

RECEIVED
 09/09/93

DEVELOPMENT STANDARDS AND CONDITIONS FOR
 PROPOSED ZONING CHANGE FROM R-22M-30 TO C-22
 (CONDITIONAL)

- This site may be developed only for the intended uses as shown on the site plan.
- Site plan for the proposed development shall be submitted to the Planning Department for review and approval. The site plan shall be prepared in accordance with the requirements of the City of Charlotte Building Standards Code, Chapter 36, and the applicable provisions of the City of Charlotte Zoning Ordinance, Chapter 38.
- At all times, the existing structure is replaced with a new building. The new building and all other structures on the site must be residential in appearance. Any new structure shall be constructed in accordance with the applicable provisions of the City of Charlotte Building Standards Code, Chapter 36, and the applicable provisions of the City of Charlotte Zoning Ordinance, Chapter 38.
- Any new structure shall be constructed in accordance with the applicable provisions of the City of Charlotte Building Standards Code, Chapter 36, and the applicable provisions of the City of Charlotte Zoning Ordinance, Chapter 38.
- Each of the parking areas depicted on this plan may vary in size and location. However, there shall be no parking area closer to the front facade of the building than the minimum setback distance shown on the site plan. The minimum setback distance shall be 10 feet from the front facade of the building. The minimum setback distance shall be 10 feet from the side facade of the building. The minimum setback distance shall be 10 feet from the rear facade of the building. The minimum setback distance shall be 10 feet from the corner of the building. The minimum setback distance shall be 10 feet from the corner of the building.
- Each of the parking areas depicted on this plan may vary in size and location. However, there shall be no parking area closer to the front facade of the building than the minimum setback distance shown on the site plan. The minimum setback distance shall be 10 feet from the front facade of the building. The minimum setback distance shall be 10 feet from the side facade of the building. The minimum setback distance shall be 10 feet from the rear facade of the building. The minimum setback distance shall be 10 feet from the corner of the building. The minimum setback distance shall be 10 feet from the corner of the building.
- Each of the parking areas depicted on this plan may vary in size and location. However, there shall be no parking area closer to the front facade of the building than the minimum setback distance shown on the site plan. The minimum setback distance shall be 10 feet from the front facade of the building. The minimum setback distance shall be 10 feet from the side facade of the building. The minimum setback distance shall be 10 feet from the rear facade of the building. The minimum setback distance shall be 10 feet from the corner of the building. The minimum setback distance shall be 10 feet from the corner of the building.
- Each of the parking areas depicted on this plan may vary in size and location. However, there shall be no parking area closer to the front facade of the building than the minimum setback distance shown on the site plan. The minimum setback distance shall be 10 feet from the front facade of the building. The minimum setback distance shall be 10 feet from the side facade of the building. The minimum setback distance shall be 10 feet from the rear facade of the building. The minimum setback distance shall be 10 feet from the corner of the building. The minimum setback distance shall be 10 feet from the corner of the building.
- Each of the parking areas depicted on this plan may vary in size and location. However, there shall be no parking area closer to the front facade of the building than the minimum setback distance shown on the site plan. The minimum setback distance shall be 10 feet from the front facade of the building. The minimum setback distance shall be 10 feet from the side facade of the building. The minimum setback distance shall be 10 feet from the rear facade of the building. The minimum setback distance shall be 10 feet from the corner of the building. The minimum setback distance shall be 10 feet from the corner of the building.
- Each of the parking areas depicted on this plan may vary in size and location. However, there shall be no parking area closer to the front facade of the building than the minimum setback distance shown on the site plan. The minimum setback distance shall be 10 feet from the front facade of the building. The minimum setback distance shall be 10 feet from the side facade of the building. The minimum setback distance shall be 10 feet from the rear facade of the building. The minimum setback distance shall be 10 feet from the corner of the building. The minimum setback distance shall be 10 feet from the corner of the building.

10. If the existing right-of-way along Queens Road is less than 50' from the centerline of Queens Road, the additional right-of-way located 50' from the centerline of Queens Road shall be provided. The 50' setback will be measured from the road right-of-way.

11. If the existing right-of-way along Queens Road is less than 50' from the centerline of Queens Road, the additional right-of-way located 50' from the centerline of Queens Road shall be provided. The 50' setback will be measured from the road right-of-way.

