



P.O. Box 428 - 20044 N. Zina St.
Charlotte, N.C. 28051
704/899-7633

SCALE

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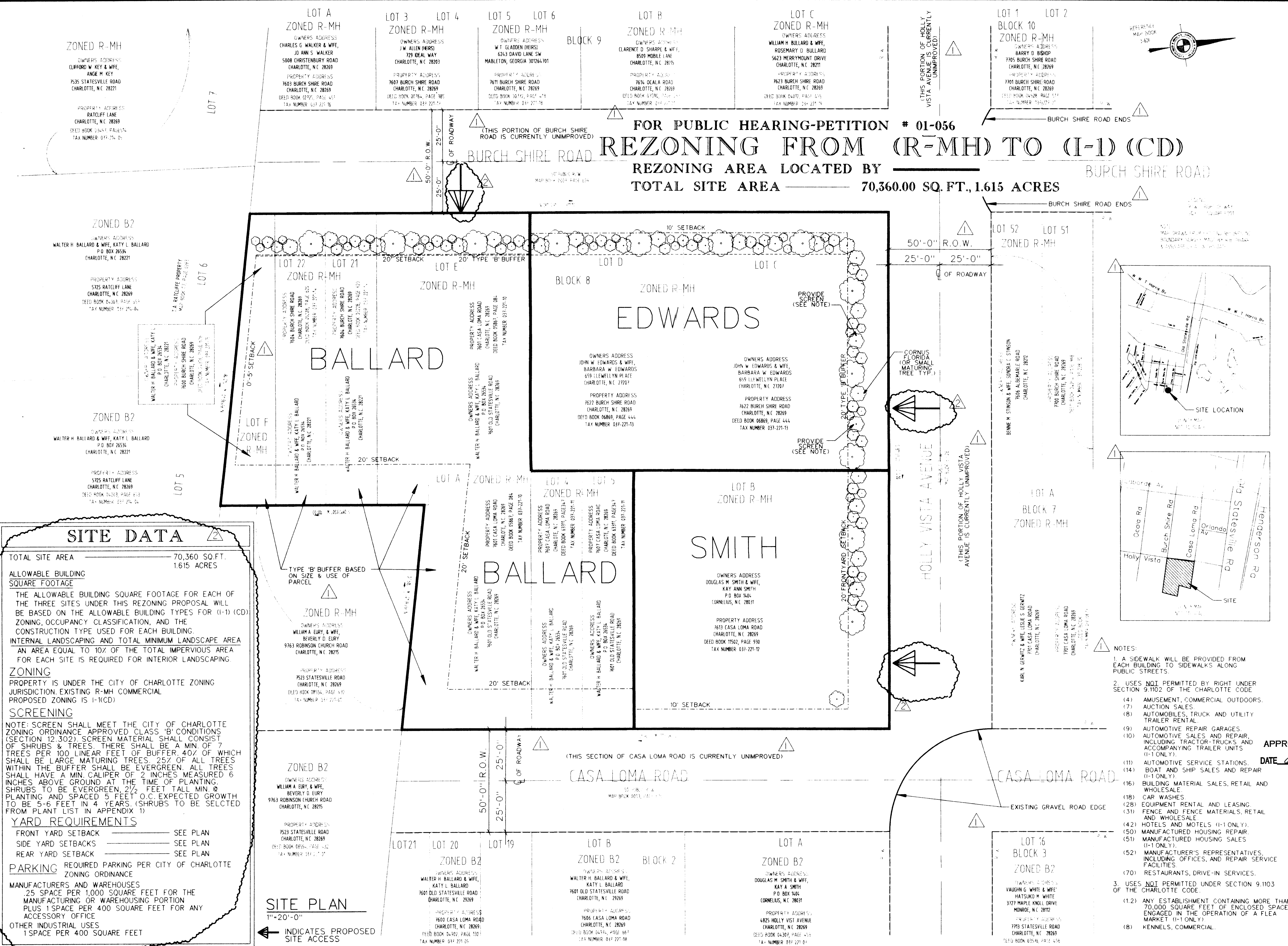
TITLE

REZONING PLAN FROM R-MH TO I-1
DOUG AND KAY SMITH
7613 CASA LOMA ROAD
CHARLOTTE, NORTH CAROLINA

APPROVED BY CITY COUNCIL
DATE 6/16/01

COMM. NO. 0118
DATE 2/21/2001
REVISIONS
4/19/2001
5/17/2001

SHEET
SKA-1
OF 1



FOR PUBLIC HEARING-PETITION # 01-056
REZONING FROM (R-MH) TO (I-1) (CD)
REZONING AREA LOCATED BY
TOTAL SITE AREA 70,360.00 SQ. FT., 1.615 ACRES

