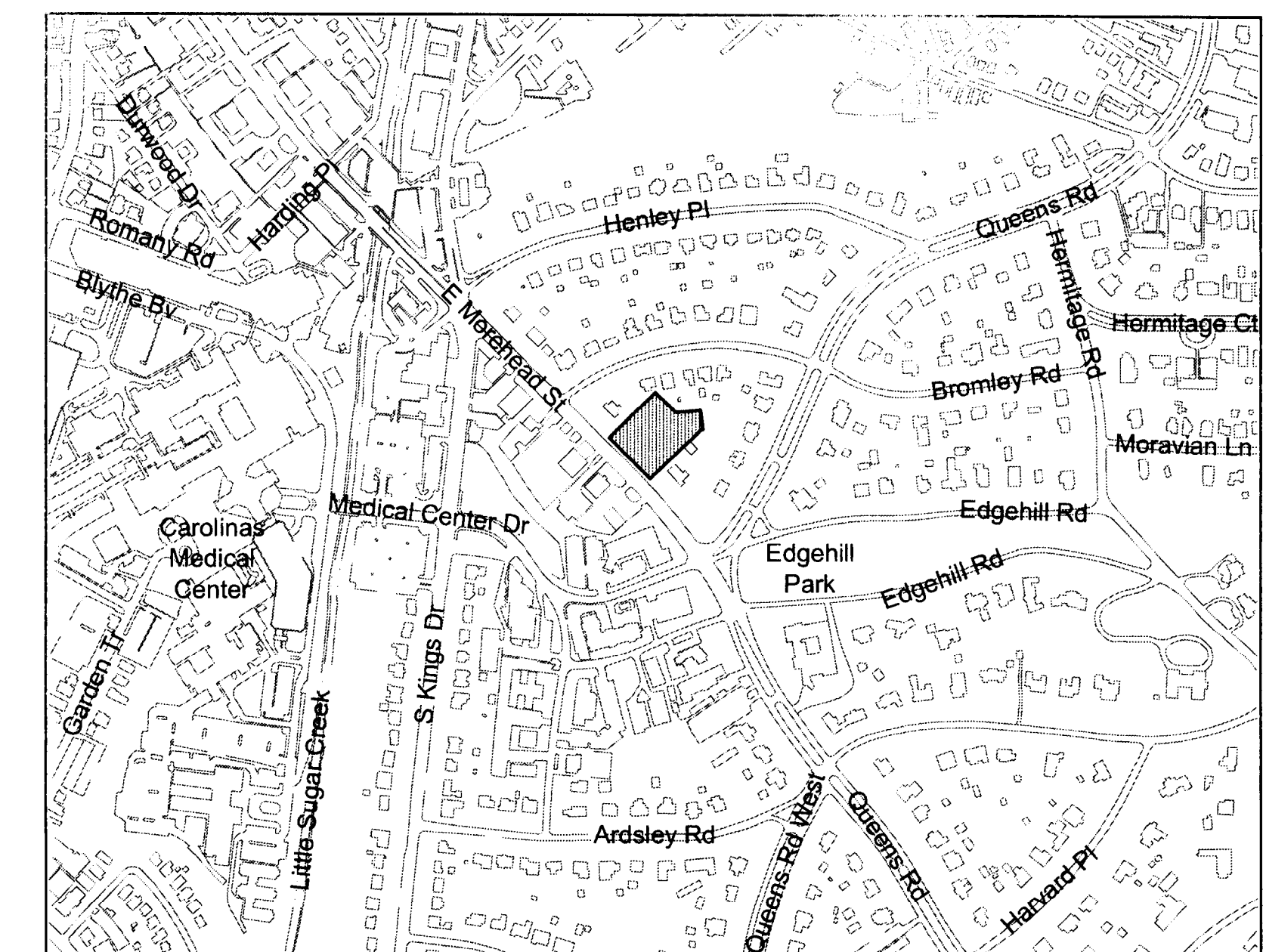


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NOT TO SCALE

SITE NOTES:

