DEVELOPMENT DATA

1. REFERENCE SURVEY PREPARED BY D.S. ATLANTIC AND ASSOCIATES.
2. ALL YARDS REQUIRED AND OTHER CRITERIA FOR THE UR-2(CD) DISTRICT SHALL MEET OR EXCEED THE MINIMUM STANDARDS OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
3. ALL PARKING SHALL CONFORM TO THE CITY OF CHARLOTTE ZONING ORDINANCE.
4. ALL SIGNAGE SHALL CONFORM TO THE CITY OF CHARLOTTE ZONING ORDINANCE. NO BILLBOARDS SHALL BE LOCATED ON THE SITE.
5. NO PART OF THE REGULATORY FLOOD PLAIN IS WITHIN THE PROPERTY. STORM DRAINAGE SHALL CONFORM TO THE CHARLOTTE-MECKLENBURG STORM WATER DESIGN MANUAL.
6. STORAGE OF HAZARDOUS WASTE SHALL NOT BE PERMITTED ON THE PROPERTY.
7. EXISTING TREES IN THE TREE PROTECTION ZONE TO REMAIN AND/OR PROPOSED PLANTING SHALL CONFORM TO THE CITY OF CHARLOTTE TREE ORDINANCE.
8. FIRE HYDRANTS SHALL BE LOCATED A MINIMUM OF 750 FEET AS THE TRUCK TRAVELS, OF THE MOST REMOTE AND ACCESSIBLE POINT.
9. ALL PROPOSED TREES, BERMS, WALLS, FENCES, AND/OR IDENTIFICATION SIGNS MUST NOT INTERFERE WITH SIGHT DISTANCE TRIANGLES AT THE ENTRANCES.
10. LOCATIONS OF PROPOSED ACCESS POINTS MAY BE ADJUSTED BASED UPON FIELD CONDITIONS AND INTERNAL TRANSPORTATION REQUIREMENTS. ALL CONNECTIONS SHALL MEET CITY OF CHARLOTTE DEPARTMENT OF TRANSPORTATION REQUIREMENTS AND STANDARDS.
14. THE SITE DESIGN MUST BE CONSISTENT WITH THE FOLLOWING PRINCIPLES:
    A. A FORMAL FRONT TO THE SCHOOL MUST FACE MYERS STREET AS EXTENDED, EMPHASIZING THE SCHOOL'S LOCATION AT THE TERMINUS OF THE LINEAR SPACE ALONG NINTH STREET.
    B. THE SITE PLAN MUST CREATE AN APPROPRIATE EDGE WITH THE ADJACENT RESIDENTIAL ALONG EIGHTH STREET. A MASONRY WALL SHOULD BE BUILT BETWEEN THE SCHOOL AND THE BACK PROPERTY LINE OF THE RESIDENCES. VEGETATION MAY BE SUBSTITUTED FOR THE MASONRY WALL IF DESIGNED TO FULLY SCREEN ADJACENT USES FROM THE SCHOOL. LIGHTING MUST BE DIRECTED AWAY FROM THE ADJACENT RESIDENCES. BUILDING HEIGHTS ALONG THIS PROPERTY LINE MUST BE LIMITED TO TWO LEVELS ABOVE GRADE. HOWEVER, THREE LEVELS ABOVE GRADE IS APPROPRIATE IF THE BUILDING IS PLACED AT LEAST 20' FROM THE PROPERTY LINE OF THE ADJACENT RESIDENCES. THE SERVICE ENTRY MUST NOT BE LOCATED ALONG THIS PROPERTY LINE BECAUSE OF THE POTENTIAL NEGATIVE IMPACT ON ADJACENT RESIDENCES.
    C. THE BUILDING FACE ALONG McDOWELL STREET MUST PROVIDE A SETBACK OF AT LEAST 30' FROM THE BACK OF THE EXISTING CURB AND MUST HAVE A HIGHLY ARTICULATED FACADE WITH WINDOWS AND DOORS; LARGE EXPANSES OF BLANK WALLS ARE NOT APPROPRIATE
    D. THE SERVICE ENTRY MUST BE DESIGNATED AS A SEPARATE ENTRANCE FROM THE VISITOR TRAFFIC.
    E. THE CHARACTER AND MATERIAL USED MUST REINFORCE THE CHARACTER OF THE SURROUNDING FIRST WARD NEIGHBORHOOD. BUILDINGS MUST BE LIMITED TO 3 STORIES.
    F. THE BUILDING WILL CONSIST OF PREDOMINANTLY MASONRY CONSTRUCTION. NO BLANK BUILDING WALLS SHALL BE ALLOWED. ALL MAJOR ROOF LINES MUST BE PITCHED WITH A 3:1 SLOPE, OR DESIGNED AS A TURRET, TOWER, DOME, STEEPLE, OR THE LIKE.
    G. UTILITIES MUST BE PLACED UNDERGROUND.
    H. STREETSCAPE IMPROVEMENTS OF SIDEWALK (6') AND STREET TREES (IN A 6' PLANTING STRIP) MUST BE PROVIDED ALONG PUBLIC STREETS.
    I. TEMPORARY STRUCTURES SUCH AS MOBILE CLASSROOMS SHALL NOT BE ALLOWED ON THE SITE AFTER SEPTEMBER 1, 2004; PROVIDED, HOWEVER, THAT THE PLANNING COMMISSION MAY REQUIRE EARLIER REMOVAL OF SUCH TEMPORARY STRUCTURES ON SIXTY (60) DAYS WRITTEN NOTICE IF COMMENCEMENT OF SUBSTANTIAL CONSTRUCTION OF A PERMANENT CLASSROOM FACILITY HAS NOT OCCURRED BY SEPTEMBER 1, 2003. "COMMENCEMENT OF SUBSTANTIAL CONSTRUCTION" SHALL MEAN THE POURING OF FOOTINGS.
    J. OTHER ISSUES THAT MUST BE FULLY ADDRESSED ON THE CONDITIONAL DEVELOPMENT PLAN INCLUDE LOCATIONS OF PEDESTRIAN ENTRANCES, PEDESTRIAN CIRCULATION SYSTEM, LANDSCAPING AND TREE PROTECTION, LOCATION AND TYPES OF WALLS/FENCES, LOCATION AND TYPES OF WALL/FENCES, TREATMENT OF EXTERIOR WALLS, INCLUDING USE OF WINDOWS AND BUILDING ARTICULATION, AND EXTERIOR LIGHTING.
15. WALL "PAK" TYPE LIGHTING WILL BE PROHIBITED ON THE SITE.
16. THE HEIGHT OF DETACHED LIGHTS WILL BE LIMITED TO 20'.
17. STORM WATER DETENTION SHALL NOT OCCUR BETWEEN THE EXISTING BUILDINGS AND THE STREETS.
18. PUBLIC ACCESS SHALL BE PERMITTED TO THE SCHOOL GROUNDS.
19. SITE PLAN IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE DEPENDENT UPON SITE CONDITIONS, DESIGN CONSIDERATIONS, ETC.
20. THE MAXIMUM NUMBER OF STUDENTS IS 500.
21. THE PLANNING COMMISSION SHALL REVIEW THE FINAL BUILDING ELEVATIONS FOR COMPLIANCE PRIOR TO BUILDING PERMIT ISSUANCE.

