

**General Notes**

- 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.
- 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.
- Proposed Uses :** The use of the two new proposed buildings will be General Office and Medical Office.
- Parking Spaces :** parking spaces shall be a minimum of 9' x 18'. There are 67 spaces illustrated, and allocated to the new buildings.
- Phasing :** It is the intent of the developer to construct both new and proposed buildings simultaneously in on phase.
- Signage :** All Signage will be permitted separately
- 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'.
- 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
- 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

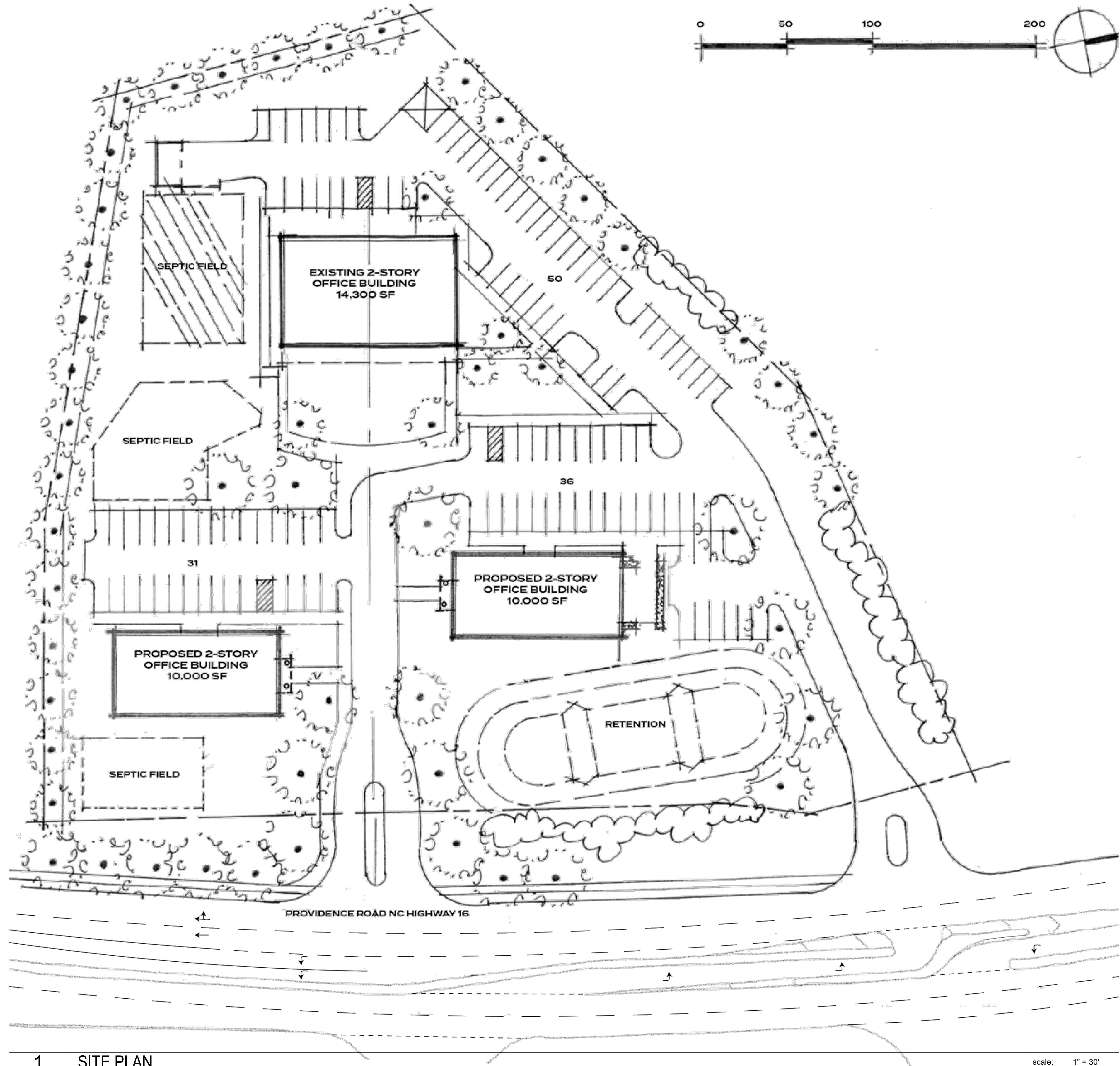
**Proposed Uses:** The proposed uses are General Office and Medical Office.

