

VICINITY MAP - NTS

**BASE INFORMATION NOTES:**

- BOUNDARY SURVEY INFORMATION WAS TAKEN FROM A SURVEY BY: BOBBY J. RAYE DATED 12/23/2003.
- TOPOGRAPHIC INFORMATION OBTAINED FROM MECKLENBURG COUNTY DELD CD

**DEVELOPMENT DATA:**

SITE AREA =	2.26 AC
EXISTING ZONING =	R-4
PROPOSED ZONING =	INST (CD)
EXISTING STRUCTURES =	+/- 3,950 S.F.
MAXIMUM BLDG. ALLOWED =	18,000 SQ. FT.
MAXIMUM BLDG. HEIGHT =	40'
PARKING SPACE REQUIRED =	14
PARKING SPACE PROVIDED =	16
BICYCLE PARKING WILL BE ADDED PER CODE	

**CONDITIONAL NOTES:**

- ALL USES ALLOWED BY RIGHT; ALLOWED UNDER PRESCRIBED CONDITIONS, AND ALL ACCESSORY USES OR STRUCTURES ALLOWED IN THE INSTITUTIONAL DISTRICT WILL BE ALLOWED ON THIS SITE, EXCEPT THE FOLLOWING WHICH WILL NOT BE ALLOWED:
    - BENEFICIAL FILL SITES, OR OTHER LAND FILLS
    - FUNERAL HOMES
    - JAILS OR PRISONS
    - RETAIL ESTABLISHMENTS AND RESTAURANTS
    - STADIUMS AND ARENAS
    - DRIVE-IN SERVICE WINDOWS
    - PETROLEUM STORAGE
    - VETERINARY CLINICS
    - ELEMENTARY AND SECONDARY SCHOOLS
    - GOVERNMENT BUILDINGS
    - GROUP HOMES
    - UNIVERSITIES, COLLEGES, AND JUNIOR COLLEGES
    - CEMETERIES
    - LARGE CHILD CARE CENTERS
    - DAY LABOR AGENCIES
    - DORMITORIES
    - HOMELESS SHELTERS
    - NURSING HOMES
    - OUTDOOR RECREATION USES
    - PUBLIC UTILITY STRUCTURES
    - CELLULAR TOWERS
    - SUBDIVISION SALES OFFICES
  - CLINIC AND OFFICES, MEDICAL, DENTAL AND OPTICAL
  - INDOOR RECREATION
  - VOCATIONAL SCHOOLS
  - ACTIVE ADULT RETIREMENT COMMUNITIES
  - HEALTH INSTITUTIONS
  - SINGLE-ROOM OCCUPANCY (SRO) RESIDENCES
- ALL FUTURE DEVELOPMENT, IF ANY, WILL BE LIMITED TO THE PART OF THE SITE INSIDE SIDEYARD, SETBACKS, BUFFERS AND REARYARD.
  - FUTURE BUILDINGS, IF ANY, SHALL BE RESIDENTIAL IN CHARACTER AND BUILDING ELEVATIONS SHALL BE SUBMITTED TO PLANNING COMMISSION STAFF FOR REVIEW TO INSURE SUCH RESIDENTIAL CHARACTER PRIOR TO ISSUANCE OF BUILDING PERMIT.
