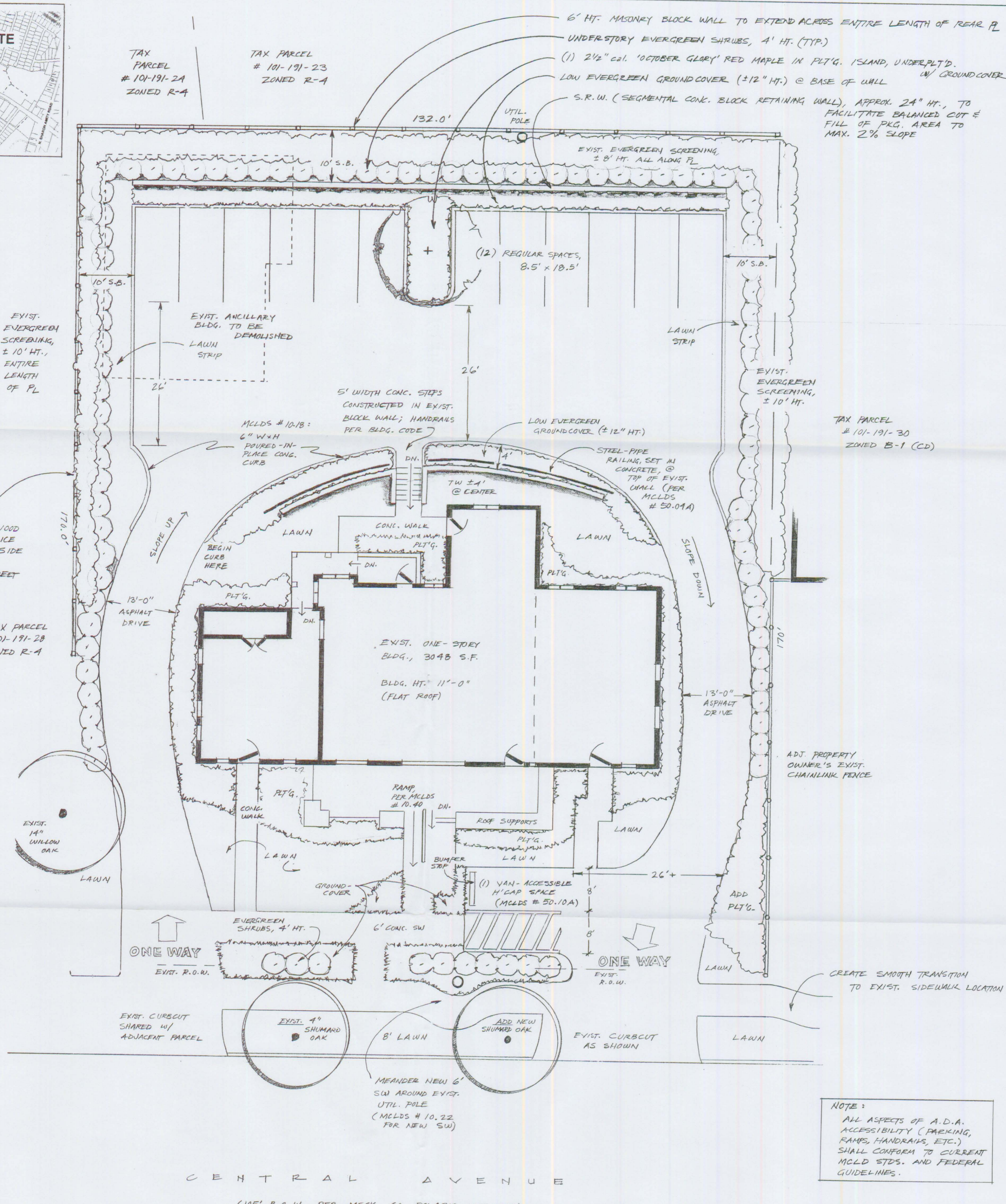


VICINITY MAP



BEFORE DIGGING, call ULOCO at 1-800-632-4949 to have all underground utilities marked. (Private utilities such as water service line or pre-existing private electricity will not be included.)



NOTE:
ALL ASPECTS OF A.D.A. ACCESSIBILITY (PARKING, RAMPS, HANDRAILS, ETC.) SHALL CONFORM TO CURRENT MCLD STDS. AND FEDERAL GUIDELINES.

CENTRAL AVENUE
(105' R.O.W., PER MECK. CO. POLARIS WEBSITE)

SITE DATA TABLE

Tax Parcel: 101-191-29	Required Number of Parking Spaces: 8
Site Area: 0.504 acres	Provided Number of Parking Spaces: 13
Existing Zoning: R-4	
Proposed Zoning: NS	
Proposed Use: Reuse of the existing structure for general office purposes	

DEVELOPMENT STANDARDS

General Provisions

These Development Standards form a part of the Rezoning Site Plan associated with the Rezoning Petition filed by Rosalia and Jorge Benito to accommodate reuse of the existing structures located on an approximately 0.504 acre site located at 4621 Central Avenue (the "Site"). The Site is currently zoned R-4 and the purpose of this Petition is to request rezoning to the NS district.

