

# REZONING PETITION 2013-14

APPROVED BY  
CITY COUNCIL  
MAY 20 2013

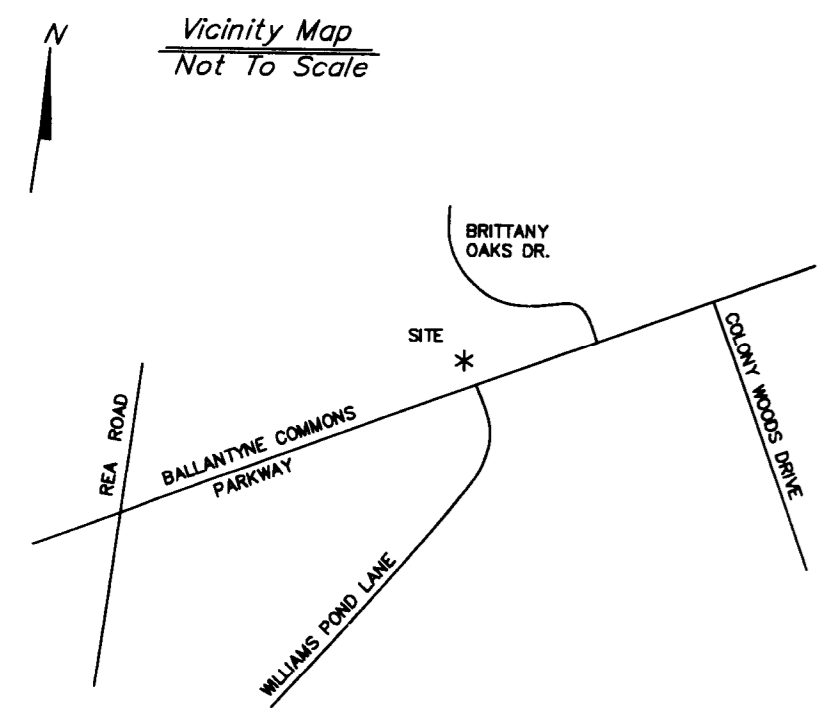
REVISIONS	BY
1) 3-14-13	RBB
1) 4-18-13	RBB

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LAND SURVEYING  
(704) 568-1719  
28229

City of Charlotte  
Mecklenburg County, N.C.

REZONING PLAN  
for  
MAK KHOJASTEH & LISA HOONER-KHOJASTEH

DRAWN	R.B.B.
CHECKED	R.B.B.
DATE	3 March 2012
SCALE	1"=20'
JOB #	12003
SHEET NO.	1
OF	1



GEORGE & CRISTE DICE  
11400 BRITANNIA OAKS DR.  
CHARLOTTE, NC 28277  
TAX ID 22536105  
DB 10252-316  
LOT 56 MB 22-92  
ZONED R3

SUSAN LURIE & VICTORIA HARRELL  
11408 BRITANNIA OAKS DR.  
CHARLOTTE, NC 28277  
TAX ID 22536104  
LOT 57, MB 22-92  
ZONED R3  
DB 15321-336

JOHN & JACQUELINE GREENE  
11414 BRITANNIA OAKS DR.  
CHARLOTTE, NC 28277  
TAX ID 22536103  
DB 5885-001  
PART OF LOT 58, MB 22-92  
ZONED R3

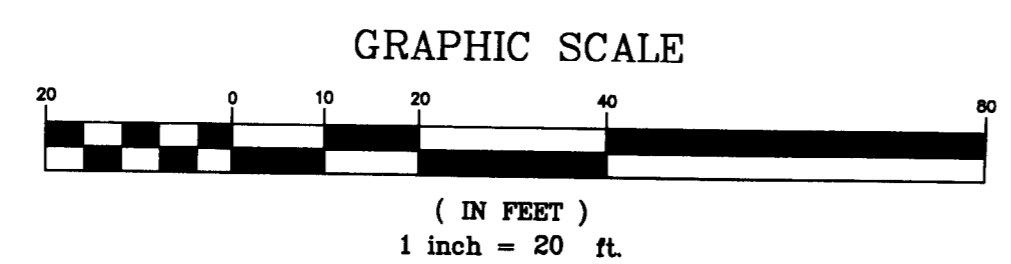
Stone Gate Ventures, LLC  
Attention: Todd Harrison  
831 East Morehead Street  
Charlotte, NC 28202  
TAX ID 22504507  
DB 27431-548  
LOT 2 MB 45-469

ZONED R-17MF

ZONED B-(D)

- LEGEND:
- Existing Iron Pin
  - New Iron Pin
  - NPS X = No Point Set
  - R/W = Right Of Way
  - CL = Power Pole
  - ⊙ = Ground Rod
  - = Pedestal
  - = Traffic Flow

**BALLANTYNE COMMONS PARKWAY**  
R/W VARIES



LEGAL DESCRIPTION:

BEGINNING AT AN EXISTING IRON PIN FOUND ON THE RIGHT OF WAY OF BALLANTYNE COMMONS PARKWAY COMMON CORNER WITH STONE GATE VENTURES, LLC AS DESCRIBED IN DEED BOOK 27431 PAGE 548 OF THE MECKLENBURG COUNTY PUBLIC REGISTRY, ALSO BEING THE SOUTHEAST CORNER OF LOT 2 AS SHOWN ON MAP 1,458,836.41, COMBINED GRID FACTOR OF 0.99855925, THENCE LEAVING THE RIGHT OF WAY OF BALLANTYNE COMMONS PARKWAY AND WITH THE LINE OF STONE GATE VENTURES, LLC AND LOT 2 OF MAP BOOK 45 PAGE 469, 2 CALLS 1. N.56400'35"W. 38.42' TO AN EXISTING IRON PIN 2. N.34412'56"E. 325.13' TO AN EXISTING IRON PIN ON THE PROPERTY LINE OF GEORGE AND CRISTE DICE AS DESCRIBED IN DEED BOOK 10252 PAGE 316, S.58459'17"E. 30.08', THENCE WITH THE PROPERTY LINE OF SUSAN LURIE AND VICTORIA HARRELL, DEED BOOK 15321 PAGE 336 AND JOHN AND JACQUELINE GREENE DEED BOOK 5885 PAGE 001, S.59416'01"E. 267.67' TO A NEW IRON PIN SET ON THE RIGHT OF WAY OF BALLANTYNE COMMONS PARKWAY, THENCE WITH THE RIGHT OF WAY OF BALLANTYNE COMMONS PARKWAY 2 CALLS, 1. S.71419'15"W. 598.71' TO A RIGHT OF WAY MONUMENT, 2. THENCE WITH THE ARC OF A CIRCULAR CURVE TO THE LEFT, SAID ARC HAVING A RADIUS OF 5,669.58' AN ARC LENGTH OF 30.91' AND A CHORD OF S.70425'02"W. 30.91' TO THE POINT AND PLACE OF BEGINNING.

DEVELOPMENT DATA TABLE

A. SITE ACREAGE	1.26 AC.
B. TAX PARCEL	22504508
C. EXISTING ZONING	R3
D. PROPOSED ZONING	O1CD
E. EXISTING & PROPOSED USE	EXISTING USE: RENTED, SINGLE FAMILY RESIDENTIAL PROPOSED USE: OFFICE, PROFESSIONAL
F. SQUARE FOOTAGE (OFFICE)	2,982
G. PARKING	10 SPACES TOTAL (1 HANDICAP) AT 1per300SQ.FT.
H. EXISTING IMPERVIOUS AREA	8,464 SQ.FT.
ADDITIONAL PROPOSED	2,553 SQ.FT.
TOTAL IMPERVIOUS	11,017 SQ.FT.
I. PROPERTY ADDRESS	7812 BALLANTYNE COMMONS PARKWAY.
J. 4 BICYCLE RACK, 2 SHORT TERM AND 2 LONG TERM. LOCATION SHOWN HEREON.	

GENERAL PROVISIONS

A. THE USE OF THE SITE WILL BE RESTRICTED TO THE RE-USE OF THE EXISTING STRUCTURE LOCATED AT THE SITE (OF APPROXIMATELY 2,982 SQ.FT.) AND ITS 2 CAR ATTACHED GARAGE, ALONG WITH 8 ADDITIONAL PARKING SPACES.

PERMITTED USES

A. Offices uses are permitted within the O-1 district.

TRANSPORTATION

- A. VEHICULAR ACCESS SHALL BE AS GENERALLY DEPICTED ON THE REZONING SITE PLAN THE PLACEMENT AND CONFIGURATION OF THE ACCESS POINT IS SUBJECT TO MINOR MODIFICATIONS BY CDOT OR NCDOT AS THE DRIVEWAY PERMIT IS PROCESSED.
- B. SURFACE PARKING WILL BE CONCRETE AND GRAVEL WITH CONTINUOUS LANDSCAPE TIMBERS TO CONTAIN THE GRAVEL.
- C. A TOTAL OF 10 PARKING SPACES ARE DEPICTED AS FOLLOWS: 2 GARAGE, 1 HANDICAP, 7 ADDITIONAL TO THE LEFT OF THE CIRCLE DRIVEWAY.
- D. THE DRIVEWAY WILL BE INCREASED TO A WIDTH OF 26' TO ACCOMMODATE TWO-WAY TRAFFIC.

STREETSCAPE AND LANDSCAPE

- A. THIS PROPERTY IS A TRIANGULAR SHAPED PARCEL THAT BACKS ON ONLY ONE SIDE TO THREE RESIDENTIAL PROPERTIES.
- B. A 16 FOOT CLASS C BUFFER SHALL BE ESTABLISHED ALONG PORTIONS OF THE SITE'S NORTHWEST AND NORTHEAST BOUNDARY LINE, AS DEPICTED ON THIS SITE PLAN, AND BUFFER SHALL CONFORM TO THE STANDARDS OF SECTION 12.302 OF THE ORDINANCE. THE PETITIONER MAY REDUCE THE WIDTH OF THE 16 FOOT CLASS C BUFFER BY 25% BY INSTALLING A FENCE PURSUANT TO SECTION 12.302(B).
- C. 5' WIDE CONCRETE SIDEWALKS ARE ALREADY IN PLACE ALONG THE ENTIRE FRONT BOUNDARY OF THE PROPERTY.
- D. TRASH/RECYCLING: THIS PROPERTY WILL HAVE A 6' WOODEN FENCED ENCLOSURE FOR ONE ROLLING TRASH BIN AND ONE RECYCLING BIN, AS SHOWN HEREON.
- E. NO TREES WILL BE REMOVED FROM THE SITE.
- F. A TREE SURVEY IS SHOWN HEREON.
- G. NO ADDITIONAL OUTDOOR LIGHTING ON THE EXISTING STRUCTURE WILL BE ADDED.

SIGNAGE

A. SIGNAGE WILL BE PERMITTED IN ACCORDANCE WITH THE CHARLOTTE ZONING ORDINANCE REQUIREMENTS FOR OFFICE DISTRICTS.

APR 22 2013