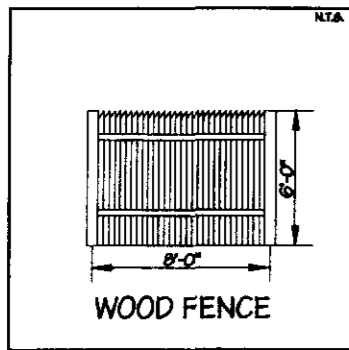


# PETITION TO REZONE

FOR PUBLIC HEARING PETITION NO. 99-105  
THIS PROPERTY AS R-8MF(CD)  
GENERAL NOTES:

- BOUNDARY INFORMATION SHOWN HERE IS BASED ON A BOUNDARY SURVEY OF LOT 091-091-34 BY BRUCE E. CRAIG LAND SURVEYOR LICENSE L-3638 DATED NOVEMBER 13, 2000.
- BEARING BASIS: THE SOUTHERN MOST LINE OF THE SPENCER MEMORIAL METHODIST CHURCH PROPERTY, DB 1849 PG 227
- SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED FROM FEMA FIRM MAP, COMMUNITY PANEL NUMBER 3701500009B
- PRESENT ZONING: R-5 PROPOSED ZONING: R-8MF(CD)
- SECURITY LIGHT NOT TO EXCEED 15' IN HEIGHT. SHIELDED NOT TO SHINE DIRECTLY INTO RESIDENTIAL PROPERTY OR ROADWAY.
- SIGNAGE MAY BE ON BUILDING WITH A MAXIMUM SIZE OF 24 SQ. FEET.
- 14 FOOT CLASS "C" BUFFERYARD IS REQUIRED AT THE WESTERN PROPERTY LINE AND ON THE LEFT SIDEYARD PROPERTY LINE.
- 7 FOOT CLASS "C" BUFFERYARD IS REQUIRED AT THE SOUTHEASTERN YARD PROPERTY LINE.
- 40% OF THE REQUIRED TREES WITHIN THE BUFFERYARD TO BE LARGE MATURING TREES.
- ALL TREES SHALL HAVE A MINIMUM CALIPER OF 2 INCHES MEASURED 6 FEET ABOVE GROUND AT THE TIME OF PLANTING.
- 75% OF SHRUBS SHALL BE EVERGREEN AND AT LEAST 2 1/2 FEET TALL WHEN PLANTED HAVING AN AVERAGE HEIGHT OF 5 FT. TO 6 FT. TO BE EXPECTED AS NORMAL GROWTH WITHIN FOUR YEARS.
- 25 % OF ALL TREES WITHIN THE BUFFER SHALL BE EVERGREEN.
- SITE WILL COMPLY WITH REQUIREMENTS OF THE CITY OF CHARLOTTE ZONING ORDINANCE SECTION 12.502.
- THE EXISTING STRUCTURE WILL NOT BE INCREASED IN SIZE OR HAVE ANY FUTURE EXPANSION.
- THE PROPERTY WILL BE USED FOR A CHILD CARE CENTER FOR UP TO 50 CHILDREN. IF THE PROPERTY IS NOT DEVELOPED FOR THAT USE, USES PROVIDED IN THE R-5 ZONING DISTRICT WILL BE PERMITTED.
- THE ARCHITECTURE OF THE EXISTING STRUCTURE WILL REMAIN RESIDENTIAL IN CHARACTER.
- ALL SIGNAGE WILL BE APPROVED AND PERMITTED SEPARATELY



