

SYNOPSIS

The plan amendment requested is to increase the building area from 5,500 SF to 11,000 SF and the maximum number of children from 40 to 80.

SITE DEVELOPMENT

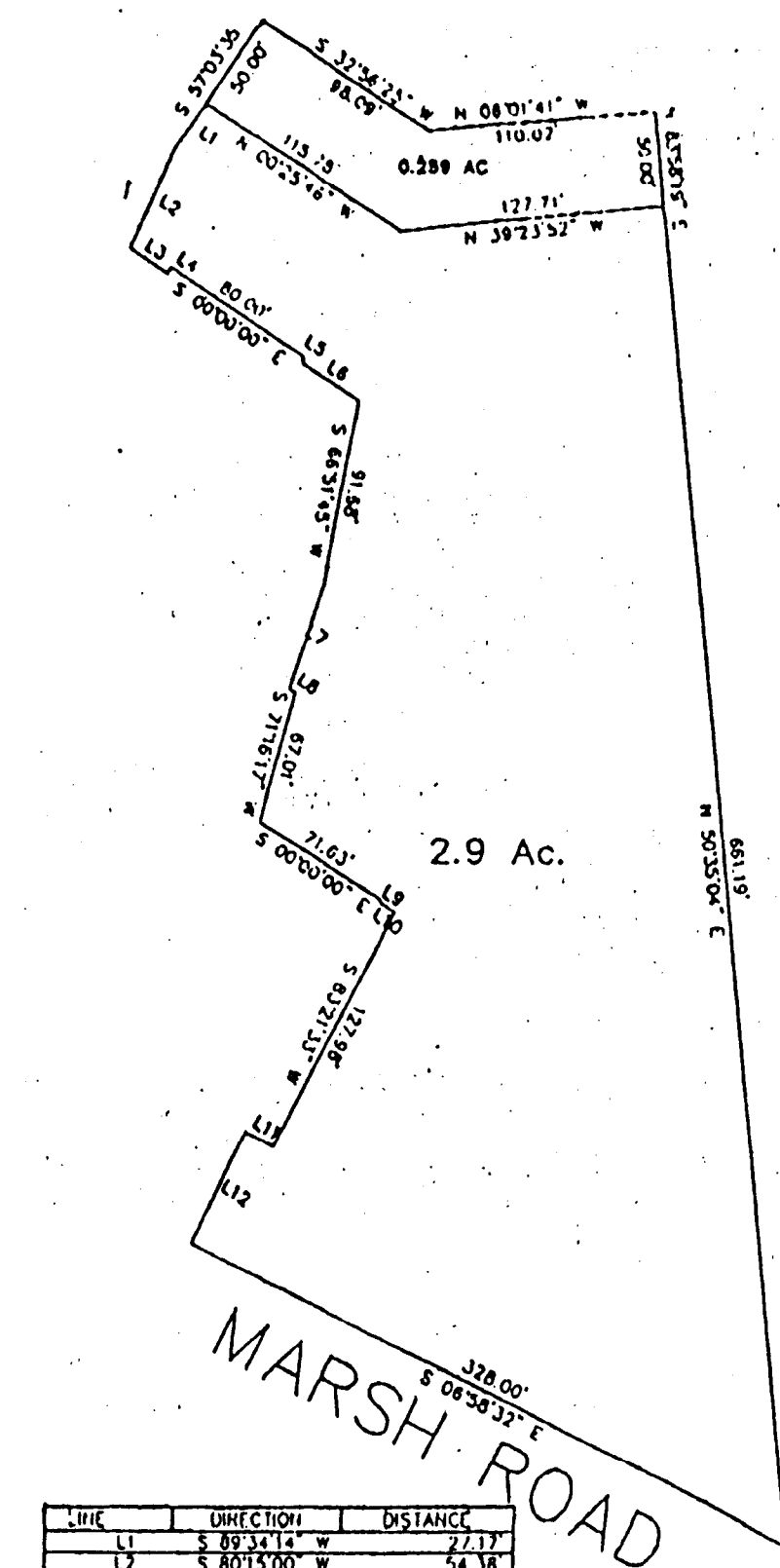
Existing Zoning	R-12MFC
Proposed Zoning	Special Use (Child Care) R-12MF (CD) S.P.A.
Site Area	3.16 Acres
Building Area	11,000 Gross SF (including existing)
Proposed Use	Child Care Facility
Maximum Number of Children	80 Children
Parking Required	36 Spaces (2 handicapped)
Parking Provided	38 Spaces (3 handicapped)
Playground Space Required	3,000 SF (per Dept. of Human Resources)
Playground Space Provided	4,500 SF+

