

SITE LEGEND

PROPOSED CURB & GUTTER	---
REVERSED PITCH CURB & GUTTER	---
PROPERTY LINE	---
LOT LINES	---
CHAIN LINK FENCING	---
TRAFFIC FLOW	→
STRIPING	---
PARKING BAY COUNT	(23)
NOOD STD. MINISIP	---
NOOD STD. GUARDRAIL	---
AUTO AREA SECTION	---
SPOT ELEVATION	+
EXISTING FEATURES SCREENED	---
HANDICAP RAMP = HC	---

ZONING CODE SUMMARY

PROJECT NAME: CRANFIELD ACADEMY

OWNER: _____ PHONE # _____

PLANS PREPARED BY: S.C. HONDROS & ASSOC. PHONE # (704)377-4614

ZONING: EXISTING = R-3 PROPOSED = INSTITUTIONAL (CD) JURISDICTION: CHARLOTTE

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)

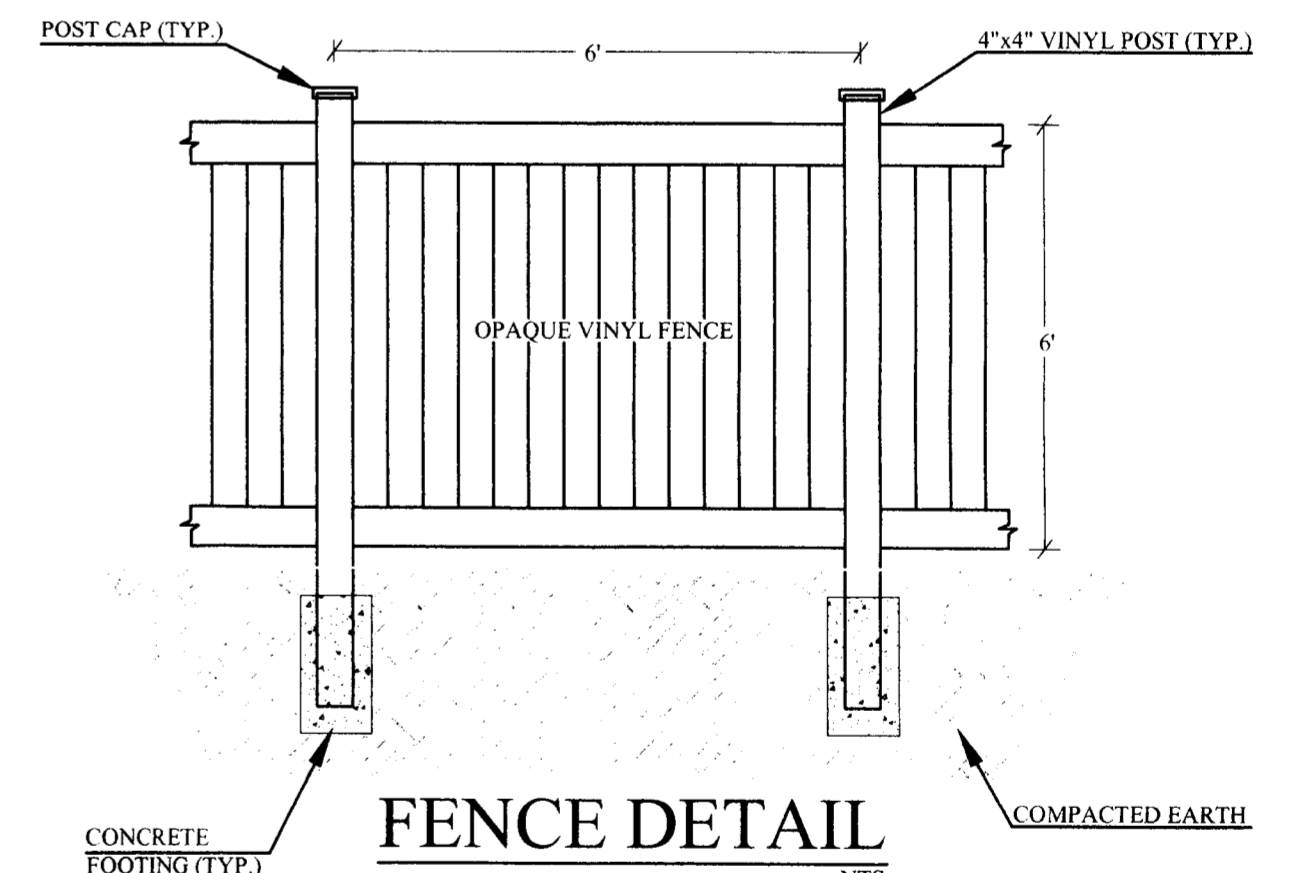
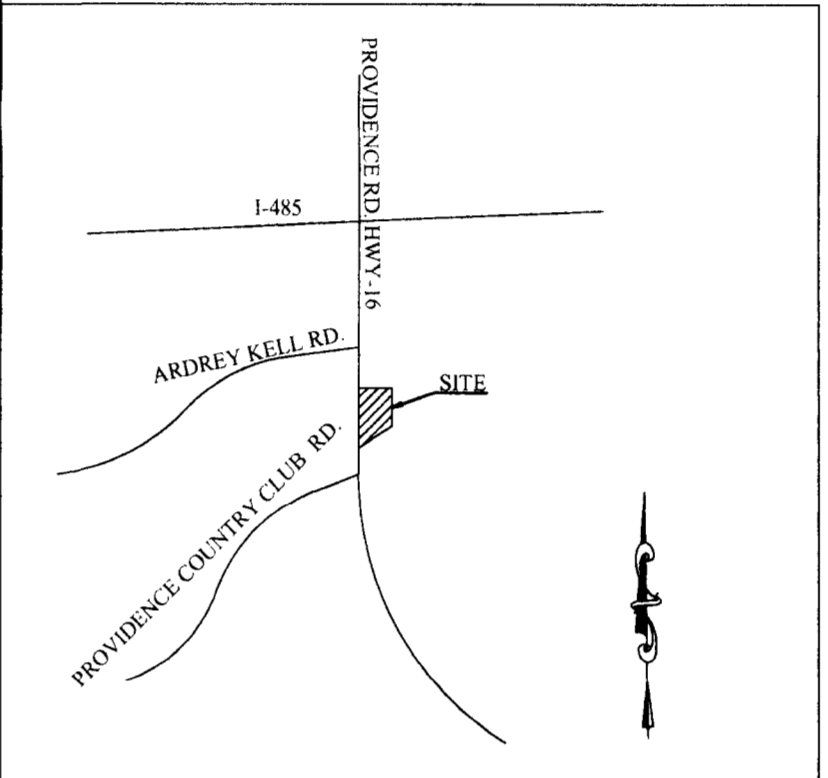
REQUIRED = 1 SPACES PER EMPLOYEE PLUS 1 SPACES FOR EVERY 10 KIDS.

