

**DEVELOPMENT DATA TABLE**

<b>1. Development Data Table</b>	<b>A. 9.81 AC</b>
a. Site Acreage :	TOT. 9.81AC (0.76 AC of Parcel #11107301 deeded out to City of Charlotte for Greenway)
b. Tax Parcels included in Rezoning: Parcel # 11107301	
c. Existing Zoning (including overlays and vesting) R-3	
d. Proposed Zoning (including overlays and vesting) A. Institutional (CD)	
e. Existing and Proposed uses :	Existing: Vacant land Proposed: A. Medium Church w/daycare/Christian school B. Dedicated to Greenway
f. Number of Residential Units by Housing Type: None - NA	
g. Residential Density: NA	
h. Square footage of Non-Residential Uses by Type: Church - 67,000 SF	
i. Floor Area Ratio (50% Max): 15.7%	
j. Maximum Building Height (40' Max): 38'-5"	
k. Maximum Number of Buildings: 2	
l. Number and/or Ratio of Parking Spaces: A. 247 = 1/3 seats	
m. Amount of open space: A. 280,328 SF = 6.43 AC = 65.6%	

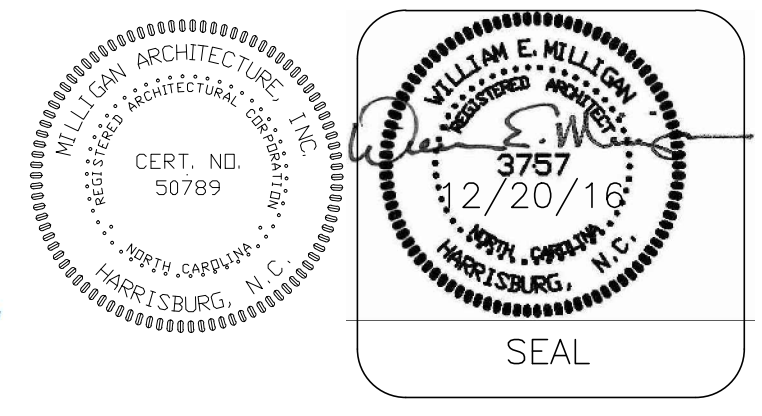
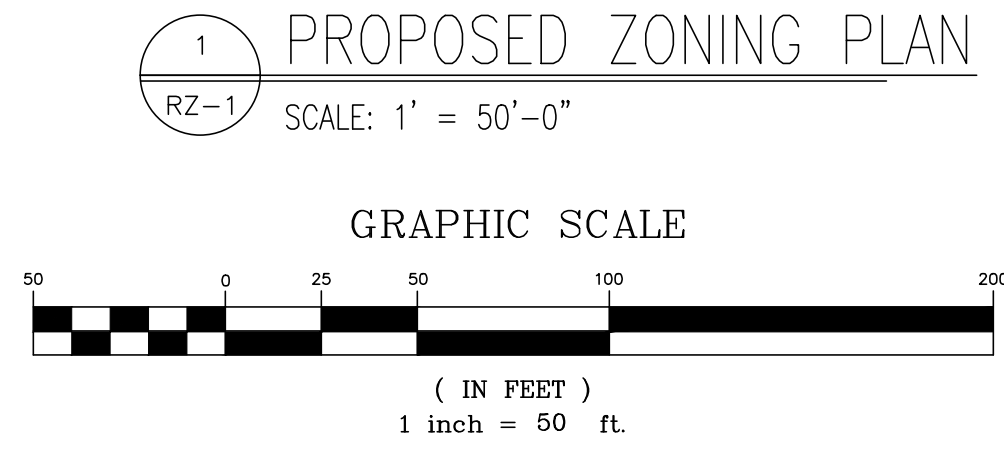
