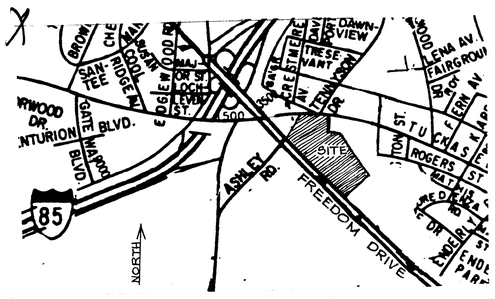


VICINITY MAP

NOTES

1. EXISTING SCREENING AROUND SITE IS TO REMAIN. IF NECESSARY, IT WILL BE SUPPLEMENTED BY NEW EVERGREEN PLANTING TO MEET SCREENING ORDINANCE REQUIREMENTS.
2. ACCESSORY FEATURES AND STRUCTURES NORMALLY ASSOCIATED WITH THE ALLOWED USES (LIGHTING, DUMPSTERS, STORAGE, MECHANICAL EQUIPMENT, ETC.) WILL BE ALLOWED IN ACCORDANCE WITH APPLICABLE ORDINANCE REQUIREMENTS.
3. ALL EXISTING AND FUTURE SIGNAGE SHALL COMPLY WITH APPLICABLE ORDINANCE REQUIREMENTS.
4. PARKING AND BUILDING LAYOUT SHOWN IS SUBJECT TO MINOR MODIFICATIONS DURING FINAL DESIGN AND CONSTRUCTION.
5. PLACEMENT OF ISLANDS FOR TREE PLANTING MAY VARY FROM THAT SHOWN IF NECESSARY TO ACCOMMODATE EXISTING LIGHTS, DRAINAGE OR SIMILAR EXISTING FEATURES.
6. SURVEY INFORMATION TAKEN FROM A PLAN BY THE HERITAGE GROUP, SANTA MONICA, CALIFORNIA. PLAN DATED 4/21/87
7. SEE ORIGINAL SUBMISSION OF THIS PETITION FOR LIST OF ADJACENT PROPERTY OWNERS.

DEVELOPMENT DATA

SITE AREA: ——— 20.05± Ac.
EXISTING ZONING: ——— I-1
PROPOSED ZONING: ——— B-1 SCD
MIN. PROPOSED PARKING: — PER ORDINANCE REQ.
EXIST. BLDG. SIZE: ——— 173,300± S.F.
PROPOSED BLDG. ADDITION: — 26,000± S.F.
PROPOSED USE: — EXISTING USES, & ALL USES ALLOWED IN B-1 SCD DISTRICT

LEGEND

PROPOSED TREE TO MEET EXISTING TREE ORDINANCE REQUIREMENTS

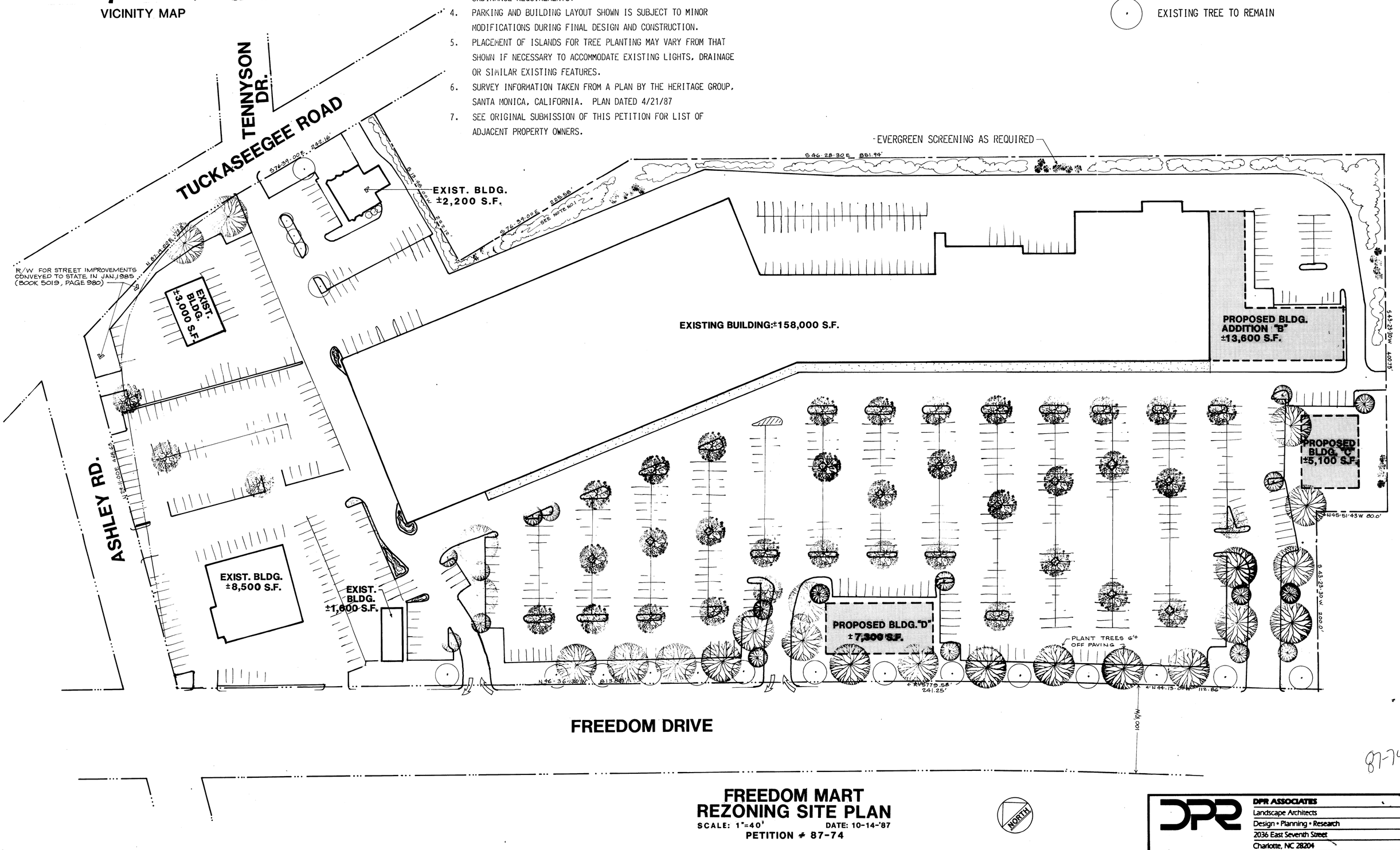
PROPOSED MEDIMUM SIZED TREE (MAPLE, RIVER BIRCH, ETC.)