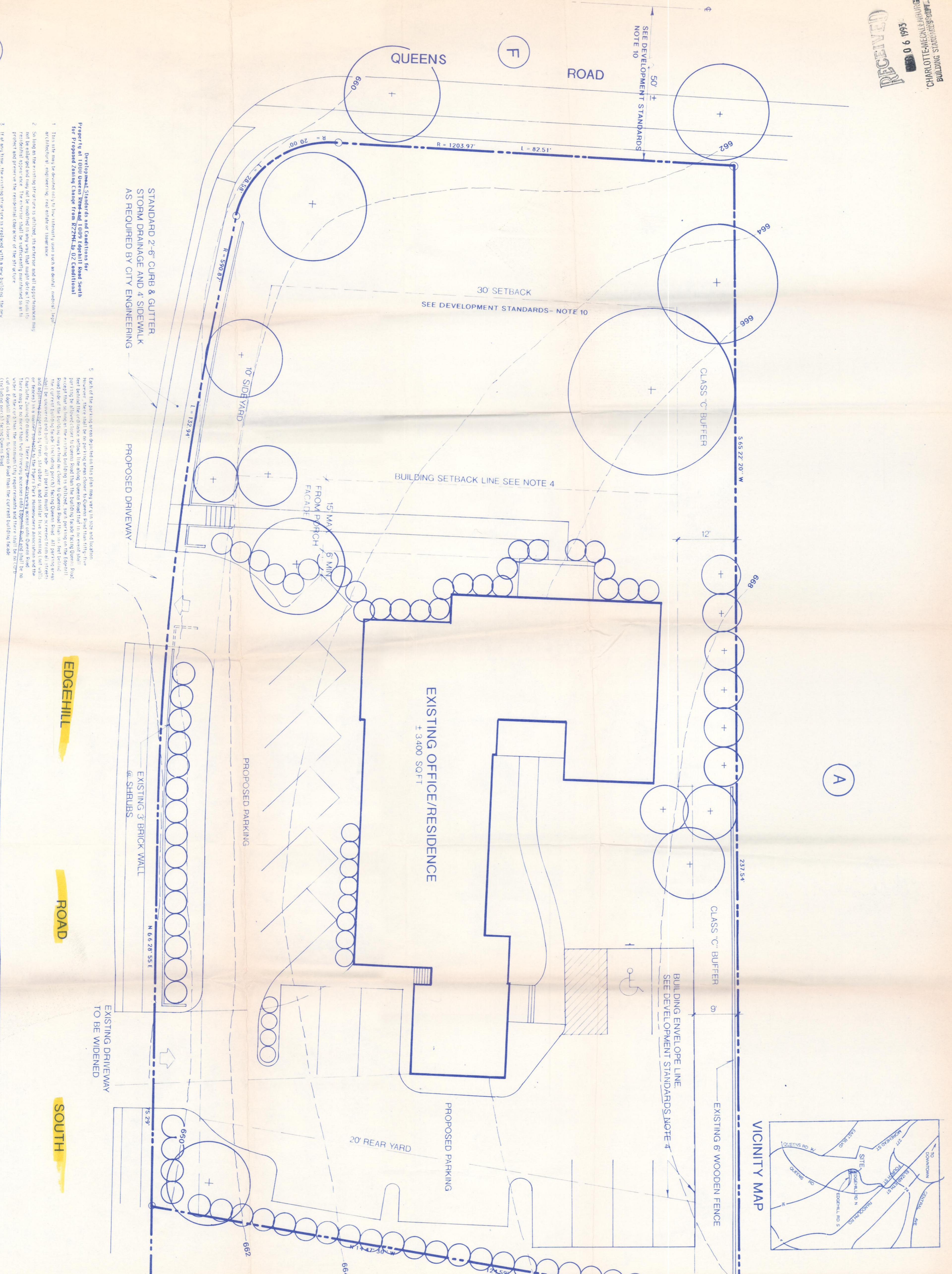
12. If the existing right-of-way along Queens Road is less than 50' from the centerline of Queens Road, the additional right-of-way located 50' from the centerline of Queens Road shall be provided. The 50' setback will be measured from the road right-of-way.

13. If the existing right-of-way along Queens Road is less than 50' from the centerline of Queens Road, the additional right-of-way located 50' from the centerline of Queens Road shall be provided. The 50' setback will be measured from the road right-of-way.

14. If the existing right-of-way along Queens Road is less than 50' from the centerline of Queens Road, the additional right-of-way located 50' from the centerline of Queens Road shall be provided. The 50' setback will be measured from the road right-of-way.

15. If the existing right-of-way along Queens Road is less than 50' from the centerline of Queens Road, the additional right-of-way located 50' from the centerline of Queens Road shall be provided. The 50' setback will be measured from the road right-of-way.

