

DEVELOPMENT DATA TABLE

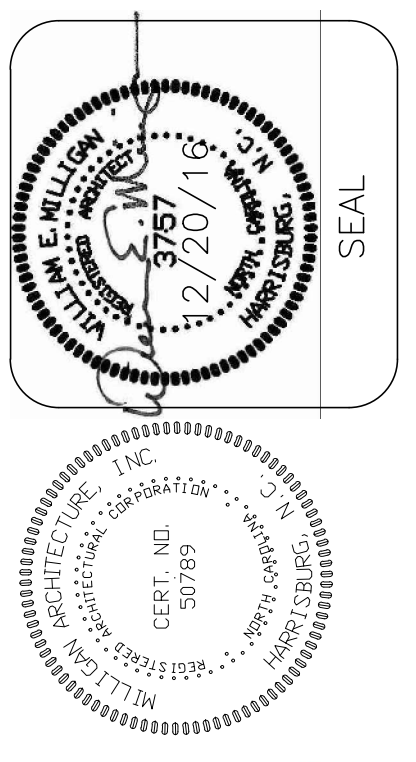
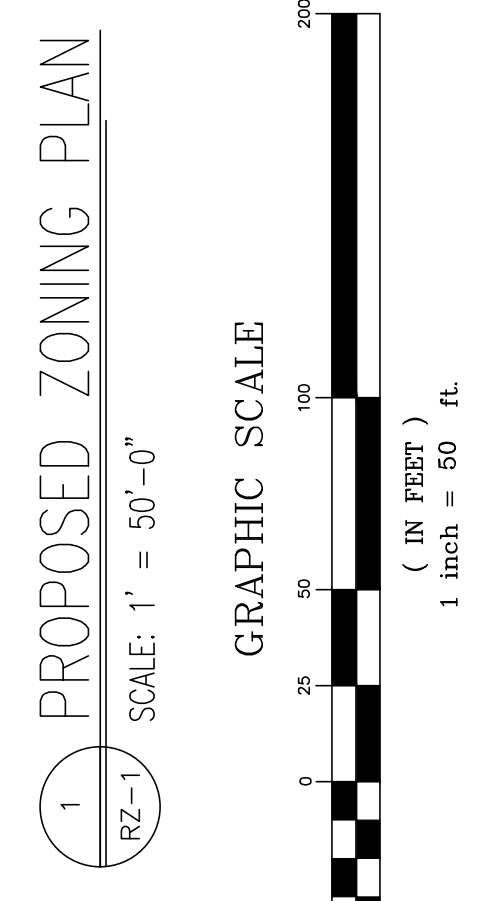
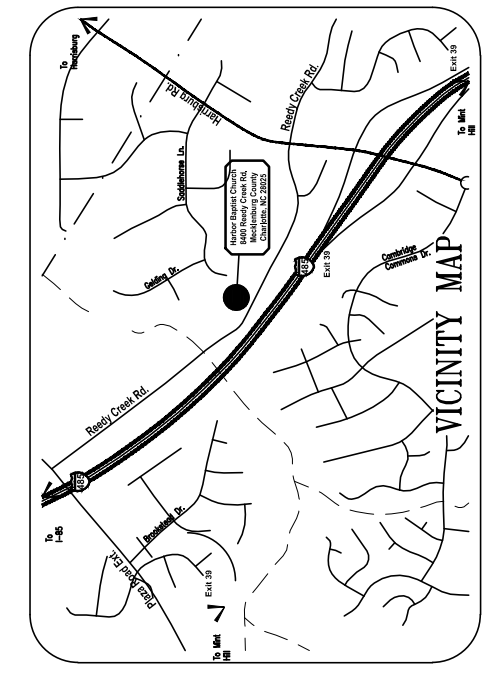
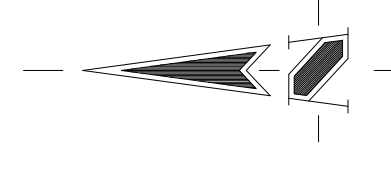
- Development Data Table**
 - Site Address: A. 9.81 AC
T01, 9.81 AC (0.76 AC of Parcel #11107301, decided out to City of Charlotte for Greenway)
Parcel # 11107301
 - Proposed Zoning (including overlays and vesting): A. Institutional (ID)
R-3
 - Existing and Proposed uses:

Existing:	Vacant land with wildflowers/Christian school
Proposed:	A. Institutional (ID) B. Dedicated to Greenway
 - Church Purpose: 44,400 SF (APPROX)
EDUCATIONAL: 17,000 SF
TOTAL: 67,000 SF (APPROX)
 - Number of Residential Units by Housing Type: None - NA
 - Residential Density: None - NA
 - Maximum Building Height (40' Max): 13' - 38'-5"
 - Maximum Building Footprint (50% Max): 38'-5"
 - Number and/or Ratio of Parking Spaces: A. 247 = 1/3 seats
A. 280,328 SF = 6.43 AC = 65.6%
- General Provisions**
 - Applicability of ordinances: Institutional Districts includes: "The regulations and permits 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 (I2), 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.
- Optional Provisions (Applicable only for proposed zoning to UNUD-O, MUDD-O, PED-O, TOD-O, or TS-O)**
None - NA
- Permitted uses**
 - Allowed uses: Church, Daycare, Christian School, Religious oriented facilities, parking

B
R3 DED. TO GREENWAY
33,083 SF = 0.76 AC
NET OF RW

A
R3 TO INSTITUTIONAL (CD)
427,499 SF = 9.81 AC

DELETED REFERENCE
TO O-I ZONING DISTRICT



M
6451 MOREHEAD RD. HARRISBURG, N.C. 28075
704-455-5581
MILLIGAN ARCHITECTURE, INC.