DEVELOPMENT NOTES

- The project will comply with all requirements of the City Tree ordinance. Existing vegetation and street trees will be preserved.
- The building expansion will be one-story wood frame construction.
- Building location may be adjusted within building setbacks.
- Signage may be provided in accordance with applicable regulations.
- A 4-foot high fence will be maintained to enclose the playground area in accordance with applicable requirements. Playground will not be located in buffers or setbacks.
- The majority of the site is clear and slopes to the rear. Changes to the topography are expected to be minimal.
- An easement has been granted to the owners of the units of the Hunter's Run Condominiums. This perpetual easement permits the encroachment shown on the map, and will give exclusive use of the encroachment to the condominium owners. An agreement was reached which was satisfactory to both parties. (Reference re-zoning petition No. 91-72-amendment #1.)
- Future retention, if required, will not occur in buffers or setbacks.
- Approximate project completion date is not before January 2000, for Phase I expansion.
- Detached lights limited to 20 feet high.
- Play spaces will not be located in buffers.
- Buffer widths shown on plan cannot be reduced.
- Building addition will resemble existing building aesthetics.

Parking Requirements:

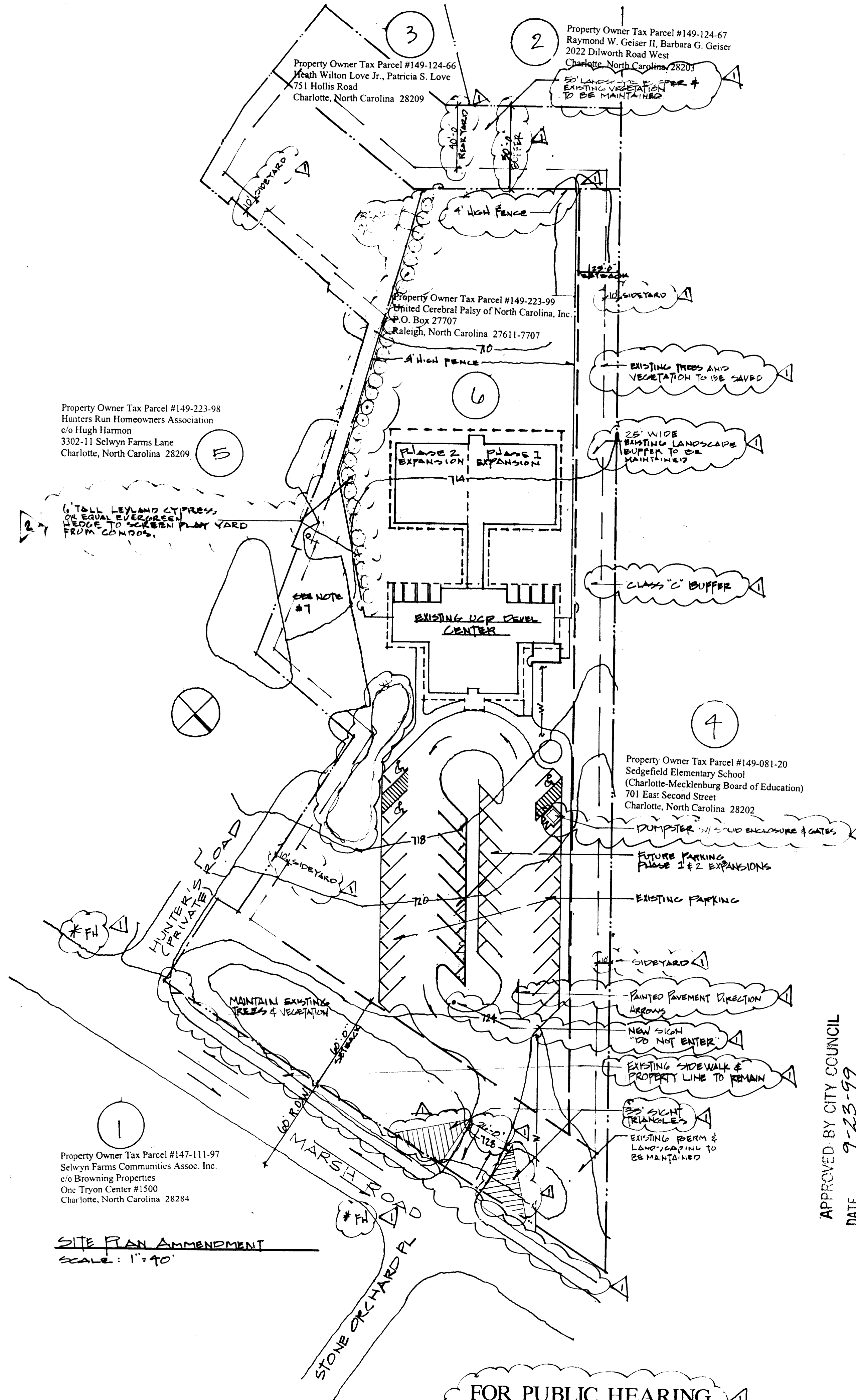
Child Care Centers =	1 Space per employee, 28 employees = 28 req'd spaces
	+ 1 Space per every 10 children, 80/10 = 8 req'd spaces
	36 req'd spaces
	38 prv'd spaces



