

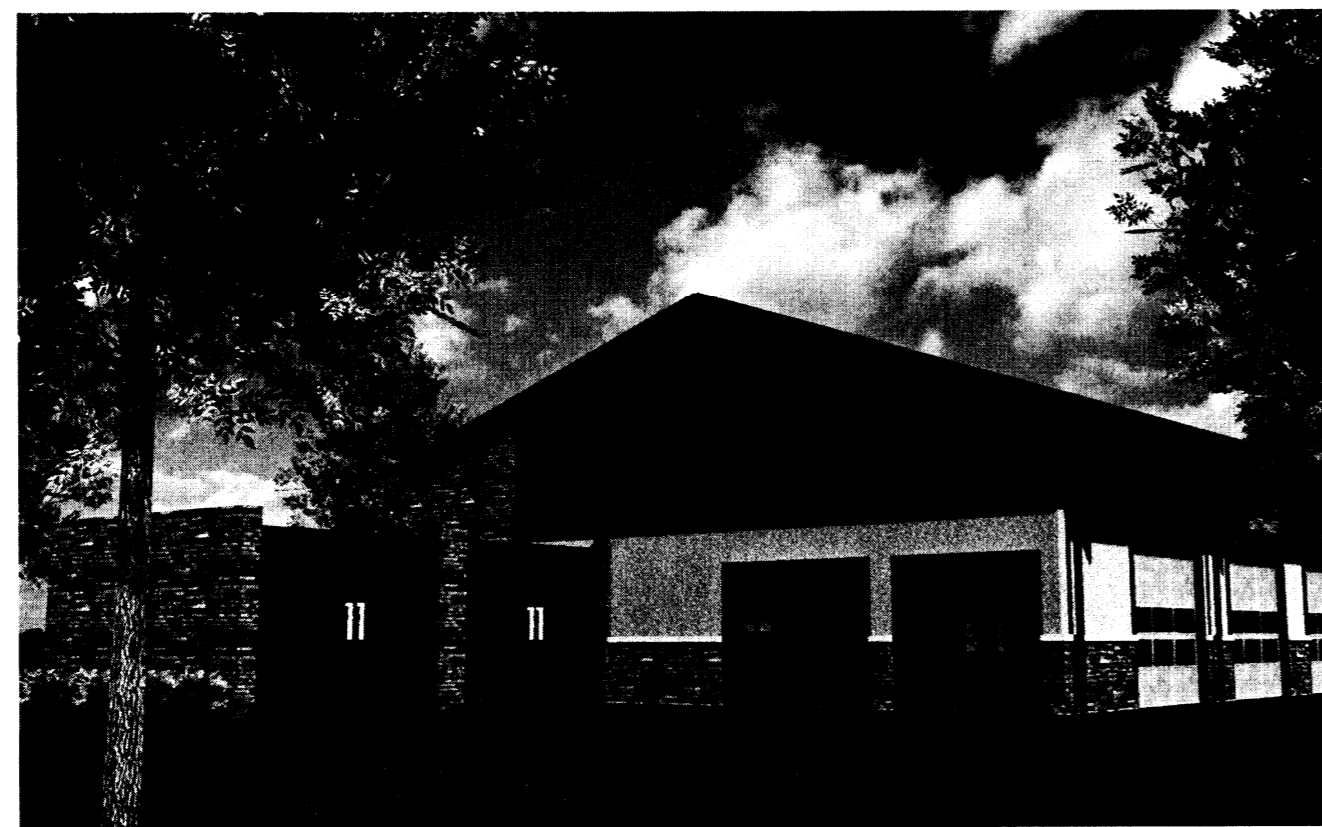
Development Data

Proposed Uses:

General Office, Medical Office,
Automotive Services

Maximum Building Heights:

