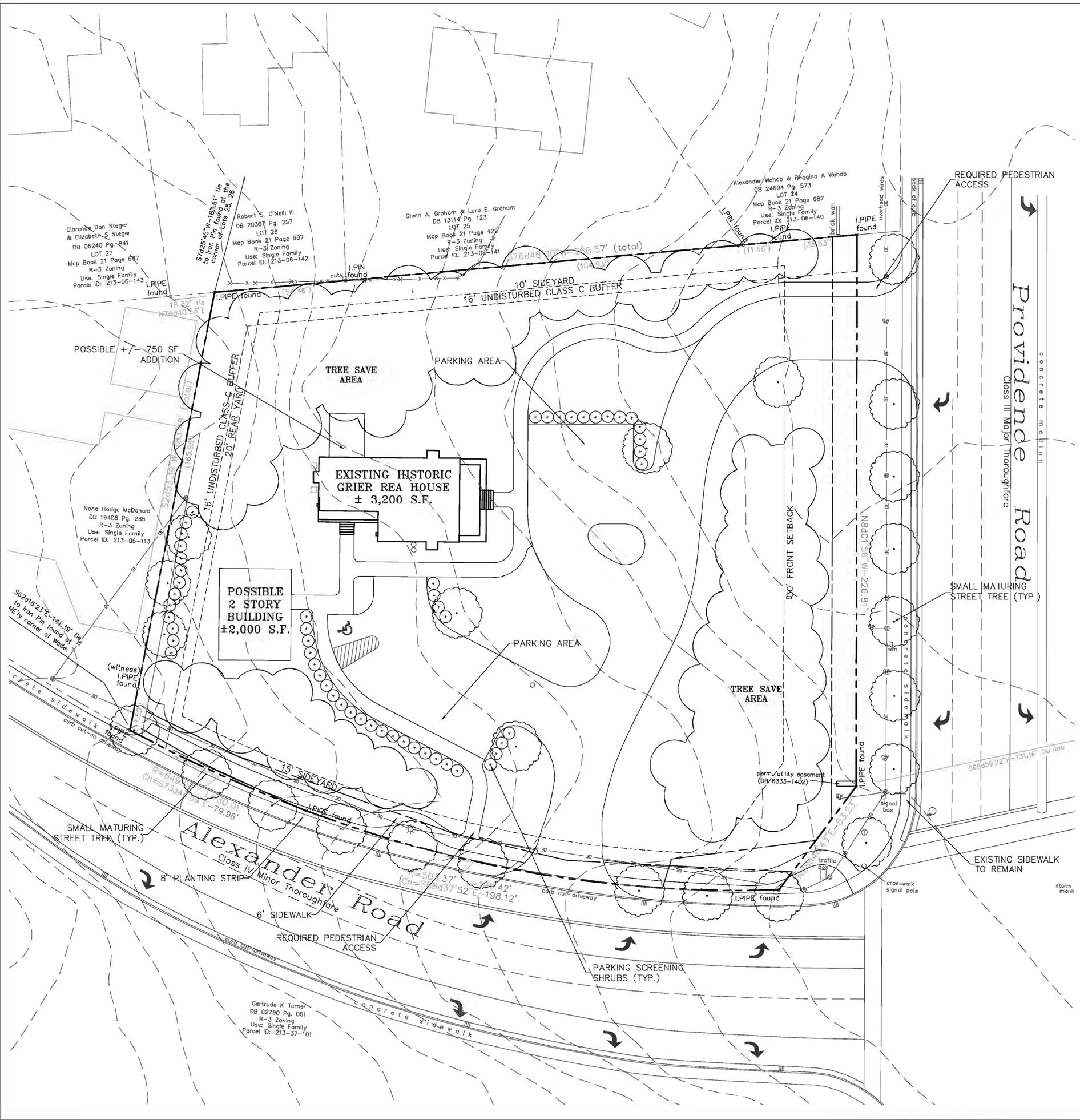
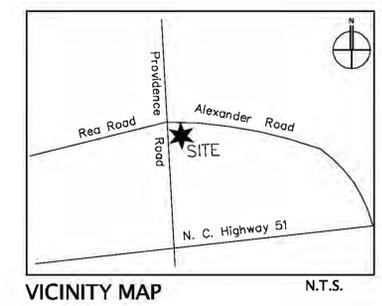




