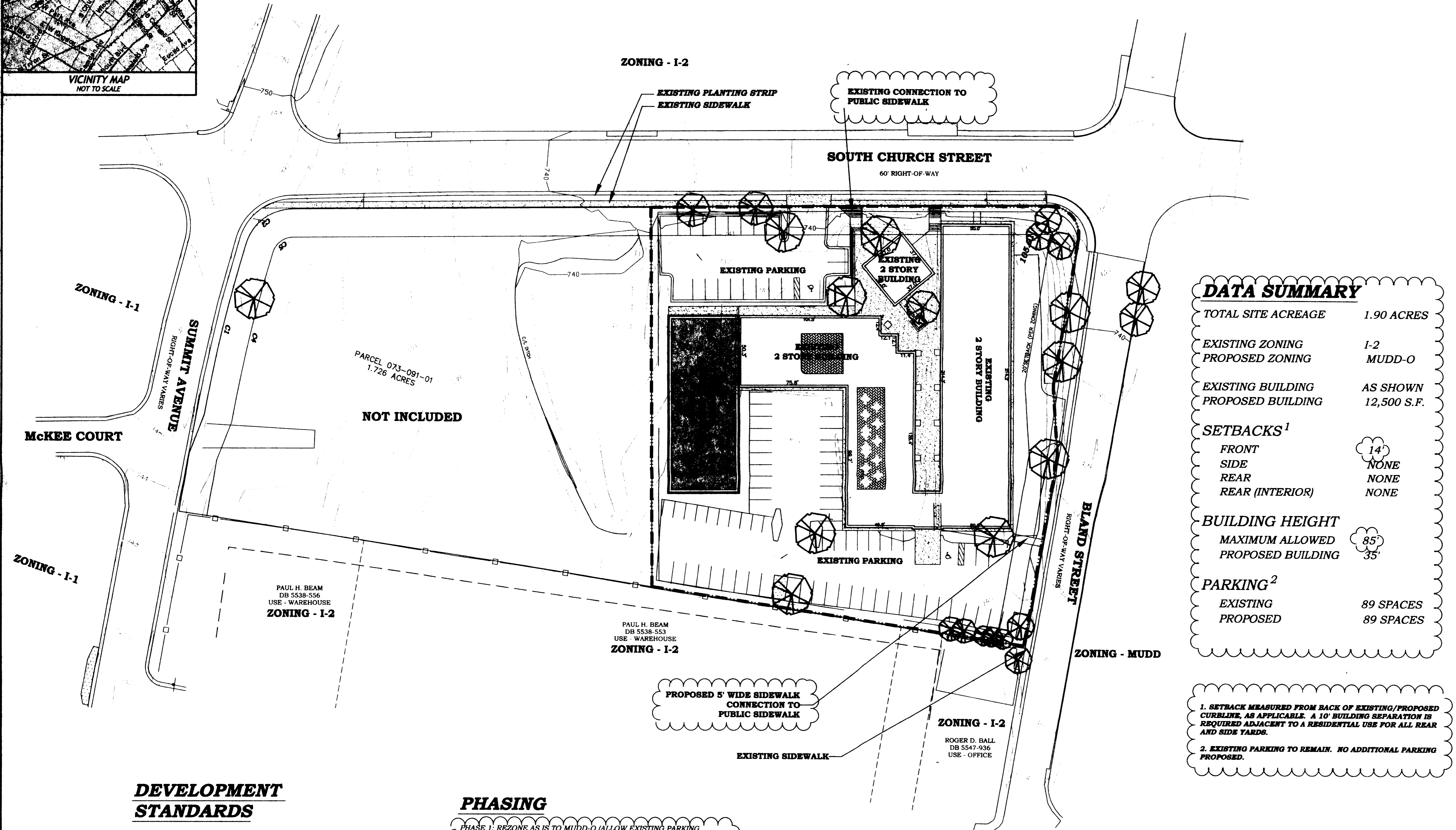
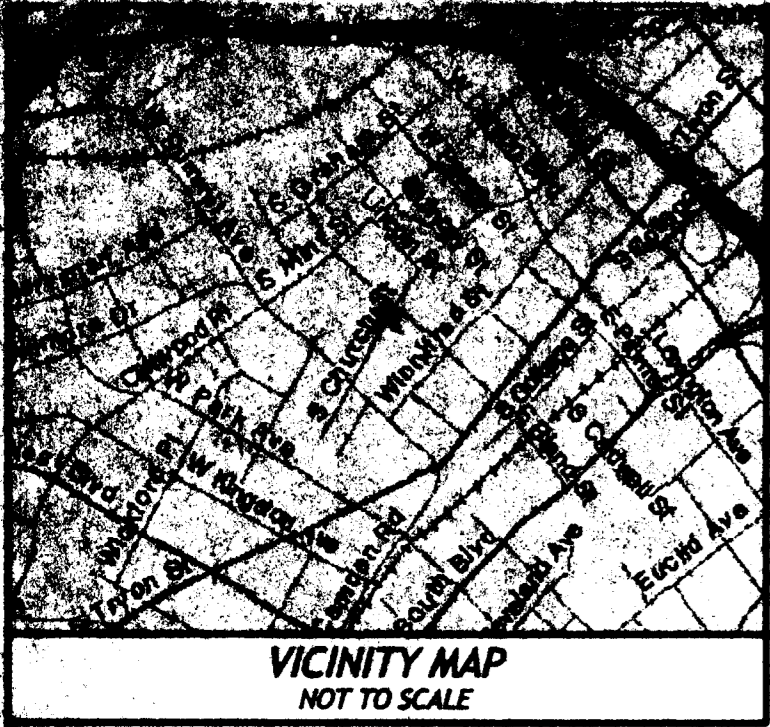