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



APPROVED BY CITY COUNCIL

JAN 19 2010

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.

- 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.
- 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.
- Vehicle 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-DOT) 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.

ARCHITECTURAL COMMENTS

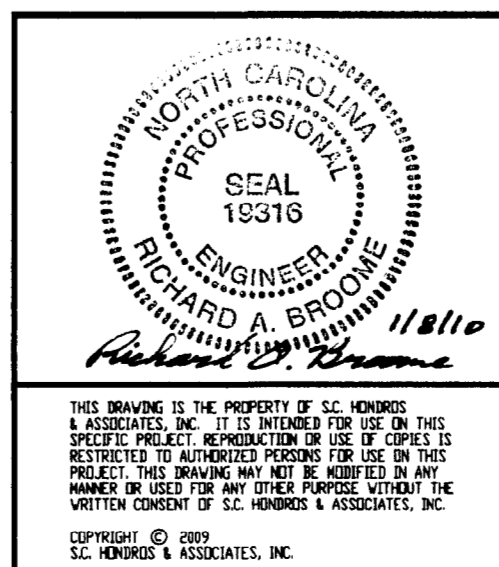
- (a) No building on the Site will exceed 40 feet in height.
- (b) The exterior building materials for the structure to be constructed on the Site shall be combinations of brick, shake and hard-plank siding, panels and trim. Vinyl siding shall not be a permitted exterior building material.

REVISIONS

NO.	DATE	APP'D	DESCRIPTION
1	01/08/10	PW	ADDED SAND FILTER LOCATION, ADDED UTILITY CORRIDOR
2	12/23/09	PW	SHIFTED BUILDING TO PREVENT SIDEWALK ENCROACHMENT INTO SETBACK
3	11/11/09	PW	REDLINE COMMENTS PER ZONING STAFF
4	11/11/09	PW	REDLINE COMMENTS PER ZONING STAFF

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

ZONING PETITION # 2009-085



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DATE: 9/28/09

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) 372-1252
N.C. ENGINEERING FIRM LIC # D-0148

CONDITIONAL REZONING PLAN FOR PUBLIC HEARING

S-1.0 OF 1

