

PETITIONER MYERS PARK PRESBYTERIAN CHURCH

101 PROVIDENCE ROAD
CHARLOTTE, NORTH CAROLINA

SITE TABULATION

TOTAL SITE AREA:	± 2.106 AC
TOTAL AREA (W/O ROW):	1.965 AC
EXISTING ZONING:	R-43 MF
PROPOSED ZONING:	O-2 CD
IMPERVIOUS AREA:	± 56,600 SF
TOTAL PARKING:	176 SPACES

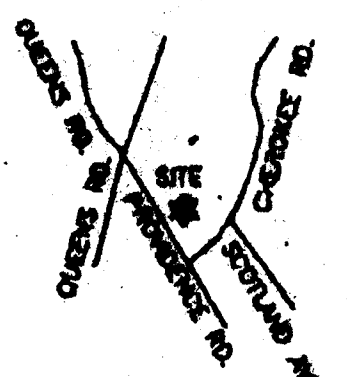
BUFFER REQUIREMENTS

617 LF
43 TREES REQUIRED
43 TREES PROVIDED

SCREENING REQUIREMENTS

147 LF
30 REQUIRED
32 PROVIDED

OWNER RESERVES THE OPTION TO SEEK A VARIANCE, WHICH WILL ALLOW TO PLACE BRICK WALL CLOSER TO PROPERTY LINE.



