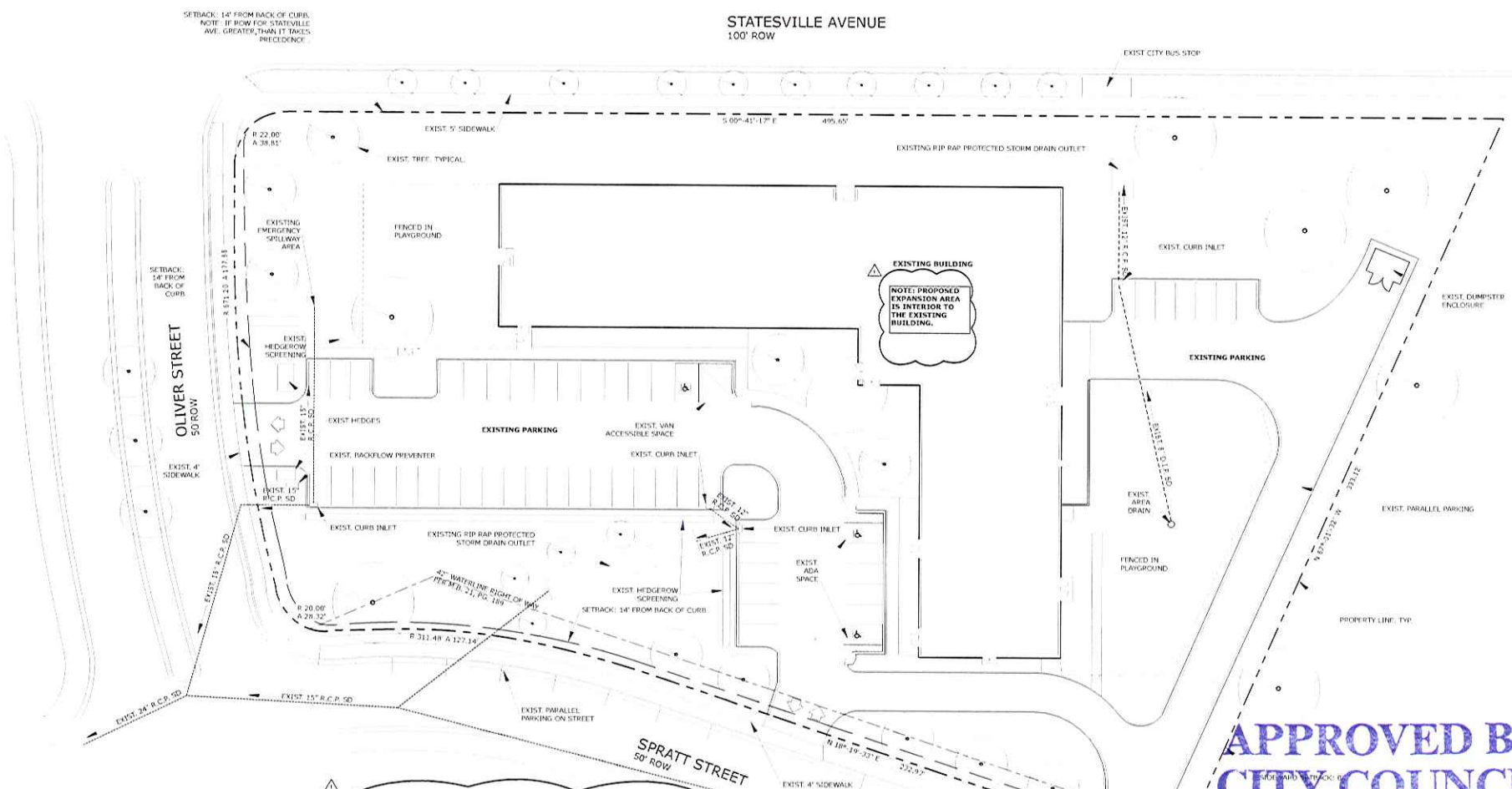

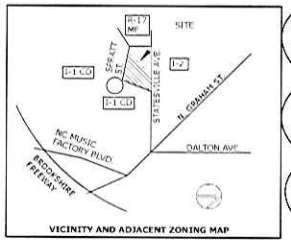

VICINITY AND ADJACENT ZONING MAP

Development Data Table

Site Acreage: 2.601 Acres
Tax Parcel ID Number: 07845404
Existing Zoning: O-6 CD
Proposed Zoning: MUDD-O
Existing and Proposed Uses: Homeless Shelter, Caycare, and Administrative Offices
Building Square Footage: 50,000 SF
Floor Area Ratio: 45,252/113,300 or .4
Building Height: 64'
Parking Required: 1/600 SF or 75 spaces
Parking Provided: 69 spaces
Amount of Open Space Required: 1 SF per 100 SF or 1,133 SF
Amount of Open Space Provided: 91,295 SF

Optional Provisions

The site and occupant are existing. No changes to the site are proposed. Everything shown on this plan is existing. The following optional provisions are requested:
1. All existing vegetation, sidewalks, and planting strips remain with the building as constructed.
2. The existing 69 parking spaces provided on site and along the project frontage on Spratt Street to satisfy the parking requirement.

0 20 40

1 RZ1 Rezoning Site Plan
1" = 20'

APPROVED BY CITY COUNCIL

JAN 20 2015

RECEIVED
SEP 1 3 2014

N

HAPPY BOX architecture

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happyboxarchitecture.com
happy box architecture pllc

Issue Date:
10.31.14 Rezoning
12.19.14 Changes per Rezoning Hearing

Corporate Seal
HAPPY BOX ARCHITECTURE PLLC
LICENSE NO. 51282
CHARLOTTE, NC

Salvation Army Center of Hope
Rezoning
534 Spratt Street
Charlotte, NC 28206

Individual Seal
CARRIE L. GAULT
CHARLOTTE, NC
12.19.14

Rezoing Site Plan
RZ1
Job # 14-02