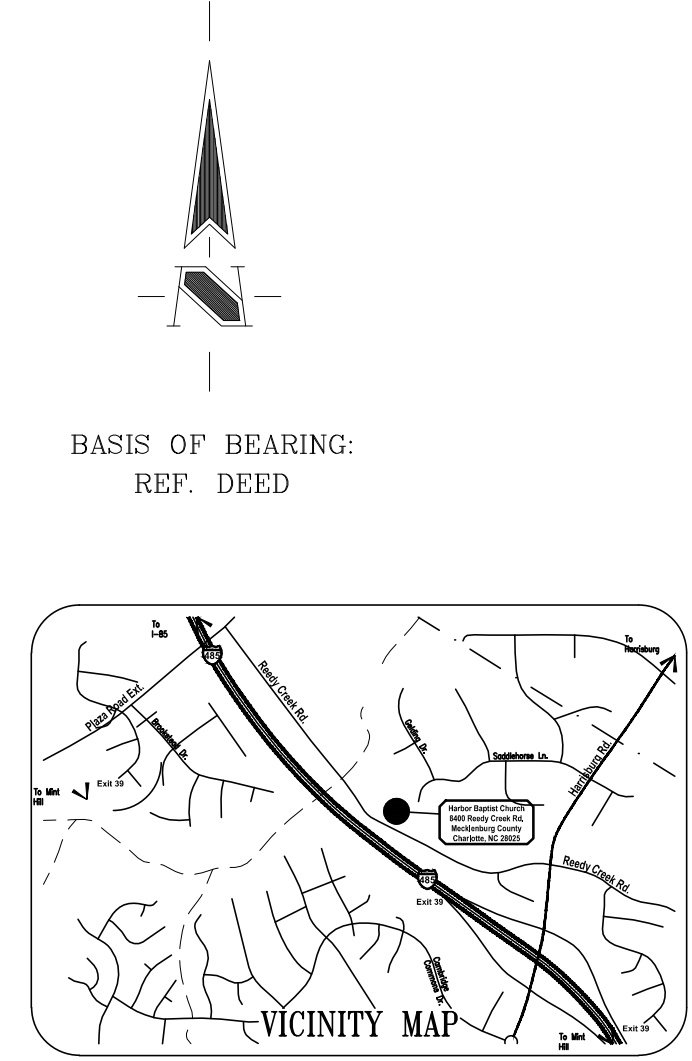
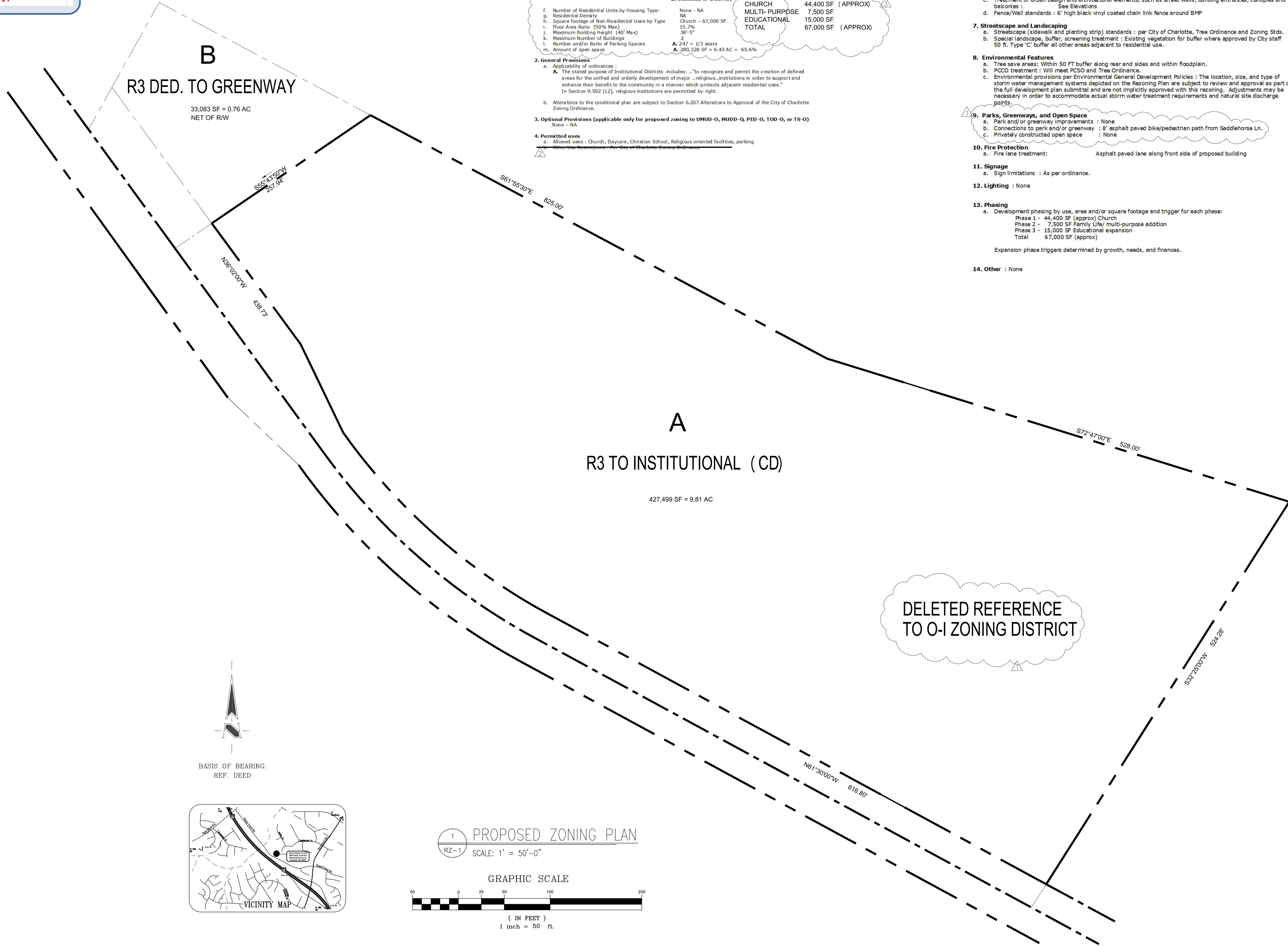
CHURCH	44,400 SF (APPROX)
MULTI-PURPOSE	7,500 SF
EDUCATIONAL	15,000 SF
<b>TOTAL</b>	<b>67,000 SF (APPROX)</b>

- 2. General Provisions**
- Applicability of ordinances :
    - The stated purpose of Institutional Districts includes: "...to recognize and permit the creation of defined areas for the unified and orderly development of major religious institutions in order to support and enhance their benefit to the community in a manner which protects adjacent residential uses." In Section 9.502 (12), religious institutions are permitted by right.
  - Alterations to the conditional plan are subject to Section 6.207 Alterations to Approval of the City of Charlotte Zoning Ordinance.
- 3. Optional Provisions (applicable only for proposed zoning to UMUD-O, MUDD-Q, PED-O, TOD-O, or TS-O)**  
None - NA
- 4. Permitted uses**
- Allowed uses : Church, Daycare, Christian School, Religious oriented facilities, parking

