

SITE LEGEND

- PROPOSED CURB & GUTTER
- REVERSED PITCH CURB & GUTTER
- PROPERTY LINE
- LOT LINES
- CHAIN LINK FENCING
- TRAFFIC FLOW
- STRENGTH
- PARKING BAY COUNT
- MOOT STD. MINOR
- MOOT STD. GUARDRAIL
- AUTO AREA SECTION
- SPOT ELEVATION
- EXISTING FEATURES SCREENED
- HANDICAP RAMP = HC

ZONING CODE SUMMARY

PROJECT NAME: CRANFIELD ACADEMY
 OWNER: S.C. HONDROS & ASSOC. PHONE # (704)377-4614
 PLANS PREPARED BY: S.C. HONDROS & ASSOC. PHONE # (704)377-4614
 ZONING: EXISTING = R-3 JURISDICTION: CHARLOTTE
 PROPOSED = INSTITUTIONAL (CD)

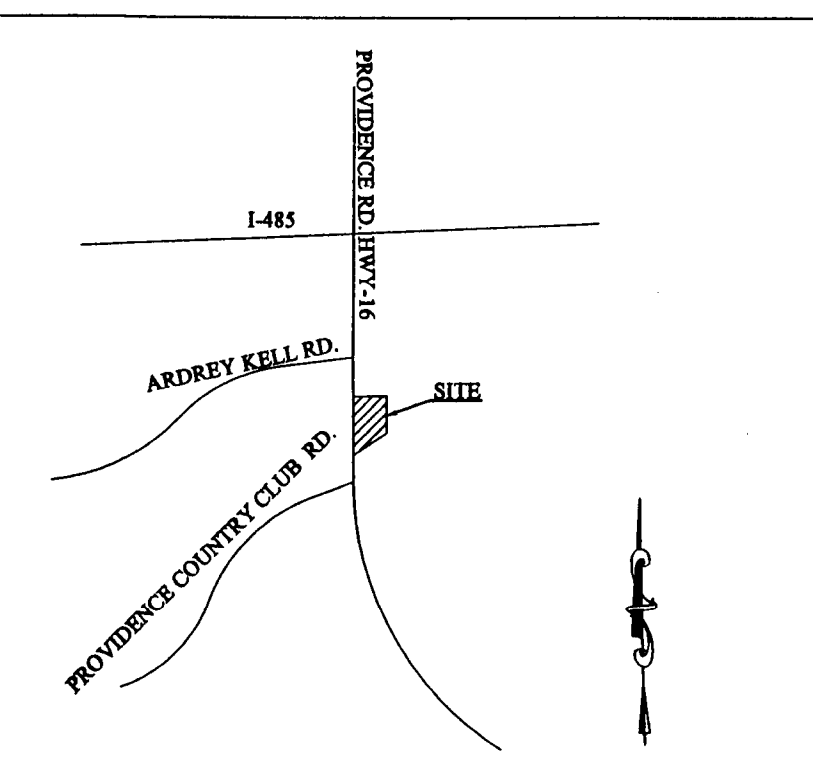
PROPOSED USE: LARGE DAYCARE
 BUILDING HEIGHT: 40 FEET STORIES: ONE
 BUILDING COVERAGE: 12,000 SQ. FT. GROSS FLOOR AREA: 12,000 SQ. FT.
 LOT SIZE: 84,942/1.95 SQ. FT./ACRES
 TAX PARCEL ID: 23113108 NUMBER OF UNITS OR SUITES: 1

YARD REQUIREMENTS:
 SETBACK (FRONT): 40 FT. FROM R/W,
 SIDE YARD (R): 20 FT. SIDE YARD (L): 20 FT.
 REAR YARD: 20 FT.

REQUIRED BUFFERS:
 FRONT: NO / YES FT. REAR: NO / YES 18 FT.
 SIDE (R): NO / YES 18 FT. SIDE (L): NO / YES 18 FT.

