

**ColeJenest & Stone**

Land Planning  
Architecture  
Civil Engineering  
Urban Design

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CHILDREN'S AND  
SERVICES CENTER

NEW SOUTH PRO  
OF THE CAROLIN

601 EAST 5TH  
PETITION # 200

FOR PUBLIC HI  
DAVIDSON STREET / 5TH STREET  
CHARLOTTE, NORTH CAROLINA

APPROVED BY CITY OF  
DATE 7/16/01

REZONING  
PLAN

2283

04/20/01

Issued

07/27/01 PER CMPC STAFF OUTSTANDING

06/22/01 PLANNING COMMISSION COMMENT

Revised

SCALE: 1"=20'-0"

0 10 20 40

RZ1.0 1

Sheet of

### ZONING CODE SUMMARY

PROJECT NAME: CHILDREN'S AND FAMILY SERVICES CENTER BUILDING

OWNER: CHILDREN'S AND FAMILY SERVICES, INC.  
PLANS PREPARED BY: COLEJENEST AND STONE

TAX PARCEL NUMBER: 080-082-01  
080-082-02  
080-082-14

SITE ADDRESS: 1895 ASHS

ZONING: MUD-O  
EXISTING ZONING: MUD-O

YARD REQUIREMENTS:  
SETBACK (FRONT): 15' E. 5TH ST. (MEASURED FROM BACK OF CURB)  
SIDE YARD (S): 5' E. 5TH ST. (MEASURED FROM BACK OF CURB)  
REAR YARD: NONE

EXISTING USE: VACANT  
PROPOSED USE: AS ALLOWED PER MUD ZONING CLASSIFICATION  
BUILDING AREA: 107,940 SF (5 STORES @ 21,588 SF)

REQUIRED SCREENING: PER SECTION 9.8.07 (2) OF THE CITY OF CHARLOTTE ZONING ORDINANCE

REQUIRED PER SECTION 9.8.07 (2) OF THE CITY OF CHARLOTTE ZONING ORDINANCE  
REQUIRED IN ACCORDANCE WITH THE APPROVED STREETScape PLAN FOR BEST WARD  
SCREENING WALL PLANTED @ 10' O.C. MIN. 3' CAL. MEASURED BY ABOVE THE GROUND  
AT THE TIME OF PLANTING

URBAN OPEN SPACE:  
OPEN SPACE REQUIRED ABOVE 45,000 SF OF GROSS OFFICE SPACE: 1 SF/100 SF  
OPEN SPACE PROVIDED: 1,807 SF

PARKING DATA: (SPECIFY REQUIREMENT, ZONING ORDINANCE AND SECTION NUMBER)  
REQUIRED PARKING FOR USES OTHER THAN HOTELS/MOTELS AND RESIDENTIAL:  
1 BREAKING ROOM SF  
REQUIRED: NO  
ON-SITE PARKING: 87  
OFF-SITE PARKING: 88  
TOTAL PROVIDED: 175

\* PER SECTION 9.8.07 (4) PARKING REQUIREMENTS FOR NEW SPACES MAY BE MET  
ON-SITE OR OFF-SITE AT A DISTANCE OF UP TO 1,000 FEET FROM THE PERMITTED USE.  
OFF-SITE PARKING TO MEET THE REQUIREMENTS OF THIS SECTION MAY BE PROVIDED  
THROUGH A LEASE HAVING A TERM NOT LESS THAN (5) YEARS EXCLUDING RENEWALS  
AND NEED NOT BE LOCATED WITHIN THIS DISTRICT.