- 5. Transportation**
- Transportation Improvements constructed in conjunction with development :
    - Deleted Saddlehorse Lane Extension
- 6. Architectural Standards**
- Building Materials: Ground-faced concrete masonry block, EIFS, aluminum and glass windows and storefront, metal doors and frames, prefinished metal roof and coping, aluminum decorative crosses, prefinished fiberglass or aluminum steeple.
  - Building Scale : 45,000 SF 2-story w/ mezzanine
  - Treatment of urban design and architectural elements, such as street walls, building entrances, canopies and balconies : See Elevations
  - Fence/Wall standards : 6' high black vinyl coated chain link fence around BMP
- 7. Streetscape and Landscaping**
- Streetscape (sidewalk and planting strip) standards : per City of Charlotte, Tree Ordinance and Zoning Stds.
  - Special landscape, buffer, screening treatment : Existing vegetation for buffer where approved by City staff 50 ft. Type 'C' buffer all other areas adjacent to residential use.
- 8. Environmental Features**
- Tree save areas: Within 50 FT buffer along rear and sides and within floodplain.
  - PCCO treatment : Will meet PCSO and Tree Ordinance.
  - Environmental provisions per Environmental General Development Policies : The location, size, and type of storm water management systems depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.
- 9. Parks, Greenways, and Open Space**
- Park and/or greenway improvements : None
  - Connections to park and/or greenway : 8' asphalt paved bike/pedestrian path from Saddlehorse Ln.
  - Privately constructed open space : None
- 10. Fire Protection**
- Fire lane treatment: Asphalt paved lane along front side of proposed building
- 11. Signage**
- Sign limitations : As per ordinance.
- 12. Lighting : None**
- 13. Phasing**
- Development phasing by use, area and/or square footage and trigger for each phase:
 

Phase 1 -	44,400 SF (approx) Church
Phase 2 -	7,500 SF Family Life/ multi-purpose addition
Phase 3 -	15,000 SF Educational expansion
<b>Total</b>	<b>67,000 SF (approx)</b>

 Expansion phase triggers determined by growth, needs, and finances.
- 14. Other : None**



**MILLIGAN ARCHITECTURE, INC.**  
 6451 MOREHEAD RD. HARRISBURG, N.C. 28075  
 704-455-5681


PROJECT  
**HARBOR BAPTIST CHURCH**  
 8400 REEDY CREEK RD. MECKLENBURG COUNTY CHARLOTTE, NC 28215  
**PROPOSED ZONING PLAN**  
 SHEET TITLE

BLB	07/23/16
DRAWN BY:	DATE:
11/18/16	
12/20/16	
01/03/17	

MA JOB NO.	14-031
SHEET NO.	RZ-1
OF	6

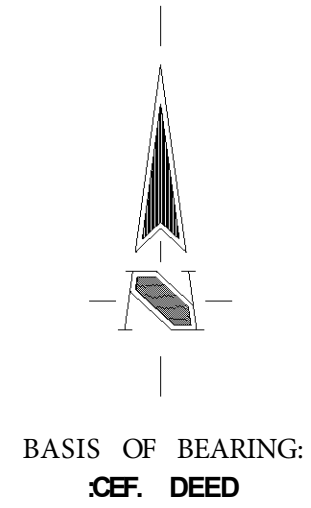
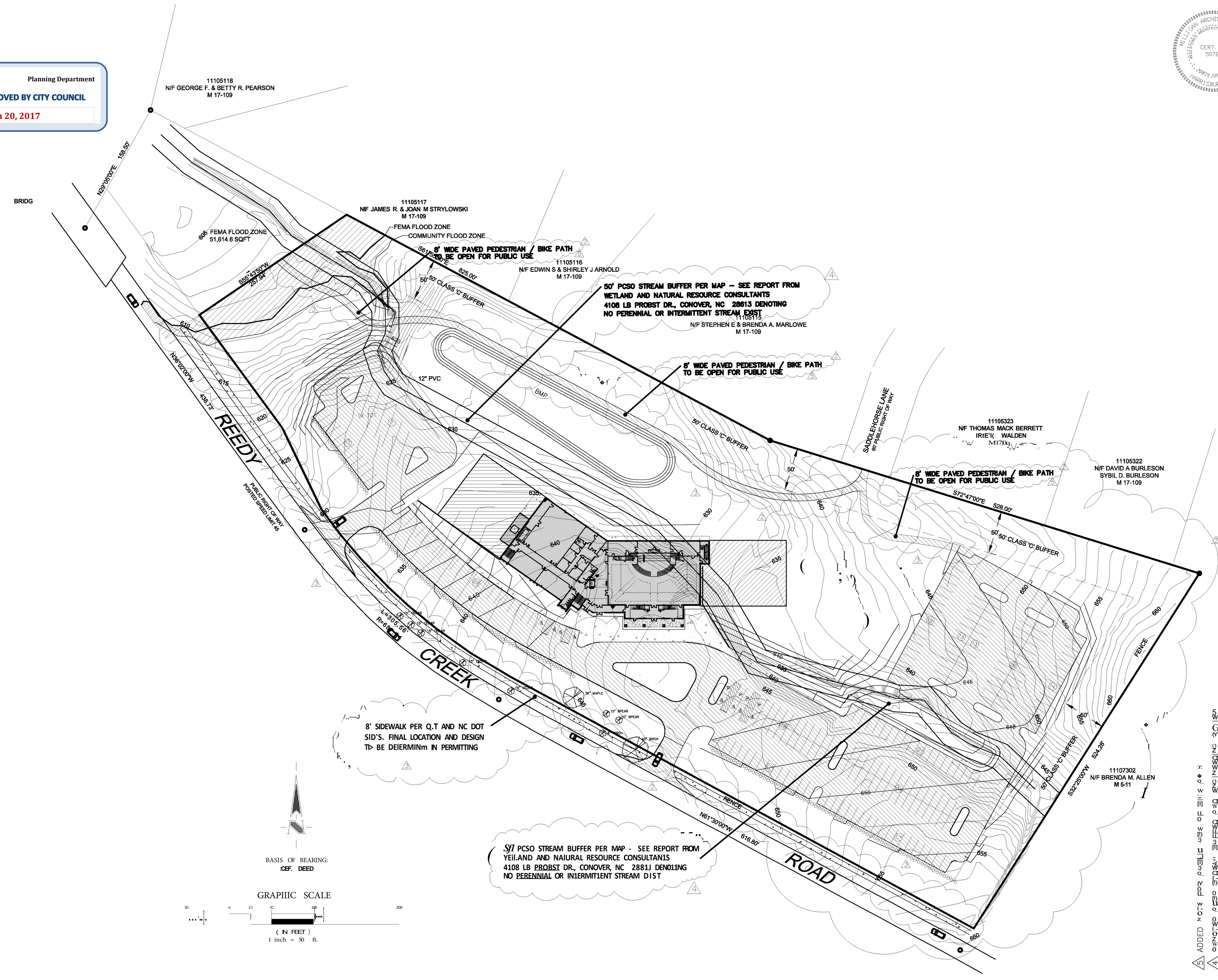
- 1 TYPED REVISION PER STAFF REVIEW
- 2 REVISIONS PER STAFF REVIEW
- 3 RESUBMITTED TO SINGLE ZONING DISTRICT