PROPOSED ORNAMENTAL TREE (CRAB, CRAPEMYRTLE, ETC.)

EVERGREEN SCREENING AS REQUIRED

EXISTING TREE TO REMAIN

APPROVED BY CITY COUNCIL
DATE 11/18/87



87-74

FREEDOM MART REZONING SITE PLAN

SCALE: 1"=40' DATE: 10-14-'87
PETITION # 87-74

NORTH

DPR ASSOCIATES
Landscape Architects
Design • Planning • Research
2036 East Seventh Street
Charlotte, NC 28204
704/332-1204

DPR COMM. #87072

CITY B-1SCD

Petition No. 87-74
Charlotte Freedom Mart

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE CITY CODE WITH RESPECT TO THE ZONING ORDINANCE.

WHEREAS, a petition was presented to the City Council of the City of Charlotte requesting the rezoning of a 20± acre site on Freedom Drive at Ashley Rd. from I-1 and O-6 to B-1SCD; and

WHEREAS, the petition for rezoning for a parallel conditional use district as provided by Section 2.10 was submitted to the Charlotte-Mecklenburg Planning Commission, was accompanied by a schematic plan, supporting text, and application requirements as specified in Section 3202 and 3210.2 and was recommended for approval by the Charlotte-Mecklenburg Planning Commission; and

WHEREAS, the City Council has authority to amend the Zoning Ordinance by Section 1300 and a public hearing was held on October 19 1987; and

WHEREAS, in the passage of this ordinance the City Council of the City of Charlotte has considered the promotion of the health, safety, general welfare, and public interest of the community, and each of the following which are required by Section 3210.5:

.1 Access to public streets and the adequacy of those streets to carry anticipated increased traffic.

.2 On-site circulation for both pedestrian and vehicular traffic.

.3 Adequacy of existing community facilities such as water, sewer, police and fire protection.

.4 Relationship to and impacts upon adjoining and nearby properties and the adequacy of proposed measures to minimize any adverse impacts.

.5 For proposed shopping centers, the appropriateness of the proposal in relationship to the policies and objectives of the comprehensive plan and to a more detailed area plan, if available.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. That Section 1005 of the City of Charlotte Zoning Ordinance is hereby amended by changing from I-1 and O-6 to B-1SCD on the Official Zoning Map, City of Charlotte, N.C. the following described property:

EXHIBIT "A"

Lying and being in the City of Charlotte, County of Mecklenburg, State of North Carolina and being more particularly described as follows:

BEGINNING at the point of intersection of the southeasterly line of Freedom Drive (as measured 40.0 feet perpendicularly from the center line) with the southerly or southeasterly line of Old Cannon Airport Road, said point being S 46-28-30 E 851.94 feet from the intersection of the center line of Old Cannon Airport Road, N.29-11-00E. 468.63 feet to a point with the southerly or southeasterly line of Old Cannon Airport Road, and runs thence in and along said southerly or southeasterly line of Old Cannon Airport Road, N.29-11-00E. 468.63 feet to a point with the said right of way of Tuckaseegee Road as follows: (1) N.87-19E. 172.3 feet to nail in pavement, and (2) S.76-39-E. 242.16 feet to nail in pavement; thence S.43-23-30W. 400.75 feet; thence S.46-28-30E. 851.94 feet to an iron; thence S.43-23-30W. 400.75 feet; thence S.46-28-30E. 225.58 feet to an old iron; thence S.43-23-30W. 250 feet to a point in the center line of Freedom Drive; thence with the center line of Freedom Drive the following courses and distances as follows: (1) N.44-13W. 112.86 feet, (2) with the arc of a circular curve having a radius of 5,779.58 feet to the left and in a chord direction N.44-36-30W. 113.86 feet, (3) N.46-36-30W. 113.86 feet to the point and place of BEGINNING, containing 20.053 acres, or, 873,506 square feet according to boundary survey made by T. J. Orr, Surveyor, dated April 9, 1963, and revised October 4, 1972, and bearing said surveyor's map reference N. EE-6.

Being a portion of the proper conveyed to Mary R. Alexander by Deed recorded in Book 876, Page 34, of the Mecklenburg Registry. It is understood that this conveyance is subject to the life estate with a remainder in Mary Alexander's children, Alexander P. Howell, Mary R. Alexander Howell, Brevard Alexander Howell. Mary R. Alexander died October 8, 1969.

Section 2. That all subsequent development and use of the property shall be in accordance with the approved plan.

Section 3. That this ordinance shall become effective upon its adoption.

APPROVED AS TO FORM:

_____
City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, the reference having been made in Minute Book _____, and recorded in full in Ordinance Book _____, at page _____, and is

Pat Sharkey
City Clerk