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

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

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

- 1) TYP0 REVISION PER STAFF REVIEW
- 2) REVISIONS PER STAFF REVIEW
- 3) RESUBMITTED TO SINGLE ZONING DISTRICT

- Transportation**
 - Improvements constructed in conjunction with development:
- DELETED SADDLEHORSE LANE EXTENSION**
- Building Details:** Ground-floored 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 steelie.
 - 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 BIP
- Streetscape and Landscaping**
 - Streetscape (sidewalk and planting strip) standards : per City of Charlotte, Tree Ordinance and Zoning Sids.
 - Special landscape, buffer, screening treatment : Existing vegetation for buffer where approved by City staff
 - 50 ft. Type C Buffer at other areas subject to residential use.
- Environmental Features**
 - Setback area: Within 50 FT buffer along eas and sides and within footplain.
 - PCO: PCO
 - 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 development plan, submit and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and actual site discharge points.
- Park, Open Space and Open Space**
 - Connections to park and/or greenway : 8' asphalt paved bike/pedestrian path from Skiddehorse Ln.
 - Privately constructed open space : None
- Fire Protection**
 - Fire line treatment: Asphalt paved lane along front side of proposed building
- Signage**
 - Sign limitations : As per ordinance.
- Lighting** : None
- Phasing**
 - Development phasing by use, area and/or square footage and trigger for each phase:
Phase 1 - 7,500 SF Family Use, multi-purpose addition
Phase 2 - 7,500 SF Family Use, multi-purpose addition
Phase 3 - 15,000 SF Educational expansion
Total 67,000 SF (approx.)
Expansion phase triggers determined by growth, needs, and finances.
- Other** : None

CHURCH PURPOSE: 44,400 SF (APPROX)
EDUCATIONAL: 17,000 SF
TOTAL: 67,000 SF (APPROX)

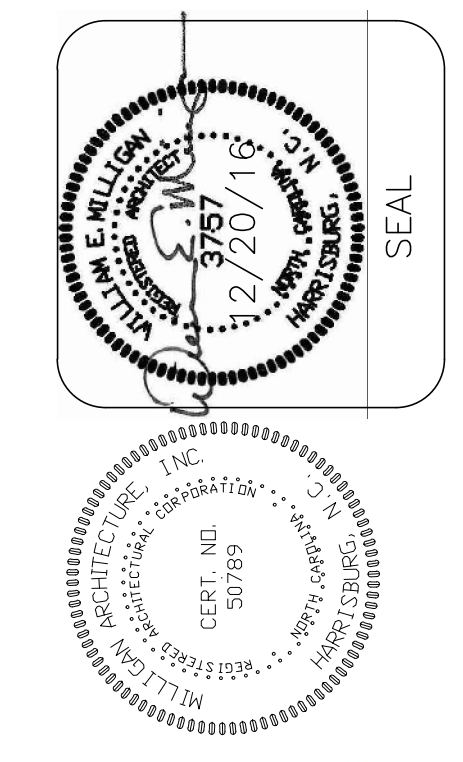
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NET OF RW