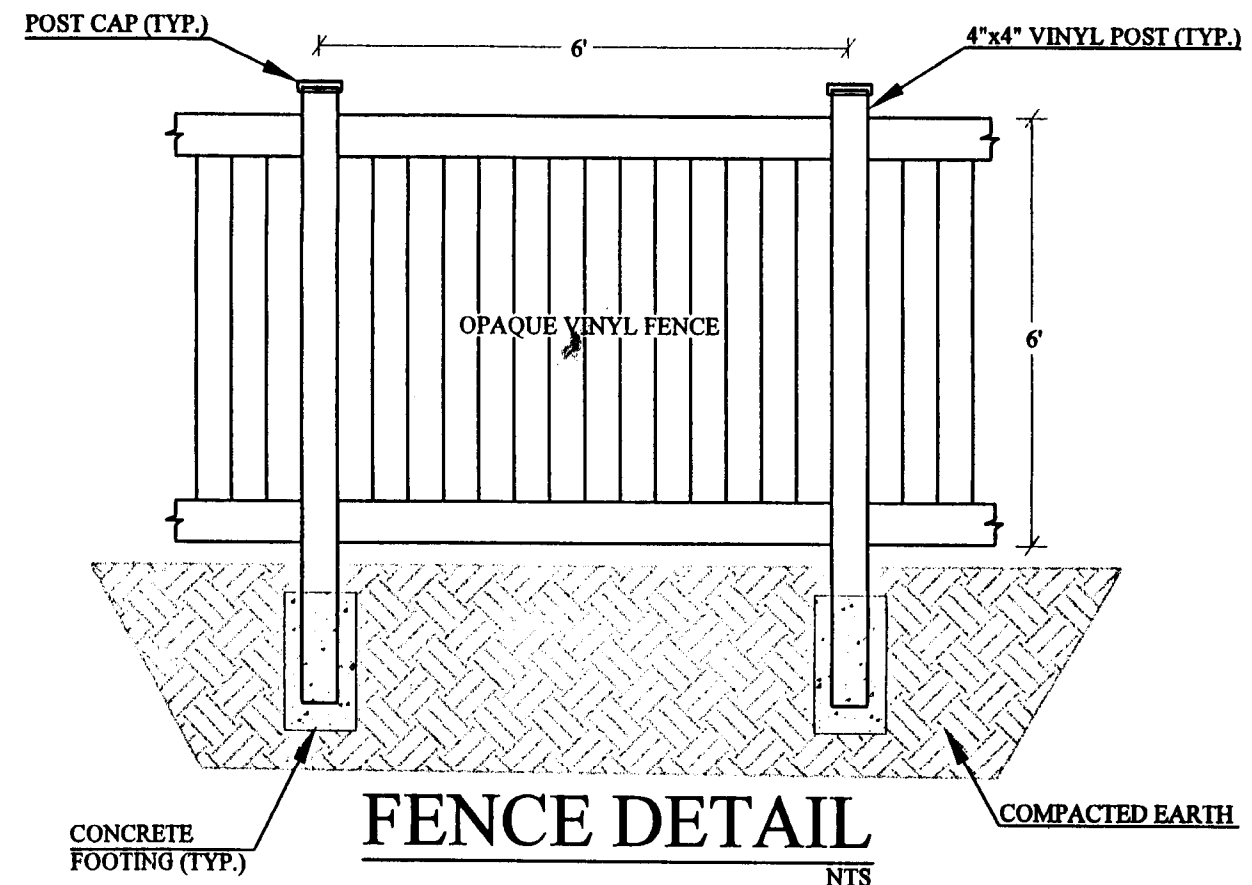
REQUIRED SCREENING:
 FRONT: NO / YES REAR: NO / YES
 SIDE (R): NO / YES SIDE (L): NO / YES

PARKING ONLY: NO / YES
 PAVEMENT COVERAGE: 23,776/0.55 SQ. FT./ACRES
 INTERIOR LANDSCAPING: REQUIRED SQ. FT., PROVIDED SQ. FT.
 PARKING DATA: (SPECIFY REQUIREMENT)
 REQUIRED = 1 SPACES PER EMPLOYEE PLUS 1 SPACES FOR EVERY 10 KIDS.
 AS PER CHARLOTTE ZONING ORDINANCE SECTION NO. 12
 REQUIRED: 49 PROVIDED: 49-INCLUDES HANDICAP HANDICAP: 2
 COMPACT: NONE CARPOOL: NONE LOADING SPACES: NONE
 ALL SIGNAGE WILL BE APPROVED AND PERMITTED SEPARATELY



VICINITY MAP

ATTACHED TO ADMINISTRATIVE APPROVAL
 DATED: 5-12-2010
 BY: DEBRA D. CAMPBELL



1) Petitioner shall reserve the right to provide a wood grain finish or a smooth finish for the vinyl fencing.

SITE DATA TABLE

Tax Parcel: 231-131-08
 Site Area: 1.95 acres
 Existing Zoning: R-3
 Proposed Zoning: INST (CD)
 Proposed Use: A 12,000 square foot childcare and preschool facility

DEVELOPMENT STANDARDS

General Provisions
 These Development Standards form a part of the Rezoning Site Plan associated with the Rezoning Petition filed by Cranfield Academy to accommodate the development of a childcare and preschool facility on the approximately 1.95 acre site located east of Providence Road south of the Ardrey Kell intersection (the Site). The Site is currently zoned R-3 and the purpose of this Petition is to request rezoning to the INST (CD) 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 INST Zoning District shall govern all development taking place on the Site.

