

Rezoning Petition No. 2019-001c

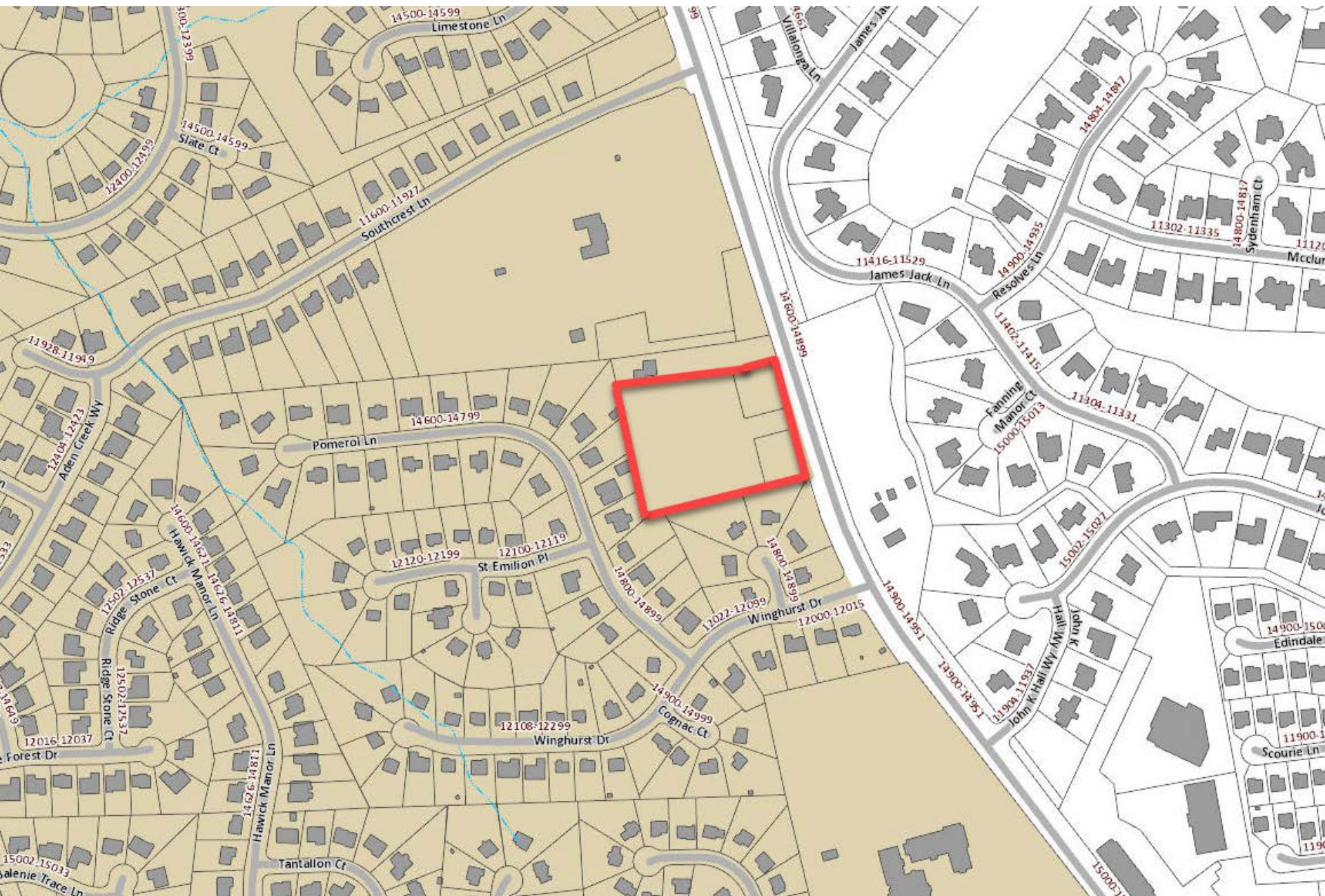
Ascent Real Estate Capital, LLC,
Petitioner