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**Planning Department**  
**APPROVED BY CITY COUNCIL**  
 March 20, 2017

MILLIGAN ARCHITECTURAL, INC.  
 CERT. NO. 50789  
 NORTH CAROLINA  
 HARRISBURG, N.C.

MILLIGAN ARCHITECTURAL, INC.  
 3757  
 01/10/17  
 SEAL



5/1 PCSO STREAM BUFFER PER MAP - SEE REPORT FROM  
 WETLAND AND NATURAL RESOURCE CONSULTANTS  
 4108 LB PROBST DR., CONOVER, NC 28811 DENOTING  
 NO PERENNIAL OR INTERMITTENT STREAM DIST

8' SIDEWALK PER Q.T AND NC DOT  
 SID'S. FINAL LOCATION AND DESIGN  
 TO BE DETERMINED IN PERMITTING

50' PCSO STREAM BUFFER PER MAP - SEE REPORT FROM  
 WETLAND AND NATURAL RESOURCE CONSULTANTS  
 4108 LB PROBST DR., CONOVER, NC 28813 DENOTING  
 NO PERENNIAL OR INTERMITTENT STREAM EXIST

8' WIDE PAVED PEDESTRIAN / BIKE PATH  
 TO BE OPEN FOR PUBLIC USE

8' WIDE PAVED PEDESTRIAN / BIKE PATH  
 TO BE OPEN FOR PUBLIC USE

- 5/1 ADDED NOTES FOR PUBLIC USE OF BIKE PATH
- 4/1 CORRECTED PCSO STREAM BUFFER PER MAP AND INDEXING
- 3/1 CORRECTED PERENNIAL STREAM DIST AND BUFFER
- 2/1 REVISIONS TO INCLUDE REVISION DISTRICT
- 1/1 REVISIONS TO INCLUDE REVISION DISTRICT

MILLIGAN ARCHITECTURAL, INC.  
 6451  
 NO. 1

MILLIGAN ARCHITECTURAL, INC.  
 6451  
 PLAN

BLB	07/23/16
DRAWN BY:	DATE:
11/18/16	
12/20/16	
12/29/16	
VS10/10/17	

MA JOB NO.  
 14-032  
 SHEET NO.  
 RZ-2  
 OF 6

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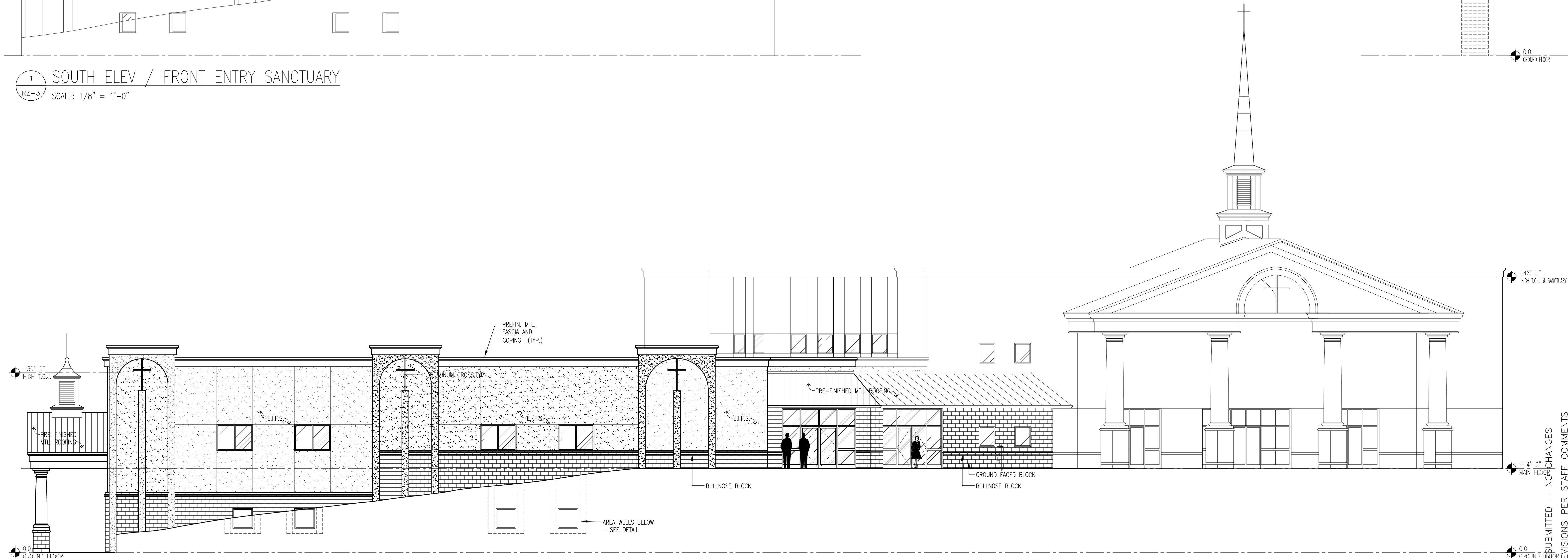
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March 20, 2017