1. Permitted Uses
 The Site may be devoted to childcare and preschool uses with a maximum capacity not to exceed 199 children along with accessory uses which are permitted under the Ordinance.

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 INST zoning district.

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 (C-907) and/or the North Carolina Department of Transportation (NC-DOT) including alterations to accommodate any right of way needs and/or construction easements.

(b) Vehicular access to Providence Road shall be limited to one point of access as generally depicted on the Rezoning Site Plan. Petitioner shall also provide for a future driveway connection to the adjacent property located north of the Site to provide for greater connectivity. Petitioner shall provide an access easement equal to the width of the proposed connection and extending from the edge of the pavement labeled "Future Connection" to the northern boundary of the Site.

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, copped and downwardly directed.

5. Signs
 Signage shall comply with the requirements of the Ordinance.

6. Parking
 Vehicular & Bicycle parking shall conform to the Ordinance.

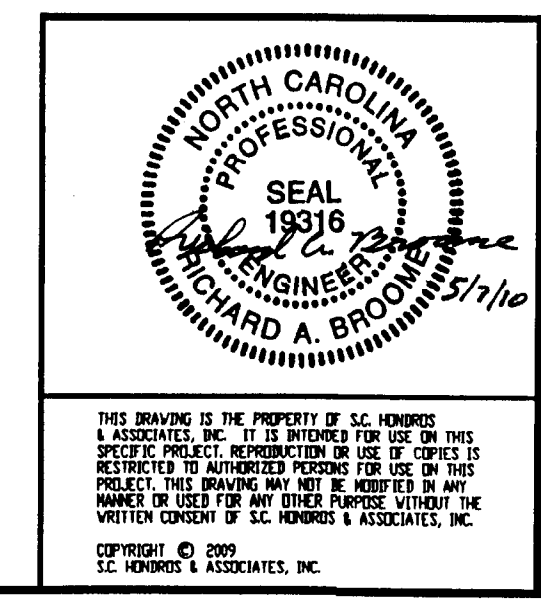
7. Amendments to Rezoning Plan
 Future amendments to the Rezoning Site Plan, other sheets accompanying the Petition and these Development Standards may be applied for by the then Owner or Owners of the Parcel or Parcels within the Site involved in accordance with the provisions of Chapter 6 of the Ordinance.

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.

9. ARCHITECTURAL COMMENTS
 (a) No building on the Site will exceed 40 feet in height.
 (b) The exterior building materials for the structure to be constructed on the Site shall be combinations of brick, shaks and hard-plank siding, panels and trim. Vinyl siding shall not be a permitted exterior building material.

ZONING PETITION # 2009-085



NO.	DATE	APP'D	DESCRIPTION
050710		PW	REMOVED SIDEWALK IN DUMPSTER AREA
010810		PW	ADDED SAND FILTER LOCATION, ADDED UTILITY CORRIDOR, SHIFTED BUILDING TO PREVENT SIDEWALK ENCROACHMENT INTO BUFFER
			TREE PROTECTION ZONE BUFFERS
122309		PW	PRELIM COMMENTS PER ZONING STAFF
111109		PW	PRELIM COMMENTS PER ZONING STAFF

NO. DATE APP'D DESCRIPTION

REVISIONS

OWNER'S APPROVAL: DATE: FILE NAME:
 DRN BY: CHK BY: DATE: SCALE:
 PW 9/28/09 1" = 30'

CRANFIELD ACADEMY
 PROVIDENCE RD. CHARLOTTE (Mecklenburg County), NC

SC HONDROS & ASSOCIATES, INC.
 PLANNING DESIGN CONSTRUCTION
 POST OFFICE BOX 220456
 CHARLOTTE, N.C. 28222-0456

WEB SITE: WWW.SCHONDROS.COM
 TEL: (704) 377-4614 FAX: (704) 372-1292
 N.C. ENGINEERING FIRM LIC # D-0148

CONDITIONAL REZONING PLAN FOR PUBLIC HEARING

S-1.0
 of 1

CHARLOTTE - MECKLENBURG PLANNING COMMISSION
 INTER - OFFICE COMMUNICATION

DATE: May 12, 2010

TO: Mark Fowler
 Zoning Supervisor

FROM: Debra Campbell
 Planning Director

SUBJECT: Administrative Approval for Petition No. 2009-085 by Cranfield Academy

Attached are revised plans for the above petition. The plans have been revised to allow the removal of a sidewalk along the eastern edge of the parcel. Since these changes are minor and do not alter the intent of the development and meet the requirements of the Charlotte Zoning Ordinance Section 6.207 Alterations to Approval, minor changes, I am administratively approving these plans. Please use these plans when evaluating requests for building permits and certificates of occupancy.

Note all other ordinance requirements and conditional notes still apply.