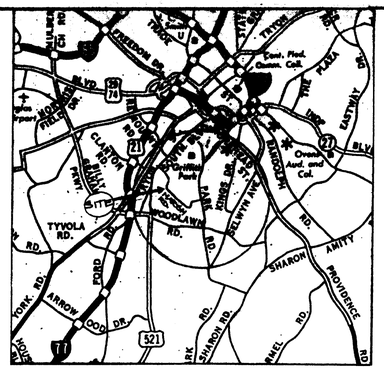
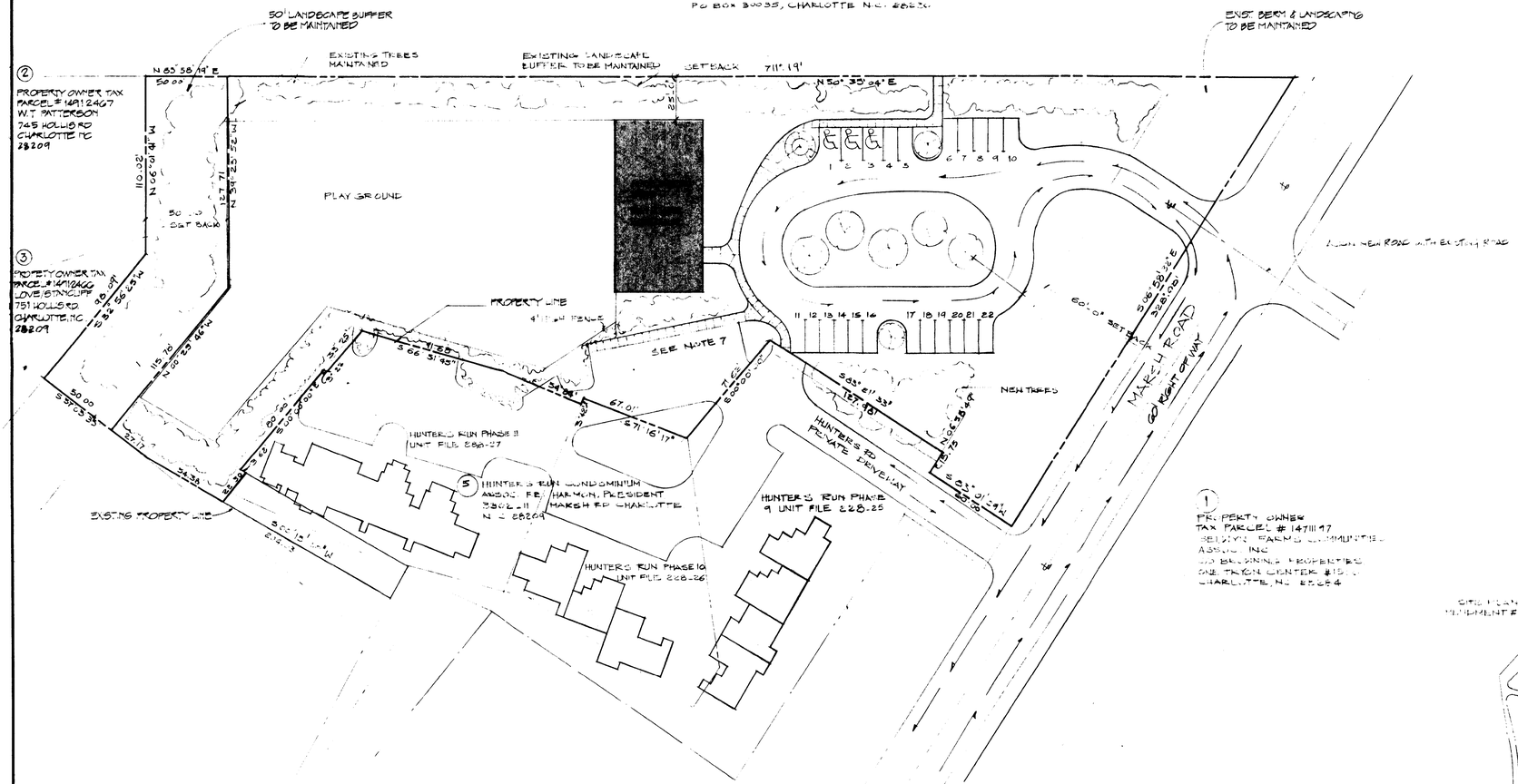