1 SOUTH ELEV / FRONT ENTRY SANCTUARY  
RZ-3 SCALE: 1/8" = 1'-0"



2 SOUTH ELEV / EDUCATIONAL WING  
RZ-3 SCALE: 1/8" = 1'-0"

MILLIGAN ARCHITECTURE, INC.  
6451 MOREHEAD RD. HARRISBURG, N.C. 28075  
704-455-5881

HARBOR BAPTIST CHURCH  
MECKLENBURG COUNTY CHARLOTTE, NC 28215  
8400 REEDY CREEK RD.  
PROPOSED FRONT ELEVATIONS  
SHEET TITLE

PROJECT	DATE
HARBOR BAPTIST CHURCH	07/23/16
MECKLENBURG COUNTY CHARLOTTE, NC 28215	
8400 REEDY CREEK RD.	
PROPOSED FRONT ELEVATIONS	
SHEET TITLE	
REVISIONS PER STAFF COMMENTS	
1 09/09/16	
2 11/18/16	
MA JOB NO.	
14-032	
SHEET NO.	
RZ-3	
OF 6	

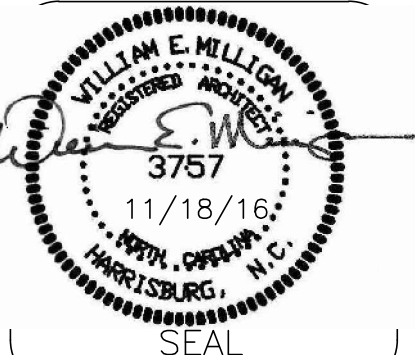
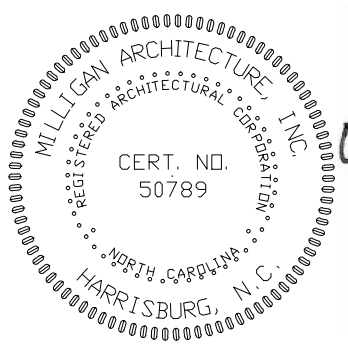
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March 20, 2017



MILLIGAN ARCHITECTURE, INC.  
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704-455-5581