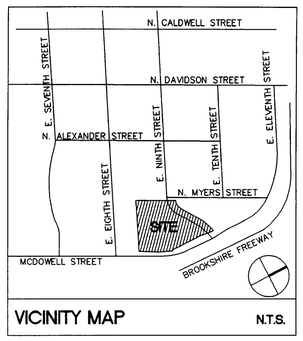
SITE SUMMARY

PROPERTY OWNERS:	CITY OF CHARLOTTE
TAX PARCEL NUMBERS:	080-111-01, 080-111-02, 080-111-03, 080-111-04, 080-111-05, 080-115-01, 080-115-02, 080-115-03, 080-115-04, 080-102-01
SITE ACREAGE:	3.99 ACRES
EXISTING ZONING:	UR-2 (CD)
PETITION NUMBER:	00-158
TOTAL BUILDING SF:	75,000 S.F. (PERMANENT)
SETBACK ALONG NORTH MYERS STREET	5.0'
SETBACK ALONG McDOWELL STREET	30.0'
SIDEYARD ALONG SOUTHERN PROPERTY LINE	5.0'
SIDEYARD ALONG NORTHERN PROPERTY LINE	7.5'
PROPOSED USE:	PRIVATE PAROCHIAL SCHOOL
BUILDING F.A.R.:	1.0
BUILDING HEIGHT:	40' MAXIMUM* (PER CODE; SEE NOTE 14.B. THIS SHEET.) * MAXIMUM HEIGHT MAY BE INCREASED ABOVE 40' PROVIDED ALL REQUIRED SIDE AND REAR YARDS ARE INCREASED 1' FOR EVERY 10' OF BUILDING HEIGHT OVER 40'. HOWEVER, THE BUILDING HEIGHT ALONG THE NORTHERN PROPERTY LINE MUST NOT EXCEED 50' OR THREE STORIES.
OFF-STREET PARKING SPACES:	MINIMUM: 0 MAXIMUM: 1/500 GROSS S.F. PROVIDED: 31 = 1/5340 GROSS S.F.
OFF-STREET SERVICE/ DELIVERY SPACES:	REQUIRED: 1 PROVIDED: 1