- 1 ASPHALT PAVING - SEE DETAIL 1 / C5.01
- 2 CONCRETE SIDEWALK - SEE DETAIL 3 / C5.01
- 3 7' HIGH WOODEN FENCE - SEE DETAIL 8 / C5.01
- 4 DUMPSTER ENCLOSURE - SEE DETAILS 1 & 2 / C5.02
- 5 ACCESSIBLE PARKING AND SIGNAGE - SEE DETAIL 6 / C5.01
- 6 1'-6" CURB AND GUTTER - SEE DETAIL 4 / C5.01
- 7 4' HIGH PVC COATED CHAIN LINK FENCE AND GATE - SEE DETAIL 7 / C5.01
- 8 HEAVY DUTY CONCRETE PAVING - SEE DETAIL 2 / C5.01
- 9 TYPE II MODIFIED DRIVEWAY - SEE DETAIL 5 / C5.01
- 10 3 FOOT WIDE GATE IN WOODEN FENCE.
- 11 2'-6" CURB AND GUTTER - SEE DETAIL 4 / C5.01
- 12 2'-0" CURB OPENING
- 13 WHEEL STOPS - SEE DETAIL 3 / C5.02
- 14 DEPRESSED SIDEWALK - SEE DETAIL 6 / C5.02
- 15 STEEL PIPE BOLLARD (6 TOTAL) - SEE DETAIL 4 / C5.02
- 16 BRICK IN A HERRINGBONE PATTERN - SIZE AND COLOR OF BRICK TO MATCH BUILDING - SEE DETAIL 8 / C5.02
- 17 BRICK PIER (9 TOTAL) - SEE DETAIL 1 / C5.03
- 18 ILLUMINATED BOLLARD (10 TOTAL) - SEE ELECTRICAL PLANS
- 19 4" WIDE PAINT LINE (WHITE).
- 20 DRY STACK STONE WALL - SEE DETAIL 4 / C5.03
- 21 BIKE RACK - SEE DETAIL 9 / C5.02

BUILDING TABULATIONS:
 BASEMENT = 7,700 GSF±
 FIRST FLOOR = 7,800 GSF±
 SECOND FLOOR = 7,900 GSF±
 THIRD FLOOR = 8,200 GSF±
 TOTAL GROSS SQUARE FOOTAGE = 31,600±
 TOTAL FAR = 0.65

APPROVED BY
CITY COUNCIL
MAR 17 2008

RONALD
McDONALD
HOUSE
OF CHARLOTTE

CHARLOTTE, NC

PREPARED BY: CHARGE
E. PORTIS, AIA
PROJECT MANAGER
D. POWLEN, RLA
DRAWN BY
S. MEEGAN

NO.	REASON	DATE
1	City Engineering Comments	01.22.08
2	Storm Water Services Comments	02.28.08

REZONING PLAN

RECEIVED
MAR 7 2008

132.3240.00

07/12/07 **RZ-1**

DEVELOPMENT STANDARDS
11/16/07

General Provisions
 These Development Standards form a part of the Technical Data Sheet associated with the Rezoning Petition filed by Ronald McDonald House of Charlotte, Inc. (the "Petitioner"). This rezoning Petition, and accompanying plan seeks to accommodate the development of any use allowed within the O-2 District and may include a hotel/motel use, and ancillary uses on the approximate 1.12 acre site fronting East Morehead St. (the "Site"). Development of the site will be governed by the Technical Data Sheet, these Development Standards, and the applicable provisions of the Zoning Ordinance of the City of Charlotte (the "Ordinance"). Unless the Technical Data Sheet or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the O-2 zoning classification shall govern all development taking place on the site.

The Technical Data Sheet includes a general site plan for the Site depicting the limits of the proposed structure. The development scenario depicted on the Technical Data Sheet is intended to reflect a potential arrangement of proposed uses and elements on the Site. The exact placement, configuration, and size of the uses and elements may be altered during the design development and construction document phases of the project, within the limits described by this Technical Data Sheet, accompanying Development Standards, and the provisions of the Ordinance.

1. Permitted Uses
 The Site will be devoted to The Ronald McDonald House of Charlotte.

2. Maximum Building Areas and Limitations:
 a. The height of any building on the Site will comply with the height restrictions imposed within the O-2 District with a maximum height of 40'.
 b. The FAR within the Site will be equal to or less than 1.0, per the O-2 Zoning District requirements.
 c. The overall site open space area will exceed the O-2 Zoning District requirement of 40%.