PROJECT  
**HARBOR BAPTIST CHURCH**  
8400 REEDY CREEK RD.  
MECKLENBURG COUNTY  
CHARLOTTE, NC 28215

PROPOSED SIDE ELEVATIONS

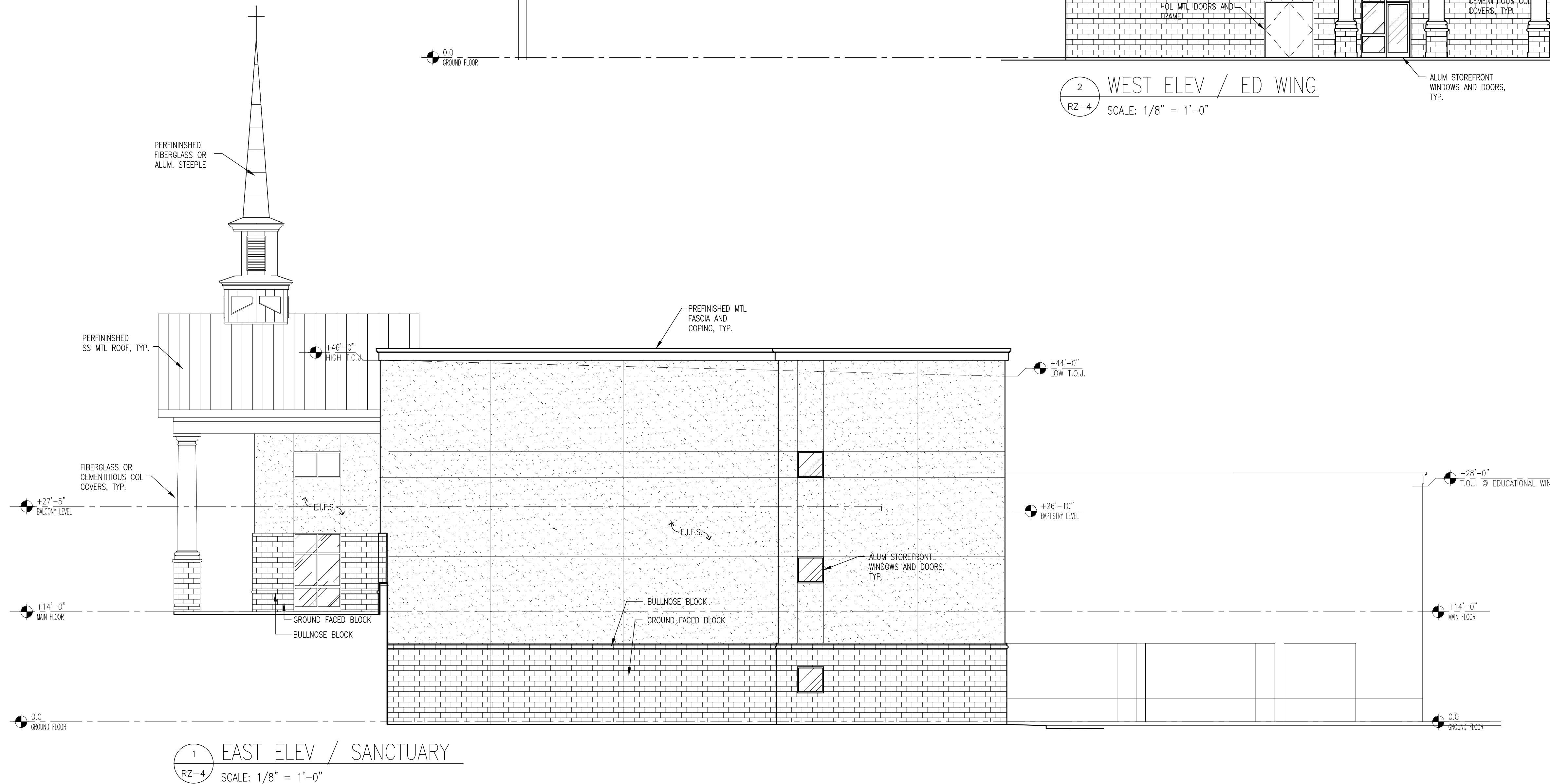
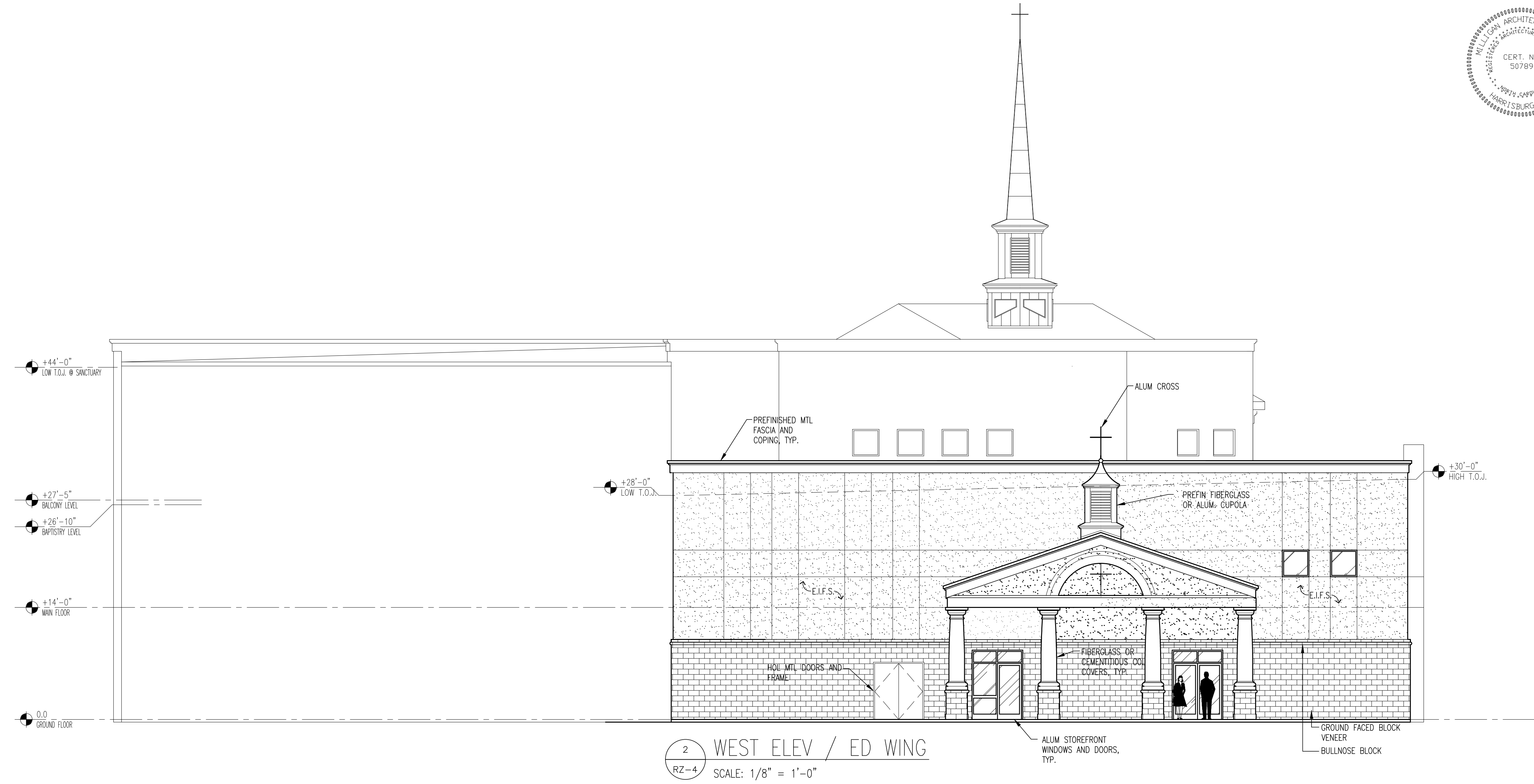
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11/18/16

