

1. Development Data Table

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 /1

I. Amount of open space: 7,814 S.F.

2. General Provisions

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

3. Optional Provision - NA

4. Permitted uses

a. Allowed uses or prohibited uses: Uses allowed for O-1 Zoning /1\

b. Other Use Restrictions: None

5. Transportation

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

6. Architectural Standards - NA

7. Streetscape and Landscaping

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).

8. Environmental Features - NA

9. Parks, Greenways, and Open Space - NA

10. Fire Protection - NA

11. Signage

a. Sign limitations: Per Sign Ordinance

12. Lighting - NA

13. Phasing - NA

14. Other

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

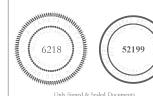
e. Underground utilities: NA (Connecting to existing)

f. Other conditions not previously listed: NA



Metro Landmarks Architecture, PC Phone: 704.333.2011

Rezoning Site Plan 3540 Sharon Amity Road Charlotte, NC





1. April 12, 2018

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not for construction