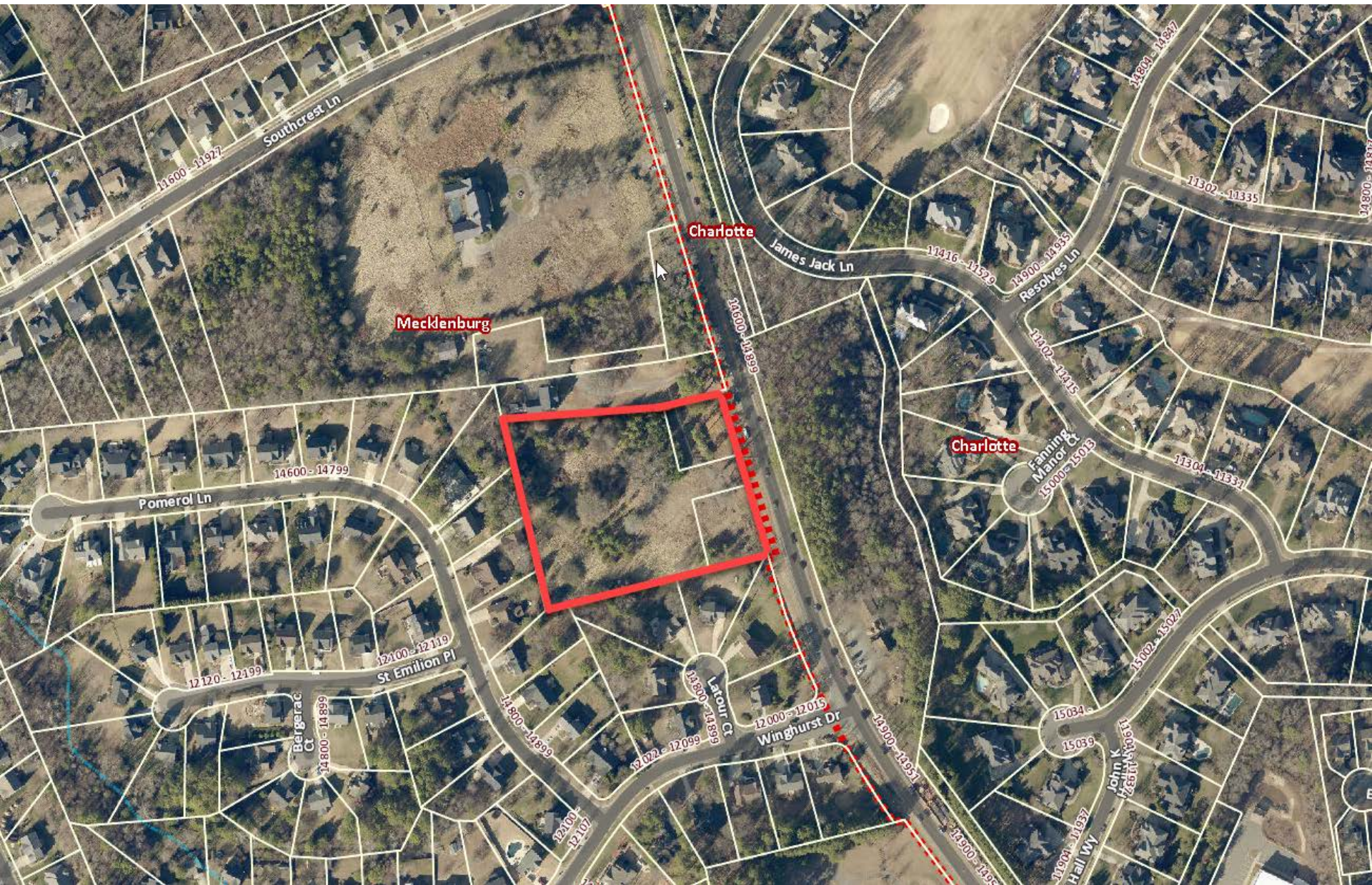
Public Hearing

April 16, 2019

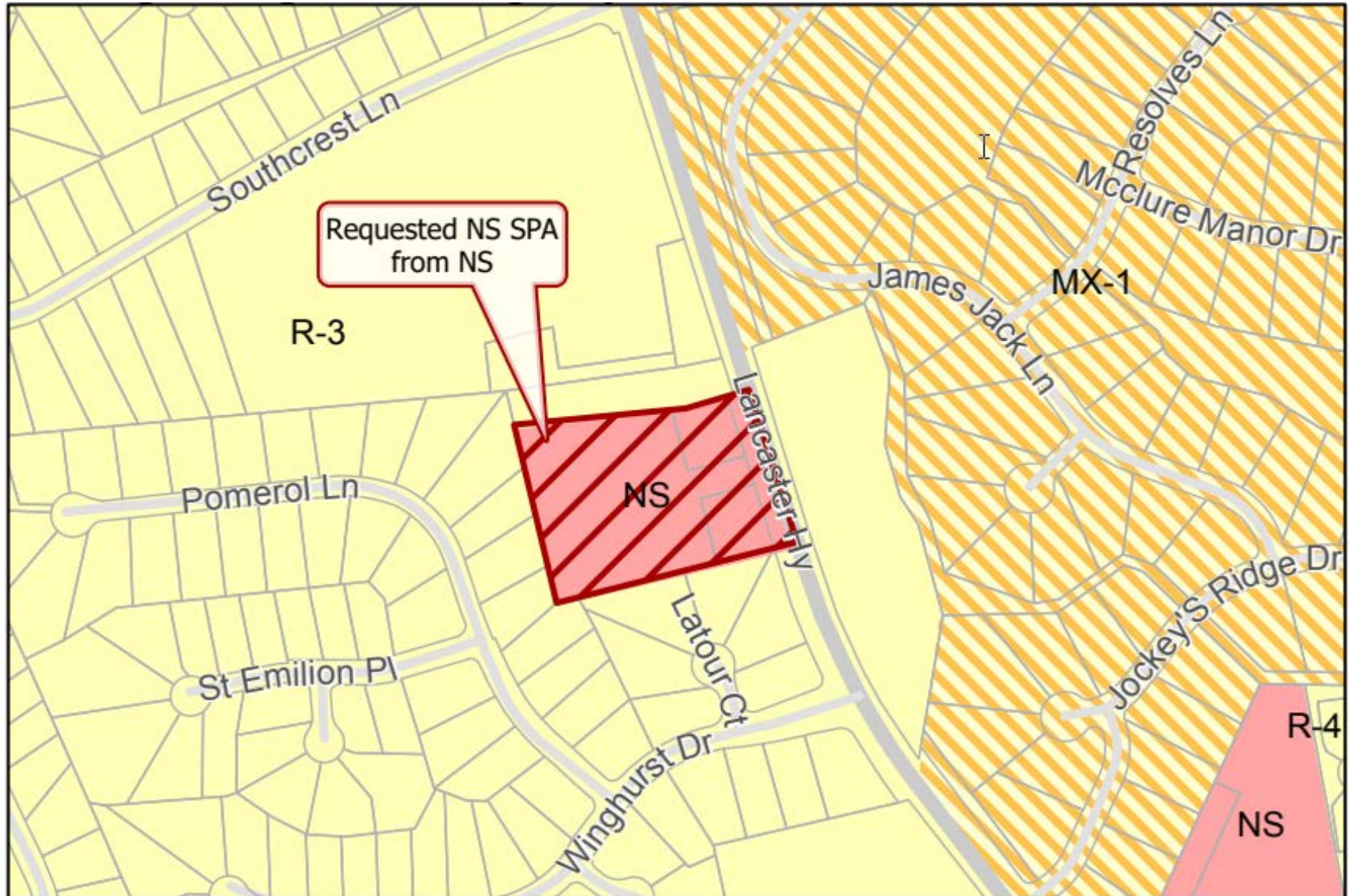
Site – 3.42 Acres







Site – Existing Zoning



Currently Approved Rezoning Plan for the Site (Rezoning Petition No. 2014-001c)

**APPROVED BY
BOARD OF COUNTY
COMMISSIONERS**

FEB - 3 2015

**ROBERT W. WOODS
DB 27004-400**

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DEVELOPMENT DATA

TAX PARCEL ID #'s: 223-451-81
 ZONING JURISDICTION: MECKLENBURG COUNTY
 TOTAL SITE ACREAGE: (8.78) 9.62 AC NET OF EXISTING R/W
 REQUIRED PARKING: 42 STALLS (NS DISTRICT)
 PARKING PROVIDED: A MINIMUM OF 1.5 PARKING SPACES PER DWELLING UNIT AND A MINIMUM OF 1.0 PARKING SPACE FOR EACH 300 350 GROSS SQUARE FEET OF OFFICE USE WILL BE PROVIDED.