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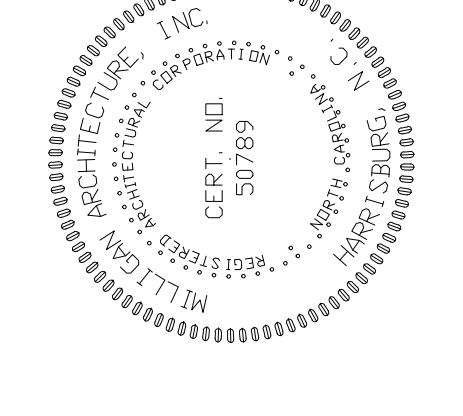
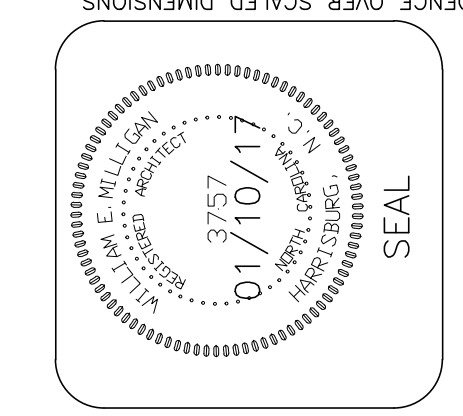
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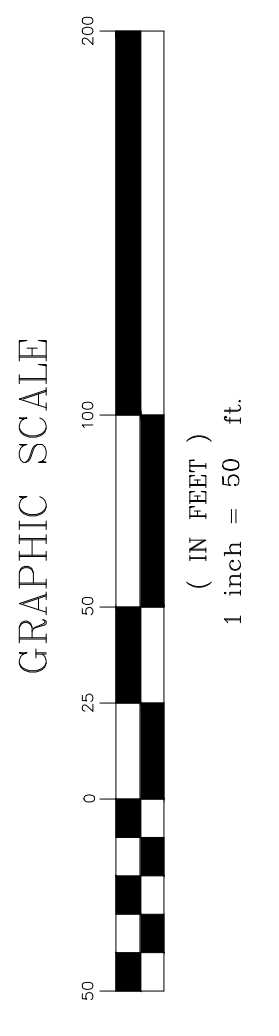
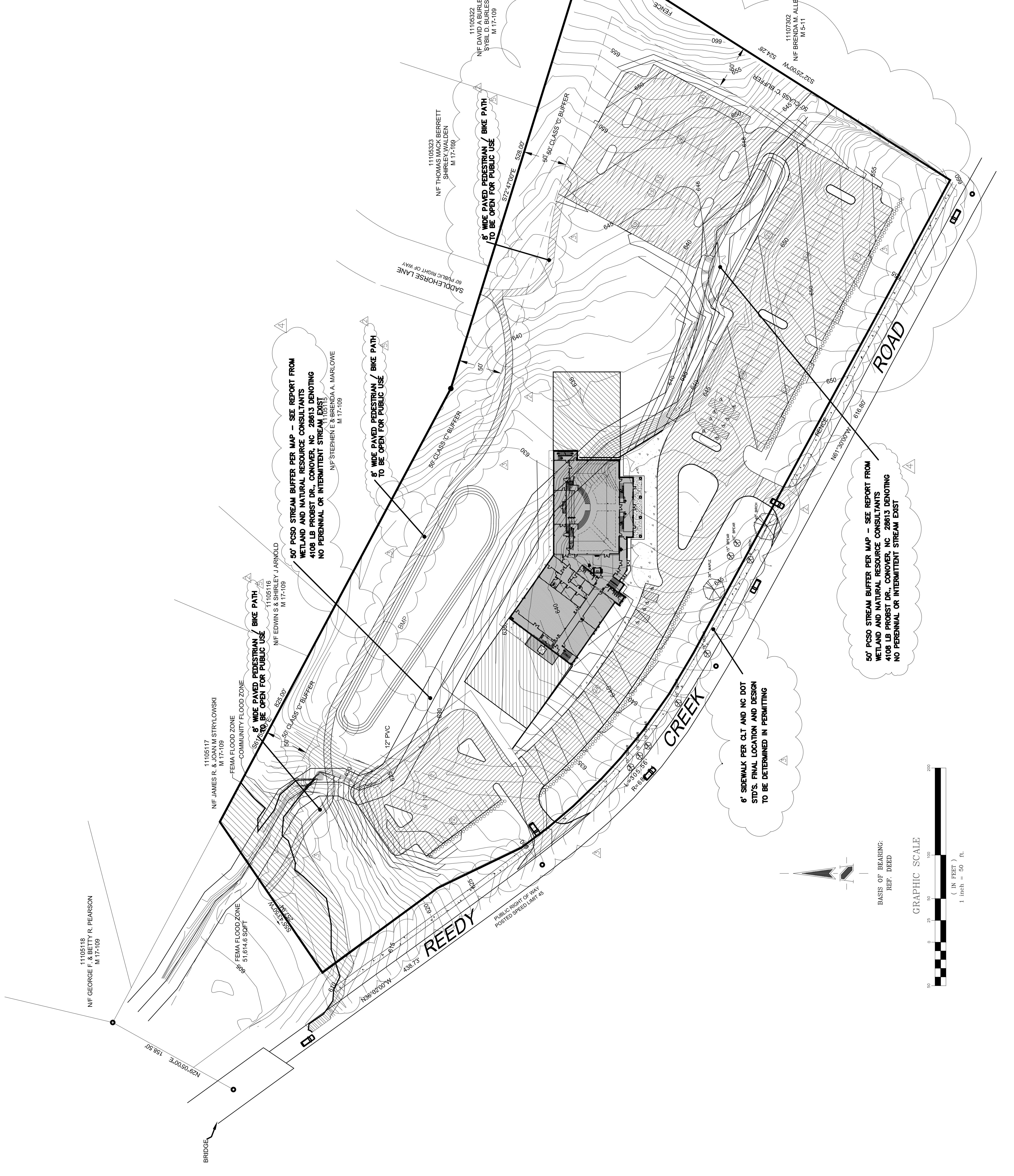
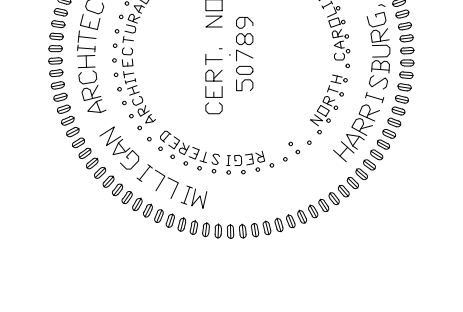
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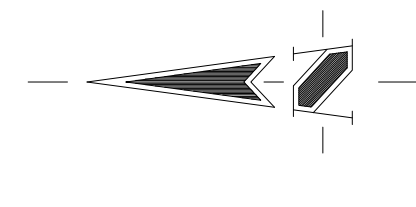
PROJECT: 8400 REEDY CREEK RD.
 SHEET TITLE: SITE PLAN
 SHEET NO.: 14-032
 OF 6