VICINITY MAP
NOT TO SCALE

**FOR PUBLIC HEARING
PETITION NO. 96-76**

**TECHNICAL
DATA SHEET**

Land Design

DATE: October 4, 1996

PROJECT NO. 16161

REVISIONS: 10/18/96 PER PLANNING

COMMISSION REVIEW

12/16/96 ADD NOTE PER CLIENT

REQUEST

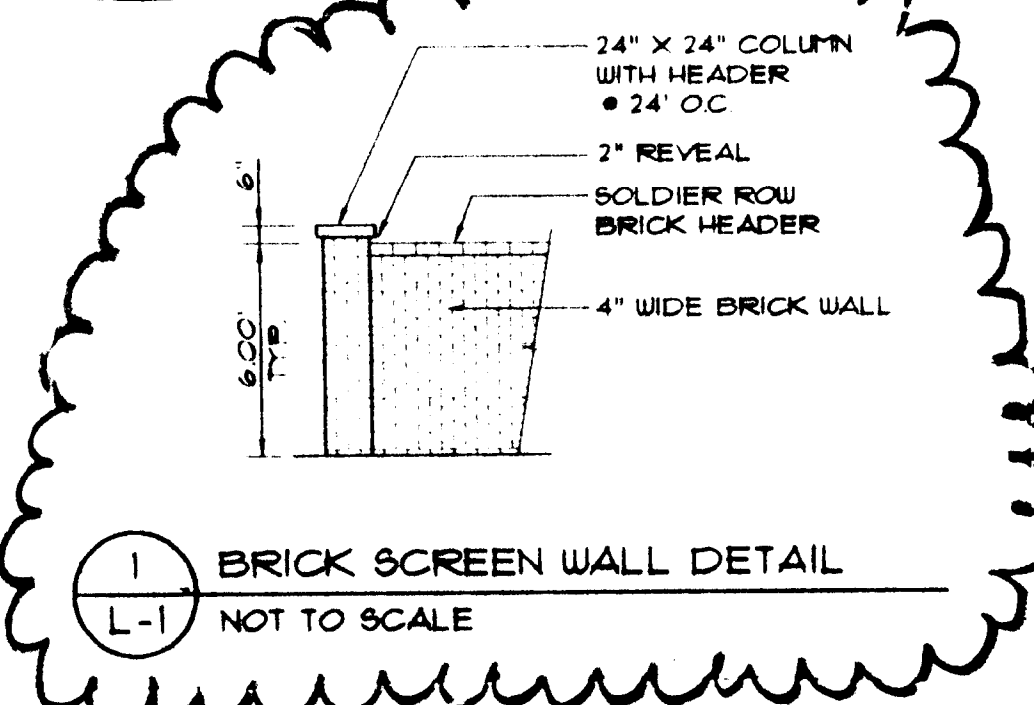
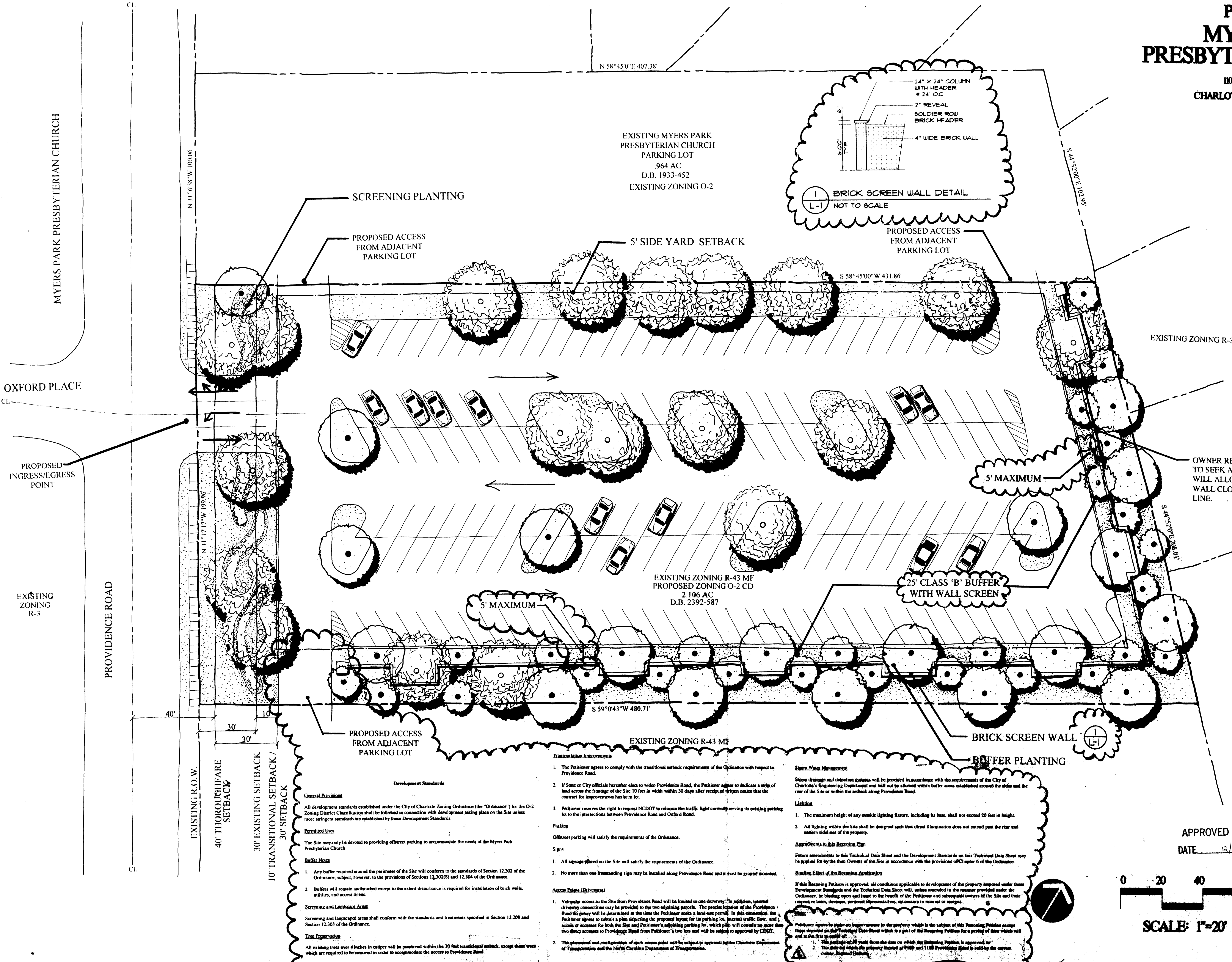
APPROVED BY CITY COUNCIL

