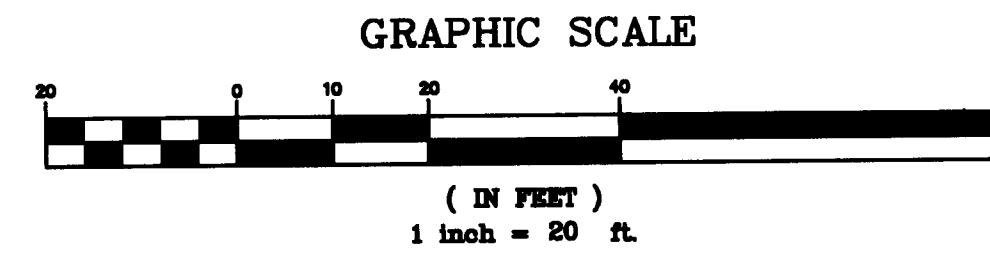


N/F
THE ESSEX CONDOMINIUMS
TAX ID#s 18701801 - 18701828
GIS ID# 18701C98
UNIT FILE 299
ZONING: R-12MF



APPROVED BY
CITY COUNCIL
OCT 15 2012

N/F
THE ESSEX CONDOMINIUMS
TAX ID#s 18701801 - 18701828
GIS ID# 18701C98
UNIT FILE 299
ZONING: R-12MF

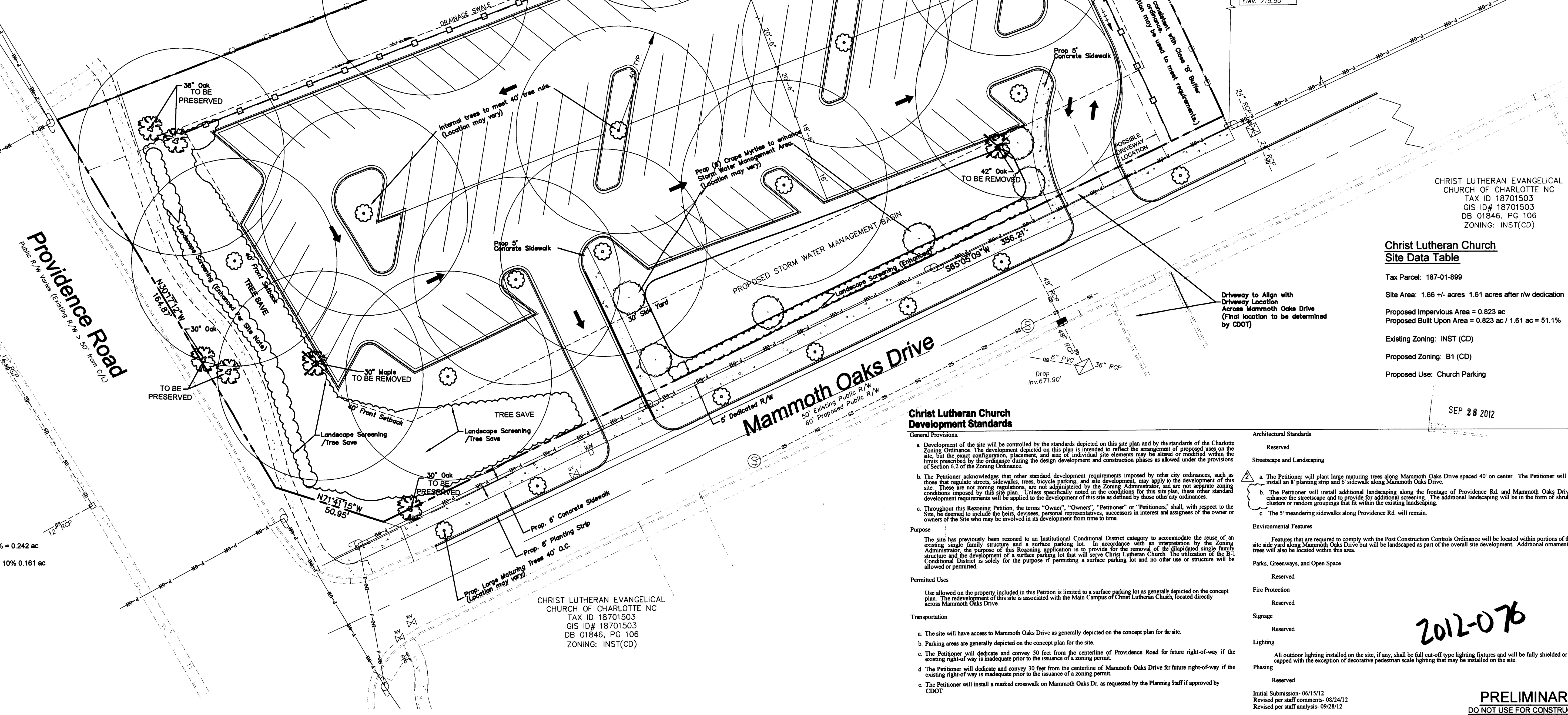
MC-228
N 511973.6869
E 1465895.5952
Elev. 715.50'

CHRIST LUTHERAN EVANGELICAL
CHURCH OF CHARLOTTE NC
TAX ID 18701503
GIS ID# 18701503
DB 01846, PG 106
ZONING: INST(CD)