MA JOB NO.  
14-032  
SHEET NO.  
RZ-4  
OF 6

RESUBMITTAL - NO CHANGES  
REVISIONS PER STAFF COMMENTS

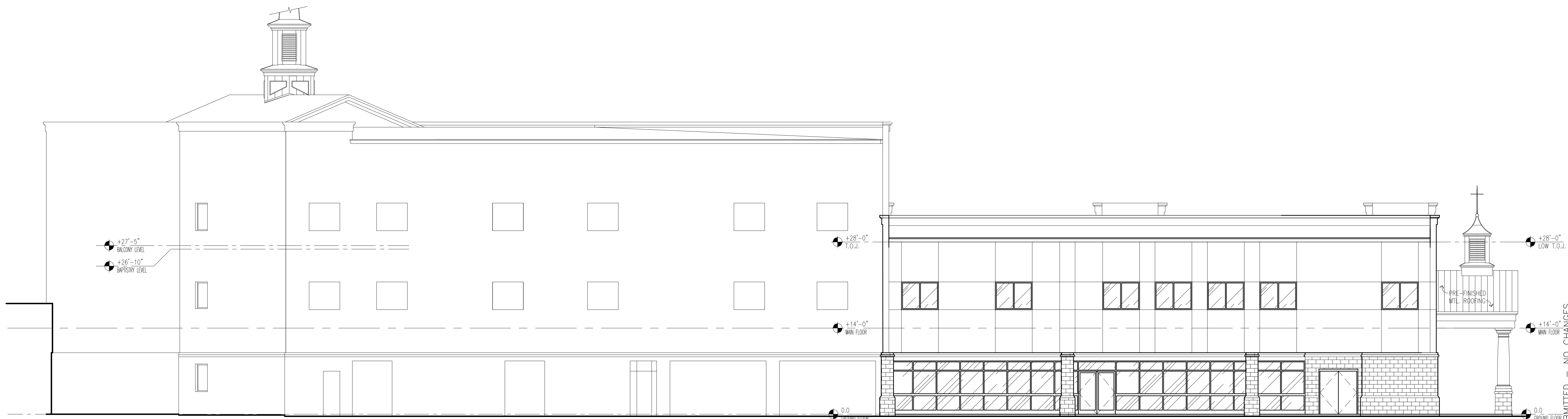
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**March 20, 2017**



**1** NORTH ELEV / SANCTUARY REAR  
 RZ-5 SCALE: 1/8" = 1'-0"



**2** NORTH ELEV / ED WING REAR  
 RZ-5 SCALE: 1/8" = 1'-0"

**MILLIGAN ARCHITECTURE, INC.**  
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 704-455-5581  



PROJECT  
**HARBOR BAPTIST CHURCH**  
 8400 REEDY CREEK RD. MECKLENBURG COUNTY CHARLOTTE, NC 28215  
**PROPOSED REAR ELEVATIONS**  
 SHEET TITLE