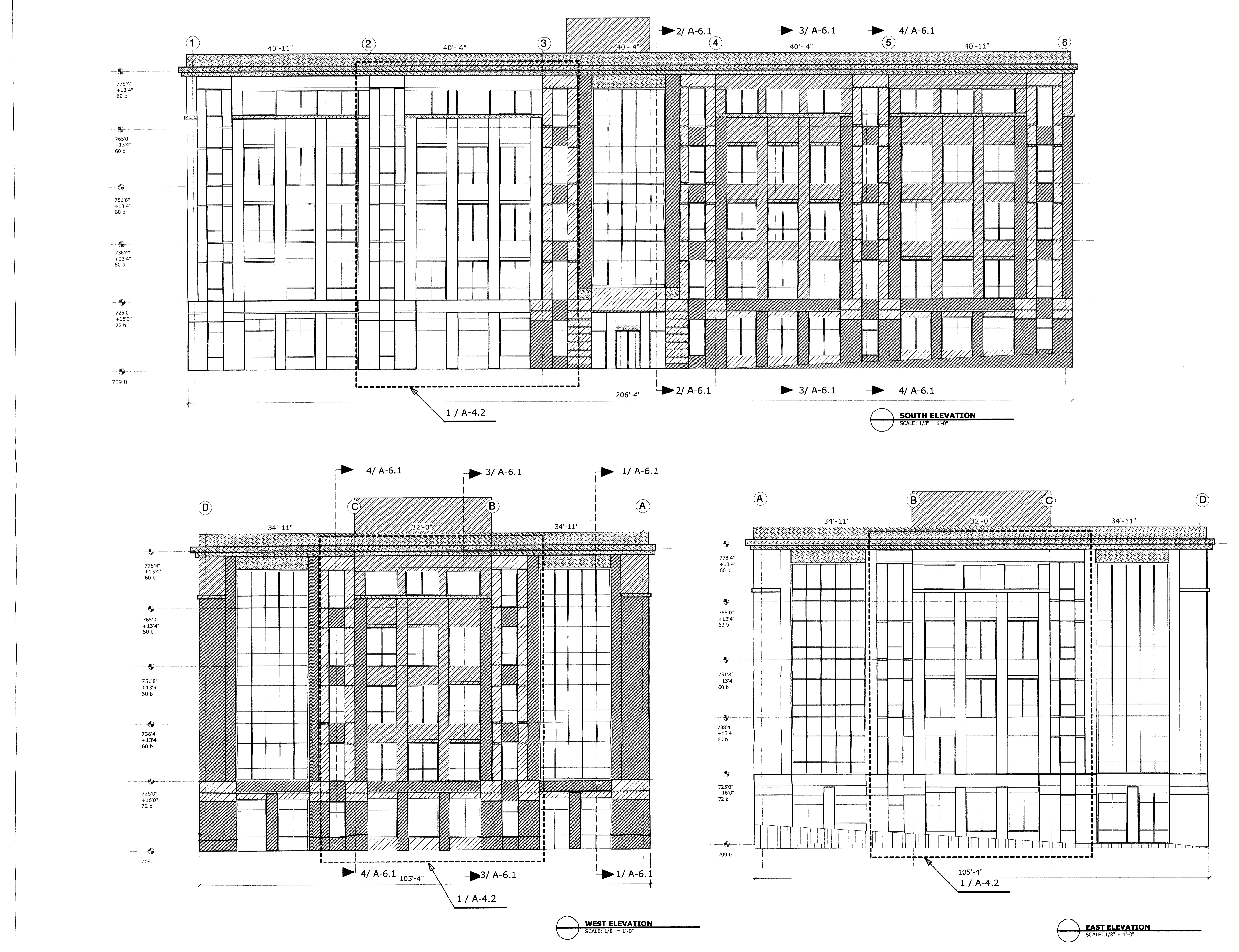
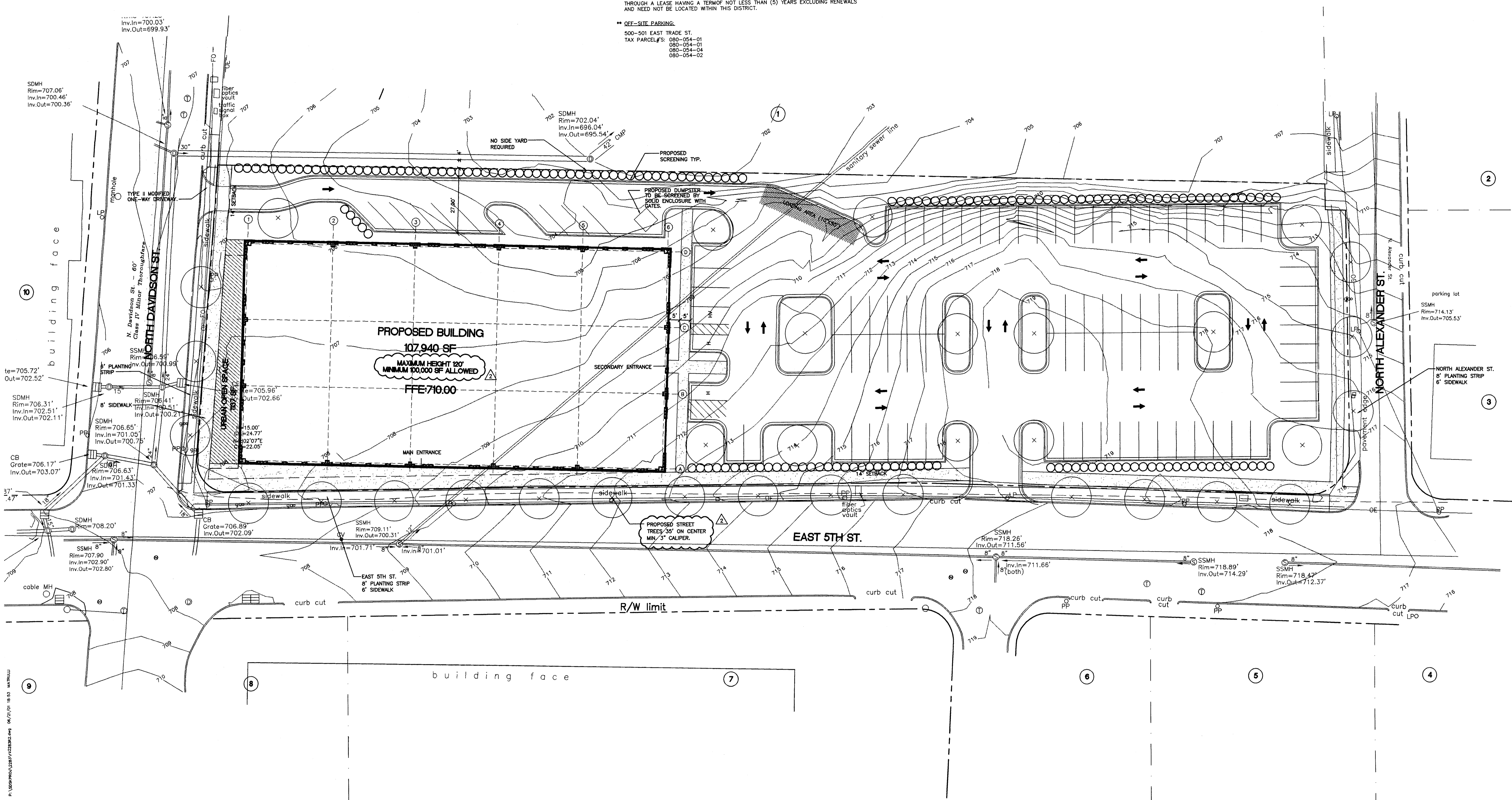
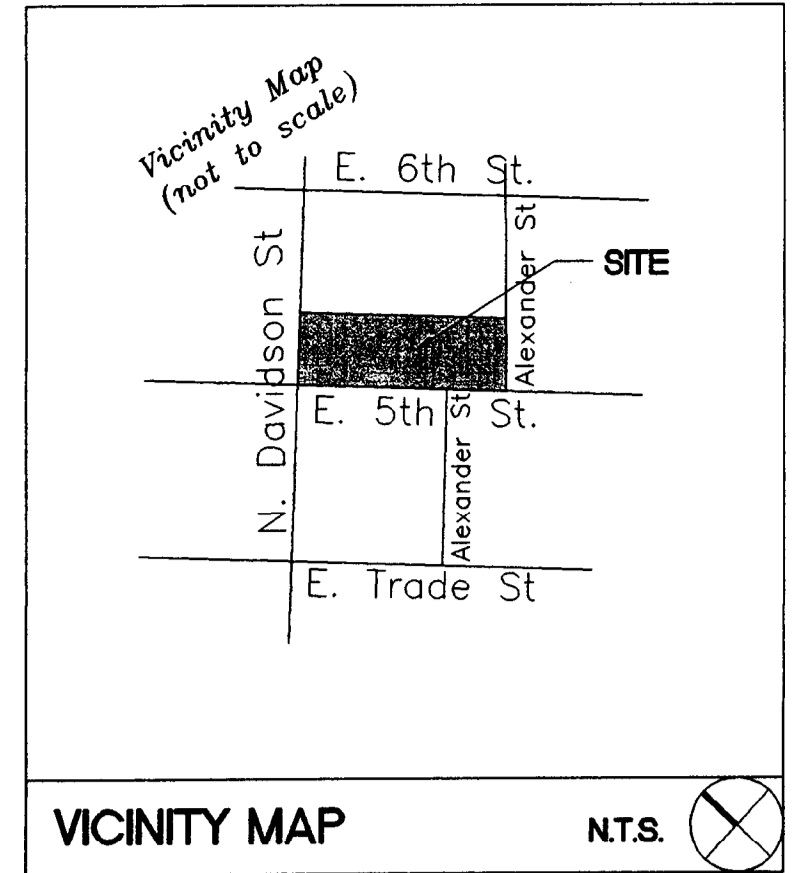
OFF-SITE PARKING:  
500-501 EAST TRADE ST.  
TAX PARCELS: 080-084-01  
080-084-02  
080-084-03  
080-084-04  
080-084-05