**Christ Lutheran Church
Site Data Table**

Tax Parcel: 187-01-899
Site Area: 1.66 +/- acres 1.61 acres after r/w dedication
Proposed Impervious Area = 0.823 ac
Proposed Built Upon Area = 0.823 ac / 1.61 ac = 51.1%
Existing Zoning: INST (CD)
Proposed Zoning: B1 (CD)
Proposed Use: Church Parking

SEP 28 2012



TREE SAVE SUMMARY
15% Commercial tree save = 1.61 ac x 15% = 0.242 ac
Post Construction Natural Area = 1.61 ac x 10% 0.161 ac
Tree save area provided = 0.346 ac ±

**Christ Lutheran Church
Development Standards**

- General Provisions**
- Development of the site will be controlled by the standards depicted on this site plan and by the standards of the Charlotte Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of proposed uses on the site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the ordinance during the design development and construction phases as allowed under the provisions of Section 6.2 of the Zoning Ordinance.
 - The Petitioner acknowledges that other standard development requirements imposed by other city ordinances, such as those that regulate streets, sidewalks, trees, bicycle parking, and site development, may apply to the development of this site. These are not zoning regulations, are not administered by the Zoning Administrator, and are not separate zoning conditions imposed by this site plan. Unless specifically noted in the conditions for this site plan, these other standard development requirements will be applied to the development of this site as defined by those other city ordinances.
 - Throughout this Rezoning Petition, the terms "Owner," "Owners," "Petitioner" or "Petitioners," shall, with respect to the Site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assignees of the owner or owners of the Site who may be involved in its development from time to time.
- Purpose**
- The site has previously been rezoned to an Institutional Conditional District category to accommodate the reuse of an existing single family structure and a surface parking lot. In accordance with an interpretation by the Zoning Administrator, the purpose of this Rezoning application is to provide for the removal of the dilapidated single family structure and the development of a surface parking lot that will serve Christ Lutheran Church. The utilization of the B-1 Conditional District is solely for the purpose of permitting a surface parking lot and no other use or structure will be allowed or permitted.
- Permitted Uses**
- Use allowed on the property included in this Petition is limited to a surface parking lot as generally depicted on the concept plan. The redevelopment of this site is associated with the Main Campus of Christ Lutheran Church, located directly across Mammoth Oaks Drive.
- Transportation**
- The site will have access to Mammoth Oaks Drive as generally depicted on the concept plan for the site.
 - Parking areas are generally depicted on the concept plan for the site.
 - The Petitioner will dedicate and convey 50 feet from the centerline of Providence Road for future right-of-way if the existing right-of-way is inadequate prior to the issuance of a zoning permit.
 - The Petitioner will dedicate and convey 30 feet from the centerline of Mammoth Oaks Drive for future right-of-way if the existing right-of-way is inadequate prior to the issuance of a zoning permit.
 - The Petitioner will install a marked crosswalk on Mammoth Oaks Dr. as requested by the Planning Staff if approved by CDOT.
- Architectural Standards**
- Reserved.
- Streetscape and Landscaping**
- The Petitioner will plant large maturing trees along Mammoth Oaks Drive spaced 40' on center. The Petitioner will also install an 8' planting strip and 6' sidewalk along Mammoth Oaks Drive.
 - The Petitioner will install additional landscaping along the frontage of Providence Rd and Mammoth Oaks Drive to enhance the streetscape and to provide for additional screening. The additional landscaping will be in the form of shrubs in clusters or random groupings that fit within the existing landscaping.
 - The 5' meandering sidewalks along Providence Rd. will remain.
- Environmental Features**
- Features that are required to comply with the Post Construction Controls Ordinance will be located within portions of the site side yard along Mammoth Oaks Drive but will be landscaped as part of the overall site development. Additional ornamental trees will also be located within this area.
- Parks, Greenways, and Open Space**
- Reserved.
- Fire Protection**
- Reserved.
- Signage**
- Reserved.
- Lighting**
- All outdoor lighting installed on the site, if any, shall be full cut-off type lighting fixtures and will be fully shielded or capped with the exception of decorative pedestrian scale lighting that may be installed on the site.
- Phasing**
- Reserved.
- Initial Submission- 06/15/12
Revised per staff comments- 08/24/12
Revised per staff analysis- 09/28/12

2012-076

PRELIMINARY
DO NOT USE FOR CONSTRUCTION

DATE	REVISIONS	REVISED BY	CHECKED BY	DATE	REVISIONS	REVISED BY	CHECKED BY
9-27-12	CMPC Comments	CHB/GDM	CTB				
8-24-12	CMPC Comments/Owner Changes	CHB/GDM	CTB				

CADD	NAME	DATE
DESIGNED BY	GDM	06/12
DRAWN BY	GDM	06/12
CHECKED BY	CTB	06/12
APPROVED BY	CTB	06/12

BURTON ENGINEERING ASSOCIATES
CIVIL ENGINEERS
LAND PLANNERS
5950 Fairview Rd • Suite 100 • Charlotte, NC 28210
(704) 553-8881 • Fax (704) 553-8860
Firm License #1557

**SITE PLAN
FOR PUBLIC HEARING
PETITION: 2012-076
CHRIST LUTHERAN CHURCH PARKING
CHARLOTTE, NORTH CAROLINA**

PROJECT NO:	07-0378.000
DATE:	06/20/2012
SCALE:	AS SHOWN
SHEET	RZ1.00