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

- 1 ADDED NOTE FOR PUBLIC USE OF BIKE PATH
- 2 DENOTED PCSO STREAM BUFFER PER ENGINEERING REVIEW
- 3 MOVED PEDESTRIAN/BIKE PATH OUT OF BUFFER-ADDED SIDEWALK
- 4 RESUBMITTED TO SINGLE REZONING DISTRICT
- 5 REVISIONS PER STAFF COMMENTS



BASIS OF BEARING:
 REF. DEED



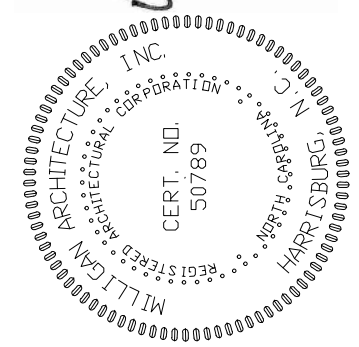
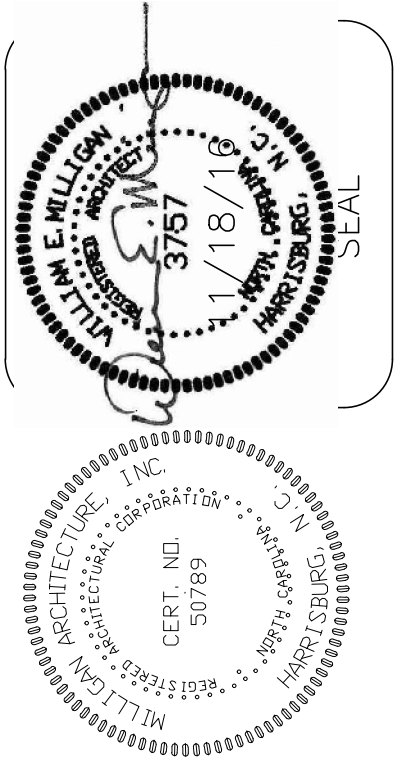
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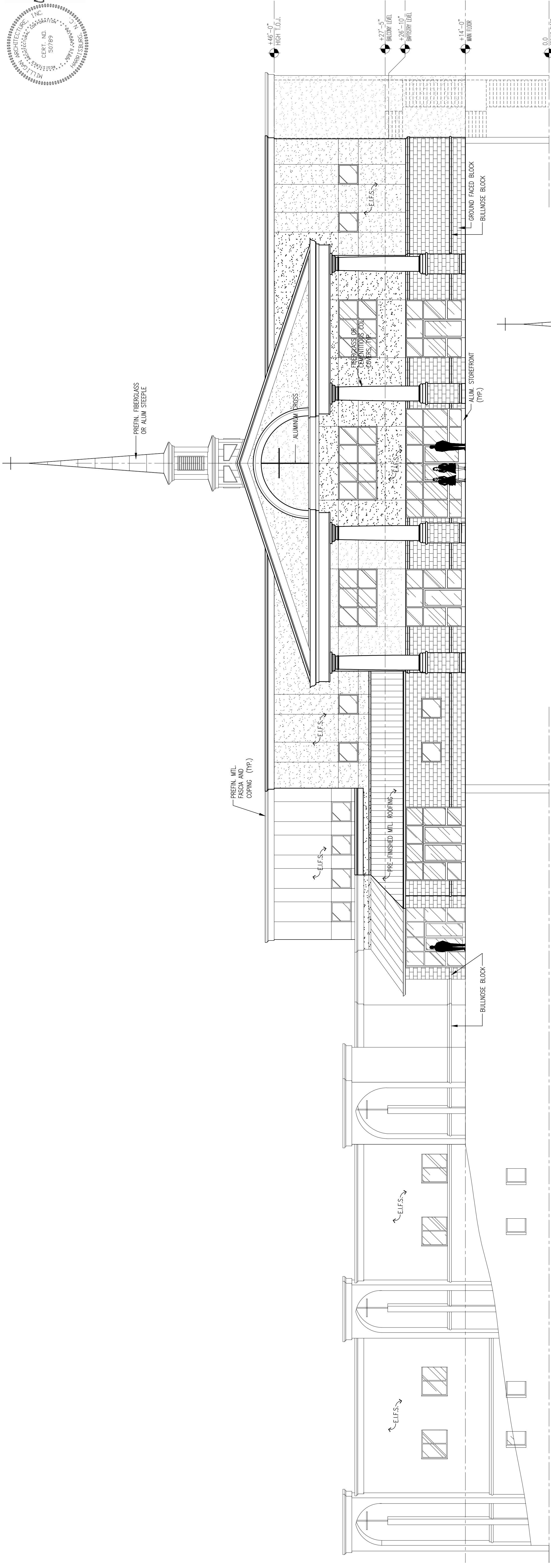
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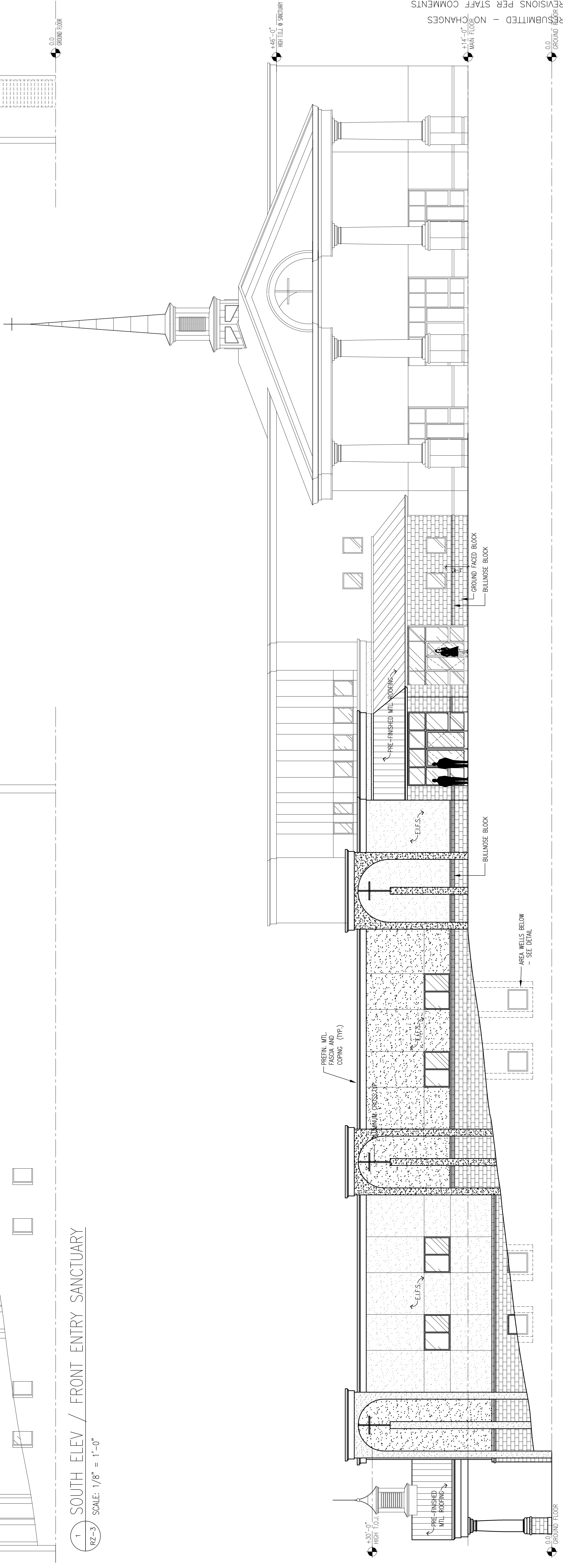
PROJECT
 JS/BLB 07/23/16
 DRAWN BY: DATE:
 09/09/16
 11/18/16