16. If the existing right-of-way along Queens Road is less than 50' from the centerline of Queens Road, the additional right-of-way located 50' from the centerline of Queens Road shall be provided. The 50' setback will be measured from the road right-of-way.



PROJECT SUMMARY

EXISTING ZONING: R-6 MF
 PROPOSED ZONING: C-22 CD
 ACRES: .61 AC.
 PARKING SPACES: 17 PROVIDED
 USE: MEDICAL OFFICE

NOTES

- REFERENCE BOUNDARY DESCRIPTION FOR EXISTING EASEMENTS, RESERVATIONS AND RIGHTS-OF-WAY. ALL YARDS REQUIRED AND OTHER CRITERIA FOR THE DISTRICT SHALL CONFORM TO SECTION 9-2 OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
- 9-705 OF THE CITY OF CHARLOTTE ZONING ORDINANCE SHALL CONFORM TO SECTION 12 PART 2 OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
- ALL REQUIRED BUFFERS AND SCREENING SHALL CONFORM TO SECTION 12 PART 3 OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
- SCREENING ACCESS TO THE PROJECT SHALL BE LIMITED AS INDICATED ON PLANS.
- ALL SIGNAGE SHALL CONFORM TO SECTION 2109 OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
- NO PART OF THE REGULATORY FLOOD PLAIN IS WITHIN EXISTING VEGETATION TO REMAIN AND/OR PROPOSED PLANTING SHALL CONFORM TO THE CITY OF CHARLOTTE TREE ORDINANCE.
- ALL TREES SHOWN ARE EXISTING.
- IF SITE IS REDEVELOPED (A NEW BUILDING IS CONSTRUCTED) THE PLAN SHALL BE SUBMITTED TO THE CHARLOTTE - MECKLENBURG PLANNING COMMISSION FOR REVIEW PRIOR TO ISSUANCE OF PERMITS.

ADJACENT PROPERTY OWNERS

PARCEL A

PARCEL: 15303119
 DRYEVAUX, BRADLEY C.
 & WIFE, CLAUDIA K.
 3509 KYRIEHOPE CT.
 CHARLOTTE, NC 28210
 PARCEL: 15303120
 DAVIS, HANFORD
 1010 B QUIENS RD.
 CHARLOTTE, NC 28207
 PARCEL: 15303121
 HAZLEHURST, JOHN L. III
 1016 A QUIENS RD.
 CHARLOTTE, NC 28207
 PARCEL: 15303122
 GAYTON, CHARLES L.
 P.O. BOX 6125
 CHARLOTTE, NC 28209
 PARCEL: 15303123
 PROCTOR, JOHN S. JR.
 P.O. BOX 6125
 CHARLOTTE, NC 28207
 PARCEL: 15303124
 HAZLEHURST, JOHN L. IV
 1016 B QUIENS RD.
 CHARLOTTE, NC 28207
 PARCEL: 15303125
 WATTS, ISABELA
 1014 B QUIENS RD.
 CHARLOTTE, NC 28207
 PARCEL: 15303126
 WATTS, ISABELA
 1014 B QUIENS RD.
 CHARLOTTE, NC 28207

PARCEL B

PARCEL: 15303116
 EDGEMOUNT, JAMES
 1014 B QUIENS RD.
 CHARLOTTE, NC 28207

PARCEL C

PARCEL: 15303201
 GRIFITH, E.C. COMPANY (ET-AL)
 1914 BRUNSWICK AVE. #2-A
 CHARLOTTE, NC 28207

PARCEL D

PARCEL: 15303202
 GRIFITH, E.C. COMPANY (ET-AL)
 1914 BRUNSWICK AVE. #2-A
 CHARLOTTE, NC 28207

PARCEL E

PARCEL: 15304501
 CITY OF CHARLOTTE
 PARKS & RECREATION COMMISSION

PARCEL F

PARCEL: 15304301
 ST. FRANKS (EMMEL) LUTHERAN CHURCH
 1014 B QUIENS RD.
 CHARLOTTE, NC 28207

APPROVED BY CITY COUNCIL
 DATE: 9/28/93
 FAX: 153-831-15

HULL PROPERTY

618
 CONDITIONAL
 REZONING PLAN

7/28/93
 Issued

10/18/93
 10-4-93
 9-28-93
 REV 9/17/93 FOR PUBLIC HEARING

Scale 1" = 10'
 0 5 10 20

Sheet of



Colejonest

Land Planning
 Landscape Architecture