VICINITY MAP

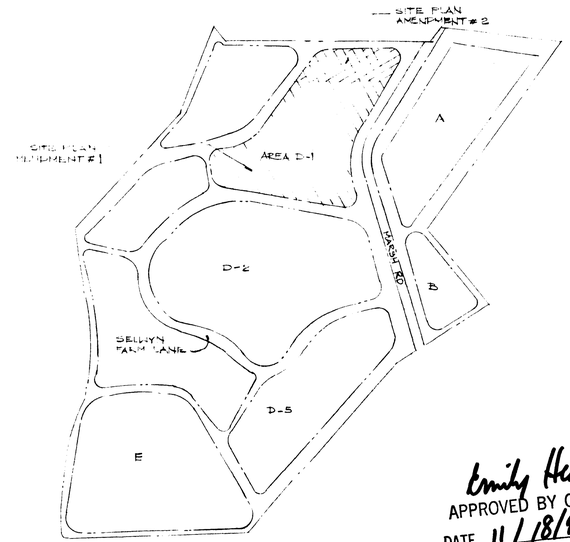
NO SCALE

(4) SEDGEFIELD ELEMENTARY SCHOOL
(CHARLOTTE-MECKLENBURG BOARD OF EDUCATION,
THE REV. GEORGE BATTLE, CHAIRMAN
P.O. BOX 30035, CHARLOTTE, N.C. 28230.



(1) PROPERTY OWNER
TAX PARCEL # 14711117
SELWYN FARMS COMMUNITY ASSOC. INC
C/O BRIDGING PROPERTIES
5416 TRYON CENTER #150
CHARLOTTE, NC 28262-4

SITE PLAN AMENDMENT #2
SCALE 1" = 40'



SITE PLAN AMENDMENT #1

NORTH

Emily Hedrick
APPROVED BY CITY COUNCIL
DATE 11/18/91
91-72

FOR PUBLIC HEARING

SYNOPSIS

Two different plan amendments are requested. One is a revision to the area and density requirements for existing area B-1, and the other is a conditional use change for a day care center on the remaining vacant land left over in the D-1 parcel (reference original re-zoning petition No. 81-80 C. B. Moore heirs).

A - SITE PLAN AMENDMENT NO. 1

1. Area D-1 (Parcel 5) was originally approved for 195 units on 16 acres ± or 12 D.U.A. maximum.
2. Presently 151 units exist on what is actually 15.06 acres of which 3.15 acres remains vacant.
3. Removal of 3.16 acres from area D-1 for the child care center will change the density originally permitted from 12 units per acre to approximately 12.69 units per acre.

B - SITE PLAN AMENDMENT NO. 2

This amendment would change the zoning from multi-family housing to allow for construction of a day care center.

SITE DEVELOPMENT

Existing-Zoning	R-12MFCD
Proposed-Zoning	Special Use (Child Care)
Site Area	3.16 Acres
Building Area	5500± Gross SF
Proposed Use	Child Care Facility
Maximum Number of Children	40 Children
Parking Required	13 Spaces (1 handicapped)
Parking Provided	22 Spaces (3 handicapped)
Playground Space Required	4,000 SF
Playground Space Provided	4,000 SF

DEVELOPMENT NOTES

1. The project will comply with all requirements of the City Tree ordinance. Existing vegetation and street trees will be preserved and additional landscaping done to screen parking, playground, etc.
2. The building will be one-story wood frame construction.
3. Building location may be adjusted slightly within building setbacks.
4. Signage may be provided in accordance with applicable regulations.
5. A 4-foot high fence will be installed to enclose the playground area in accordance with applicable requirements.
6. The majority of the site is clear and basically flat. Changes to the topography are expected to be minimal.
7. An easement will be granted to the owners of the units of the Hunter's Run Condominiums. This easement, which will be perpetual, will permit the encroachment shown on the map, and will give exclusive use of the encroachment to the condominium owners. A tentative agreement has been reached which is satisfactory to both parties.
8. Detention if required will not occur in Buffer areas.
9. Approximate project completion date is June 1992.

The LSV Partnership
Architects/Planners - AIA
Fayetteville, N.C. 486-4108

CONSULTANTS

DRAWN BY: V. TAVAKOLI

CHECKED BY: W.T. VICK / R. FERRIS

DATE: 8-8-91

REVISIONS: 9.20.91

UNITED CEREBRAL PALSY
DEVELOPMENTAL CENTER
CHARLOTTE, NORTH CAROLINA
9024

SHEET: 0

OF