Unless the Rezoning Site Plan or these Development Standards sheets accompanying this Rezoning Petition establish more stringent standards, the regulations established under the Charlotte Zoning Ordinance ("the Ordinance") for the NS Zoning District shall govern all development taking place on the Site subject to the Optional provision outlined below.

Development on the Site will be restricted to reuse of the existing one-story structure for office purposes only and no additions or expansions to the existing one-story structure are permitted. Furthermore, no more than 2992 square feet of the structure may be used for office purposes.

The existing two-story garage structure shall be removed when any portion of the Site is used for purposes not allowed in an R-4 district. However, while the existing two-story garage structure remains on the Site, it may not be used for any residential purpose.

1. Permitted Uses

The permitted uses of the Site shall be limited to general office uses only. The following accessory uses and structures shall also be permitted: accessory uses and structures clearly incidental to the permitted principal use or structure on the lot; dumpsters, trash handling areas and service entrances subject to the regulations of Section 12.403; fences and walls; outdoor lighting, subject to the regulations of Section 12.402; and vending machines for cigarettes, candy and soft drinks located within an enclosed building as an accessory to the principal office uses.

Under no circumstances shall adult businesses, tattoo parlors, palmistry studios, daycare facilities, beauty salons or adult video businesses be permitted.

Office uses on the Site may be open to the public only 8:00 a.m. to 8:00 p.m. Monday through Saturday. However, use of the Site for office uses by business owners and employees shall not be restricted.

No more than three (3) individual office uses may be operated on the Site at one time.

No further additions or expansions to the existing structure are permitted and the residential character shall be maintained to the extent possible.

2. Setbacks, Side Yards and Rear Yards

The buildings shall satisfy or exceed the setback, rear yard and side yard requirements established under the Ordinance for the NS zoning district.

Petitioners shall install and maintain a six (6) foot masonry wall along the length of the rear property line as shown on the site plan. Petitioners shall install and maintain a six foot fence along a portion of the western property line extending from the rear property line along the western boundary of the property approximately one hundred (100) feet towards Central Avenue. The fence shall be constructed of wood and shall be two-sided, meaning that wooden slats shall be installed on both sides of the fence. Existing vegetation located along portions of the rear and western property lines where the wall and fence are to be installed shall be removed prior to the installation of the fence. Petitioners shall install and maintain vegetative plantings as shown on the site plan.

3. Vehicular Access

(a) Vehicular access to the Site shall be as generally depicted on the Rezoning Site Plan. The placement and configuration of the vehicular access point is subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required for approval by the Charlotte Department of Transportation ("CDOT") and/or the North Carolina Department of Transportation ("NCDOT") including alterations to accommodate any right of way needs and/or construction easements.

(b) Prior to the issuance of a change of use permit, the Petitioner shall dedicate and convey (by quitclaim deed and subject to a reservation for any necessary utility easements) that portion of the Site immediately adjacent to Central Avenue as required to provide right of way measuring 50 feet from the existing centerline of Central Avenue if such right of way does not currently exist.

4. Lighting

(a) The maximum height of any new freestanding light fixtures erected on the Site shall not exceed fifteen (15) feet.

(b) All new lighting fixtures installed within the Site shall be shielded with full cut-off fixtures, capped and downwardly directed.

5. Signs

Signage shall comply with the requirements of the Ordinance and shall not exceed five feet in height and 20 square feet in area. No wall-pak lighting shall be permitted.

6. Parking

Vehicular parking shall conform to the Ordinance.

7. Amendments to Rezoning Plan

Future amendments to the Rezoning Site Plan, other sheets accompanying the Petition and these Development Standards may be applied for by the then Owner or Owners of the Parcel or Parcels within the Site involved in accordance with the provisions of Chapter 6 of the Ordinance.

8. Binding Effect of the Rezoning Documents and Definitions

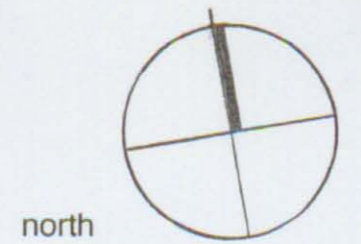
(a) If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under these Development Standards and the Rezoning Site Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioners and the current and subsequent owners of the Site and their respective successors in interest and assigns.

(b) Throughout these Development Standards, the terms, "Petitioners" and "Owner" or "Owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioners or the Owner or Owners of the Site from time to time who may be involved in any future development thereof.

(c) Any reference to the Ordinance herein shall be deemed to refer to the requirements of the Ordinance in effect as of the date this Rezoning Petition is approved.

Tax Parcel: 101-191-29
4621 Central Avenue
Charlotte, NC 28205
April 18, 2009
scale: 1" = 10'

2009-066
APPROVED BY CITY COUNCIL
OCT 19 2009
Site Plan for
4621 Central Avenue



ISSUE DATE	REVISION
18 April 09	(original issue)
5 May 09	updated Site Data
17 Jun 09	revised site layout
31 Aug 09	revised for Planning Council
24 Sep 09	minor revisions
12 Oct 09	revised for final approval



STUDIO CLEARY
landscape architecture
704.502.3033

FOR PUBLIC HEARING
Petition #
2009-066