LEGEND

PROPOSED ACCESS POINT

ADJACENT PROPERTY OWNER



VICINITY MAP N.T.S.

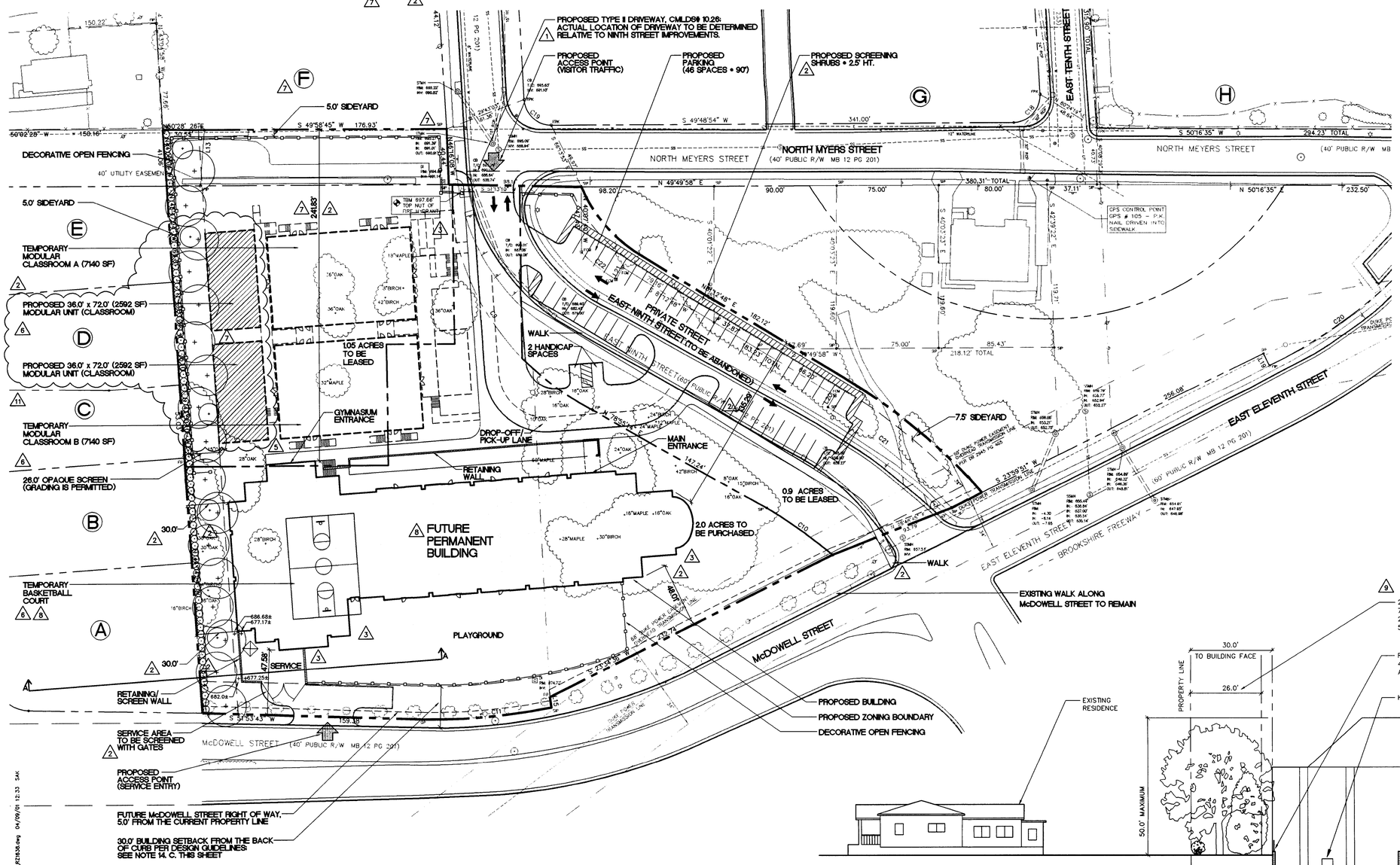
ColeJenest & Stone

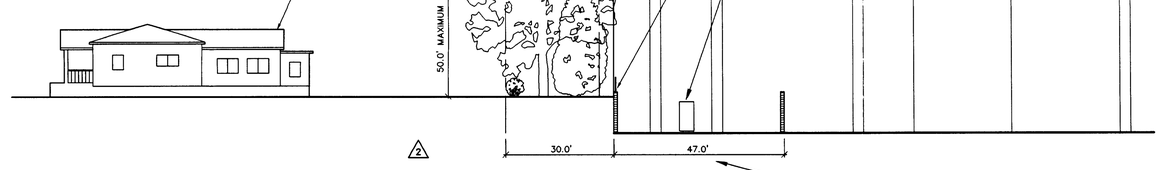
Land Planning
Landscape Architecture
Civil Engineering
Urban Design

112 South Tryon Street
Suite 300
Charlotte
North Carolina
28284
Tele 704.376.1555
Fax 704.376.7851

ADJACENT PROPERTY OWNERS

A.	080-102-12	IRIS BROWN PEARSON 829 EAST 8TH STREET CHARLOTTE, NORTH CAROLINA 28202
B.	080-102-11	LUCILLE HOAGLAND 821 EAST 8TH STREET CHARLOTTE, NORTH CAROLINA 28202
C.	080-102-10	RAYMOND J. ALEXANDER 815 EAST 8TH STREET CHARLOTTE, NORTH CAROLINA 28202
D.	080-102-09	GORDON R. & SALLIE HOAGLAND 809 EAST 8TH STREET CHARLOTTE, NORTH CAROLINA 28202
E.	080-102-08	JAMES EDWARD McCOY & JOYCE A. McCOY 801 EAST 8TH STREET CHARLOTTE, NORTH CAROLINA 28202
F.	080-102-01	CITY OF CHARLOTTE 808 EAST 9TH STREET CHARLOTTE, NORTH CAROLINA 28202
G.	080-113-01	CITY OF CHARLOTTE HOUSING AUTHORITY 704 EAST 10TH STREET CHARLOTTE, NORTH CAROLINA 28202
H.	080-112-04	NATIONS BANK CDC SPECIAL HOLDING COMPANY, INC. 711 EAST 10TH STREET CHARLOTTE, NORTH CAROLINA 28202





SECTION AA AT REAR ELEVATION

SCALE: 1"=20'

ATTACHED TO ADMINISTRATIVE APPROVAL
DATED: April 23, 2001
BY: MARTIN R. CRAMTON, JR.

TRINITY EPISCOPAL SCHOOL

CHARLOTTE
NORTH CAROLINA

REZONING PLAN

1638 **PETITION NO. 00-158**