ZONING:

EXISTING ZONING: R6-MF (CD)
 EXISTING USE: SINGLE FAMILY DWELLING UNIT (STRUCTURE) & VACANT LAND
 PROPOSED ZONING: NS (NEIGHBORHOOD SERVICES)
 PROPOSED USE: UP TO 24 MULTI-FAMILY RESIDENTIAL DWELLING UNITS AND UP TO 10,000 SQ. FT. OF GROSS FLOOR AREA OF GENERAL AND MEDICAL OFFICE USE TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE NS ZONING DISTRICT.

NEIGHBORHOOD SERVICES DATA:

MIN. SETBACK: 25' **
 MIN. SIDEYARD: 10'
 MIN. REARYARD: 20'
 MAX. BLDG HEIGHT: 0

*NOT TO EXCEED (4) STORIES OR 40 FEET FOR MULTI-FAMILY RESIDENTIAL BUILDING; AND NOT TO EXCEED ONE (1) STORY AND 30 FEET FOR THE PROPOSED OFFICE BUILDINGS. BUILDING HEIGHT TO BE MEASURED AS DEFINED BY THE ORDINANCE.

**25' FROM RACK OF EXISTING OR PROPOSED CURB, WHICHEVER IS GREATER

LEGEND:

- EXISTING TREES TO BE SAVED
- PROPOSED STREET TREES
- PROPOSED WATER QUALITY
- PROPOSED RAIN GARDEN
- PROPOSED BLDG ENVELOPE



PETITION #: 2014-001(C)
 CITY OF CHARLOTTE

Site Plan Amendment Request

Requesting an amendment to the approved Neighborhood Services conditional rezoning plan for the site to allow:

A childcare center in a one story building that could accommodate up to 260 children, which number includes both full-time children and children attending the after-school program; and

A one story building that would contain up to 8,500 square feet of general and medical office uses.

Rezoning Plan

DEVELOPMENT DATA

Tax parcel id #'s: 223-451-81, 223-451-95, 223-451-96
Zoning jurisdiction: Mecklenburg county
Total site acreage: 3.42 ac
Required parking: As required by the ordinance and NS zoning requirements.

Zoning: NS
Existing zoning: NS
Existing use: Single family dwelling unit (structure) & vacant land
Proposed zoning: NS (Neighborhood Services)
Proposed use: Up to 16,500 square feet of Daycare use and up to 8,500 sq.ft. of gross floor area of general and medical office use together with accessory uses, as allowed in the NS zoning district.




Neighborhood services data:

Min. setback : 25' **
Min. sideyard: 10'
Min. rearward: 20'
Max. bldg height: *

*Not to exceed (1) story or 35 feet for Daycare building; and not to exceed One (1) story and 35 feet for the proposed office buildings, building height to be measured as defined by the ordinance.

**25' from back of existing or proposed curb, whichever is greater

Legend:

-  Proposed street trees
-  Proposed Stormwater BMP
-  Proposed bldg envelope

PETITION NO. 2019-001(C)