DUMPSTER ENCLOSURE

# ZONING CODE SUMMARY

PROJECT NAME: IBEKWERE DAY CARE PHONE # 704-664-6187  
 OWNER: LILIAN IBEKWERE PHONE # 704-786-7707  
 PLANS PREPARED BY: DESIGN HAUS ARCHITECT, P.A. JURISDICTION: CHARLOTTE  
 ZONING: R-8 PREVIOUS USE: DAY CARE MAX # OF CHILDREN: 50  
 PROPOSED USE: DAY CARE MAX # OF EMPLOYEES: 5  
 BUILDING HEIGHT: 17 FEET  
 BUILDING: 2,584 SQ. FT. STORIES: 1  
 GROSS FLOOR AREA: 2,584 SQ. FT.  
 NUMBER OF UNITS/SUITES: 1  
 TAX I.D.: 091-091-34 & 091-091-35

LOT SIZE: 1.06 SQ. FT. / ACRE

YARD REQUIREMENTS:  
 SETBACK (FR): 30 FT. FROM R/W FROM CL OF R/W  
 SIDE YARD (L): 10 FT. SIDE YARD (R): 5 FT.  
 REAR YARD: 40 FT.

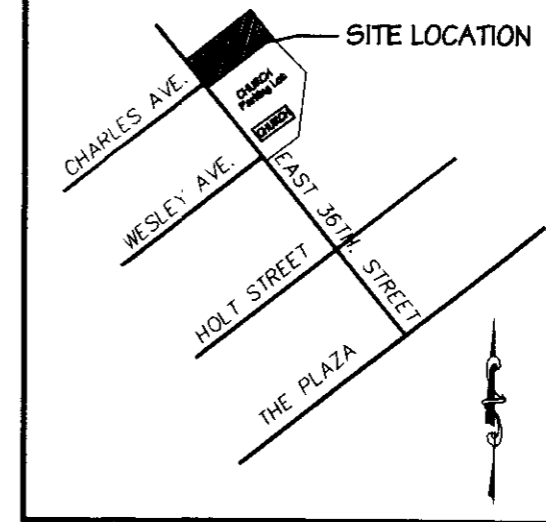
REQUIRED BUFFER:  
 FRONT: NO YES NO YES REAR: NO YES NO YES  
 SIDE (L): NO YES NO YES SIDE (R): NO YES NO YES

REQUIRED SCREENING:  
 FRONT: NO YES NO YES REAR: NO YES NO YES  
 SIDE (L): NO YES NO YES SIDE (R): NO YES NO YES

PARKING ONLY: NO YES  
 PAVEMENT COVERAGE: 3,120 SQ. FT. / ACRES  
 PROPERTY SIZE: 1.06 SQ. FT. / ACRES

PARKING DATA  
 REQUIRED: 10 PROVIDED: 10 HANDICAP: 2 18'FACE PER 10 CHILDREN = 5  
 CARPOOL: 0 LOADING SP: 0 COMPACT: 0 18'FACE PER EMPLOYEE = 5

# VICINITY MAP (NOT TO SCALE)



**Design Haus**  
 Architect, P.A.  
 40 Odell School Road Suite 3  
 Concord, N.C. 28027  
 Ph.: (704) 795-7737  
 Fax: (704) 788-8990

