

3 VACINITY MAP

scale: NTS

Development Summary

7135 Statesville Rd LLC Owner: 7349 Statesville Rd Address:

Tax Parcel ID#: 037-192-19 23.609 Acres **Total Site Acreage:**

Existing Zoning: I-1

Proposed Zoning: INST (CD) AND I-1

> INST (CD) +/- 9.9 Acres I-1 +/-13.709 Acres

Approx. 1,028,387 SF Area:

Parking: Existing

FAR: Max. Building Height:

2 SITE DATA scale: NTS

DEVELOPMENT STANDARDS

General Standards

- A. Development of the site will be controlled by the standards depicted on this site plan and by the standards of the Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of proposed uses on the site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the Zoning Ordinance as provided by Section 6.207 of the Zoning Ordinance.
- The Petitioner acknowledges that other standard development requirements imposed by other Charlotte ordinances, such as those that regulate streets, sidewalks, trees, bicycle parking, and site development may apply to the development of the site. These are not zoning regulations, are not administered by the Zoning Administrator and are not separate zoning conditions imposed by the site plan. Unless specifically noted in the conditions for the site plan, these other standard development requirements will be applied to the development of the site as defined by those other Charlotte ordinances.
- C. Throughout this site plan, the terms "Owner" or "Petitioner" shall, with respect to the site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assignees of the Owner of the site who may be involved in its development from time-to-time.
- D. Alterations to the Conditional Zoning Plan are subject to Section 6.207 of the Zoning Ordinance.

Permitted Uses

- A. The site may only be used for a Health Institution and any accessory uses and structures allowed by the Zoning Ordinance.
- B. Petitioner reserves the right to use the existing structure on the site for a Health Institution and any accessory uses and structures allowed by the Zoning Ordinance.

Transportation

- A. Vehicular access to this site shall be as generally depicted
- B. The alignment of the internal vehicular circulation areas and the driveways may be modified by the Petitioner to accommodate changes in traffic patterns, parking layouts, and any adjustments required for approval by Charlotte Department of Transportation ("CDOT") and the North Carolina Department of Transportation ("NCDOT") in accordance with applicable published standards.

A. Parking areas are generally depicted on this site plan.

Environmental Standards

- A. All requirements of the City of Charlotte Tree Ordinance shall be met with this development.
- B. All requirements of the City of Charlotte Post Construction Stormwater Ordinance (PSCO) shall be met with this development.

Streetscape/Landscaping

- A. A seventy-two foot (72') Class B Buffer shall be maintained along those portions of the site's northern, southern and eastern boundary lines that are more particularly depicted on this site plan, which buffer shall conform to the standards of Section 12.302 of the Zoning Ordinance. The width of the buffer shall not be reduced with a fence or wall.
- B. In the event that an adjacent parcel of land is either rezoned to a zoning district or devoted to a use that eliminates or reduces the buffer requirements on the site, the Petitioner may reduce or eliminate, as the case may be, the relevant buffer areas set out on this site plan accordingly.

Parks, Greenways, and Open Space Reserved

Fire Protection

Reserved

A. Freestanding light will be fully shidled and downwardly directed. All new, detached lighting installed on the site will be limited to 21' in height.

Signage

Reserved

Phasing

Reserved

ODA ARCHITECTURE

2010 south tryon st., suite 1a charlotte, nc 28203 704.332.1615

www.oda.us.com

PROPOSED TREATMENT **FACILITY**

7349 STATESVILLE AVE.

CHARLOTTE. NORTH CAROLINA ODA Project No. 203467

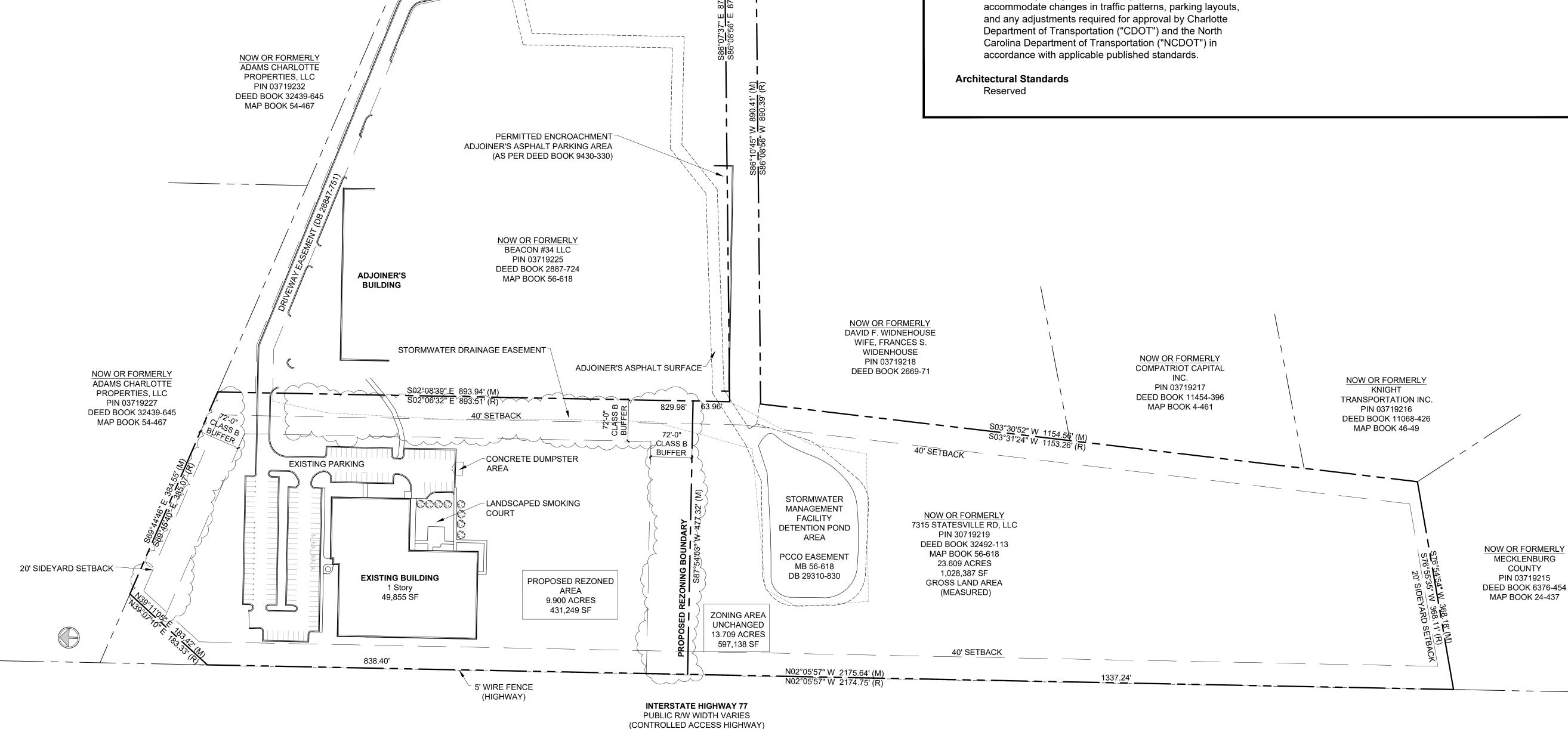
PETITION NO. 2019-182

03.16.2020

No.	Description	

SITE PLAN

ODA ARCHITECTURE



(DB 3393-284)