DATE 12/16/96

1701 East Boulevard, Charlotte, NC 28203 704/333-0925
1216 Prince Street, Alexandria, VA 22314 703/549-7784

Land Design
Landscape Architecture Land Planning
Urban Design Civil Engineering

SHEET NO. **L-1**



Development Standards

General Provisions
All development standards established under the City of Charlotte Zoning Ordinance (the "Ordinance") for the O-2 Zoning District Classification shall be followed in connection with development taking place on the Site unless more stringent standards are established by these Development Standards.

Permitted Uses
The Site may only be devoted to providing offstreet parking to accommodate the needs of the Myers Park Presbyterian Church.

Buffer Notes
1. Any buffer required around the perimeter of the Site will conform to the standards of Section 12.302 of the Ordinance, subject, however, to the provisions of Sections 12.302(B) and 12.304 of the Ordinance.
2. Buffers will remain undisturbed except to the extent disturbance is required for installation of brick walls, utilities, and access drives.

Screening and Landscaped Areas
Screening and landscaped areas shall conform with the standards and treatments specified in Section 12.208 and Section 12.303 of the Ordinance.

Tree Preservation
All existing trees over 4 inches in caliper will be preserved within the 30 foot transitional setback, except those trees which are required to be removed in order to accommodate the access to Providence Road.

Transportation Improvements

- The Petitioner agrees to comply with the transitional setback requirements of the Ordinance with respect to Providence Road.
- If State or City officials hereafter elect to widen Providence Road, the Petitioner agrees to dedicate a strip of land across the frontage of the Site 10 feet in width within 30 days after receipt of written notice that the contract for improvements has been let.
- Petitioner reserves the right to request NCDOT to relocate the traffic light currently serving its existing parking lot to the intersections between Providence Road and Oxford Road.

Parking
Offstreet parking will satisfy the requirements of the Ordinance.

Signs

- All signage placed on the Site will satisfy the requirements of the Ordinance.
- No more than one freestanding sign may be installed along Providence Road and it must be ground mounted.

Access Points (Driveways)

- Vehicular access to the Site from Providence Road will be limited to one driveway. In addition, internal driveway connections may be provided to the two adjoining parcels. The precise location of the Providence Road driveway will be determined at the time the Petitioner seeks a land-use permit. In this connection, the Petitioner agrees to submit a plan depicting the proposed layout for its parking lot, internal traffic flow, and access or egress for both the Site and Petitioner's adjoining parking lot, which plan will contain no more than two direct accesses to Providence Road from Petitioner's two lots and will be subject to approval by CDDT.
- The placement and configuration of each access point will be subject to approval by the Charlotte Department of Transportation and the North Carolina Department of Transportation.

Storm Water Management
Storm drainage and detention systems will be provided in accordance with the requirements of the City of Charlotte's Engineering Department and will not be allowed within buffer areas established around the sides and the rear of the Site or within the setback along Providence Road.

Lighting

- The maximum height of any outside lighting fixture, including its base, shall not exceed 20 feet in height.
- All lighting within the Site shall be designed such that direct illumination does not extend past the rear and eastern sides of the property.

Amendments to this Resoning Plan
Future amendments to this Technical Data Sheet and the Development Standards on this Technical Data Sheet may be applied for by the then Owners of the Site in accordance with the provisions of Chapter 6 of the Ordinance.

Binding Effect of the Resoning Application
If this Resoning Petition is approved, all conditions applicable to development of the property imposed under these Development Standards and the Technical Data Sheet will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns.

Other
Petitioner agrees to make any improvements to the property which is the subject of this Resoning Petition except those depicted on the Technical Data Sheet which is a part of the Resoning Petition for a period of time which will end at the first opportunity of:
1. The expiration of all years from the date on which the Resoning Petition is approved; or
2. The date on which the property situated at 9400 and 1100 Providence Road is sold by the current owner, Richard H. Hahn.

