NOTICE OF COMMUNITY MEETING

In accordance with the Town of Weddington Unified Development Ordinance (UDO) Section D-607(C)(5), notice is hereby given that a Community Meeting will be held by ODA Architecture for a Conditional Zoning Amendment Application for 2 proposed 2-story office buildings located on about 4 acres at 13700 Providence Road, Weddington, NC. The meeting will be held at Weddington Town Hall at 1924 Weddington Road on Monday, June 10, 2024 at 6:30 p.m..

For any questions, please contact Stephen Overcash, with ODA Architecture at SOvercash@oda.us.com

Parcel number 06150045



General Notes

- 1. The owner acknowledges that other standard development requirements imposed by other city ordinances, standards, policies, and appropriate design manuals will exist. Conditions set forth in this petition are supplemental requirements imposed on the development in addition to other standards. Where specified conditions on this plan differ from ordinances, standards, policies, and approaches in existence at the time of formal engineering plan review submission, the conditional notes on this plan shall apply.
- 2. This Site Plan is schematic in nature and represents a firm concept of development with regard to the arrangement of the building, parking and circulation patterns. Minor changes of detail which do not alter the basic layout and relationships to abutting sites are permitted as a matter of right for the petitioner / developer.
- 3. **Proposed Uses**: The use of the two new proposed buildings will be General Office and Medical
- 4. Parking Spaces: parking spaces shall be a minimum of 9' x 18'. There are 67 spaces illustrated, and allocated to the new buildings.
- **5. Phasing**: It is the intent of the developer to construct both new and proposed buildings simultaneously in on phase.
- **6. Signage**: All Signage will be permitted separately
- 7. Building Height: The maximum building height for a MX Zone is 40'. As illustrated in the renderings and elevations, the height of the ridge will be a maximum of 40'.
- 8. Landscape Requirements: The petitioner understands that, as a condition of approval, the proposed development shall be subject to all landscape and buffer requirements of the Town of Weddington UDO
- 9. Sewer Allocations: The proposed development will have a Septic System with the capacity for the proposed office buildings, as designed by Piedmont Design Associates, P.A.

Polivka International 13700 Providence Road, LLC.

Existing Zoning: MX (CZ) Mixed Use Conditional Zoning District

DEED BK-4430 PG-860 PID #06150045 Lot 1, Lot 2, Lot 3

Acreage: 4.84 acres

Site Data:

North Adjacent Land Parcel Nancy Anderson PID# 06150044E DEED BK-1991 PG-752 Zone: R-40 Existing Use: Single Family

West Adjacent Land Parcel James Hunter PID# 06150044 DEED BK-1991 PG-752 Zone: R-40

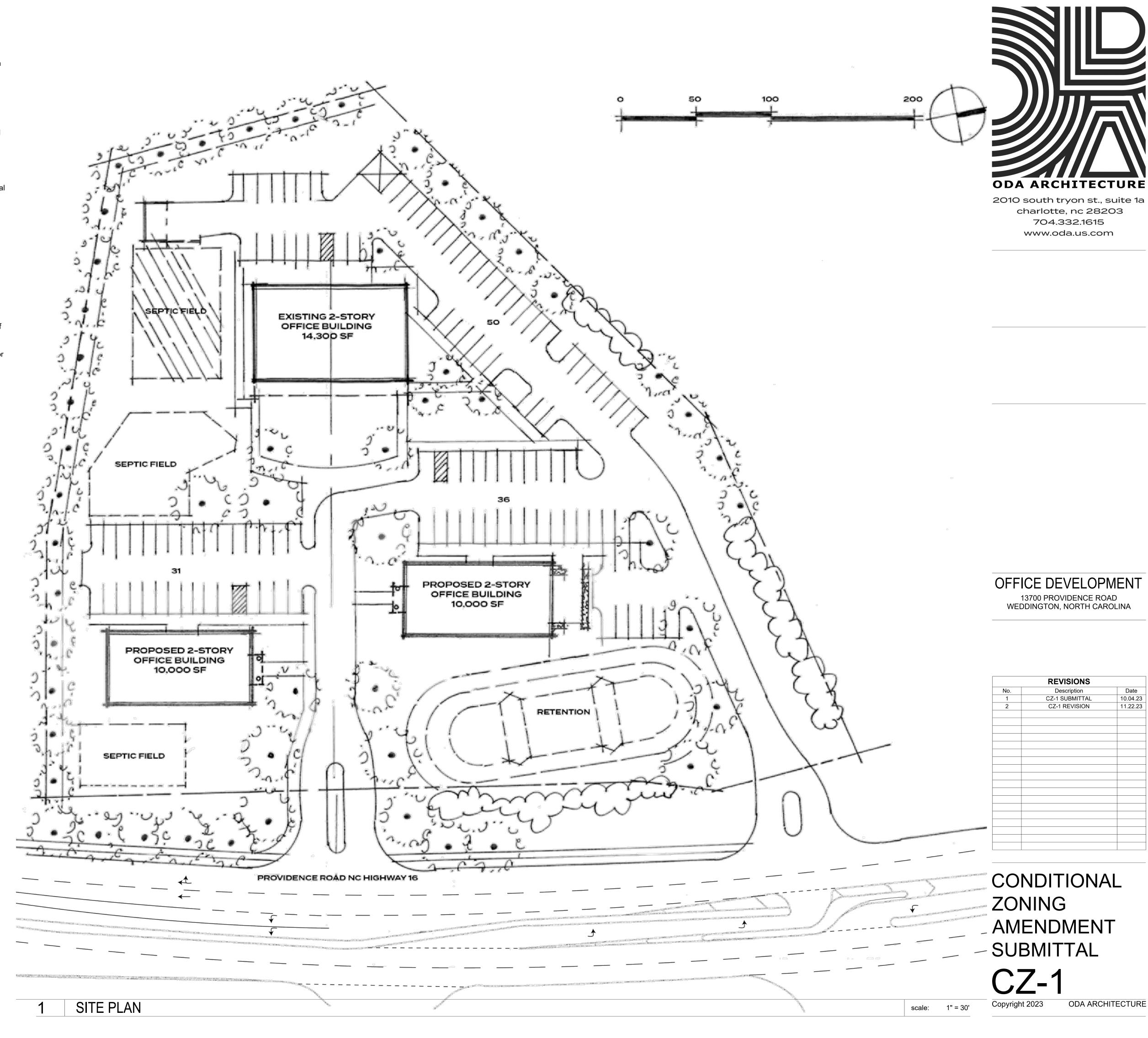
Existing Use: Single Family

South Adjacent Parcel Weddington United Methodist Church PID# 06150045A DEED BK-5047 PG-746 Zone: R-40 Existing Use: Church

Proposed Uses: The proposed uses are General Office and Medical Office.

Proposed Development Description: The Site Plan illustrates (2) two-story office buildings of 10,000 sf each. The style of the proposed structures is Georgian with similar detailing to the existing 2-story office building. The access to the site exists and will remain. New parking areas will be constructed in the general configuration illustrated on the Site Plan.





charlotte, nc 28203

704.332.1615

www.oda.us.com

13700 PROVIDENCE ROAD

WEDDINGTON, NORTH CAROLINA

REVISIONS

CZ-1 SUBMITTAL

CZ-1 REVISION

10.04.23

11.22.23

ODA ARCHITECTURE