SITE DATA
TOTAL SITE AREA 70,360 SQ. FT. 1.615 ACRES
ALLOWABLE BUILDING SQUARE FOOTAGE
THE ALLOWABLE BUILDING SQUARE FOOTAGE FOR EACH OF THE THREE SITES UNDER THIS REZONING PROPOSAL WILL BE BASED ON THE ALLOWABLE BUILDING TYPES FOR (I-1) (CD) ZONING, OCCUPANCY CLASSIFICATION, AND THE CONSTRUCTION TYPE USED FOR EACH BUILDING.
INTERNAL LANDSCAPING AND TOTAL MINIMUM LANDSCAPE AREA AN AREA EQUAL TO 10% OF THE TOTAL IMPERVIOUS AREA FOR EACH SITE IS REQUIRED FOR INTERIOR LANDSCAPING.
ZONING
PROPERTY IS UNDER THE CITY OF CHARLOTTE ZONING JURISDICTION. EXISTING R-MH COMMERCIAL PROPOSED ZONING IS I-1(CD).
SCREENING
NOTE: SCREEN SHALL MEET THE CITY OF CHARLOTTE ZONING ORDINANCE APPROVED CLASS 'B' CONDITIONS (SECTION 12.302). SCREEN MATERIAL SHALL CONSIST OF SHRUBS & TREES. THERE SHALL BE A MIN. OF 7 TREES PER 100 LINEAR FEET OF BUFFER, 40% OF WHICH SHALL BE LARGE MATURING TREES. 25% OF ALL TREES WITHIN THE BUFFER SHALL BE EVERGREEN. ALL TREES SHALL HAVE A MIN. CALIPER OF 2 INCHES MEASURED 6 INCHES ABOVE GROUND AT THE TIME OF PLANTING. SHRUBS TO BE EVERGREEN, 2 1/2 FEET TALL MIN. @ PLANTING AND SPACED 5 FEET O.C. EXPECTED GROWTH TO BE 5-6 FEET IN 4 YEARS. (SHRUBS TO BE SELECTED FROM PLANT LIST IN APPENDIX 1)
YARD REQUIREMENTS
FRONT YARD SETBACK SEE PLAN
SIDE YARD SETBACKS SEE PLAN
REAR YARD SETBACK SEE PLAN
PARKING REQUIRED PARKING PER CITY OF CHARLOTTE ZONING ORDINANCE
MANUFACTURERS AND WAREHOUSES
.25 SPACE PER 1,000 SQUARE FEET FOR THE MANUFACTURING OR WAREHOUSING PORTION
PLUS 1 SPACE PER 400 SQUARE FEET FOR ANY ACCESSORY OFFICE
OTHER INDUSTRIAL USES
1 SPACE PER 400 SQUARE FEET

SITE PLAN
1"=20'-0"
INDICATES PROPOSED SITE ACCESS

- NOTES:
1. A SIDEWALK WILL BE PROVIDED FROM EACH BUILDING TO SIDEWALKS ALONG PUBLIC STREETS.
2. USES NOT PERMITTED BY RIGHT UNDER SECTION 9.1102 OF THE CHARLOTTE CODE:
(4) AMUSEMENT, COMMERCIAL OUTDOORS.
(7) AUCTION SALES.
(8) AUTOMOBILES, TRUCK AND UTILITY TRAILER RENTAL.
(9) AUTOMOTIVE REPAIR GARAGES.
(10) AUTOMOTIVE SALES AND REPAIR, INCLUDING TRACTOR-TRUCKS AND ACCOMPANYING TRAILER RENTAL.
(11) AUTOMOTIVE SERVICE STATIONS.
(14) BOAT AND SHIP SALES AND REPAIR (I-1 ONLY).
(16) BUILDING MATERIAL SALES, RETAIL AND WHOLESALE.
(18) CAR WASHES.
(28) EQUIPMENT RENTAL AND LEASING.
(31) FENCE AND FENCE MATERIALS, RETAIL AND WHOLESALE.
(42) HOTELS AND MOTELS (I-1 ONLY).
(50) MANUFACTURED HOUSING REPAIR.
(51) MANUFACTURED HOUSING SALES (I-1 ONLY).
(52) MANUFACTURER'S REPRESENTATIVES, INCLUDING OFFICES, AND REPAIR SERVICE FACILITIES.
(70) RESTAURANTS, DRIVE-IN SERVICES.
3. USES NOT PERMITTED UNDER SECTION 9.1103 OF THE CHARLOTTE CODE:
(1.2) ANY ESTABLISHMENT CONTAINING MORE THAN 70,000 SQUARE FEET OF ENCLOSED SPACE ENGAGED IN THE OPERATION OF A FLEA MARKET (I-1 ONLY).
(8) KENNELS, COMMERCIAL.