

VICINITY MAP - NTS

**SITE DEVELOPMENT DATA:**

TAX PARCEL NO.:	045-131-08
TOTAL SITE AREA:	1,8540 AC.
EXISTING ZONING:	R-3
PROPOSED ZONING:	INST (CD)
EXISTING USE:	SINGLE FAMILY RESIDENTIAL
PROPOSED USES:	INSTITUTIONAL AS ALLOWED BY ORDINANCE, INCLUDING CONFERENCES, RECEPTIONS, WEDDINGS, MEETING SPACE
EXISTING PRINCIPAL BUILDING:	±3,780 SF
REQUIRED PARKING:	1 SPACE/4 ATTENDEES/SEATS AS ALLOWED BY THE ORDINANCE

**CONDITIONAL NOTES:**

**General Provisions.**

- Development of the site will be controlled by the standards depicted on this site plan and by the standards of the Charlotte Zoning Ordinance.
- The Petitioner acknowledges that other standard development requirements imposed by other City ordinances, such as those that regulate streets, sidewalks, trees and site development may apply to new development for this site. These are not zoning regulations, are not administered by the Zoning Administrator, and are not separate zoning conditions imposed by this site plan. Unless specifically noted in the conditions for this site plan, these other standard development requirements will be applied to new development of this site as defined by those other City ordinances.
- Throughout this Rezoning Petition, the terms "Owner," "Owners," "Petitioner" or "Petitioners," shall, with respect to the Site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assignees of the owner or owners of the Site who may be involved in its development from time to time.
- Petitioner has obtained a variance in Case No. 2018-082 which is conditioned upon approval of this rezoning petition to allow Building "D" shown on the plan to remain in the INST required side yard.
- A Class C buffer will be provided per section 12.302 as noted on the site plan. Petitioner has obtained a variance in Case No. 2018-082 which is conditioned upon approval of this rezoning petition to allow Building "D" shown on the plan to remain in the INST required Class C Buffer.
- Refuse collection shall be by roll out bins.
- Existing opaque fence will remain on the property within the required Class C buffer to provide further screening from surrounding residential uses.

**Purpose.**

The purpose of this Rezoning application is to provide for institutional use of the property utilizing the existing house and accessory structures for conferences, luncheons, receptions, weddings, wedding receptions, meeting space and similar uses.

**Permitted Uses.**

- Uses allowed on the Site included in this Petition will be all principal and related accessory uses and parking as are permitted in the Institutional district except as Prohibited herein. All such uses shall use the existing house and accessory structures which will remain on the Site. The uses of the accessory structures are designated on the site plan.
- Indoor and outdoor events are permitted with outdoor entertainment. All amplified outdoor music on the site must end by 10:00 p.m. on Sunday - Thursday and 11:00 p.m. on Friday and Saturday.
- Maximum attendees/seats = 128

**Transportation.**

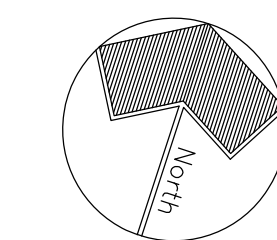
- The site has and will have access via Maple Street by no more than two (2) driveways. The location of the proposed second driveway is generally indicated on the conditional site plan. The proposed second driveway will be paved through the building setback line in compliance with CLDSM. The proposed second driveway must be approved and constructed before the "proposed grass parking area" beyond the setback is used for institutional use required parking.
- Required Parking areas are generally indicated on the existing condition site plan. Required parking will be on existing gravel, proposed gravel, and/or grass areas and demarcated with parking barriers such as wheel stops, parking blocks or railroad ties.
- Parking and loading areas will be screened per section 12.303.
- In conjunction with the rezoning, development and reuse of this site, no curb, gutter or sidewalk is required on Maple Street or Derita Avenue.
- If the foundation and structure of the "Existing Primary Use Building" is removed from the site in the future for redevelopment of the site, the Owner shall dedicate 28' right-of-way from the center line of Maple Street.
- The petitioners will use their best efforts, including keeping the "proposed gravel or grass parking area" grass, in order to preserve the existing mature tree identified on the existing condition site plan. If gravel is used, the existing tree will be removed.
- Any required or auxiliary parking which occurs on grass will be outside of any required setback, side yard or buffer.

**Architectural Standards.**

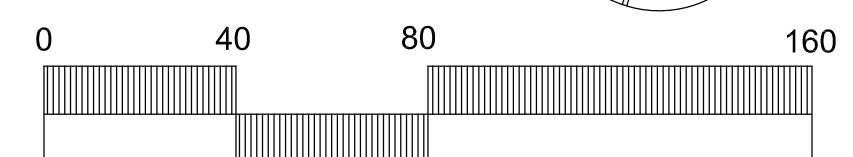
- The existing house, accessory structures and improvements will remain on the Site as indicated on the site plan.
- The Petitioner reserves the right to make such changes to the existing building and improvements as are required for standard upkeep and maintenance and to make minor architectural changes to the existing house, accessory structures and improvements to comply with Code requirements.

