

# RUCKUS HOUSE DEVELOPEMENT

## A CHILD CARE FACILITY AND MULTI-FAMILY COMMUNITY

### DEVELOPMENT SUMMARY

TOTAL SITE ACERAGE: 7.8

EXISTING ZONING: R-3

PROPOSED ZONING: INST/(CD) AND R8-MF(CD)

SETBACKS	INST/(CD)	R8-MF(CD)
FRONT:	40'-30'	30'
SIDE YARD:	20'	20'
REAR YARD:	50'	50'

BUFFER YARDS: 30' WITH 6' WALL OR FENCE

### PARKING

REQUIRED: 80 SPACES

PROPOSED: 82 SPACES

TREE SAVE AREA: .78 ACRES

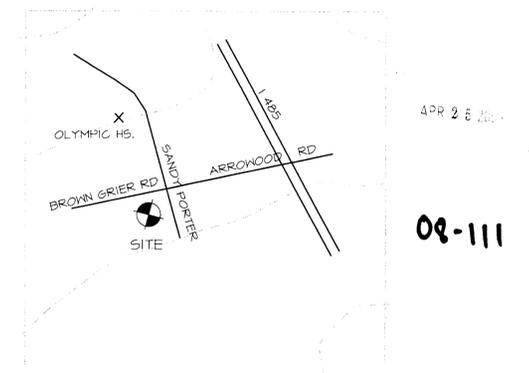
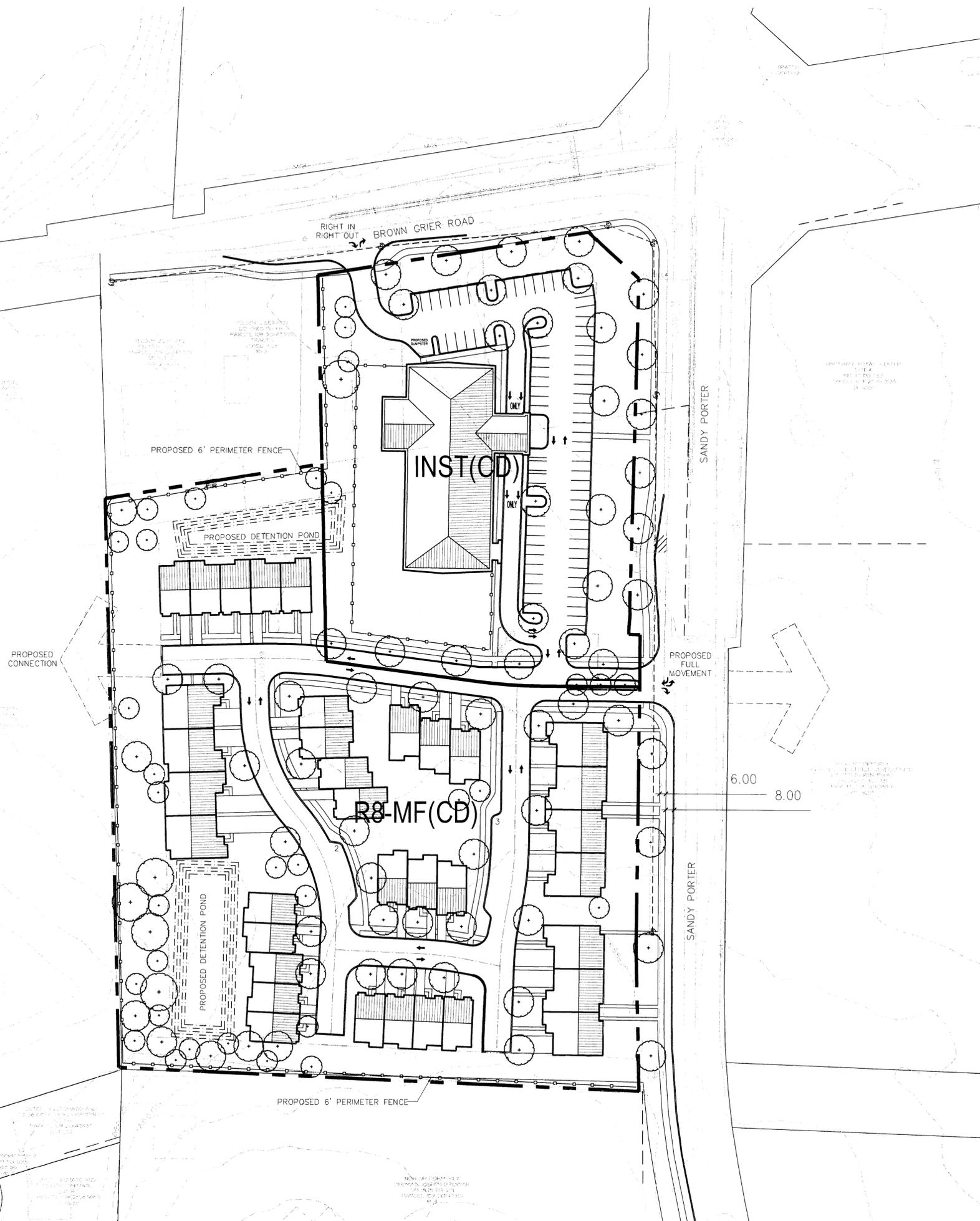
OPEN SPACE REQUIREMENT: 50% OF SITE (3.9 ACRES)

### PROPOSED USES

LARGE CHILD FACILITY: 19,500 SQ FT - HEIGHT 35 FT - 2.69 ACRES

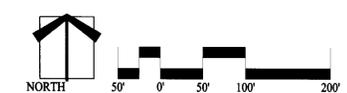
SINGLE FAMILY ATTACHED: 35 UNITS - 5.11 ACRES

1. Development of the site will be controlled by the standards depicted on this site plan and by the standards of the Charlotte Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of proposed buildings and 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 ordinance during the design development and construction phases.
2. Access to the site will be provided from Brown-Grier Road and Sandy Porter Road as generally depicted on this site.
3. The use of the site will be for the single-family attached homes along with related accessory uses and a day care facility along with associated parking and service areas under the district standards and the conditions of this site plan.
4. All dumpsters, if provided, will be screened with solid enclosures and gates.
5. All outdoor lighting shall be full cut-off type lighting fixtures with the exception of lower, decorative lighting that may be installed along the driveway, sidewalks, and parking areas. Site lighting, if provided, will be limited to 20 feet in height and will be shielded or capped. No "wall pak" lighting will be installed but architectural lighting on building facades will be permitted.
6. The proposed development will comply with all applicable Ordinance requirements for signage, screening, and landscaping, and tree planting.
7. The Petitioner acknowledges that other standard development requirements imposed by other city ordinances, such as those that regulate streets, sidewalks, trees, and site development, may apply to the development of this site. These are not zoning regulations, are not administered by the Zoning Administrator, and are not separate zoning conditions imposed by this site plan. Unless specifically noted in the conditions for this site plan, these other standard development requirements will be applied to the development of this site as defined by those other city ordinances.
8. Throughout this Rezoning Petition, the terms "Owner", "Owners", "Petitioner" or "Petitioners," shall, with respect to the Site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assignees of the owner or owners of the Site who may be involved in its development from time to time.



### ILLUSTRATIVE PLAN

APRIL 22, 2008  
ILLUSTRATIVE PLAN ONLY SUBJECT TO CHANGE



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