3. Setbacks and Yards:
 a. The front setback will be established at a minimum of 30 feet from the right-of-way, and the existing deed restriction imposes a 50' front setback (Deed Book 430-293 & 417-2).
 b. The side yard setback will be established at a minimum of 5 feet in accordance with the O-2 Zoning District.
 c. The rear yard setback will be established at a minimum of 20 feet in accordance with the O-2 Zoning District.

4. Design and Performance Standards:
 a. Dumpster areas will be enclosed on all four sides by an opaque wall with one side being a hinged opaque gate. If one or more sides of a dumpster area adjoin a side or rear wall of a building, then the side or rear of the building may be substituted for the wall.
 b. Wal-pak lighting is prohibited within the Site.
 c. Service areas will be screened from public view, and will be covered.
 d. Signage will be designed and erected in accordance with the requirements of the ordinance.
 e. All freestanding lighting fixtures, except street lights erected along public or private streets, will be uniform in design.
 f. The maximum height of any freestanding lighting fixture, including its base, may not exceed 15 feet, and shall be full cut-off type fixture.

5. Parking:
 a. The number of parking spaces within the site will, as a minimum, satisfy the requirements of the O-2 Zoning District as it applies to the Hotel/Motel use. Parking will meet the minimum requirement of one space per room.
 b. Parking will not be allowed in front of the building, or within the required front setback.

6. Vehicular Access and Roadways
 a. Vehicular access to the Site shall be as generally depicted on the Technical Data Sheet.
 b. The Petitioner reserves the right to seek abandonment of existing easements, alleyways, or other encumbrances within the site through quiet claim procedure or other methods in order to create a compatible and integrated development.

7. Fire Protection
 a. Adequate fire protection will be provided in accordance with the requirements of the office of the Fire Marshal and building code in existence at the time of approval of this Petition.

8. Amendments to the Rezoning Plan:
 a. Future amendments to the Petition, or portions thereof may be applied for by the then Owner of the Parcel or Parcels within the site in accordance with provisions of Chapter 6 of the Ordinance. The Petitioner reserves the right to seek variances through the zoning board of adjustment for any necessary modifications to the Site in the future.

9. Binding Effect of the Rezoning Documents and Definitions:
 a. If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under these Development Standards and the Technical Data Sheet will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and the current and subsequent owners of the Site, and their respective successors in interest and assigns.
 b. Throughout these Development Standards, the terms, "Petitioner" and "Owner" or "Owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the Owner or Owners of the Site from time to time who may be involved with any future development thereof.

