

SITE SUMMARY: 1.79 ACRES

EXISTING ZONING	PROPOSED REZONING
PARCEL 2 B-2	B-1 (CD)
3 B-2	B-1 (CD)
4 O-2	B-1 (CD)
5 O-2 (LOTS 13,14 & 15)	B-1 (CD)
6 R-17 MF (LOT 16)	B-1 (CD)

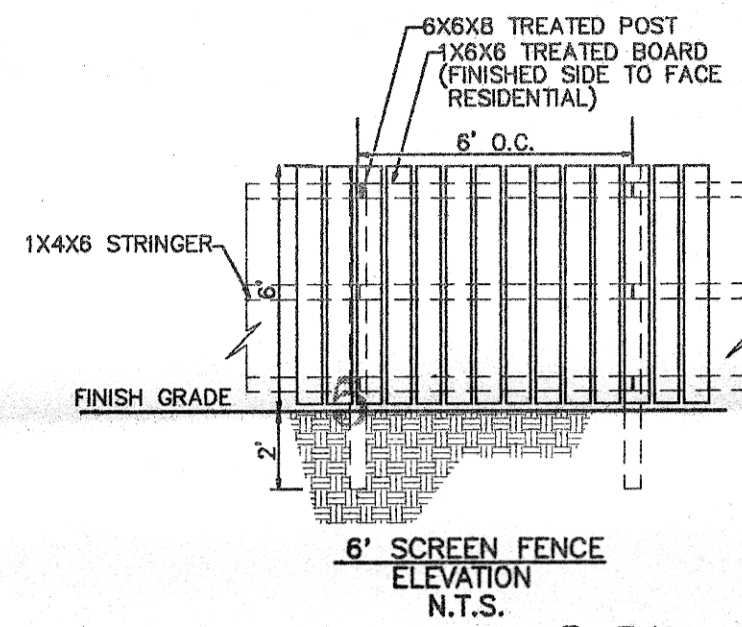
DEVELOPMENT SUMMARY:			
LOT AREA	BUILDING AREA	ALLOWED USES	
LOT 1 1.74 ACRES	15,000 SF	RETAIL AND/OR RESTAURANTS UP TO 5,000 SF OF RESTAURANT SPACE	
LOT 2 0.05 ACRES	500 SF	RETAIL AND/OR RESTAURANTS EXCEPT FAST FOOD.	
TOTAL: 1.79 ACRES			

- DEVELOPMENT CONDITIONS:**
- EXISTING BILLBOARD SIGNS MUST BE MOVED PRIOR TO ISSUANCE OF C.O.
 - RIGHT OF WAY EXTENDED 40' FROM C/L OF MONROE ROAD AND 50' FROM C/L OF EASTWAY DRIVE RIGHT OF WAY WILL BE RESERVED EXCLUSIVE OF RESPECTIVE SETBACKS.
 - BUILDING FOOTPRINT AND PARKING SHOWN FOR ILLUSTRATION PURPOSES ONLY.
 - STACKING FOR DRIVE-THRU WINDOW PER SECTION 12.413.
 - PARKING WILL BE PROVIDED PER SECTION 12.202.
 - BUFFERS WILL BE INSTALLED PER SECTION 12.302 AND THE WIDTH OF BUFFERS WILL NOT BE REDUCED FURTHER FROM THAT SHOWN ON THE PLAN.
 - ALL DUMPSTERS WILL BE SCREENED WITH A SOLID ENCLOSURE AND WITH GATES.
 - SCREENING WILL BE PROVIDED PER SECTION 12.303.
 - ALL STRUCTURES ON LOTS 1 AND 2 WILL BE CONSTRUCTED USING A MINIMUM OF 80X BRICK ON ALL EXTERIOR WALLS EXCEPT CANOPIES, ENTRANCE VESTIBULES, COVERED DRIVE-THRU, COVERED WALKWAYS AND ARCHITECTURAL ACCENTS.
 - ALL DETACHED LIGHTING ADJACENT TO THE SINGLE FAMILY RESIDENTIAL ZONED PROPERTY WILL BE NO HIGHER THAN 20'. THE BALANCE OF THE LIGHTING CAN BE NO HIGHER THAN 30'. NO WALL PACK LIGHTING FACING OR ABUTTING RESIDENTIALLY ZONED PROPERTY WILL BE USED.