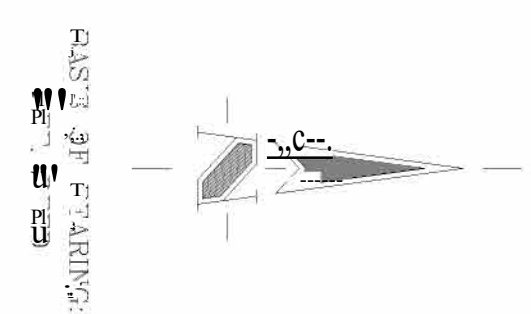
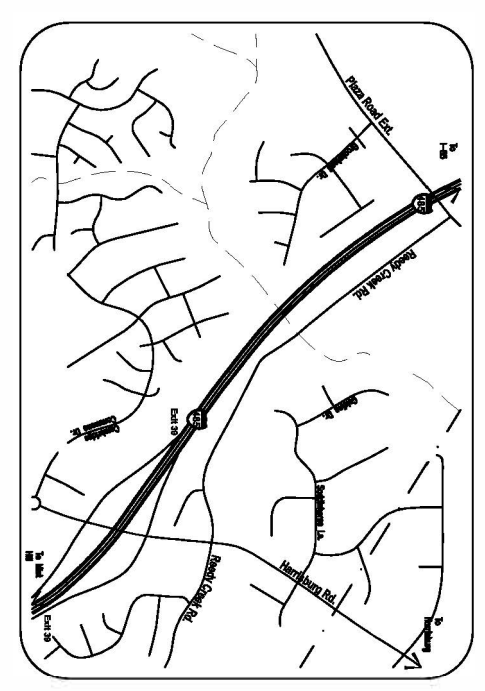
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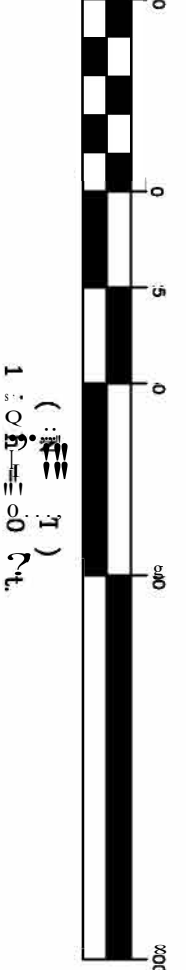
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 RZ-5  
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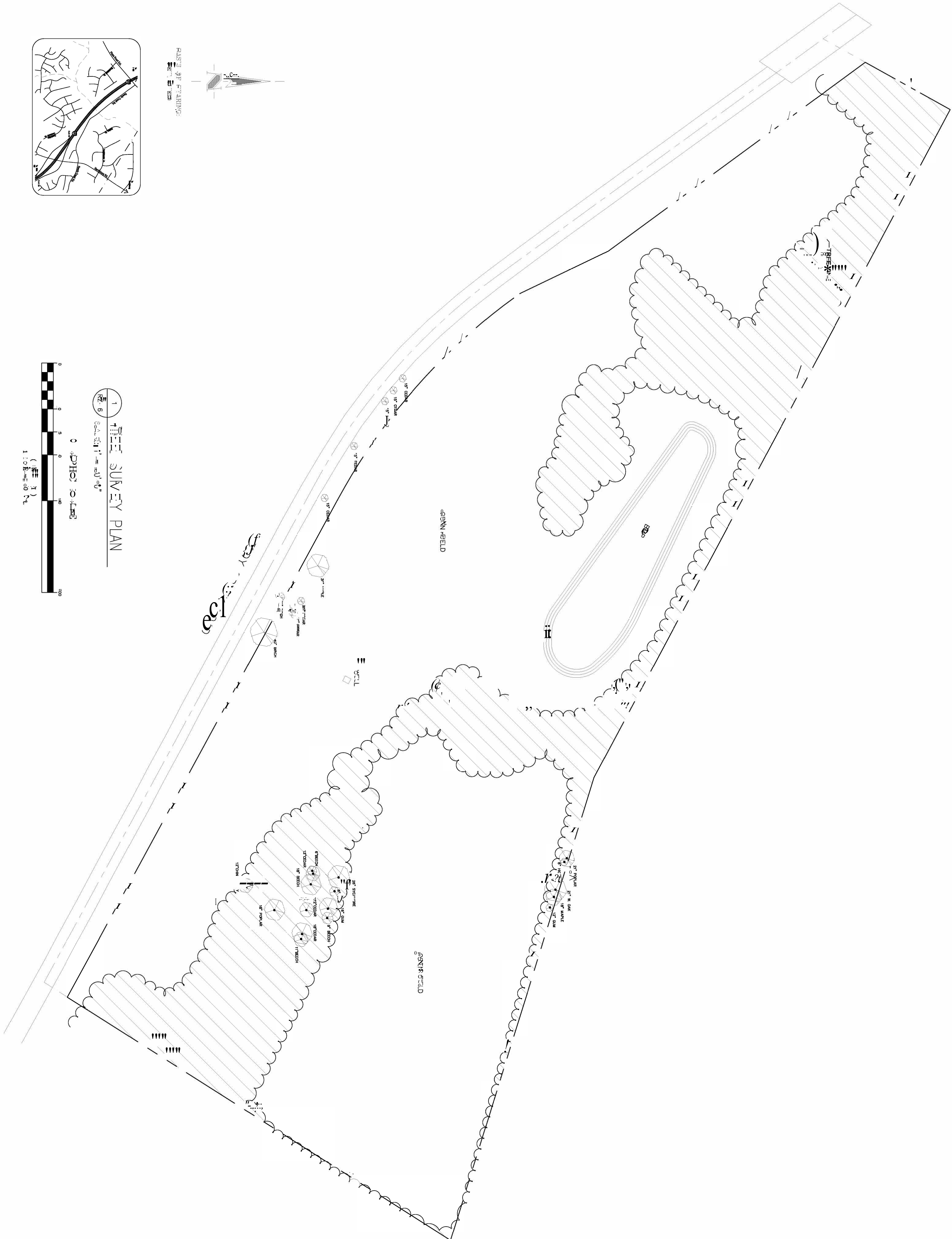
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**March 20, 2017**



  
**1**  
**TREE SURVEY PLAN**  
 Scale: 1" = 20'-0"  
 0 10 20 30 40 50 60 70 80 90 100  
 FEET  
 1 : 240 = 20 FT



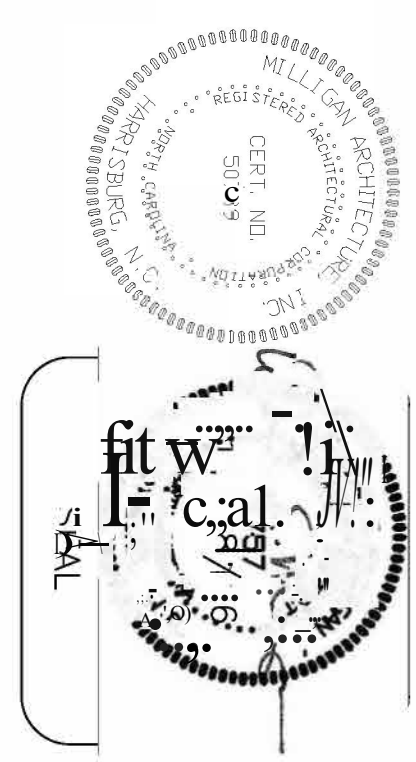

**RESUBMITTED - NO CHANGES**

DATE: 07-06  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]

PROJECT: [Signature]  
 SHEET: 1 of 1

**PROJECT**  
**HARBOR BAPTIST CHURCH**  
 8400 REEDY CREEK RD. MECKLENBURG COUNTY CHARLOTTE, NC 28215  
**TREE SURVEY IN R/W**  
 SHEET TITLE


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