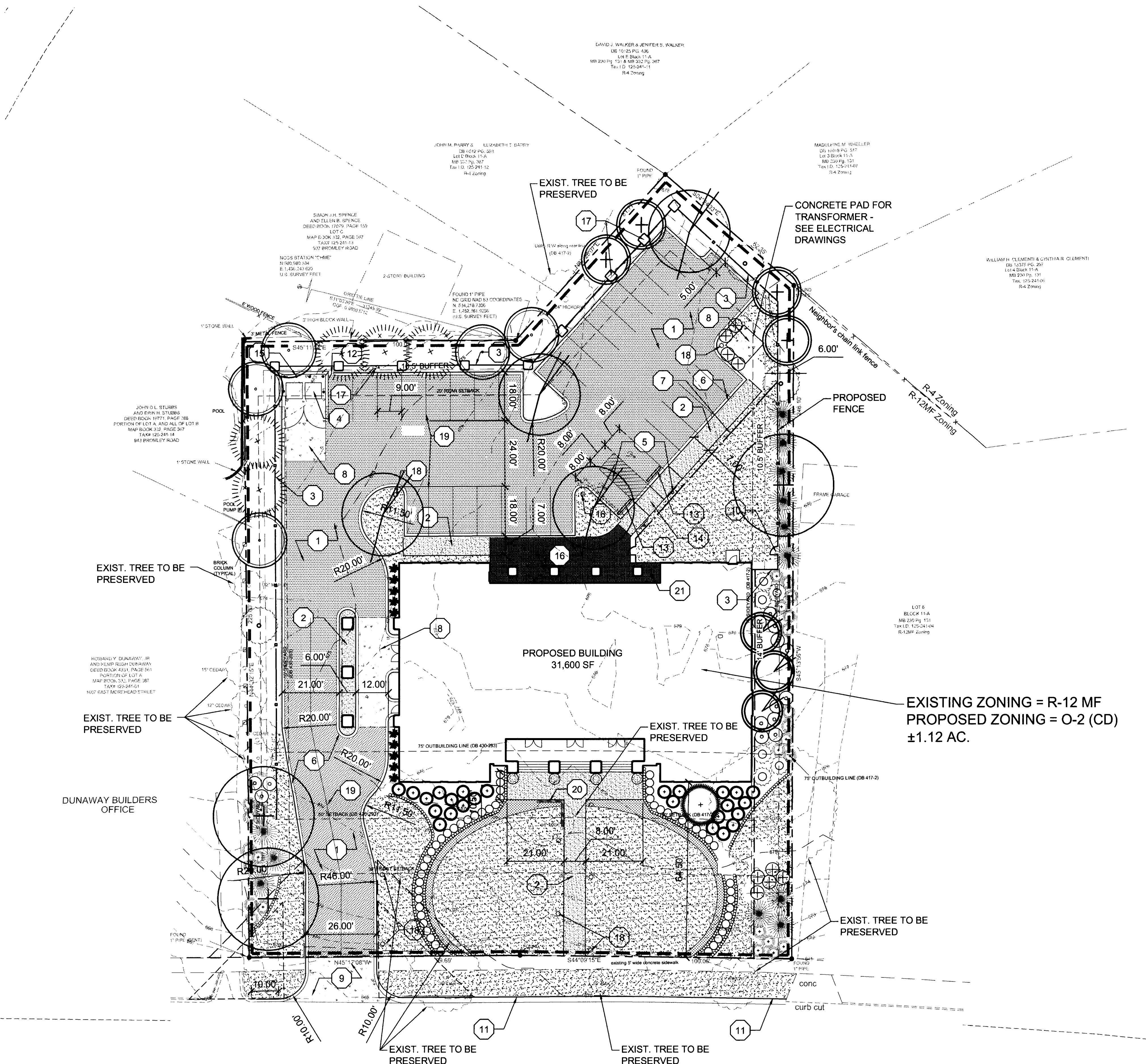
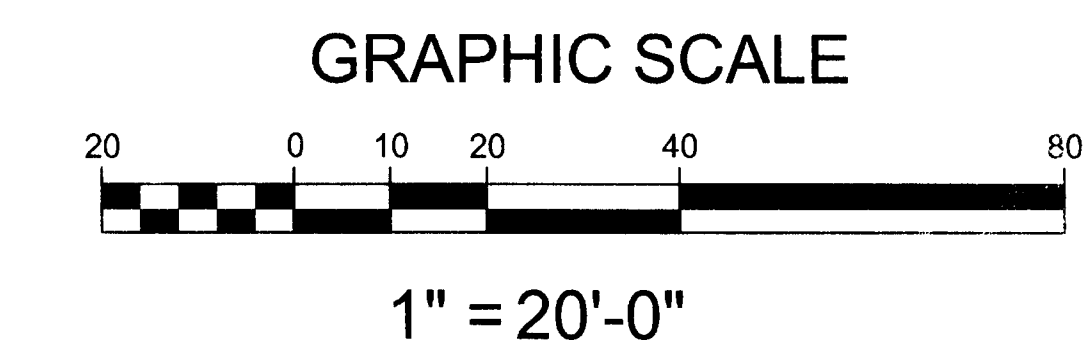
10. Signage
 a. All signage shall comply with sign requirements as contained in chapter 13 of the Charlotte Zoning Ordinance.

11. Storm Water
 The petitioner acknowledges that other standard development requirements imposed by other city ordinances, standards, policies, and appropriate design manuals will exist. Those criteria, (for example those that regulate streets, sidewalks, trees, storm water, post construction controls, and site development, etc.) will apply to the development site. Conditions set forth in this petition are supplemental requirements imposed on the development in addition to other standards. Where conditions on this plan differ from ordinances, standards, policies, and approaches in existence at the time of formal engineering plan review submission the stricter condition or existing requirements shall apply.