MA JOB NO.
 14-032
 SHEET NO.
 RZ-3
 OF 6

REVISIONS PER STAFF COMMENTS
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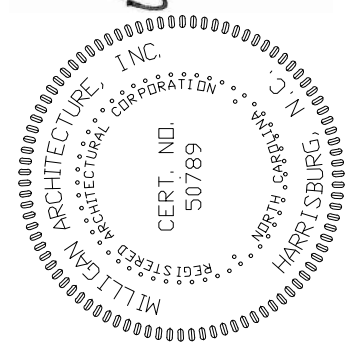
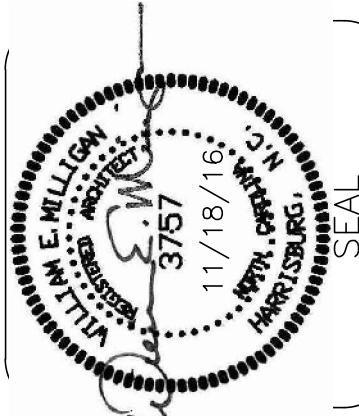


1 SOUTH ELEV / FRONT ENTRY SANCTUARY
 SCALE: 1/8" = 1'-0"



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

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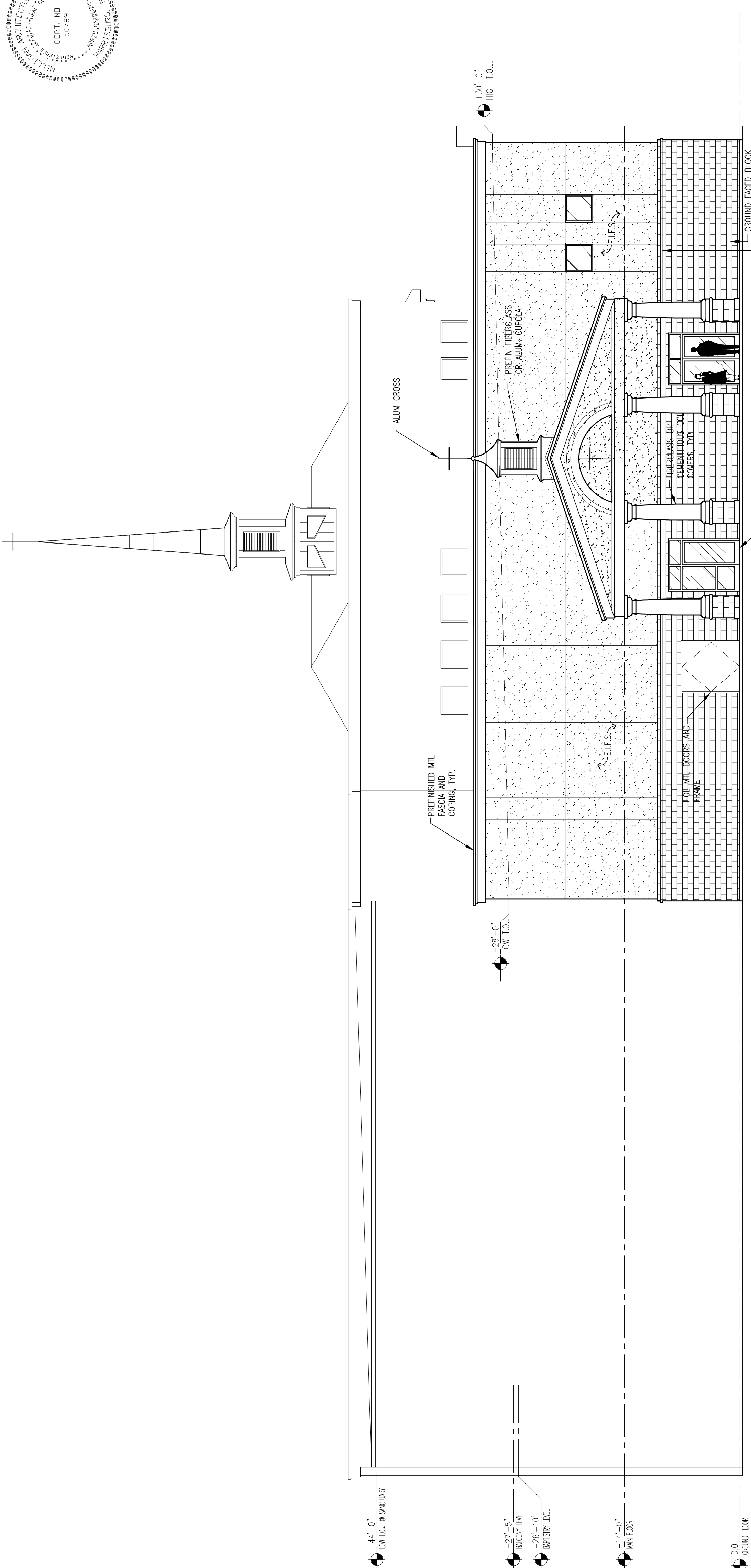
PROPOSED SIDE ELEVATIONS

SHEET TITLE

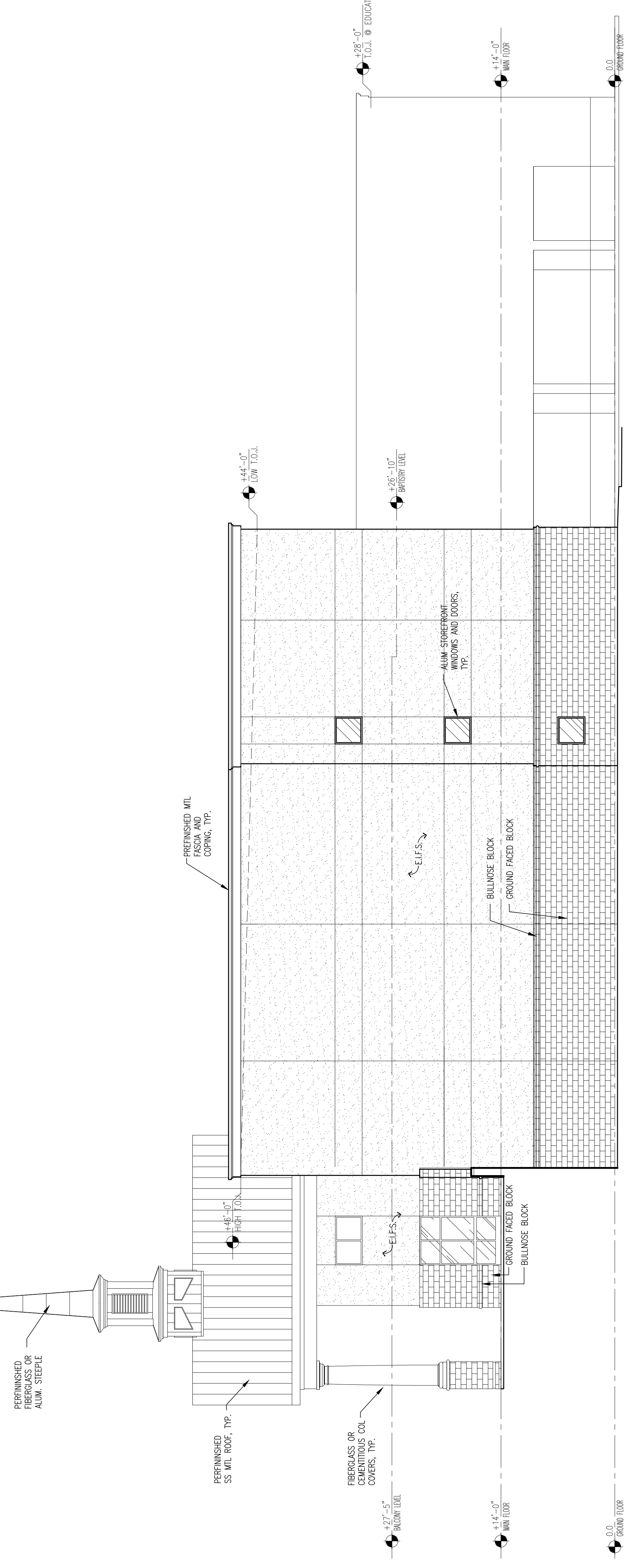
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MA JOB NO.
 14-032
 SHEET NO.
 RZ-4
 OF 6

