- Amendments to Rezoning Plan**
Future amendments to the Rezoning Site Plan, other sheets accompanying the Petition and these Development Standards may be applied for by the then Owner or Owners of the Parcel or Parcels within the Site involved in accordance with the provisions of Chapter 6 of the Ordinance. Prior to the submittal of any request for an administrative site plan amendment, the Owner shall notify the Merry Oaks Neighborhood Association and the Commonwealth Park Neighborhood Association of such request. Under no circumstances shall any change of use be permitted through the administrative site plan amendment process.
- Binding Effect of the Rezoning Documents and Definitions**
(a) If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under these Development Standards and the Rezoning Site Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioners and the current and subsequent owners of the Site and their respective successors in interest and assigns.
(b) Throughout these Development Standards, the terms, "Petitioners" and "Owner" or "Owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioners or the Owner or Owners of the Site from time to time who may be involved in any future development thereof.
(c) Any reference to the Ordinance herein shall be deemed to refer to the requirements of the Ordinance in effect as of the date this Rezoning Petition is approved.

SITE DATA TABLE

Tax Parcel:	129-062-15
Site Area:	0.436 acres
Existing Zoning:	R-22MF
Proposed Zoning:	UR-C
Proposed Use:	Reuse of the existing structure for professional dental office purposes only

IVM - EVA PROPERTIES
129-062-14
D.B. 13315, Pg. 515



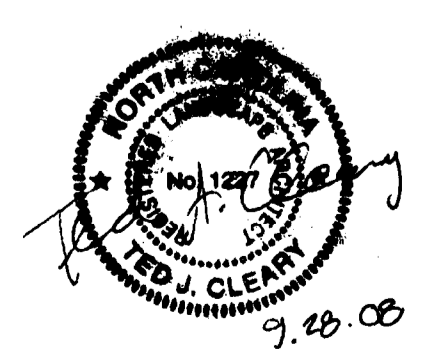
APPROVED BY
CITY COUNCIL
JAN 26 2009

FOR PUBLIC HEARING
PETITION NUMBER: 2008-157

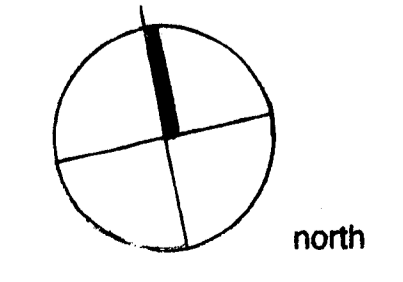
Tax Parcel: 129-062-15
3410 Central Avenue
Charlotte, NC 28205
scale: 1/8" = 1'-0"

Site Plan for the
**Dental Office of
Dr. Michael Berglass, DDS**

ISSUE DATE	REVISION
28 Sept 08	(original issue)
13 Oct 08 TR	per Meck. Co. Planning Comm. comments
18 Dec 08 TR	per City Council hearing & Planning Comm. comments
22 Jan 09 TR	resolution of outstanding Site Plan issues



STUDIO CLEARY
landscape architecture
704.502.3033



JAN 23 2009

DARREL & YICKIE HANSON
129-062-02
D.B. 19403, Pg. 274

ADD (4) LARGE WATERING PYRAMIDAL EVERGREENS, e.g. JAPANESE CRYPTOMERIA

ADD (1) 'LACEBARK' ELM, 2 1/2" cal.

CLASS 'C' BUFFER -- MIN. (20) SHRUBS / 100' NOTE: ACTUAL PLANTING PLAN TO BE MORE DETAILED USING SPECIES FROM APPROVED LIST (APPENDIX, CHARLOTTE-MECKLENBURG ZONING ORDINANCE)

EXIST. 5' HT. PRIVACY FENCE -- TO REMAIN

ADD (1) FLOWERING DOGWOOD, 7'-8' HT.

CLINTON McROY ATKINSON
129-062-01
D.B. 3203, Pg. 271

REMOVE & RECONCRETE
EXIST. 8' HT. EVERGREEN LIGUSTRUM HEDGE TO SCREEN PARKING

ADD (2) FLOWERING DOGWOOD, 7'-8' HT.

10' SIDE S.B.

EXIST. 5' HT. VERTICAL SLAT DRIVEWAY FENCE -- TO REMAIN

ADD (2) FLOWERING DOGWOOD, 7'-8' HT.

(1) PKG. SPACE

EX. 8" BRADFORD PEAR

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10' SIDE S.B.

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