  - SCREENING, PARKING, AND BUFFERS WILL BE PROVIDED IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE ZONING ORDINANCE.
  - NEW LIGHTING WILL BE DESIGNED TO MINIMIZE GLARE TO ADJACENT PROPERTIES. "WALL PAK" LIGHTING WILL NOT BE ALLOWED, AND NEW DETACHED LIGHTING WILL BE LIMITED TO 20' IN HEIGHT AND FULLY SHIELDED. (EXISTING DUKE POWER SECURITY LIGHTING MAY REMAIN)
  - IF ANY FUTURE USES NECESSITATE RELOCATION OF EXISTING DRIVEWAY ACCESS TO THE SITE, SUCH NEW LOCATION SHALL BE APPROVED BY CDOT.
  - EXISTING WOODS RETAINED ON TAX PARCELS 041-111-48 AND 041-111-03 MAY SERVE AS THE REQUIRED CLASS "C" BUFFER. IF THIS VEGETATION IS REMOVED, A NEW CLASS "C" BUFFER MUST BE PROVIDED.
  - PERMANENT SIGNS WILL BE LIMITED TO "MONUMENT" TYPE AND SHALL NOT EXCEED 24 SQ. FT. OF SIGN AREA. LIGHTING OF SIGNS, IF ANY, SHALL BE EXTERNAL TO SIGN. SIGNS SHALL BE LOCATED ONLY ON BEATTIES FORD ROAD FRONTAGE.
  - IF ANY FUTURE IMPERVIOUS AREA IS ADDED, THE DOWNSTREAM AREA WILL BE ANALYZED. IF THE DOWNSTREAM SYSTEM WOULD BE TAKEN OUT OF STANDARD BY ADDITIONS AT THIS SITE, THEN MEASURES WILL BE TAKEN TO ELIMINATE ADDITIONAL RUNOFF WHICH CAUSES SUCH PROBLEM.
  - BUFFERS: EXCEPT IN THE VICINITY OF THE EXISTING STORAGE BUILDING TO REMAIN, THE REQUIRED CLASS "C" BUFFER WILL NOT BE REDUCED IN WIDTH BY THE USE OF A WALL, FENCE, OR BERM.
  - VEHICULAR ACCESS TO SLATER RIDGE ROAD WILL BE ALLOWED. IF MORE THAN 6,000 SQ. FT. OF ADDITIONAL BUILDING IS ADDED TO THE SITE, A DRIVE TO SLATER RIDGE ROAD WILL BE PROVIDED.
  - NO PARKING WILL BE ALLOWED BETWEEN BEATTIES FORD ROAD OR SLATER RIDGE ROAD AND THE EXISTING RESIDENTIAL STRUCTURE, OR ANY NEW STRUCTURE.
  - SECTION 12.529 OF THE ZONING ORDINANCE (SIDEWALK CONNECTION TO PUBLIC STREETS) APPLIES TO THIS SITE.
  - ANY SIDEWALK BUILT BY THE PETITIONER ALONG BEATTIES FORD ROAD SHALL BE 6' IN WIDTH AND PLACED TO PROVIDE FOR AN 8 FT. PLANTING STRIP BETWEEN WALK AND BACK OF CURB.

