

See administrative approval dated 03/01/91 for administrative approval for Buffer.

**GENERAL NOTES**

1. AT THE TIME OF THE FILING OF THIS PETITION, METROLINA LANDSCAPING'S LOT IS DIVIDED BY A ZONING DISTRICT BOUNDARY LINE, DIVIDING THE REAR PORTION OF THE LOT AS I-1, AND THE PORTION FRONTING MORNINGSIDE ROAD AS R-9 MF. CHARLOTTE CITY CODE SECTION 1014 PROHIBITS USE OF THE RESIDENTIALLY-ZONED PORTION OF THIS LOT AS PARKING FOR THE EXISTING ONE-STORY OFFICE WAREHOUSE LOCATED ON THE I-1 PORTION OF THE LOT. THE PURPOSE OF THIS PETITION IS TO ELIMINATE THE DIVIDED ZONING ON THE LOT, ALLOWING FOR CONTINUATION OF ITS EXISTING USE AS A LANDSCAPING BUSINESS.
2. THE EXISTING ONE-STORY OFFICE WAREHOUSE LOCATED IN THE I-1 PORTION OF THE LOT WILL NOT BE EXPANDED INTO THE PROPOSED I-1(CD) PORTION OF THE PROPERTY. NO STRUCTURES ALLOWED IN THE I-1 ZONING DISTRICT, OR ANY ACCESSORIAL USES ALLOWABLE IN THE DISTRICT, SHALL BE CONSTRUCTED IN THE I-1(CD) PORTION OF THE LOT OTHER THAN PARKING AND DRIVEWAY USES, AND STORAGE.
3. ALL DRIVEWAYS AND PARKING CONFIGURATIONS WILL COMPLY WITH THE CHARLOTTE DEPARTMENT OF TRANSPORTATION DRIVEWAY REGULATIONS. ALL PARKING WILL BE PROVIDED IN CONFORMANCE WITH THE CHARLOTTE CITY CODE, SECTION 2005.010, 2005.015, AND SECTION 3075.
4. SCREENING WILL BE PROVIDED ACCORDING TO THE CHARLOTTE CITY CODE, SECTION 1601. AESTHETICALLY APPROPRIATE PLANTINGS ON THE NORTH AND SOUTH BOUNDARIES OF THE PROPOSED I-1(CD) PORTION OF THE LOT WILL BE NO LESS THAN TEN FEET HIGH. ALL SCREENING WILL BE PROVIDED WITH THE GOAL OF MINIMIZING THE IMPACT OF THE BUSINESS ON ADJACENT RESIDENTIALLY ZONED PARCELS.
5. THE PROPOSED I-1(CD) PORTION OF THE PROPERTY WILL BE ESTABLISHED WITH SETBACK AND YARD REQUIREMENTS ACCORDING TO CHARLOTTE CITY CODE SECTION 3075.2.
6. THE PETITIONER WILL EXTENSIVELY LANDSCAPE THE PORTION OF THE LOT BORDERING MORNINGSIDE ROAD BETWEEN THE TWO ENTRANCE/EXIT'S. THIS PLANTING WILL INCLUDE AESTHETICALLY PLACED TREES AND SHRUBBERY CONSISTING OF A COMBINATION OF EVERGREENS, FLOWERING AND DECIDUOUS MATERIAL AS INDICATED ON SITE PLAN.
7. ALL SIGNALS WILL BE DEVELOPED IN ACCORDANCE WITH APPLICABLE ENGINEERING STANDARDS CONTAINED IN THE CHARLOTTE CITY CODE SECTION 2109, 2111, 2113, AND SECTION 3077.
8. THIS SITE PLAN IS INTENDED TO DEPICT THE GENERAL LOCATIONS OF ALL STRUCTURES, AREAS, AND USES. FINAL PARKING CONFIGURATION, LANDSCAPING, AND ENTRANCE/EXIT'S ARE SUBJECT TO NON-MATERIAL ADJUSTMENTS UPON FINALIZATION OF THE SITE PLAN.
9. BOUNDARY INFORMATION WAS PROVIDED BY REECE MEMORIE, P.L.L.C., DATED JULY 27, 1984. TOPOGRAPHIC INFORMATION WAS DERIVED FROM CITY OF CHARLOTTE AERIAL TOPOGRAPHIC MAPS.