40'-0" to top of highest ridge
30'-0" maximum



08 PEP BOYS REAR

scale: NTS

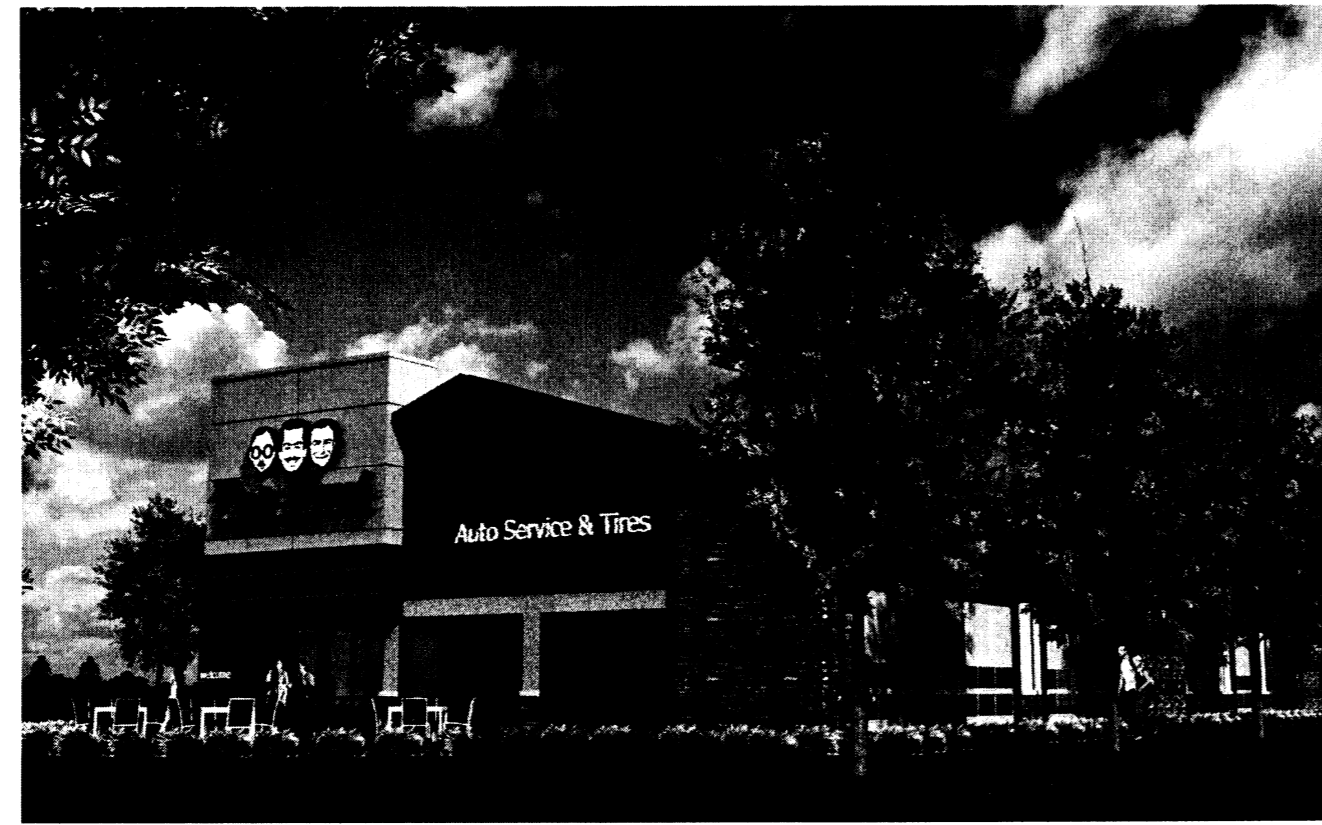
09 DEVELOPMENT DATA

scale: NTS



scale: NTS

07 PEP BOYS ENTRY



06 PEP BOYS S. TYRON

scale: NTS

05 OFFICE BUILDING FRONT ELEVATION

scale: 1/16" = 1'



Moss Road SPA
Conditional Development Standards

Architectural Standards

The development of the site will be governed by the district regulations of the Zoning Ordinance for the NS district. The Petitioner has also provided images of the buildings that represent the overall scale, character, and quality of the building proposed to be constructed on the site. The Petitioner reserves the right to make minor architectural changes to these building designs but the overall design and construction character will be as illustrated.

Streetscape and Landscaping

The landscaped buffer along the westerly and southerly project edges will include a wood fence and landscape materials as noted on the site plan

Environmental Features

"The petitioner shall comply with the Charlotte City Council approve and adopted Post Construction Ordinance." The location, size and type of storm water management systems depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural discharge points.

Trees in the right of way will be protected during all phases of construction. No trees can be removed from or planted in the Right of Way without permission of the City Arborist's office and NCDOT. The petitioner will submit a tree survey for all trees 2" or larger located in the right of way as part of the development review process prior to the issuance of any land development or building permits. In addition, the survey shall include all trees 8" or larger in the setback. Tree survey must show species and diameter.