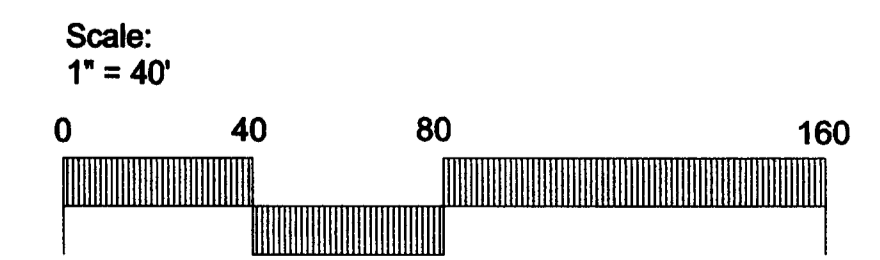
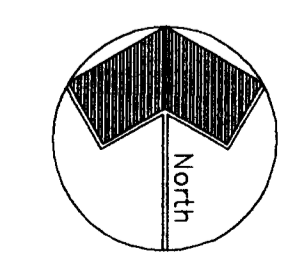
**LEGEND:**

- EXISTING TREE TO REMAIN
- TREE LINE OF WOODED AREA TO REMAIN
- EXISTING CONTOUR
- EXISTING FENCE

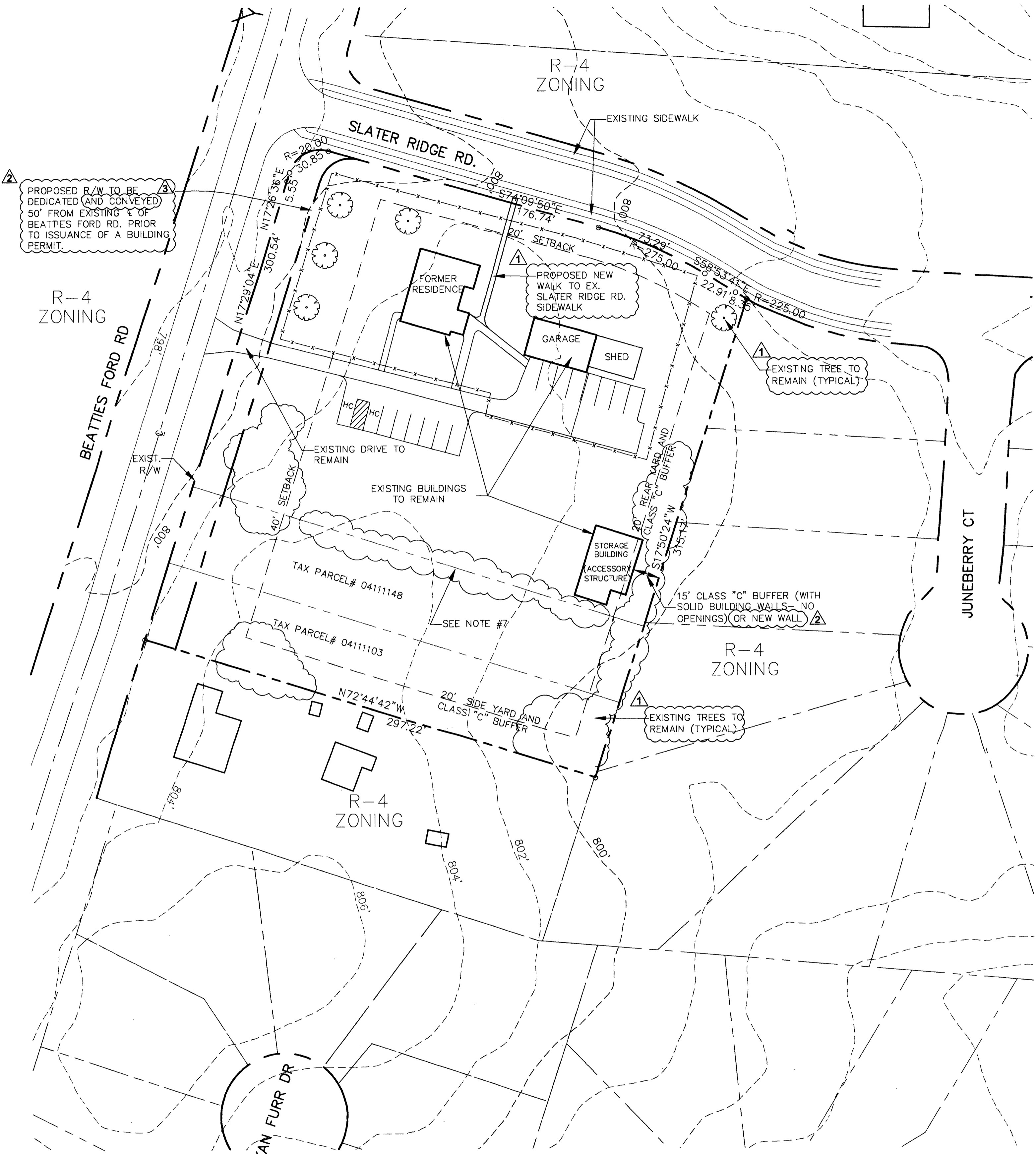
APPROVED BY CITY COUNCIL  
DATE 1/17/06

FOR PUBLIC HEARING  
PETITION# 2005-157

**REZONING PLAN**  
FOR  
**ZETAS OF CHARLOTTE BENEVOLENT FOUNDATION**  
CHARLOTTE, NORTH CAROLINA



Sheet Number  
**RZ-1**



- REVISIONS:**
- 11-17-05 PER STAFF COMMENTS
  - 12-20-05 REVISIONS IN RESPONSE TO PRE-HEARING STAFF ANALYSIS
  - 1-5-06 REVISIONS IN RESPONSE TO PLANNING COMMISSION COMMENTS

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Project Number  
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