

Rezoning Notes

- The rezoning area may be devoted to the following uses:
 - Sheet metal fabrications facility; or
 - Any other use allowed in the I-1 district.
- The building expansion may not exceed 14500 gross square feet in area.
- Since this plan contemplates the expansion of an existing facility, the entire facility including the expansion will comply with the City's Driveway Regulations.
- The petitioner reserves the option to provide access from his adjoining tract to and from Yadkin Avenue across the property to be rezoned generally along the route depicted on this rezoning plan.
- The chain link fence shown on this plan is for security purposes only and may be deleted, increased, or relocated as needed in accordance with the City Zoning Ordinance.
- The orientations of the 10 foot by 50 foot truck unloading space may shift due to the final building location and the requirements for grading.
- Off street parking will meet the minimum standards established under the City Zoning Ordinance.
- All Tree Ordinance landscaping will meet or exceed the requirements of the City Tree Ordinances (Chapter 21 City Code). Plant materials will be subject to review by Urban Forestry staff.

Davidson Street

Charles Ave. (45' R/W)

Yadkin Ave. (45' R/W)

Matheson Ave.

Bridge

I-2

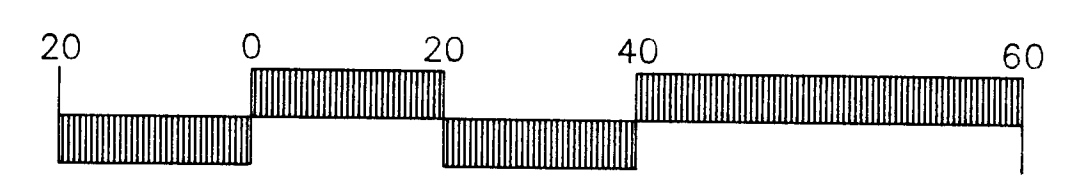
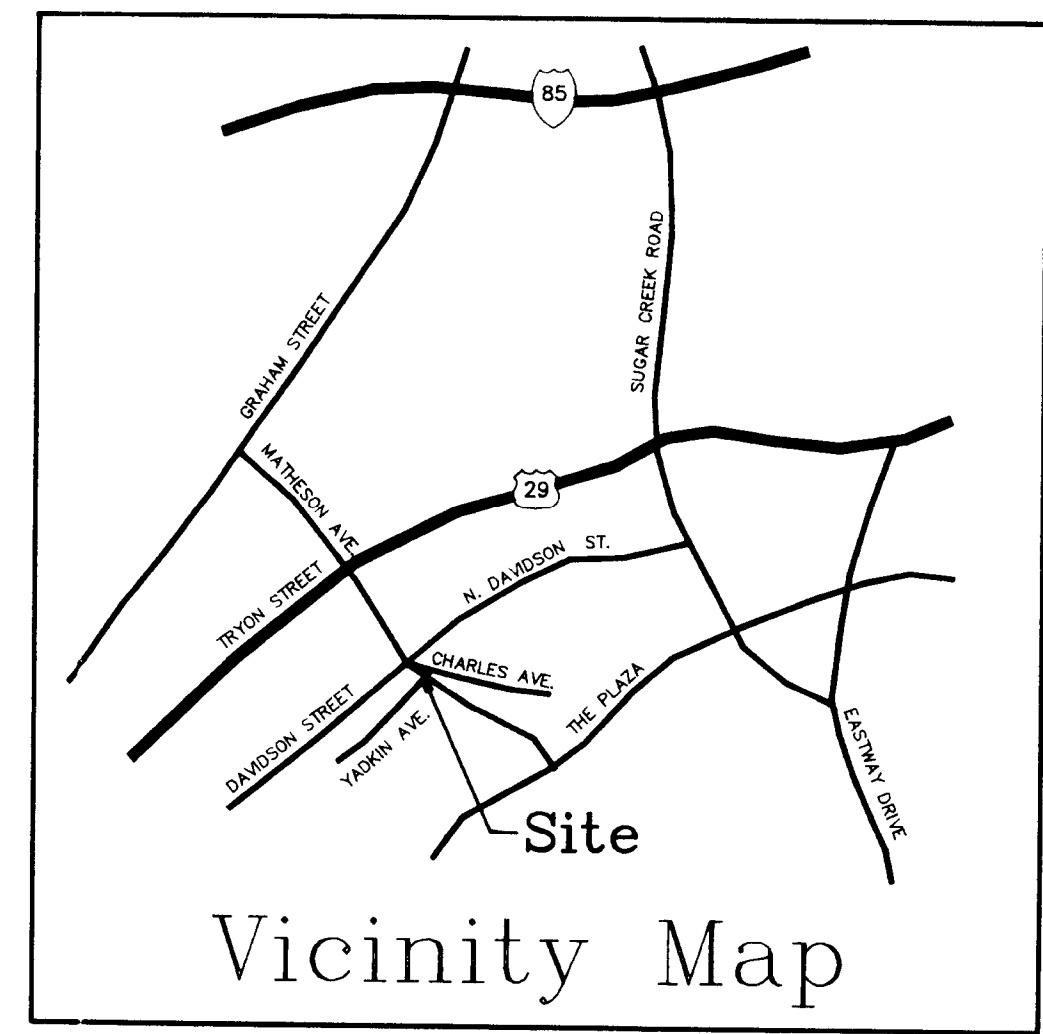
R-22(MF)