### NOTES

1. DEVELOPMENT OF THE PROPERTY IDENTIFIED ON THIS REZONING SITE PLAN WILL BE GOVERNED BY THE STANDARDS ESTABLISHED UNDER THE CITY OF CHARLOTTE ZONING ORDINANCE FOR THE WEDD USE DEVELOPMENT DISTRICT (MUD-O) WITH THE MODIFICATION OF THE FOLLOWING CONDITIONS LISTED BELOW AND AS ILLUSTRATED ON THE PLAN.
2. PURPOSE OF REZONING - PER SECTION 9.8.07 (2) NO SURFACE PARKING OR MANEUVERING SPACE IS PERMITTED WITHIN ANY REQUIRED SETBACK OR BETWEEN THE PERMITTED USE AND THE REQUIRED SETBACK EXCEPT THAT DRIVEWAYS PROVIDING ACCESS TO THE PARKING AREA MAY BE INSTALLED ACROSS THESE AREAS. AS INDICATED ON THE PLAN, WITH THE GIVEN SITE CONSTRAINTS IT IS NECESSARY FOR THE PARKING TO OCCUR BETWEEN THE BUILDING AND THE SETBACK OF NORTH ALEXANDER STREET. THE PURPOSE OF THIS REZONING IS TO PERMIT SURFACE PARKING BETWEEN THE PERMITTED USE AND THE REQUIRED SETBACK.
3. THE BUILDING AND OPEN SPACE CONTRIBUTIONS SHOWN ARE SCHEMATIC IN NATURE AND ARE SUBJECT TO VARIATION DURING THE CONSTRUCTION DOCUMENT PHASE.

