

APPROVED BY CITY COUNCIL

DATE: 7/18/05

255-096

FILE NO.  
CODE #

Project Number:

Submital:

Issue Date: OCTOBER 8, 2004

Drawn: I.N.I. Checked: I.N.I.

Rev. 1 Date:

Rev. 2 Date:

Rev. 3 Date:

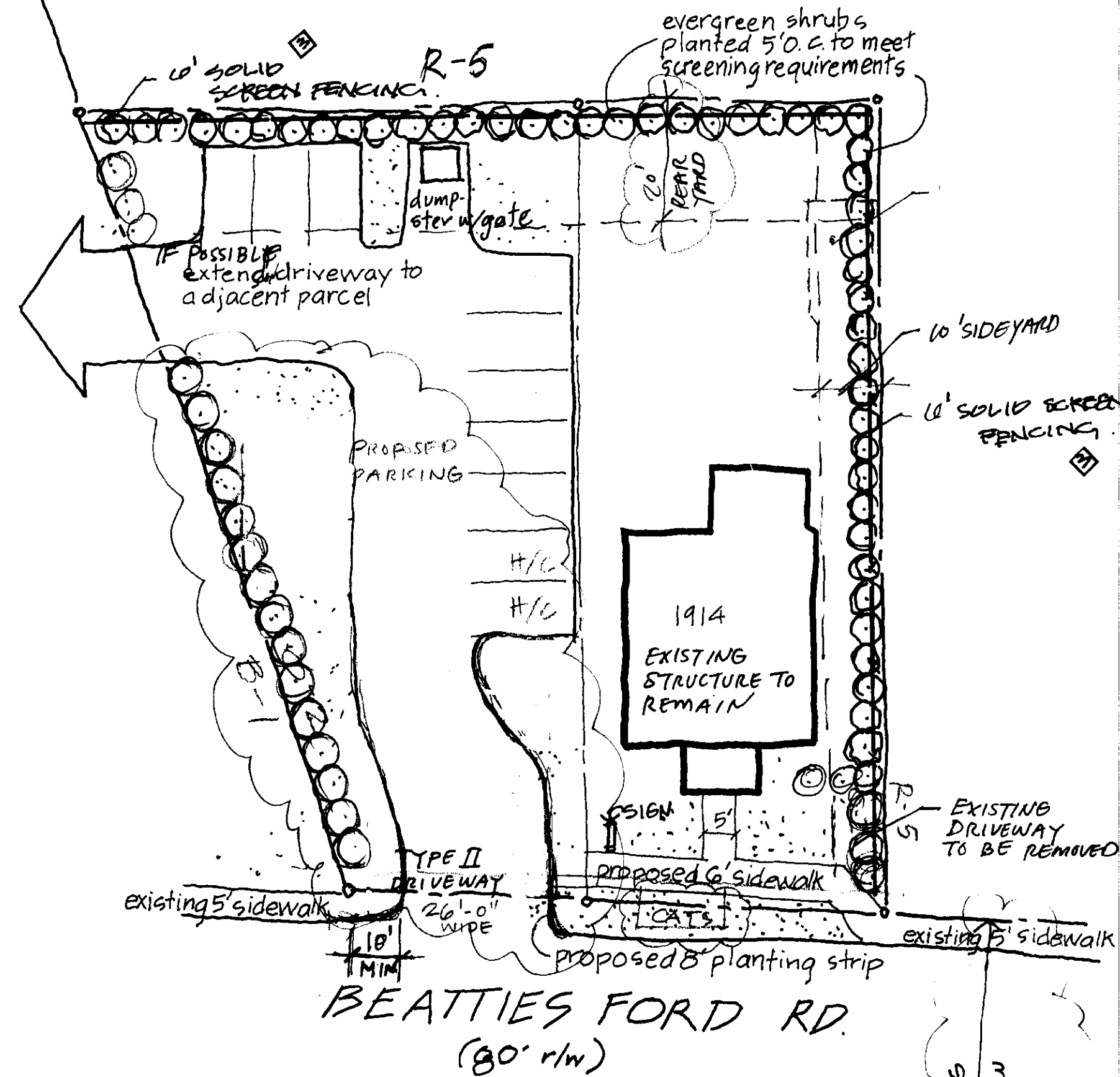
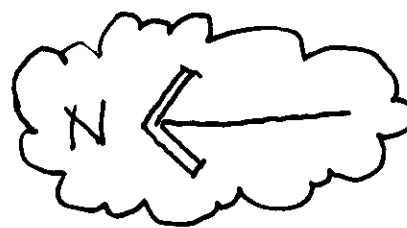
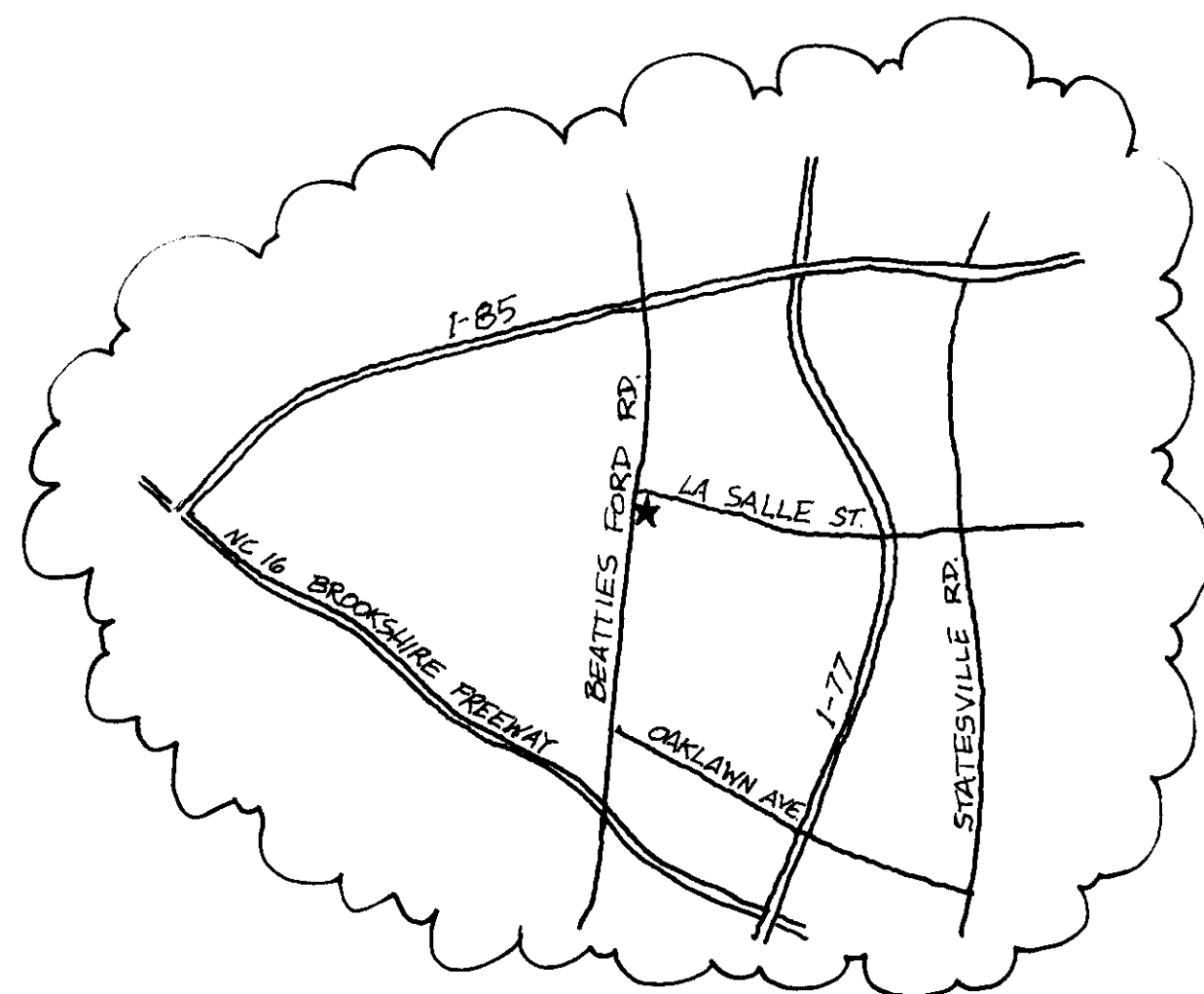
Rev. 4 Date:

Re:

Title:

**REZONING  
PLAN**

Sheet Number:



**PROPOSED REZONING  
FOR 1914, 1916 BEATTIES FORD RD  
FRIENDSHIP COMMUNITY  
DEVELOPMENT CORP.**  
Prepared by NEIGHBORING CONCEPTS

PETITION NO: 2005-96  
DATE: 3/24/05; REV. 5/2/05 REVISED 6/24/05  
SCALE: 1"=20'  
FOR PUBLIC HEARING

**SITE DEVELOPMENT DATA**

EXISTING ZONING: O-2  
PROPOSED ZONING: NS(CD)  
SITE ACREAGE: .34 ac.  
EXISTING BLDG S.F.: 1400 s.f.  
PARKING: required-1/600s.f.=3; provided 10  
HEIGHT: 40' adjacent to residential  
SETBACKS: front-14'; side 10'; rear 20'

**NOTES**

- Screening to be provided alongside and rear property lines adjacent to R-5 zoning per requirements of Section 12.303 of the City of Charlotte zoning Ordinance.
- Existing sidewalk along Beatties Ford Rd. to be replaced with new 6' sidewalk and 8' planting strip per pedscape plan. Leave small section north of driveway to tie into existing sidewalk.
- Proposed sign height not to exceed 4'-0" with sign area not to exceed 32 sq. ft.
- No wall "PAK" type Lighting will be allowed.
- ACCESS TO SITE THROUGH ADJACENT PROPERTY WILL NOT OCCUR. OWNER WILL UPGRADE EXISTING DRIVEWAY TO A TYPE II DRIVEWAY.
- PROPOSED USE TO BE LIMITED TO RETAIL SALES.
- NO FUTURE EXPANSIONS IS PLANNED
- EXISTING RESIDENTIAL STRUCTURE TO REMAIN
- BI-CD IS TOO RESTRICTIVE TO OUR SITE. (BUFFER PERTS.)
- PETITIONER WILL CONVEY RIGHT-OF-WAY IN FEE SIMPLE TITLE TO MEET AN 80' R.O.W. (ADDITIONAL RIGHT-OF-WAY TO TOTAL 40' FROM CENTERLINE WILL BE DEDICATED AND CONVEYED IF EXISTING STRUCTURE IS REMOVED OR RELOCATED.)