REVISIONS PER STAFF COMMENTS
 RESUBMITTAL - NO CHANGES

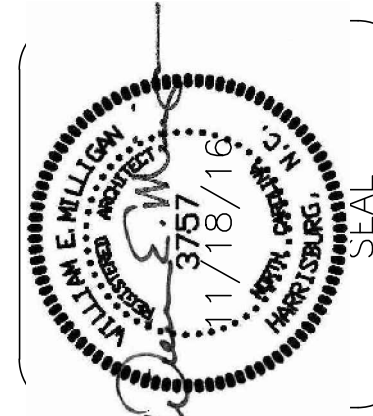
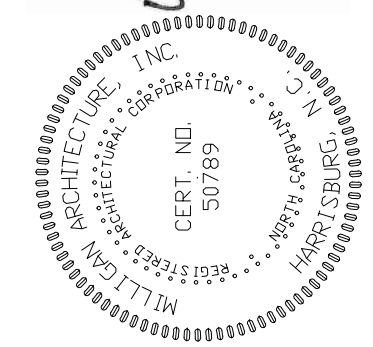


2 WEST ELEV / ED WING
 RZ-4 SCALE: 1/8" = 1'-0"



1 EAST ELEV / SANCTUARY
 RZ-4 SCALE: 1/8" = 1'-0"

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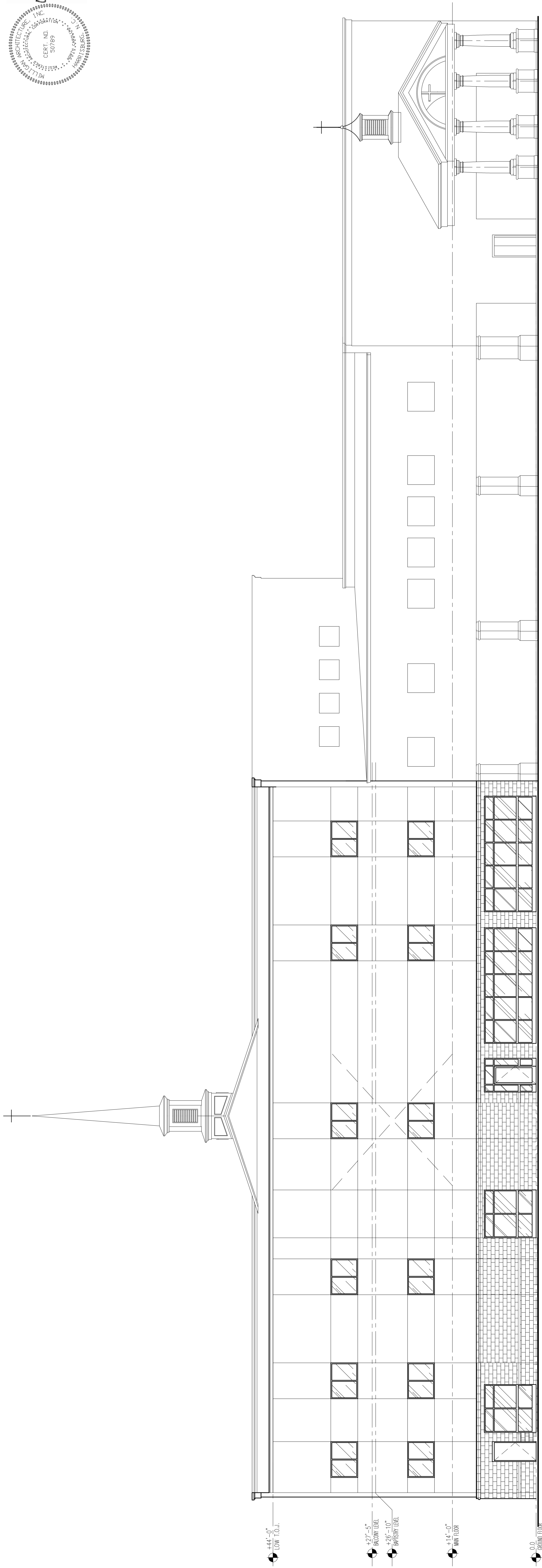
PROJECT
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SHEET TITLE
 PROPOSED REAR ELEVATIONS