Parks, Greenways, and Open Space

Reserved

Fire Protection

Reserved

Signage

Reserved

Lighting

a. Freestanding lighting on the site will utilize full cut-off luminaires and no "wall pak" type lighting will be utilized, except that architectural lighting on the exterior of buildings will be permitted. Freestanding lights on the site will be limited to a total height of 25'.

Phasing

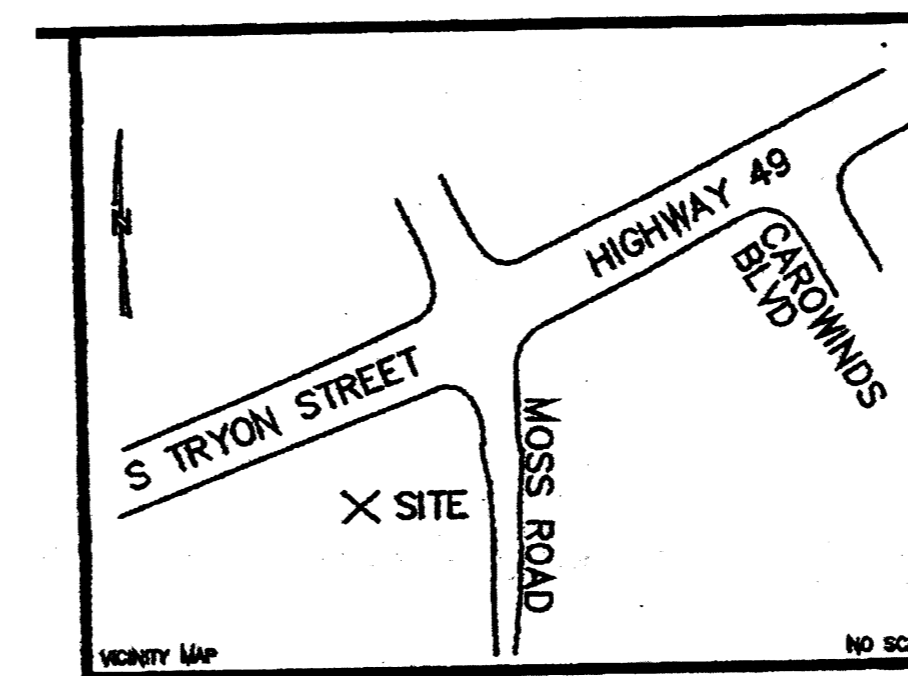
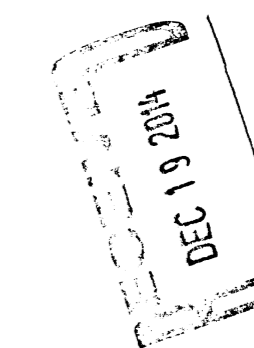
The Petitioner may phase the development of the site and in doing so, will install the necessary and required site improvements for the portions of the site that are developed at any one time, even if those improvements will be removed and replaced when the remainder of the site develops.

Initial Submission- 03-24-14
Revised per staff comments- 5-16-14, 1.2
Revised per staff analysis- 12-18-14, 1.3
Revised per staff additional staff comments- 12-19-14, 1.3.1

scale: N.T.S.