**DEVELOPMENT DATA**

**SITE AREA** 2.81 ACRES

**EXISTING ZONING** R-9 MF, I-1 (TO REMAIN)

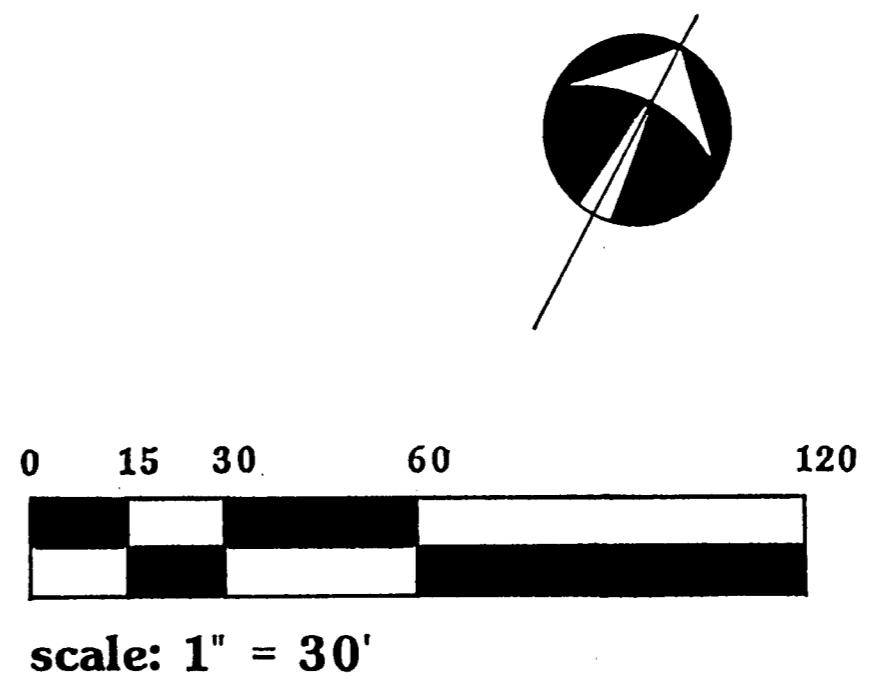
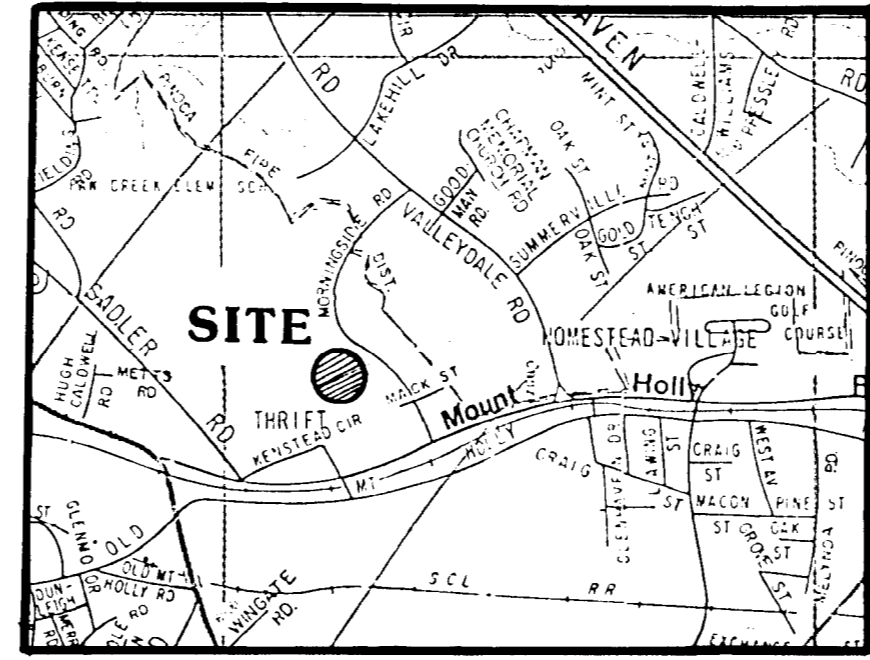
**PROPOSED ZONING** I-1, I-1(CD)

**PROPOSED USE:** parking and circulation for existing landscaping business.

APPROVED BY CITY COUNCIL  
DATE January 16, 1990

392-9501  
-see G.M.M.  
11/20/89:  
REVISIONS: PER PLANNING STAFF REVIEW. 89-089

**VICINITY MAP**



**METROLINA LANDSCAPING**  
MORNINGSIDE ROAD, CHARLOTTE, NC

scale: 1"=30'  
date: 8/25/89  
project: 8931

**REZONING PLAN**  
PETITION NUMBER: 89-89

Land Planning  
Landscape Architecture  
2207 East Seventh St.  
Charlotte, NC 28204  
704/375-8154

SHEET NO.  
**R-1**