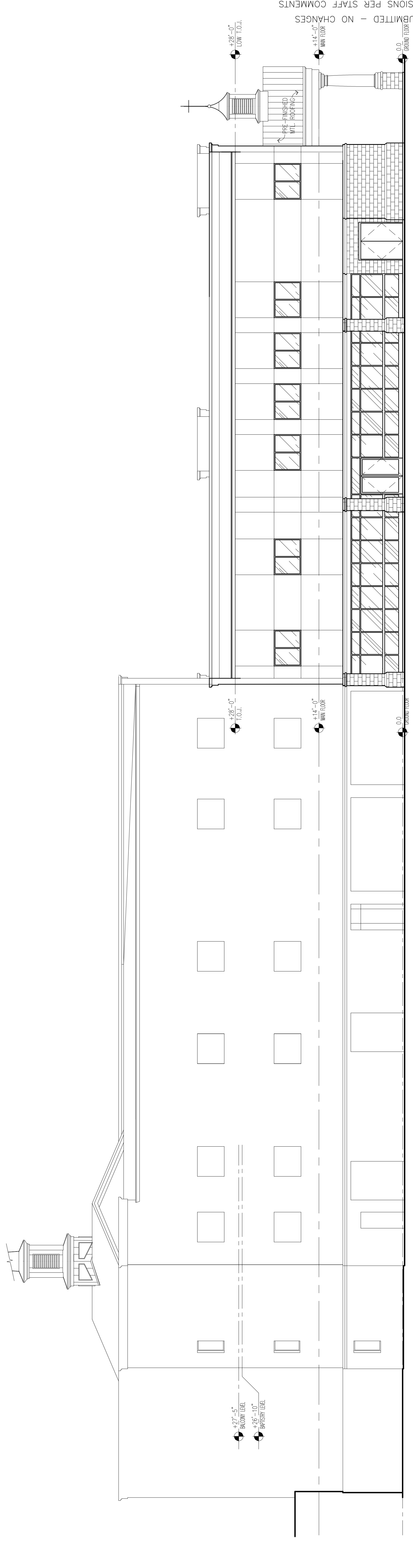
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MA JOB NO.
 14-032
 SHEET NO.
 RZ-5
 OF 6

REVISIONS PER STAFF COMMENTS
 RESUBMITTED - NO CHANGES

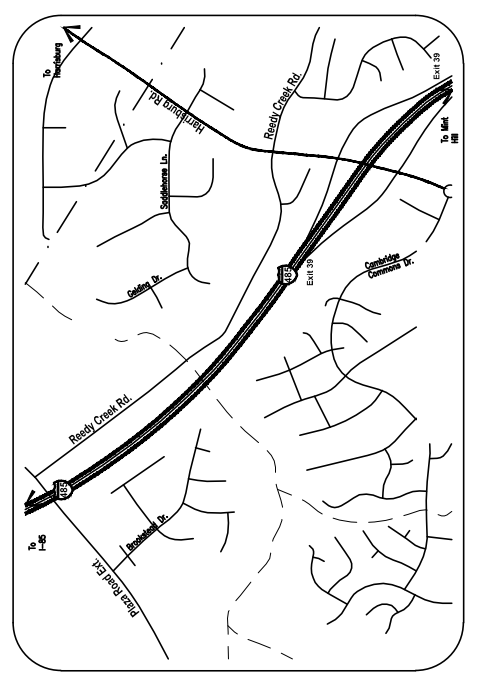
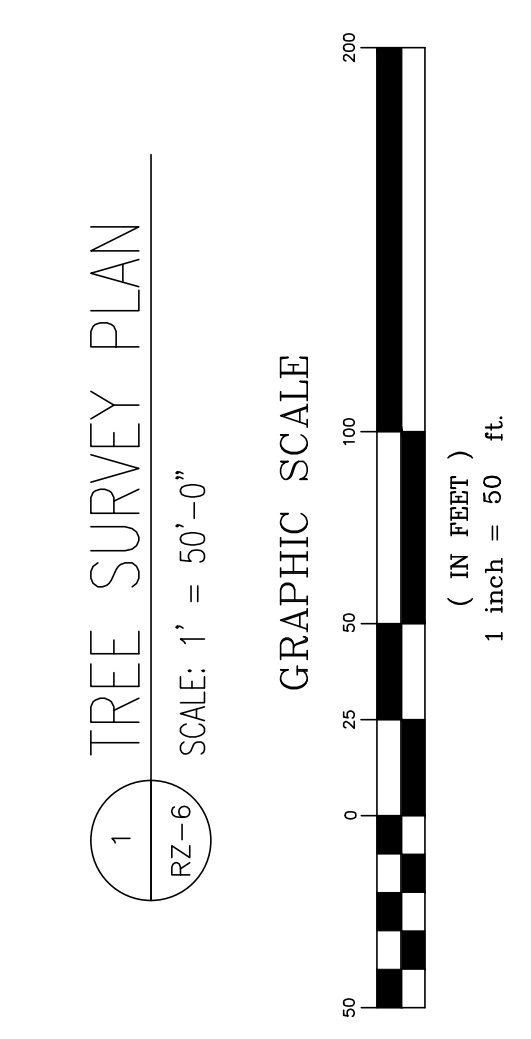
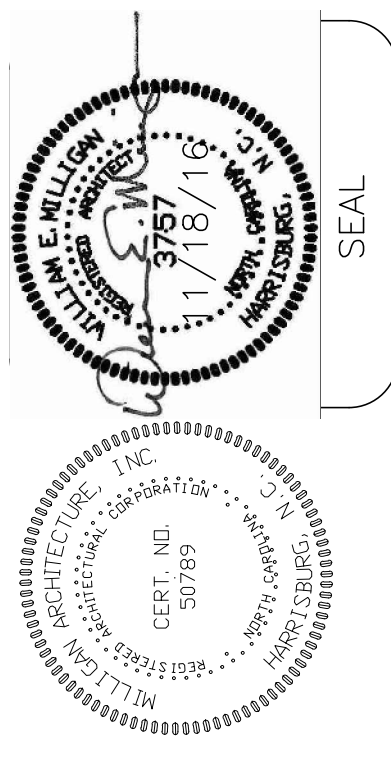


1 NORTH ELEV / SANCTUARY REAR
 RZ-5 SCALE: 1/8" = 1'-0"



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

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 REF. DEED

SEAL