A. Storm Water Quantity Control
 The petitioner shall tie-in to the existing storm water system(s). The petitioner shall have the receiving drainage system(s) analyzed to ensure that it will not be taken out of standard due to the development. If it is found that development will cause the storm drainage system(s) to be taken out of standards, the petitioner shall provide alternate methods to prevent this from occurring.

B. Storm Water Quality Treatment - Source BMP recommendation taken from "Post-Construction Ordinance Stakeholders' Group Final Report"
 For projects with defined watersheds greater than 24% built-up area greater than one acre of disturbed area, construct water quality best management practices (BMPs) to achieve 85% Total Suspended Solid (TSS) removal for the entire post-development runoff volume for the runoff generated from the first 1-inch of rainfall. BMPs must be designed and constructed in accordance with the Mecklenburg County BMP Design Manual, July 2007 or North Carolina Division of Water Quality Stormwater Best Management Practices Manual, July 2007. (Design Standards shall be met according to the City of Charlotte Best Management Practices Manual, when available). Use of Low Impact Development (LID) techniques is optional!

C. Volume and Peak Control - Source: Volume Control and Peak Control Downstream Analysis taken from "Post-Construction Ordinance Stakeholders' Group Final Report".
 • For projects with defined watersheds greater than 24% built-up area, control the entire volume for the 1-year, 24-hour storm. Runoff volume drawdown time shall be a minimum of 24 hours, but not more than 120 hours.
 • For residential projects with greater than 24% BUA and greater than one acre of disturbed area, control the peak to match the predevelopment runoff rates for the 10-year and 25-year, 6-hour storms or perform a downstream analysis to determine whether peak control is needed, and if so, for what level of storm frequency. "Residential" shall be defined as "A development containing dwelling units with open yards on at least two sides where land is sold with each dwelling unit."
 • For commercial projects with greater than 24% BUA and greater than one acre of disturbed area, control the peak to match the predevelopment runoff rates for the 10-year, 6-hr storm and perform a downstream flood analysis to determine whether additional peak control is needed, and if so, for what level of storm frequency, or is a downstream analysis is not performed, control the peak for the 10-yr and 25-yr 6-hour storms.
 • For commercial projects with less than or equal to 24% BUA, but greater than one acre of disturbed area, control the peak to match the predevelopment runoff for the 2 and 10-yr, 6 hr storm.



EAST MOREHEAD STREET / NC ROUTE 27
 PUBLIC R/W VARIES FROM 80'
 MAP BOOK 332, PAGE 367 AND MAP BOOK 230, PAGE 131
 Major Thoroughfare

SITE DATA:

TOTAL ACREAGE:	±1.12 AC.
EXISTING ZONING:	R-12 MF
PROPOSED ZONING:	O-2 (CD)
EXISTING BUILDING AREA:	4,400 SQUARE FEET
PROPOSED BUILDING AREA:	TO CONFORM TO THAT ALLOWED IN O-2, OR AS INDICATED ON SITE PLAN
EXISTING PARKING:	NONE
PROPOSED PARKING:	30 OR ONE PER ROOM WHICHEVER IS GREATER
MAXIMUM BUILDING HEIGHT:	47 FEET
TREE SAVE PERCENTAGE:	REQUIRED: 15% MIN., PROVIDED: 45 %
REQUIRED SETBACK:	FRONT YARD - 30 FEET RIGHT SIDE YARD - 5 FEET LEFT SIDE YARD - 5 FEET REAR YARD - 20 FEET
PROVIDED SETBACK:	FRONT YARD - 60 FEET RIGHT SIDE YARD - 15 FEET LEFT SIDE YARD - 35 FEET REAR YARD - 80 FEET

CONSULTANTS:

LITTLE DIVERSIFIED ARCHITECTURAL CONSULTING
 5815 WESTPARK DRIVE
 CHARLOTTE, NORTH CAROLINA 28217
 (704) 525-6350

PETITIONER:

RONALD McDonald HOUSE
 P.O. Box 35129
 CHARLOTTE, NORTH CAROLINA 28235
 (704) 335-9412

TAX PARCEL #S:

125-241-02
 125-241-03