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 Office
- **4. Parking Spaces**: parking spaces shall be a minimum of 9' x 18'. There are 67 spaces illustrated, and allocated to the new buildings. Parking to meet UDO requirements.
- **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:

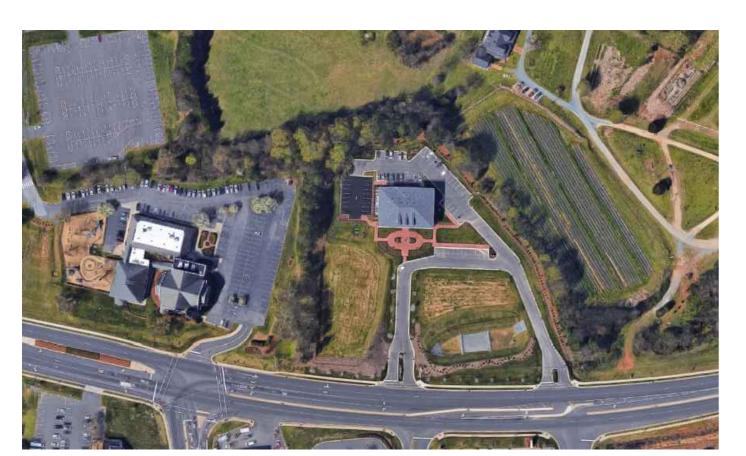
North Adjacent Land Parcel Nancy Anderson PID# 06150044E DEED BK-1991 PG-752 Zone: R-40 Existing Use: Single Family

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.



EXISTING 2 **SEPTIC FIELD REPAIR AREA** Man . **REPAIR** AREA ~ ~ ~ ~ · SITE PLAN



ODA ARCHITECTURE

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13700 PROVIDENCE ROAD WEDDINGTON, NORTH CAROLINA

	REVISIONS		
No.	Description	Date	
1	CZ-1 SUBMITTAL	10.04.23	
2	CZ-1 REVISION	11.22.23	
3	CZ-1 REVISION	07.11.24	

CONDITIONAL ZONING AMENDMENT SUBMITTAL

CZ-

Copyright 2023 ODA ARCHITECTURE

2 VICINITY MAP scale: NTS



RENDERING D scale:



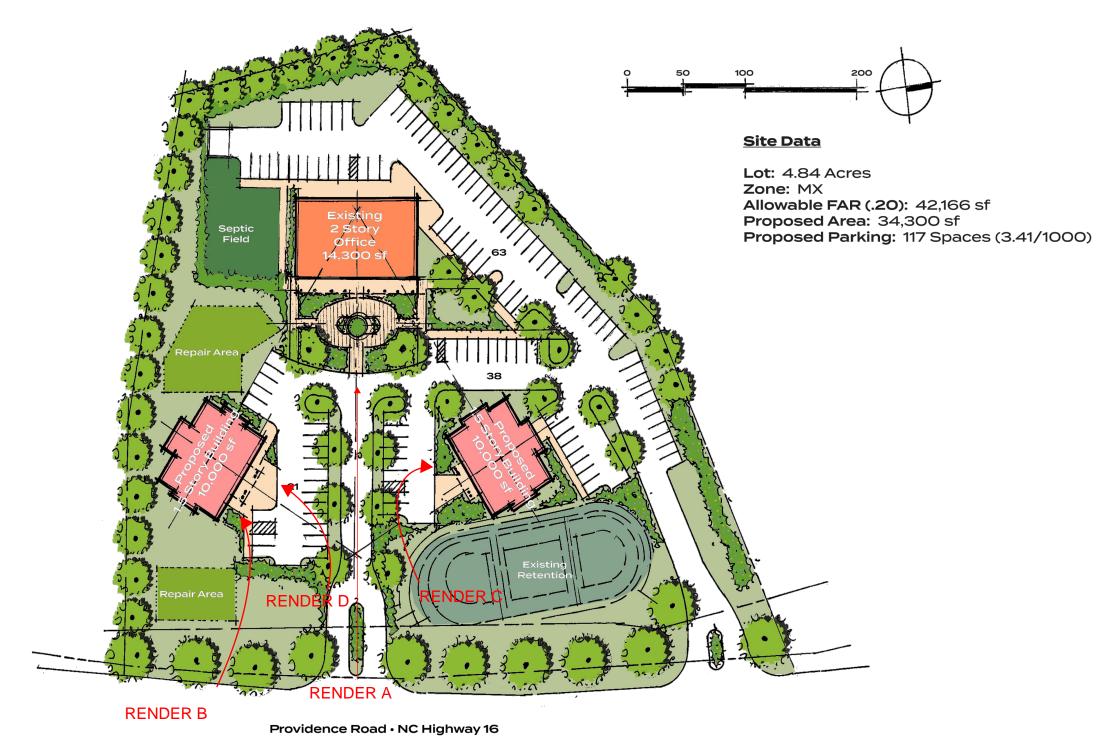
RENDERING C scale:



RENDERING B scale:



RENDERING A



KEY PLAN scale:



BUILDING ELEVATION - EAST



BUILDING ELEVATION - SOUTH scale: 1/16" = 1'-0"



OFFICE DEVELOPMENT

13700 PROVIDENCE ROAD WEDDINGTON, NORTH CAROLINA

REVISIONS		
No.	Description	Date
1	CZ-1 SUBMITTAL	10.03.23
2	CZ-1 REVISION	11.22.23
3	CZ-1 REVISION	07.11.24
•		•

RENDERINGS & DETAILS

ODA ARCHITECTURE