**APPROVED BY
CITY COUNCIL**

FEB 18 2015



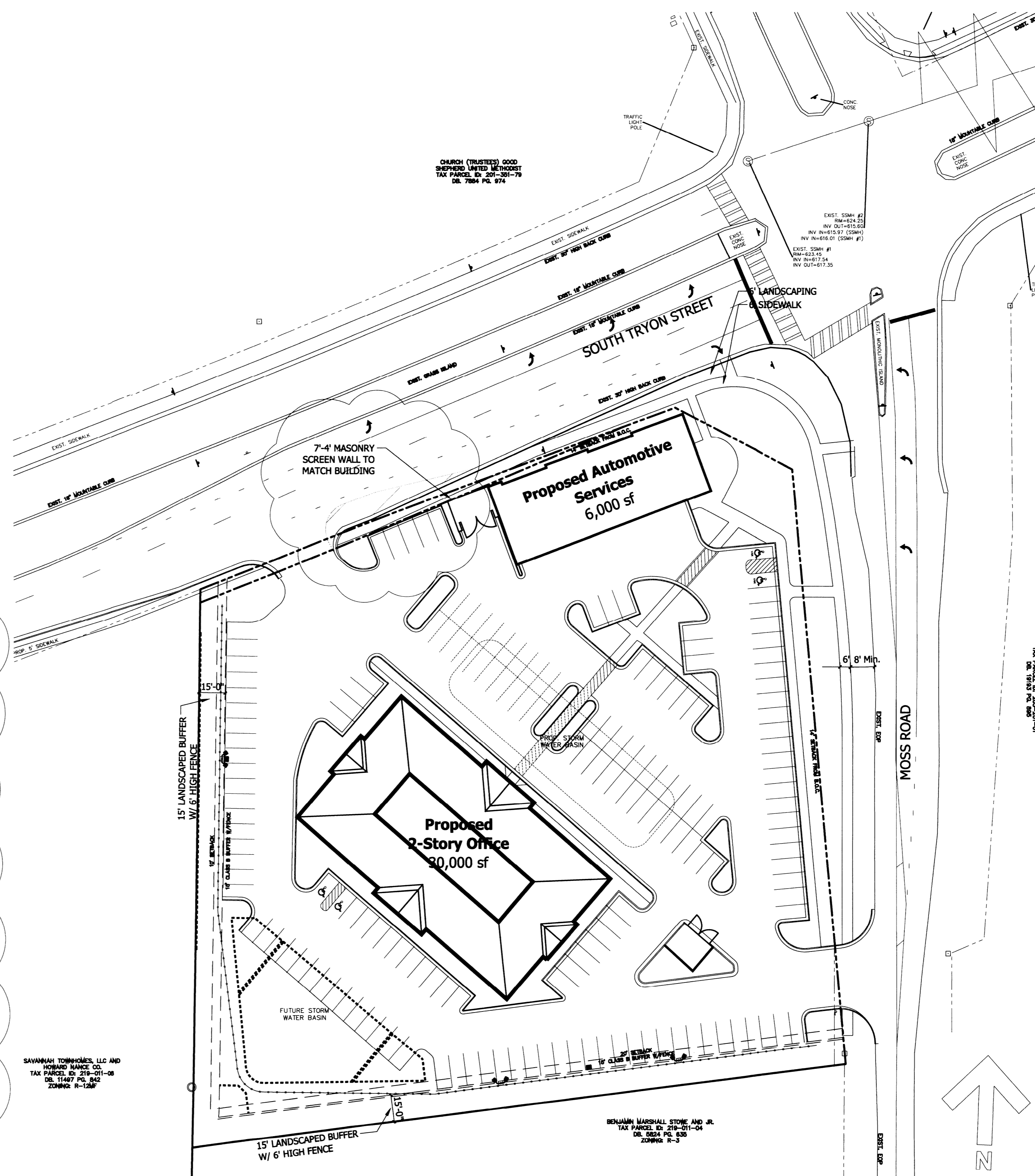
03 VICINITY MAP

scale: N.T.S.

02 SITE DATA

scale: N.T.S.

TAX PARCEL NO.: 219-011-05
SITE AREA: Approx. 2.84 Acres
EXISTING ZONING: NS
PROPOSED ZONING: NS-SPA
BUILDING AREA PROPOSED: 36,000 sf



SAVANNAH TOMPKINS, LLC AND HOWARD HANCE CO.
TAX PARCEL ID: 219-011-09
DL 11487 PCL 842
ZONING: R-3

BOHANNAN MARSHALL STONE AND JR.
TAX PARCEL ID: 219-011-04
DL 11484 PCL 830
ZONING: R-3

01 SITE PLAN

scale: 1"=40'

04 NOTES

scale: N.T.S.

OD
overcash demmitt

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**PROPOSED
DEVELOPMENT**

MOSS ROAD & SOUTH TRYON STREET
CHARLOTTE, NORTH CAROLINA

**For Public Hearing
Petition No. 2014-42**

ISSUE	DATE
ZONING SUBMITTAL	03.24.14
COMMENT REVISIONS	05.16.14
REVISIONS	07.24.14
REVISIONS	10.15.14
REVISIONS	12.19.2014
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**ILLUSTRATIVE PLAN
& NOTES**

RZ-1

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ODA No. 062042 draw/2042_RZ-1.dwg