12/23/98

◆ *Issued*

11 04/09/01-CMPC REVIEW FOR ADDITIONAL MODULAR UNITS
10 12/18/00-REVISED NOTE 14 H.
9 11/20/00-REVISIONS PER CMPC COMMENTS
8 08/29/00-REVISIONS PER OWNER COMMENTS
7 08/28/00-REVISIONS PER CMPC COMMENTS
6 06/16/99-REVISIONS PER CMPC COMMENTS
5 06/12/99-REVISIONS PER CMPC COMMENTS
4 05/03/99-REVISIONS PER CMPC COMMENTS
3 04/19/99-PER ZONING COMMITTEE MEETING
2 03/15/99-PER PRE-HEARING STAFF COMMENTS
1 02/16/99-REVISIONS PER CMPC COMMENTS
01/25/99

◆ *Revised*

SCALE: 1"=40'
0 20 40 80

RZ1 1

◆ *Sheet* *of*

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FOR PUBLIC HEARING

CHARLOTTE - MECKLENBURG
PLANNING COMMISSION
INTER - OFFICE COMMUNICATION

DATE: April 23, 2001

TO: Robert Brandon
Zoning Administrator

FROM: Martin R. Cramton, Jr.
Planning Director

SUBJECT: Administrative Approval for Petition No. 2000-158 by Trinity Episcopal School.

Attached is a revised conditional plan for the above rezoning petition. The Planning Director originally denied an administrative approval request to add additional mobile classrooms not shown on the plan. The Zoning Committee of the Planning Commission approved this plan with additional mobile classrooms, through an appeal, at its April 23rd meeting. Please use this plan when evaluating requests for building permits and certificates of occupancy.