CORPORATE SEAL

ARCHITECT SEAL

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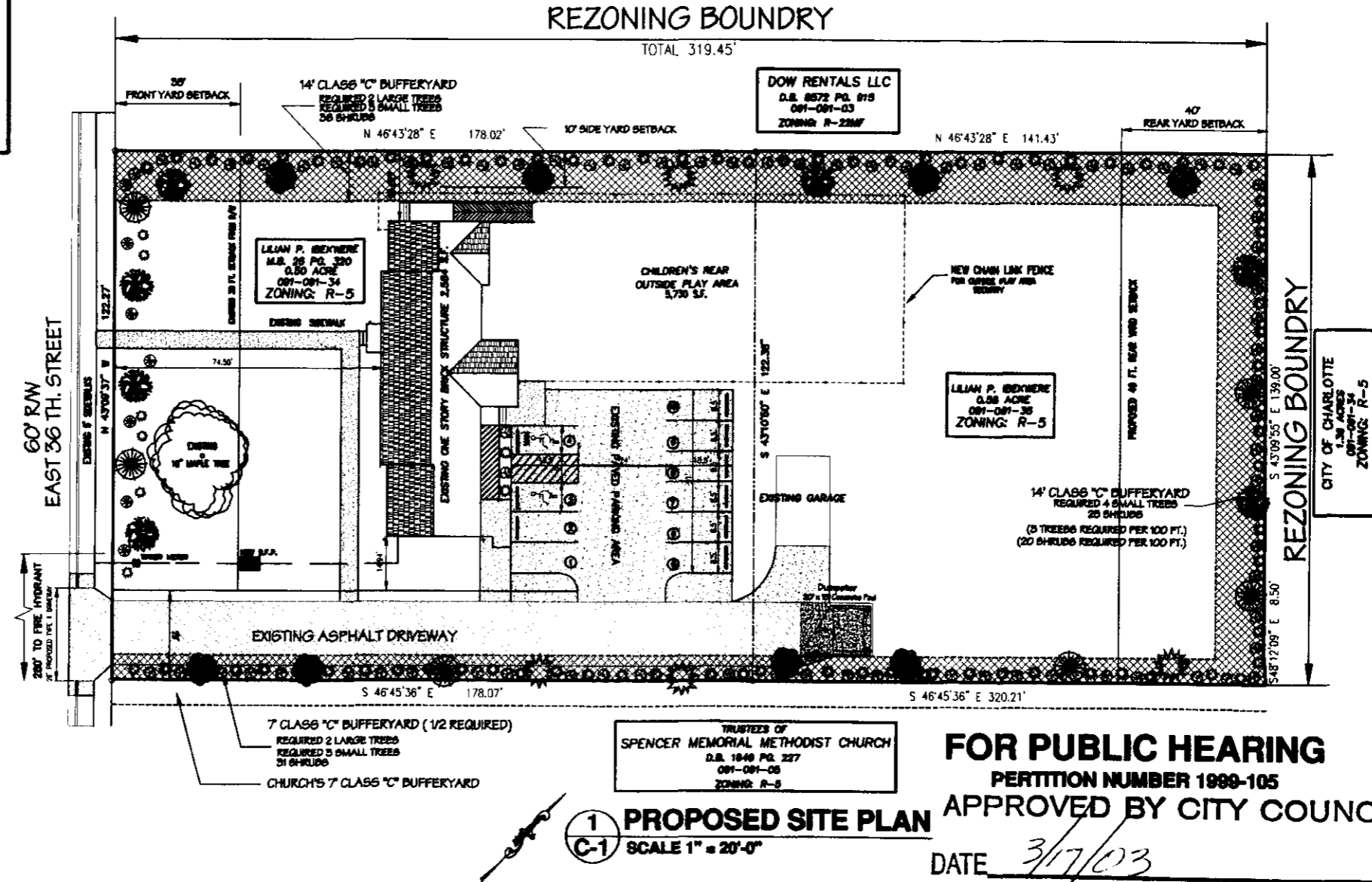
**IBEKWERE DAYCARE**  
 965 EAST 36TH STREET  
 CHARLOTTE, N.C. 28105

REV	DATE	DRAWN	DESCRIPTION
1	01-31-03	RDG	PER PLAN REVISION

SHEET TITLE  
**FOR PUBLIC HEARING**  
 PETITION NUMBER 1999-105

DRAWN: JCM/ROG	CHECKED: RDG	APPROVED:	PROJECT: 12-2001	CAD NAME: 12-C1
SHEET SIZE: 24X36	PLAT FACTOR: PAPER	DATE: 08-13-02	SCALE: AS SHOWN	

DRAWING NUMBER  
**C-1**



**FOR PUBLIC HEARING**  
 PETITION NUMBER 1999-105  
**APPROVED BY CITY COUNCIL**  
 DATE 3/17/03

1  
**PROPOSED SITE PLAN**  
 C-1 SCALE 1" = 20'-0"