R-22(MF)

Development Data

Existing Zoning	I-2(CD), O-2	TOTAL I-2(CD) AREA	0.46 ACRES
Proposed Zoning	I-2(CD)	MAX. BLDG. AREA (PREVIOUS PETITION)	6,800 SF
Site Area	0.14 ACRES	MAX. BLDG. AREA INCREASE (THIS PET.)	7,700 SF
Site Plan Amendment	0.32 ACRES, I-2(CD)	TOTAL MAX. BLDG. IN I-2(CD) AREA	14,500 SF
Required Parking (ENTIRE SITE)	11 Spaces		
Parking Provided	11 Spaces		
Truck Unloading Space	2 (10'x50') Space		

ACROSS MATHESON AVE. R/W:
 WILLIAM D. & INGA LISA AUSTIN
 2826 PALM AVENUE
 CHARLOTTE, NC 28205
 083-066-06



"FOR PUBLIC HEARING"

APPROVED BY CITY COUNCIL
 DATE July 19, 1993

JAMES L. and SHERESE C. RUE
 RT. 1 BOX 166A-4
 BELMONT, NC 28012
 083-073-05

JAMES L. RUE
 RT. 1 BOX 166A-4
 BELMONT, NC 28012
 083-073-06

MIRAGE L. PUGH FAYE E. WILLOUGHBY
 1000 W. 10TH ST. #101
 CHARLOTTE, NC 28202
 083-333-1111

WALTER W. & TRAVNA C. WATERS
 1634 WOODBERRY RD.
 CHARLOTTE, NC 28212
 083-063-01

JAMES C. & BETTY C. KIRBY
 712 CHARLES AVENUE
 CHARLOTTE, NC 28206
 083-063-02



DPR ASSOCIATES, INC.
 Landscape Architects
 Planners & Engineers
 2036 East Seventh Street
 Charlotte, NC 28204
 704/332-1204

Rezoning Plan • Petition No. 93-30

for
Michael D. Herndon
 Charlotte, North Carolina

Scale: 1"=20'
 Sheet Number
RZ-1
 Of ONE Total

Project Manager
 GEA
 Drawn By
 SSW, GEA
 Checked By
 GEA
 Date
 10-30-92
 Project Number
 92007\REZONEC

Revisions:
 4/02/93: ADDED O-6 PROPERTY & ALLEYWAY
 5/20/93: PER CMPC REVIEW COMMENTS, FOR PUBLIC HEARING