



SITE DATA - REZONING PETITION NO. 2012-087

OWNER	AEA, LLC 588 FORDS ROAD MANAKIN-SABOT, VA 23103	
SITE DATA:	PIN 22504434	ACREAGE 3.56±
EXISTING ZONING:	R-3	
PROPOSED ZONING:	O-1 (CD)	
CURRENT USE:	SCHOOL	
PROPOSED USE:	CHILDCARE CENTER	
MAX # OF CHILDREN:	220	
EXISTING BUILDING SF:	13,190 SF	
EXISTING ACCESSORY BUILDING SF:	900 SF	
PROPOSED BUILDING SF:	13,190 SF	
PROPOSED ACCESSORY BUILDING SF:	900 SF	
ALLOWED FLOOR AREA RATIO:	0.60	
PROPOSED FLOOR AREA RATIO:	0.09	
MAXIMUM BUILDING HEIGHT:	40'	
PROPOSED BUILDING HEIGHT:	ONE STORY	
SIDE SETBACKS:	10'	
REQUIRED PARKING:	PARKING PER ORDINANCE	
PROPOSED PARKING:	51 (MINIMUM)	

APPROVED BY
CITY COUNCIL
FEB 18 2013

THE JOHN R. McADAMS COMPANY, INC.
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REVISIONS:
A. 2012-09-14 PLANNING DEPT. COMMENTS
B. 2013-01-25 PLANNING DEPT. COMMENTS

OWNER:
AEA, LLC
588 FORDS ROAD
MANAKIN-SABOT, VIRGINIA 23103

BALLANTYNE DAY CARE REZONING
7801 BALLANTYNE COMMONS PARKWAY
CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA
REZONING PLAN

PROJECT NO. AEA-12000
FILENAME: AEA12000-RZ1
DESIGNED BY: BSP/RMR
DRAWN BY: RMR
SCALE: 1"=30'
DATE: 7/23/2012
SHEET NO. 1-1

McADAMS

FOR CONSTRUCTION ONLY