**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.



2 VICINITY MAP

scale: NTS



1 SITE PLAN

scale: 1" = 30'



**ODA ARCHITECTURE**

2010 south tryon st., suite 1a  
charlotte, nc 28203  
704.332.1615  
www.oda.us.com

**OFFICE DEVELOPMENT**

13700 PROVIDENCE ROAD  
WEDDINGTON, NORTH CAROLINA

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

**CONDITIONAL ZONING AMENDMENT SUBMITTAL**

**CZ-1**

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2 RENDERING D

scale: NTS



2 RENDERING C

scale: NTS



2 RENDERING B

scale: NTS



2 RENDERING A

scale: NTS



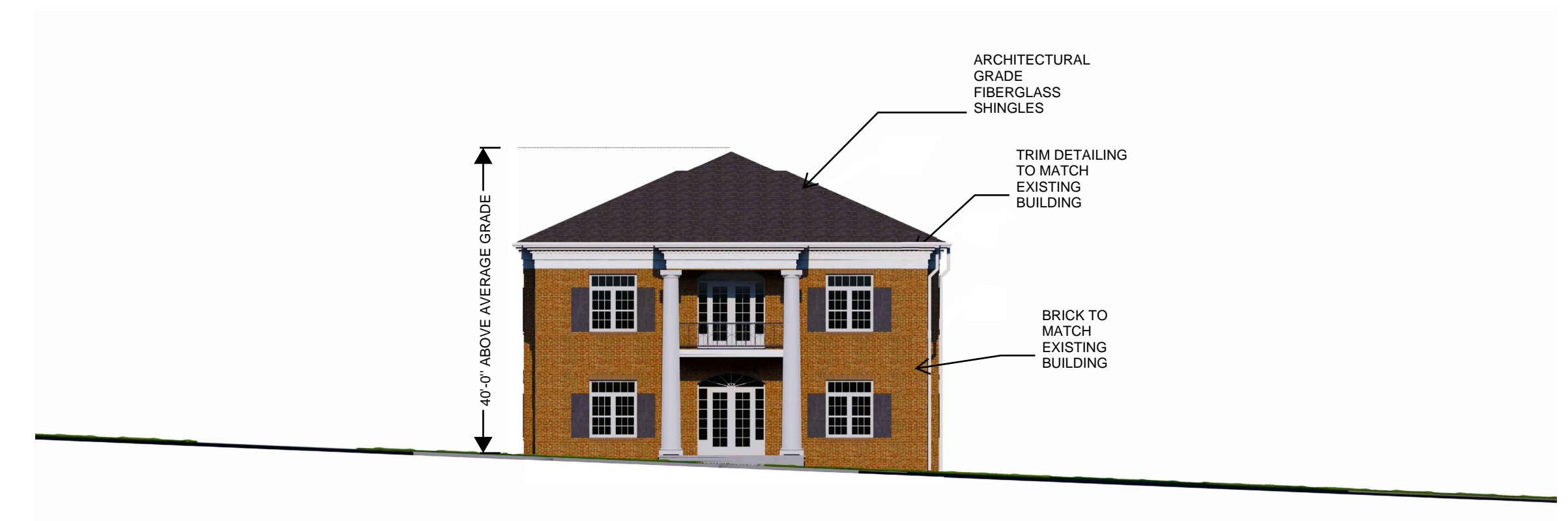
4 KEY PLAN

scale: NTS



3 BUILDING ELEVATION - EAST

scale: 1/16" = 1'-0"



1 BUILDING ELEVATION - SOUTH

scale: 1/16" = 1'-0"



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

**RENDERINGS & DETAILS**

**CZ-2**  
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