

1031136
GAMA FOODS, INC.
DB 25122-747
3600 N SHARON AMITY RD.
ZONED B-1

1030116
AMH PARTNERS, LLC.
DB 23373-13
3113 GIRARD CT.
ZONED R-17 MF

1030113
ELISEI IACOB
MARIA A IACOB
DB 20275-506
3535 N SHARON AMITY RD.
ZONED R-17 MF

LEGEND:
● EIR Existing iron rod

NOTE: $\triangle 1$
Building foot print may vary but all ordinance conditions to remain as noted.

<p>1. Development Data Table</p> <p>a. Site Acreage: 0.42 b. Tax Parcels included in Rezoning: 103-011-12 c. Existing Zoning (including overlays and vesting): O-1 (CD) d. Proposed Zoning (including overlays and vesting): O-1 (CD) e. Number of Residential Units by Housing Type: NA f. Residential Density: NA g. Square footage for office: 4,200 S.F. max. h. Floor Area Ratio: 0.23 i. Maximum Building Height: 40' j. Maximum Number of Buildings: 1 k. Number of Parking Spaces: to meet ordinance $\triangle 1$ l. Amount of open space: 7,814 S.F.</p>	$\triangle 1$
<p>2. General Provisions</p> <p>a. Zoning Ordinance, Tree Ordinance, and Sign Ordinance apply b. Alterations to the conditional plan will be subject to Section 6.207 Alterations to Approval</p>	
<p>3. Optional Provision - NA</p>	
<p>4. Permitted uses</p> <p>a. Allowed uses or prohibited uses: Uses allowed for O-1 Zoning $\triangle 1$ b. Other Use Restrictions: None</p>	
<p>5. Transportation</p> <p>a. Dedication and reservation of street right-of-way to City/NCDOT: The petitioner will dedicate and fee simple conveyance of all rights of way to the City before the site's first building certificate of occupancy is issued. b. Transportation Improvements: NA</p>	
<p>6. Architectural Standards - NA</p>	
<p>7. Streetscape and Landscaping</p> <p>a. Streetscape standards: a 6' sidewalk strip and 16' planting strip will be provided. b. Special landscape, buffer, screening treatment: Buffer Class C Type provided at East and South property lines (see site plan); reduced 25% per Table 12.302(b) (6' high fence).</p>	
<p>8. Environmental Features - NA</p>	
<p>9. Parks, Greenways, and Open Space - NA</p>	
<p>10. Fire Protection - NA</p>	
<p>11. Signage</p> <p>a. Sign limitations: Per Sign Ordinance</p>	
<p>12. Lighting - NA</p>	
<p>13. Phasing - NA</p>	
<p>14. Other</p> <p>a. Request for right-of-way abandonment or a variance submitted for the subject property: NA b. Property corner tie points for mapping: c. Public facilities/sites to be provided: NA d. Provision of public art: NA e. Underground utilities: NA (Connecting to existing) f. Other conditions not previously listed: NA</p>	

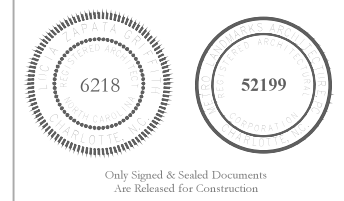
1 Proposed Rezoning Site Plan

1"= 30'



Metro Landmarks Architecture, PC
224 West Tenth Street - Charlotte, NC 28202
Phone: 704.333.2011
Metrolandmarks.com

Rezoning
Site Plan
3540 Sharon Amity Road
Charlotte, NC



PROPOSED
SITE PLAN

not for construction

Revision Date: February 8, 2018
1. April 12, 2018
2.
3.
4.

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