



10200 Northeast Parkway	
TAX PARCEL NUMBER	19330204
PROPERTY ADDRESSES	10200 Northeast Parkway
EXISTING ZONING	Conditional
PROPOSED ZONING	O (CD)
EXISTING USE	Public Park
PROPOSED USE	Public Park
SITE AREA	5.24 Acres
MAXIMUM BUILDING AREA	N/A
MAXIMUM BUILDING HEIGHT	40 ft
REQUIRED PARKING:	5.24 Ac x 43,560 Sq ft/Ac = 228,254/10,000 = 23 spaces
PARKING PROVIDED:	Approximately 40 spaces
MINIMUM FRONT SETBACK	30 ft
BUILD-TO LINE	N/A
MINIMUM SIDE YARD	8' & 6'
MINIMUM REAR YARD	20 ft
TREE CANOPY	3.62 Acres

**Section 155.607.7 Required Parking**

5. RECREATION & ENTERTAINMENT USES	REQUIRED BICYCLE PARKING SPACES	REQUIRED MOTOR VEHICLE PARKING SPACES
Park, predominantly passive use		One (1) space per 10,000 square feet of land area, if on-site parking is provided (example: greenways need not incorporate off-street parking)

- Conditional Notes:
- Property's only permitted use is for public park
  - Park hours are from dawn until dusk
  - Executed access easement agreement with Duke Energy to cross the park property in order to reach Duke Tower #110 will be separate document attached to the map.

Subject Property

1 in = 300 ft



05/05/16