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**SITE DATA**

Area: 1.55 acres  
 Tax Parcel No.: 213-061-14  
 Existing Zoning: R-3  
 Proposed Zoning: Office - I (Conditional Development) (O-I CD)  
 Existing Use: Vacant Historic Structure  
 Proposed Use: 6000 SF General Office Use, except veterinary clinics, child and adult care centers, multifamily and nursing homes  
 Max Building Height: 40 feet  
 Parking: 1 space per 300 SF / per Ordinance requirements

**DEVELOPMENT STANDARDS**

**1. General Provisions :**

The site may be developed for up to 6,000 SF of office uses as noted, including a single family residence, as allowed in the Office District and this Rezoning Petition.

The proposed design, including location of access points, size, configuration and location of buildings and parking areas may be altered or modified during the design/development/construction phases, as long as it meets the requirements of these Development Standards and Section 6.207 of the Ordinance.

Accessory buildings and structures shall not be considered in any limitation on the number of principal buildings (two) on the Site.

**2. Permitted Uses :**

- Use of the site shall be permitted for all uses allowed in the O-1 District, including single family uses.
- Except as provided above, the following uses shall not be allowed: veterinary clinics, child and adult day care facilities, multifamily, and nursing homes.
- Accessory use and structures, as allowed in the Office district, will be allowed.

**3. Transportation:**

Access to the Site may be from Alexander Drive and Providence Road, via a private driveway as generally depicted on the Site Plan. Exact driveway location will be subject to approval of the North Carolina Department of Transportation ("NCDOT") and the City Department of Transportation ("CDOT").

**4. Architectural Standards:**

- All new construction and any anticipated addition to the Grier-Rea house will be designed to be in harmony with the historical design elements of the Grier-Rea House; Historic Landmarks Commission shall review and approve all architectural facade designs and final building locations.
- No buildings constructed on the Site may exceed 2 stories.

**5. Streetscape, Landscaping, and Buffers:**

- Street trees, landscaping, buffers and screening will be provided as required by the Tree Ordinance and the Zoning regulations. Petitioner reserves the right to work with Urban Forestry to vary the 6' sidewalk location on Alexander road to preserve existing trees.
- A 14 foot undisturbed Class C Buffer will be provided along the side and rear yard.
- Parking spaces will be screened per the Ordinance requirements.

**6. Environmental Features:**

- The Petitioner shall preserve a minimum of 15% of the existing Tree Canopy.
- The Petitioner shall comply with the Post Construction Controls Ordinance in effect at the time of approval of this Petition.

**7. Signage:**

Signage shall be allowed in accordance with the Ordinance.

**8. Lighting:**

All new light pole fixtures located within the site shall be a maximum of 12' height and, shall be full cut-off type fixtures. Incidental decorative lighting, such as low path lighting and landscape lighting may also be installed.

**9. Phasing:**

Development of the site may be done in phases.

**10. Vesting:**

Per Section 1.110 of the Ordinance and N.C.G.S. §160A-385.1, and due to the timing of the development and certain economic cycles and market conditions, etc., this Petition includes vesting of the Rezoning Petition and Conditional Zoning District associated with this Petition for a period of five (5) years.

**11. Amendments to the Rezoning Petition :**

Future amendments to this Rezoning Petition, including the Site Plan and Development Conditions, may be applied for by the Owner or Owners of the Site in accordance with the provisions of Chapter 6 of the Ordinance.

**12. Binding Effect of the Rezoning Petition :**

Upon approval of this Rezoning Petition, all conditions applicable to the development of the Site imposed under the Rezoning Petition will, unless amended in the manner provided under the Ordinance, shall be binding upon the Petitioner and subsequent owners of the Site.

**GRIER-REA HOUSE**  
670.1 PROVIDENCE ROAD  
CHARLOTTE, NC

**HISTORIC LANDMARKS COMMISSION**  
2100 RANDOLPH ROAD  
CHARLOTTE, NC 28207

REZONING PETITION  
# 2008-39

SCALE: 1"=20'

PROJECT #: 263-002  
DRAWN BY: NE  
CHECKED BY: DM

**REZONING PETITION**

NOVEMBER 7, 2007

REVISIONS:  
1. MARCH 17, 2008  
SITE REZONING DEFERRED  
2. OCTOBER 30, 2011  
CHANGE ZONING CATEGORY TO (O-1 CD)

**RZ1.0**