LANCASTER HWY REZONING

ASCENT REAL ESTATE
DEVELOPMENT PARTNERS LLC
14732, 14740, & 14752
LANCASTER HWY, CHARLOTTE, NC

DATE: 10/18/2019

REVISION / ISSUANCE

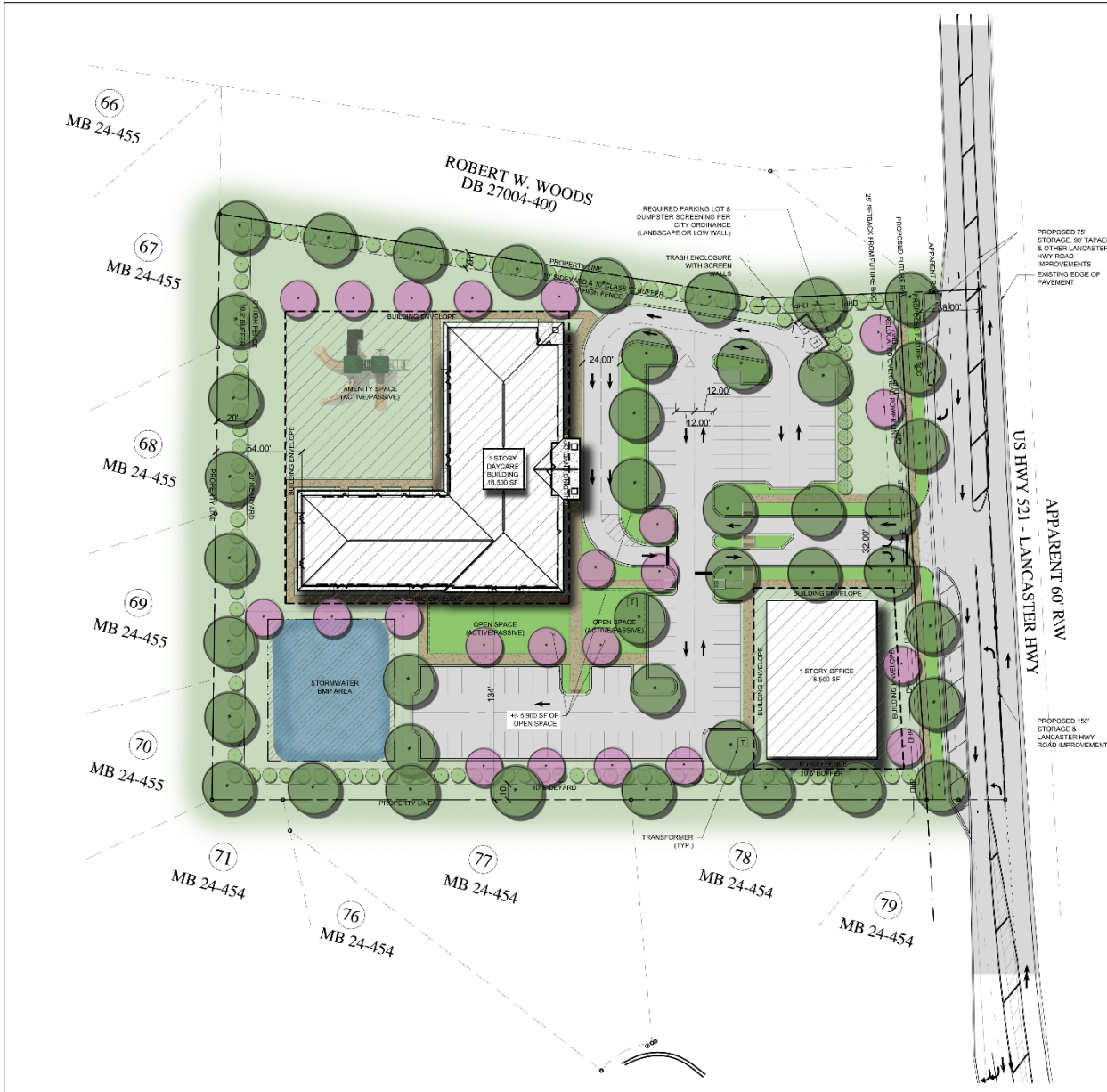
NO.	DESCRIPTION	DATE
1	FIRST SUBMITTAL	12.17.2019
2	SECOND SUBMITTAL	03.11.2019

DESIGNED BY: LDB
DRAWN BY: LDB
CHECKED BY: LDB

SCALE
VERT: N/A
HORIZ: 1"=20'
GRAPHIC SCALE: 0' 10' 20' 30'

PETITION NO. 2019-001(C)
REZONING PLAN

RZ-1.0



PETITION # 2019-001(C)
CITY OF CHARLOTTE

PORT W. WOODS
DB 27004-400

REQUIRED PARKING LOT &
DUMPSTER SCREENING PER
CITY ORDINANCE
(LANDSCAPE OR LOW WALL)

TRASH ENCLOSURE
WITH SCREEN WALLS

25' SETBACK FROM FUTURE RD

PROPOSED FUTURE RD

APPROXIMATE

PROPOSED 75'
STORAGE, 90' TAPER
& OTHER LANCASTER
HWY ROAD
IMPROVEMENTS
EXISTING EDGE OF
PAVEMENT

US HWY 521 - LANCASTER HWY

APPARENT 60' R/W

PROPOSED 150'
STORAGE &
LANCASTER HWY
ROAD IMPROVEMENTS



TRANSFORMER
(TYP.)

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TEGA CAY
Children's
ACADEMY

412 SILVER RIDGE DRIVE