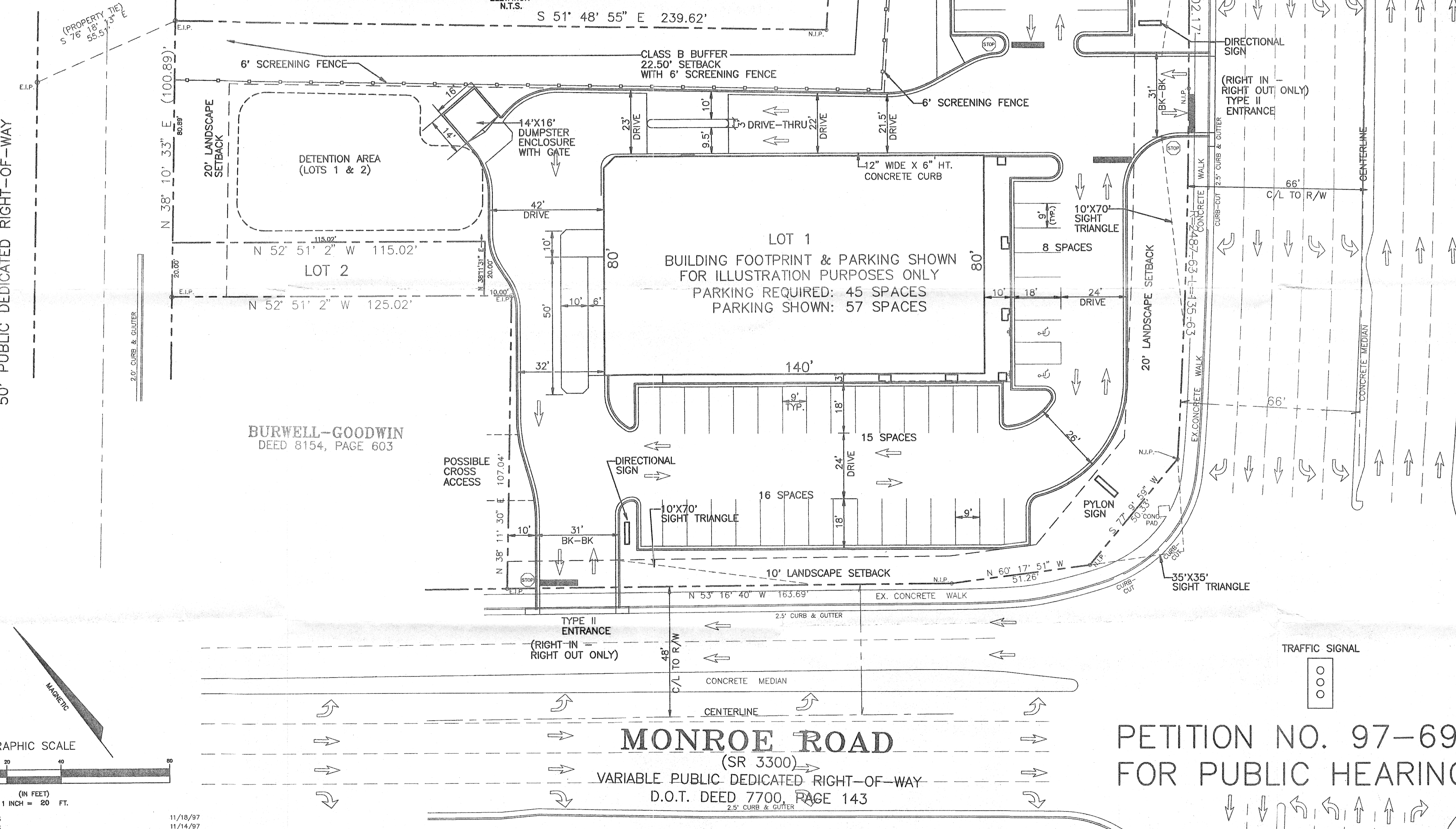
- NO STORM WATER DETENTION WITHIN THE BUFFERS OR SETBACKS IS ALLOWED.
- THE ENTRANCE FROM NORTH WENDOVER ROAD WILL SERVE LOT 1 AND PETITIONER WILL NOT REQUEST ANY ADDITIONAL ACCESS DIRECTLY INTO LOT 1 FROM NORTH WENDOVER ROAD.
- EXCEPT AS STATED IN THIS NOTE 13, NO ACCESS WILL BE ALLOWED BETWEEN LOT 2 AND MAYVIEW DRIVE. IN THE EVENT THE ADJOINING PARCEL AT THE INTERSECTION OF MAYVIEW DRIVE AND MONROE ROAD IS COMBINED WITH LOT 2, THEN PETITIONER WILL LIMIT ACCESS TO THE COMBINED PARCELS TO ONE (1) ACCESS FROM MONROE ROAD AND ONE (1) ACCESS FROM MAYVIEW DRIVE WITH SUCH ACCESS LOCATED ALONG THE ADJOINING PARCEL'S EXISTING FRONTAGE ON MAYVIEW ROAD. FURTHER, A CROSS ACCESS WILL BE PROVIDED BETWEEN LOT 1 AND THE ADJOINING PARCEL AS NOTED ON THE PLAN.
- THE Pylon SIGN SHOWN AT THE CORNER OF NORTH WENDOVER AND MONROE ROAD WILL BE LIMITED TO 75 SQUARE FEET IN SIGN AREA AND NO MORE THAN 12 FEET IN HEIGHT. NO IDENTIFICATION SIGN WILL BE ALLOWED ON LOT 2.
- THE DETENTION AREA NOTED ON THE PLAN WILL BE DESIGNED TO ACCOMMODATE A 25, 50 AND 100 YEAR STORM AS RECOMMENDED BY STORM WATER SERVICES.

