3 VACINITY MAP scale: NTS

Development Summary

Owner:	7135 Statesville Rd., LLC
Address:	7349 Statesville Rd.
Tax Parcel ID#:	037-192-19
Total Site Acreage:	23.609 Acres
Area:	Approx. 1,023,387 SF
Existing Zoning:	I-1
Proposed Zoning:	INST (CD) +/- 9.9 Acres
Unchanged Zoning:	I-1 +/- 13.709 Acres
Parking:	Existing
FAR:	.5
Max Building Height	40'

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.

B. 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.

C. The site may only be used for a Health Institution with a maximum capacity of 100 beds for the boarding of overnight patients and any accessory uses and structures allowed by the Zoning Ordinance.

Transportation

A. Vehicular access to this site shall be as generally depicted on this site plan.

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.

Architectural Standards

Reserved

Parking

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 zoned 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

Lighting

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

Signage

Reserved

Phasing

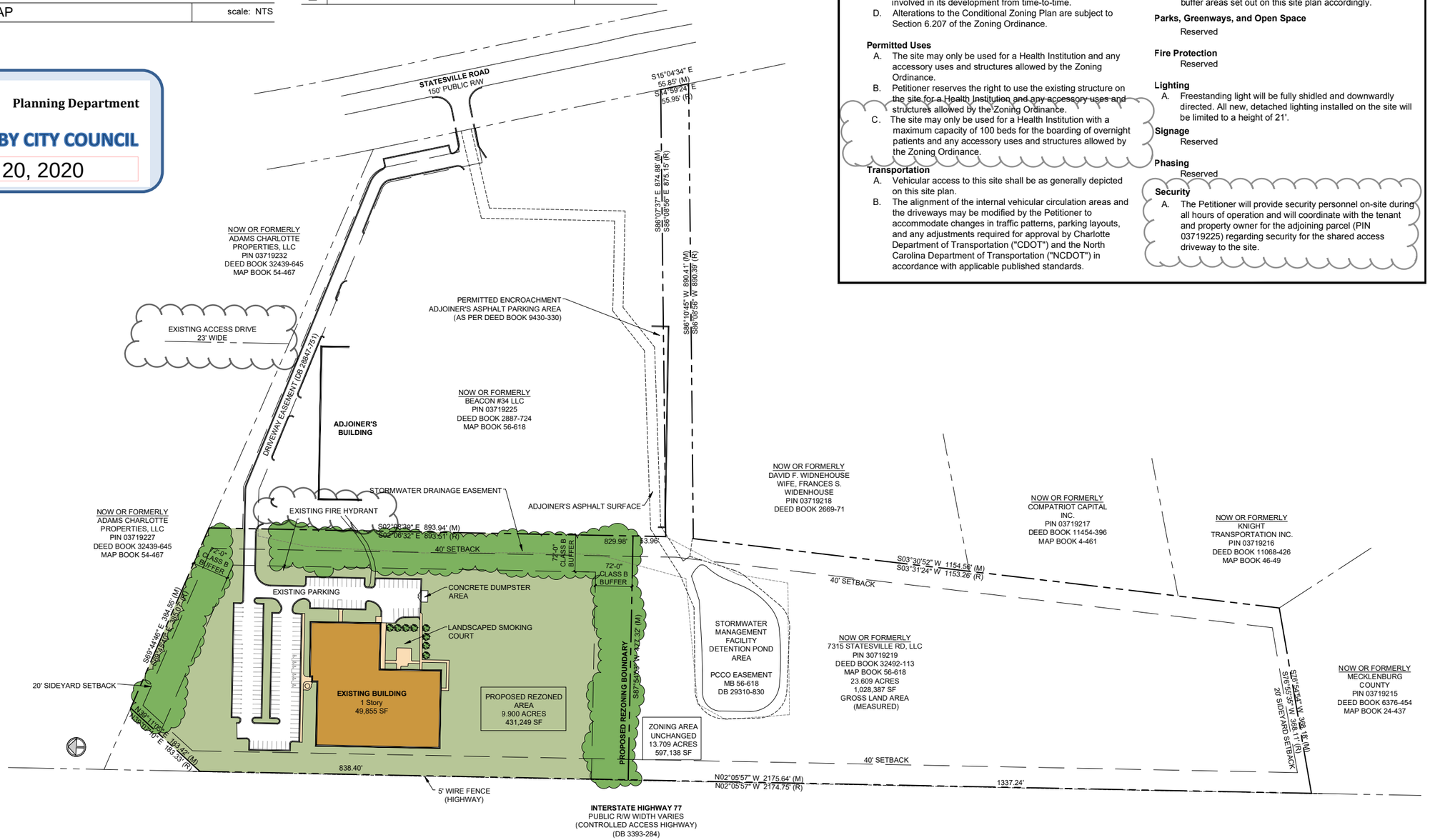
Reserved

Security

A. The Petitioner will provide security personnel on-site during all hours of operation and will coordinate with the tenant and property owner for the adjoining parcel (PIN 03719225) regarding security for the shared access driveway to the site.

2 SITE DATA scale: NTS

Planning Department
CHARLOTTE.
APPROVED BY CITY COUNCIL
July 20, 2020



1 SITE PLAN scale: 1" = 100'-0"

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PROPOSED TREATMENT FACILITY

7349 STATESVILLE AVE.

CHARLOTTE, NORTH CAROLINA

ODA Project No. 203467

PETITION NO. 2019-182

03.16.2020

REVISIONS

No.	Description	Date
1	REVISIONS PER CITY STAFF COMMENTS	6/23/2020

SITE PLAN

RZ-1

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