**Modifications.**

Petitioner may make modifications to the site plan in accordance with Section 6.207



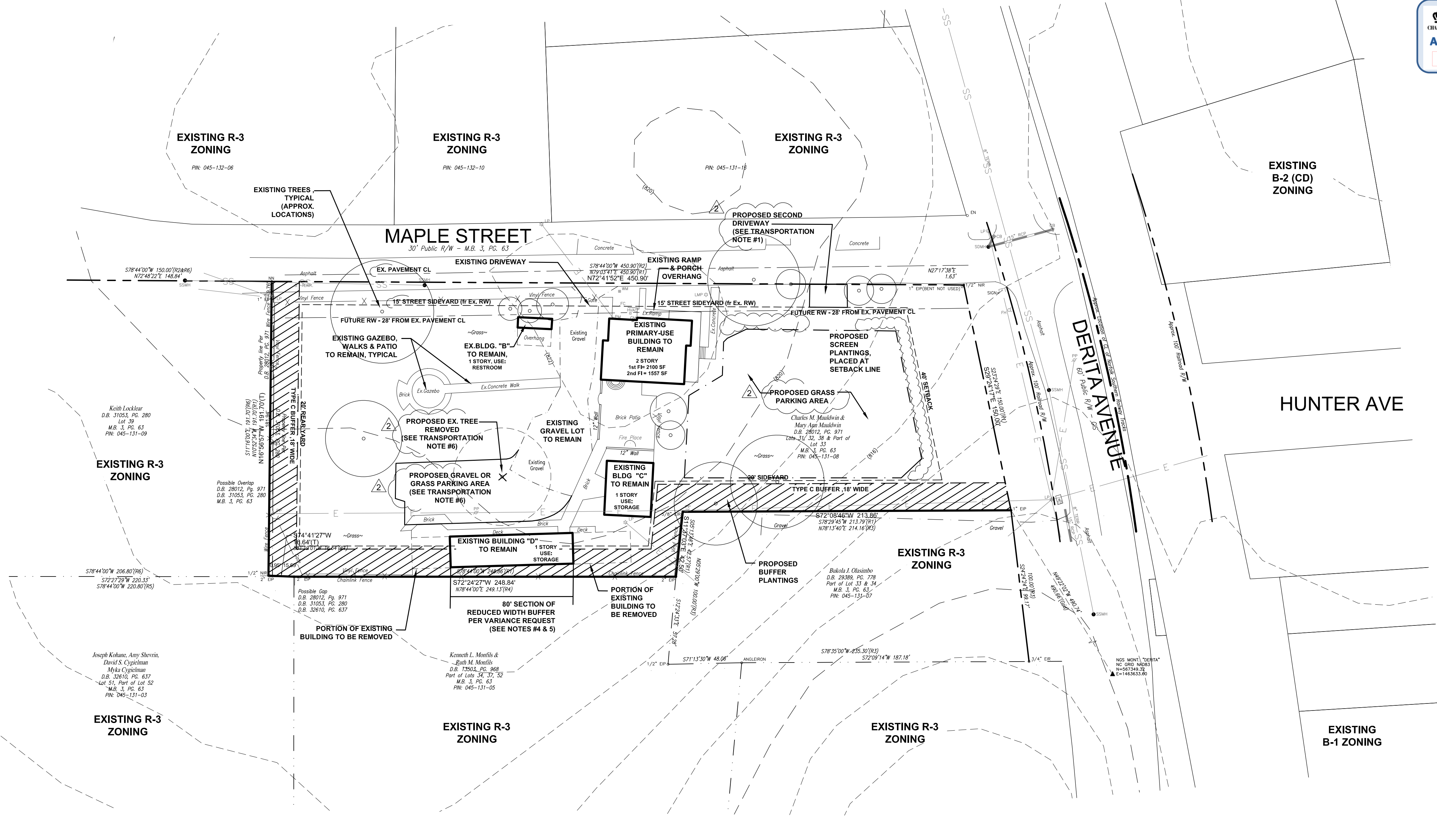
Scale: 1" = 40'



Sheet Number

**RZ-1**

Sheet X of X



**ESTIMATED IMPERVIOUS AREA :**

EXISTING HOUSE (INCLUDING PORCH) =	2,649 SF
EXISTING BLDG.B (6' x 20') =	120 SF
EXISTING STORAGE BUILDING C =	1,050 SF
EXISTING STORAGE BUILDING D =	1,622 SF
EXISTING GRAVEL DRIVE/PARKING =	3,736 SF
EXISTING WALKS, PATIO, GAZEBO =	4,932 SF
<b>TOTAL EXISTING IMPERVIOUS AREAS =</b>	<b>14,109 SF</b>
PROPOSED GRAVEL LOT EXTENSION =	3,810 SF
<b>TOTAL IMPERVIOUS AREA=</b>	<b>±17,920 SF</b>
<b>TOTAL SITE =</b>	<b>1.854 AC. = 80,760.24 SF</b>
<b>TOTAL % BUA =</b>	<b>±22.19% (LESS THAN 25%)</b>

**PETITION # 2018-159**

**MAULDWIN**

2411 DERITA AVE  
CHARLOTTE, NORTH CAROLINA

REVISED: 03-25-19  
REVISED: 02-11-19  
INITIAL SUBMISSION: 11-26-18

Project Manager  
AHS  
Drawn By  
AHS  
Checked By  
AS  
Date  
11/26/18  
Project Number  
18053



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