MAYVIEW HILLS, SECTION 2
MAPBOOK 1487, PAGE 501

CLASS B BUFFER
16.50' SETBACK
WITH BRICK WALL TO
BE CONSTRUCTED WHEN
LOT 2 IS DEVELOPED.



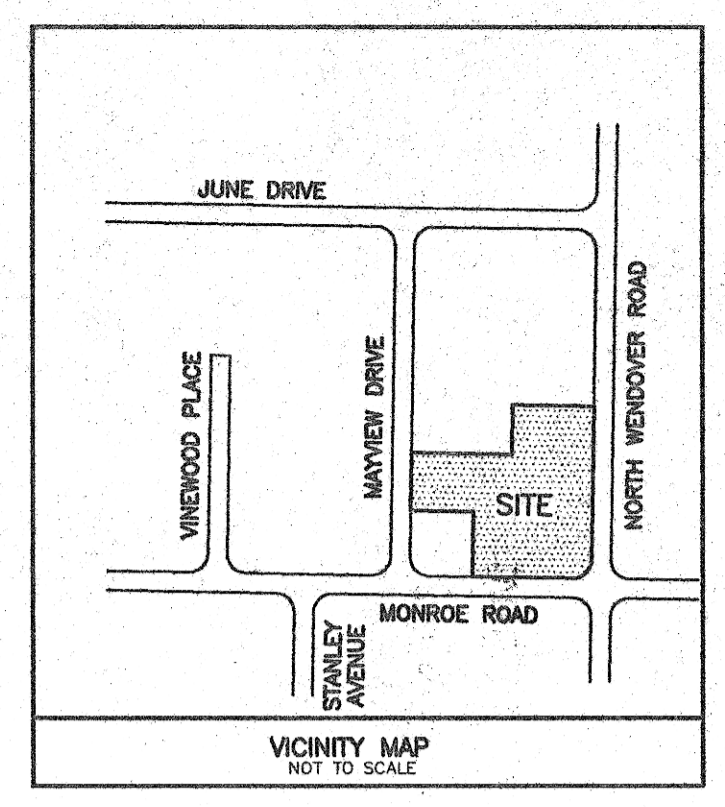
MAYVIEW DRIVE
50' PUBLIC DEDICATED RIGHT-OF-WAY



NORTH WENDOVER ROAD
VARIABLE PUBLIC DEDICATED RIGHT-OF-WAY
D.O.T. DEED 7349, PAGE 824
D.O.T. DEED 7045, PAGE 320
(SR 3585)

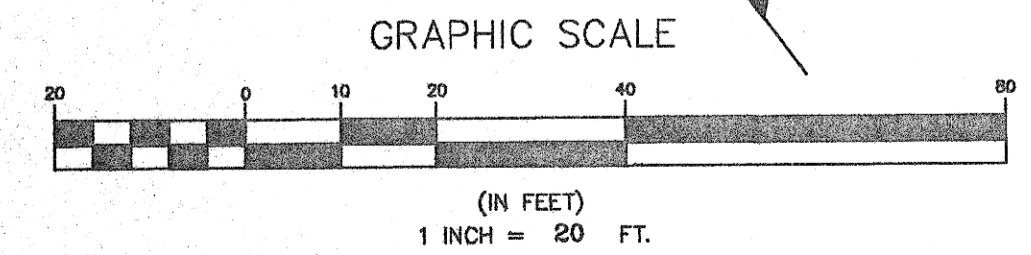
MONROE ROAD
(SR 3300)
VARIABLE PUBLIC DEDICATED RIGHT-OF-WAY
D.O.T. DEED 7700, PAGE 143

PETITION NO. 97-69
FOR PUBLIC HEARING



REF. PATH	INSERTION LAYER
NAME	LAYER
NAME	LAYER
NAME	LAYER

NUMBER	NAME	DATE
1	FILED BOOK NAME	02/03/04
2	FILED BOOK NAME	02/03/04
3	FILED BOOK NAME	02/03/04



NO.	DESCRIPTION	DATE
11	ZONING / CLIENT COMMENTS	11/18/97
10	ZONING / CLIENT COMMENTS	11/14/97
9	ZONING / CLIENT COMMENTS	10/27/97
8	ZONING / CLIENT COMMENTS	9/25/97
7	ZONING / CLIENT COMMENTS	9/11/97
6	ZONING / CLIENT COMMENTS	8/13/97
5	ZONING / CLIENT COMMENTS	5/16/97
4	ZONING / CLIENT COMMENTS	5/14/97
3	ADD ADDITIONAL LOT NOTES	5/6/97
2	SIGNAGE, SCREENING FENCE	4/21/97
1	LOT AREA, PROPERTY LINE, PARKING	

PROJECT MANAGER DIT	DRAWING SCALE 1"=20'	RELEASED FOR	DATE
ENGINEER DIT	PROJECT DATE 4/11/97	APPROVALS	DATE
FILE NAME 97759PL.DWG	PROJECT NUMBER 97759-10	BIDDING	DATE
	FILE DATE 8/15/97	CONSTRUCTION	DATE
		RECORD DWG.	DATE

CAMBRIDGE PROPERTIES
INCORPORATED
2915 Providence Road • Suite 300
Charlotte, North Carolina 28211
704/384-2393
Fax: 704/382-6610

PROPOSED REZONING PLAN
MONROE ROAD & NORTH WENDOVER ROAD
CHARLOTTE, NORTH CAROLINA
REZONING PLAN

APPROVED BY CITY COUNCIL
DATE 11/17/97