**REZONING REQUEST
PETITION NO. 02-107**



DATA SUMMARY	
TOTAL SITE ACREAGE	1.90 ACRES
EXISTING ZONING	I-2
PROPOSED ZONING	MUDD-O
EXISTING BUILDING	AS SHOWN
PROPOSED BUILDING	12,500 S.F.
SETBACKS¹	
FRONT	14'
SIDE	NONE
REAR	NONE
REAR (INTERIOR)	NONE
BUILDING HEIGHT	
MAXIMUM ALLOWED	85'
PROPOSED BUILDING	35'
PARKING²	
EXISTING	89 SPACES
PROPOSED	89 SPACES

1. SETBACK MEASURED FROM BACK OF EXISTING/PROPOSED CURBLINE, AS APPLICABLE. A 10' BUILDING SEPARATION IS REQUIRED ADJACENT TO A RESIDENTIAL USE FOR ALL REAR AND SIDE YARDS.
2. EXISTING PARKING TO REMAIN. NO ADDITIONAL PARKING PROPOSED.

NFM PROPERTIES

PO Box 49247
1401 South Church Street, Suite B
Charlotte, NC 28277

SHEET TITLE

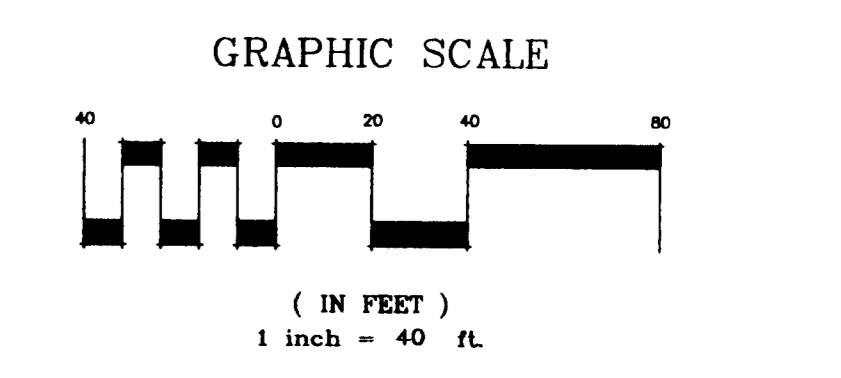
SITE PLAN

PROJECT

**1415 SOUTH
CHURCH STREET**

APPROVED BY CITY COUNCIL
DATE 4/24/03

PROJECT LOCATION Charlotte, NC



PROJECT NO	QK15		
SCALE	1" = 40'-0"		
DATE	January 10, 2002		
DRAWN BY	LRL		
CHECKED BY	PT		
NO.	DATE	BY	REVISION
1	2/27/03	LRL	Added phasing notes to plan.
2	3/17/03	LB	Changed development specifications and data, as requested by staff analysis.

**DEVELOPMENT
STANDARDS**

1. PARKING - PETITIONER REQUESTS A WAIVER FROM PARKING REQUIREMENTS BASED ON EXISTING PARKING ALONG SOUTH CHURCH STREET.
2. INFORMATION REGARDING 9.8509 (1) - (15). ITEMS 1-13, EXISTS. ITEMS 14-15, N/A.

PHASING

- PHASE 1: REZONE AS IS TO MUDD-O (ALLOW EXISTING PARKING, PRE-EXISTING BUILDING SETBACKS, SIDEWALK AND LANDSCAPING UNTIL NEW BUILDING IS CONSTRUCTED. AT THAT TIME, A PLAN WILL BE SUBMITTED FOR REVIEW TO ENSURE COMPLIANCE WITH MUDD.
- PHASE 2: UPON CONSTRUCTION OF ADDITIONAL BUILDING (SHOWN ON DRAWING) MAKE APPROPRIATE CHANGES TO SIDEWALKS AND PLANTING SETBACKS ON CHURCH AND BLAND STREET. ON BLAND STREET SIDE OF EXISTING BUILDING REMOVE PARKING AND PAVEMENT ADJACENT TO BUILDING. NO MODIFICATIONS TO EXISTING BUILDING STRUCTURE WILL BE REQUIRED TO ACCOMMODATE SIDEWALK AND PLANTING SETBACKS.
- PHASE 3: IF DEMOLITION OR RAZING OF EXISTING BUILDINGS IS PROPOSED THEN ALL MUDD GUIDELINES WILL BE FOLLOWED.

**PETITION NO. 02-107
FOR PUBLIC HEARING**

LEGEND

- PROPERTY LINE
- ⊗ EXISTING TREE
- PLAZA AREA (HARDENED SURFACE)

