

STATEMENT OF RESTRICTIVE CONDITIONS

1. LOT # 1 IS PRESENTLY ZONED R-15MF (CD) AND CONTAINS 2.066 ACRES. IT IS OWNED BY DIANNA HORNEY AND IS OCCUPIED BY PAL-A-ROO'S CHILD DEVELOPMENT CENTER.
2. THE ADDRESS IS 9215 MALLARD CREEK ROAD, CHARLOTTE, NC 28204
3. LOT #2 IS PRESENTLY ZONED R-3 AND CONTAINS 1.153 ACRES. PAL-A-ROO'S INTENDS TO PURCHASE LOT #2 WHICH IS OWNED BY OTHERS FOR THEIR DAY CARE EXPANSION.
4. PAL-A-ROO'S IS REQUESTING THAT LOT #1 AND LOT #2 BE REZONED TO INSTITUTIONAL (CD). THE BUILDING SETBACKS WOULD BE FRONT 40' SIDES 20' REAR 30'. THE TOTAL MAXIMUM SQUARE FOOTAGE OF ALL BUILDINGS WILL NOT EXCEED 25,500 MAXIMUM SQUARE FEET. THE MAXIMUM HEIGHT OF ANY BUILDINGS WILL NOT EXCEED 40 FEET HIGH.
5. THE COMBINED LOTS WOULD CONTAIN 3.219 TOTAL ACRES, BECAUSE THIS PROPERTY IS SURROUNDED BY RESIDENTIAL/MULTI-FAMILY ZONING, A 23 FOOT CLASS "C" BUFFER WILL BE INSTALLED ON THE LEFT SIDE, REAR AND RIGHT SIDE. BUFFERS WILL BE PLANTED PER SECTION 12.302 OF THE ZONING REGULATIONS. FINAL LANDSCAPE PLANS SHOWING COMPLIANCE WITH THE ZONING ORDINANCE SHALL BE SUBMITTED FOR APPROVAL AT THE TIME OF PERMITTING AND PRIOR TO ISSUANCE OF A BUILDING PERMIT.
6. ADDITIONAL LANDSCAPING AND TREES WILL BE PLANTED PER CITY SCREENING REQUIREMENTS FOR PARKING LOTS AND OWNERS LANDSCAPING AROUND THE BUILDINGS.
7. THERE WILL BE NO TRASH PICK-UP BY CITY CURBSIDE. THERE WILL BE TRASH DUMPSTERS ON THE SITE WITH ENCLOSED WALLS SCREENING THE TRASH AND THE DUMPSTER ENCLOSURES WILL BE PROVIDED WITH HINGED GATES.
8. THERE WILL BE DETACHED POLE SITE LIGHTING ON THE PROPERTY. REFERS TO SITE PLAN FOR LOCATION. THE MAXIMUM HEIGHT OF ALL POLE LIGHTS WILL BE 20 FEET.
9. THE PHYSICAL USE OF THIS SITE WILL CONSIST OF:
- A - EXISTING PAL-A-ROO'S DAY CARE WHICH PRESENTLY IS LICENSED FOR 123 TOTAL CHILDREN AND 31 TEACHERS. THE NEW CLASSROOM ADDITION WILL CONTAIN 82 NEW CHILDREN AND 14 NEW TEACHERS. THIS WILL MAKE A TOTAL OF 205 CHILDREN MAXIMUM AND 45 MAXIMUM TEACHERS.
- B - A NEW MULTI-PURPOSE FACILITY FOR ACCESSORY USE TO THE EDUCATIONAL BUILDING. IT WILL BE A PRE-ENGINEERED METAL BUILDING STRUCTURE ATTACHED OR DETACHED TO THE CLASSROOM BUILDING. IT WILL CONTAIN A BASKETBALL COURT WITH A STABLE TOILETS AND A MEZZANINE FLOOR AT ONE END FOR TEACHERS CONFERENCE AREA. THIS MULTI-PURPOSE BUILDING WILL BE USEFUL ON MANY DAYS WHEN THE CHILDREN CANNOT GO OUTSIDE TO PLAY. GROUP ACTIVITIES CAN ALSO USE THIS BUILDING WHEN A LARGE AREA IS NEEDED FOR SCHOOL AGE PROGRAMS.
- C - THE NEW MULTI-PURPOSE FACILITY MAY BE LEASED FOR USE FOR SMALL CHURCH ASSEMBLY SERVICES ONLY ON SUNDAY MORNINGS FOR 3 HOURS MAXIMUM. BASED ON PARKING REQUIREMENTS OF 1 CAR PER A MOBILE SEATS, 67 SPACES X 4 = 268 MAXIMUM PEOPLE ALLOWED FOR CHURCH WORSHIP.
- D - THE NEW MULTI-PURPOSE FACILITY MAY BE LEASED OCCASIONALLY AFTER SCHOOL HOURS FOR CHURCH LEAGUE ACTIVITIES. THE TIME OF USE FOR THESE ACTIVITIES WILL BE AFTER HOURS AND TERMINATE NO LATER THAN MIDNIGHT.
- E - FENCED IN OUTDOOR PHYSICAL PLAY AREA WILL BE REQUIRED BASE ON 100 SQUARE FEET OF LAND PER CHILD. BASED ON 205 CHILDREN MAXIMUM X 100 = 20,500 SQUARE FEET MINIMUM REQUIRED. THIS IS INDICATED ON THE SITE PLAN IN SEVERAL DIFFERENT AREAS. ALL OUTDOOR PLAY AREAS WILL NOT BE LOCATED WITHIN THE BUFFERS OR SETBACKS.
- F - PAVED PARKING IS INDICATED ON THE SITE PLAN.

NUMBER	CHORD	DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	S 08°39'40" W		905.00	350.42	348.23
C2	S 02°35'11" W		905.00	95.15	95.11
C3	S 11°40'44" W		905.00	255.27	254.42

- LEGEND
1. TAX CODES: LOT 1: 027-251-57
LOT 2: 027-251-58
2. REF. DEEDS: LOT 1: 8076/439
LOT 2: 9397/290
3. ZONING: LOT 1: R15MF(CD)
LOT 2: R3
4. THIS PROPERTY DOES NOT LIE IN ANY
FLOOD-PRONE HAZARD AREA.
5. IRON PINS AT ALL CORNERS.

PROPOSED SITE PLAN
FOR PUBLIC HEARING
PETITION NO. 99-28

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APPROVED BY CITY CLERK
DATE 4-11-99
027-251-57, 58

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Revisions:

No.	Date
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No.	Date
No.	Date
No.	Date
No.	Date
No.	Date

Project: PAL - A - ROO'S
9215 MALLARD CREEK ROAD
CHARLOTTE, NC 28204

Sheet: 1

Scale: 1"=30'-0"

Date Drawn: NOV. 23, 1998

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