LINE	DIRECTION	DISTANCE
L1	S 89°32'14" W	27.17'
L2	S 00°12'00" W	54.38'
L3	S 00°12'00" W	54.38'
L4	N 89°12'00" E	31.20'
L5	S 89°12'00" W	31.20'
L6	S 00°12'46" E	33.35'
L7	S 33°30'00" W	34.84'
L8	S 18°12'42" E	31.72'
L9	S 83°30'29" W	0.93'
L10	S 00°30'15" W	8.85'
L11	N 00°52'48" W	15.32'
L12	S 89°12'00" W	20.65'

PRELIMINARY PLAT
NOT FOR RECORDATION
CONVEYANCES, OR SALES

METES & BOUNDS NTS



Property Owner Tax Parcel #147-111-97
Selwyn Farms Communities Assoc. Inc.
c/o Browning Properties
One Tryon Center #1500
Charlotte, North Carolina 28284

SITE PLAN AMENDMENT
SCALE: 1"=40'

FOR PUBLIC HEARING
PETITION NO. 99-77

APPROVED BY CITY COUNCIL
DATE 9-23-99



112 South Tryon
Suite 200
Charlotte, NC
28284
704
333-6686 office
333-2926 fax

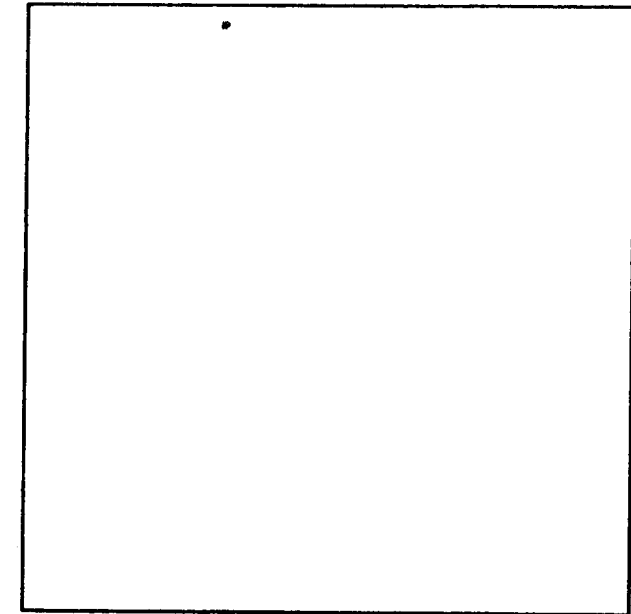
Revision Dates:

ISSUED FOR REZONING PERMIT
19 MARCH 1999

1 REVISIONS PER CHARLOTTE MECKLENBURG
PLANNING COMMISSION
15 JUNE 1999

2 REVISIONS PER PLANNING COMMISSION
ZONING COMMITTEE COMMENTS
26 JULY 1999

Client:



UNITED
CEREBRAL
PALS
DEVELOPMENTAL
CENTER

Sheet Title:

CONDITIONAL
DISTRICT
REZONING
PLAN

Project Number: 99011.00

CAD File: zoning1.dgn
CAD Date:

Issue Date: AUGUST 27 1999

99-77

14922399

Sheet Number:

A - 1