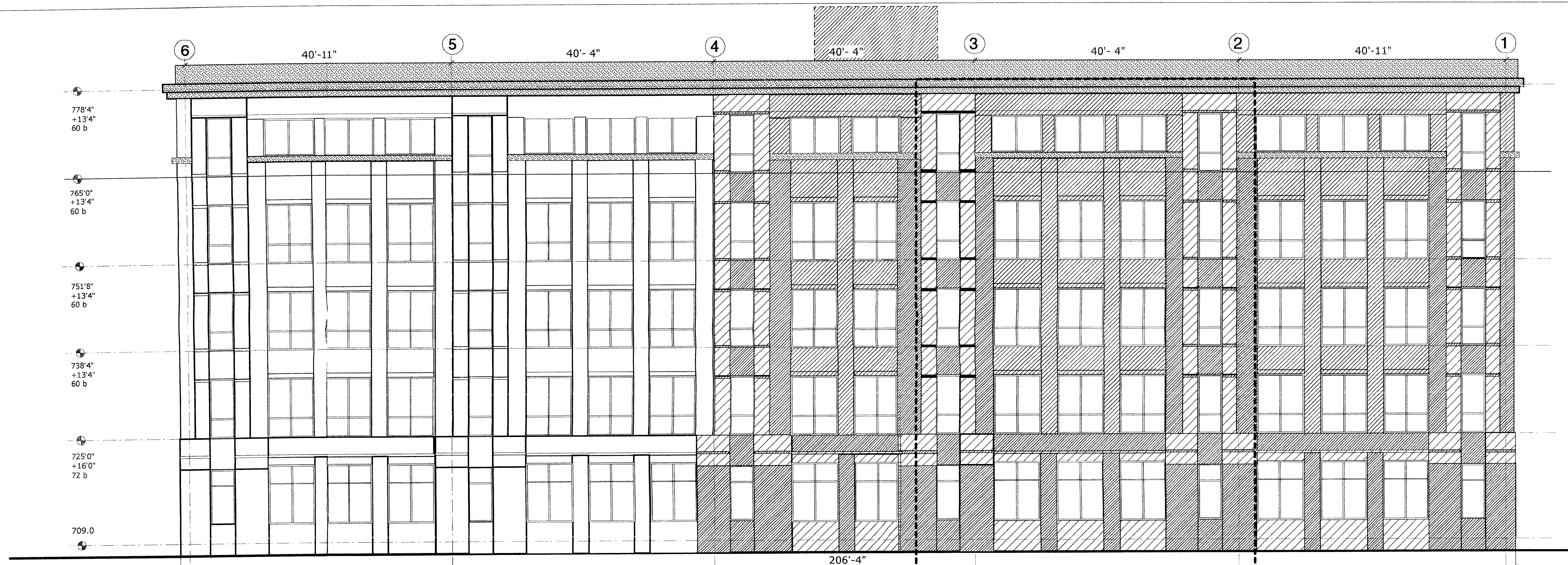
### ADJOINING PROPERTY OWNERS

1. 080-082-15  
CITY OF CHARLOTTE HOUSING AUTHORITY  
P.O. BOX 26792  
CHARLOTTE, N.C. 28202
2. 080-082-04  
CITY OF CHARLOTTE  
600 E. 4TH ST.  
CHARLOTTE, N.C. 28202M16
3. 080-082-01  
FREDMAN ENTERPRISES  
718 E. 5TH ST.  
CHARLOTTE, N.C. 282023001
4. 080-084-03  
THIRTY NINE TWENTY TWO  
DEVELOPERS, L.P. WAREHOUSE LLC  
407 HANCOCK RD.  
CHARLOTTE, N.C. 28211
5. 080-084-10  
TRUCK INVESTORS  
P.O. BOX 26502  
CHARLOTTE, N.C. 28226
6. 080-084-07  
ALEXANDER STREET INVESTORS  
LUKE TUDMAN DEV.  
1116 S.W. OAK AVE. STE. 63  
CHARLOTTE, N.C. 28205002
7. 080-083-08  
CITY OF CHARLOTTE  
600 E. 4TH ST.  
CHARLOTTE, N.C. 282022816
8. 080-083-10  
CITY OF CHARLOTTE  
600 E. 4TH ST.  
CHARLOTTE, N.C. 282022816
9. 080-084-02  
740 HOLDING INC.  
212 S. TRYON ST. STE. 1630  
CHARLOTTE, N.C. 28202163
10. 080-085-01  
SOUTHERN BELL TEL. AND TEL. CO. TAX DEPT.  
P.O. BOX 22111  
ATLANTA, GA 30301



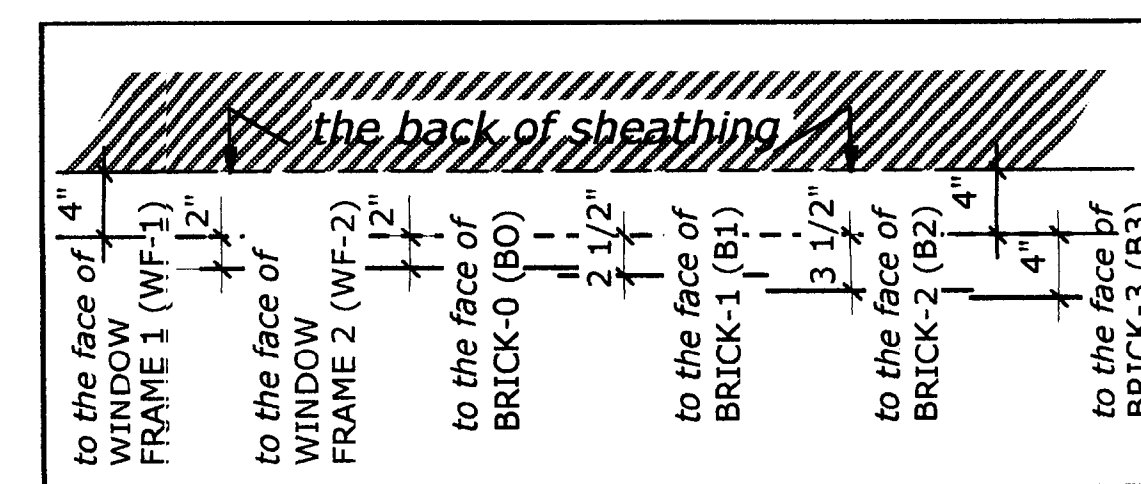
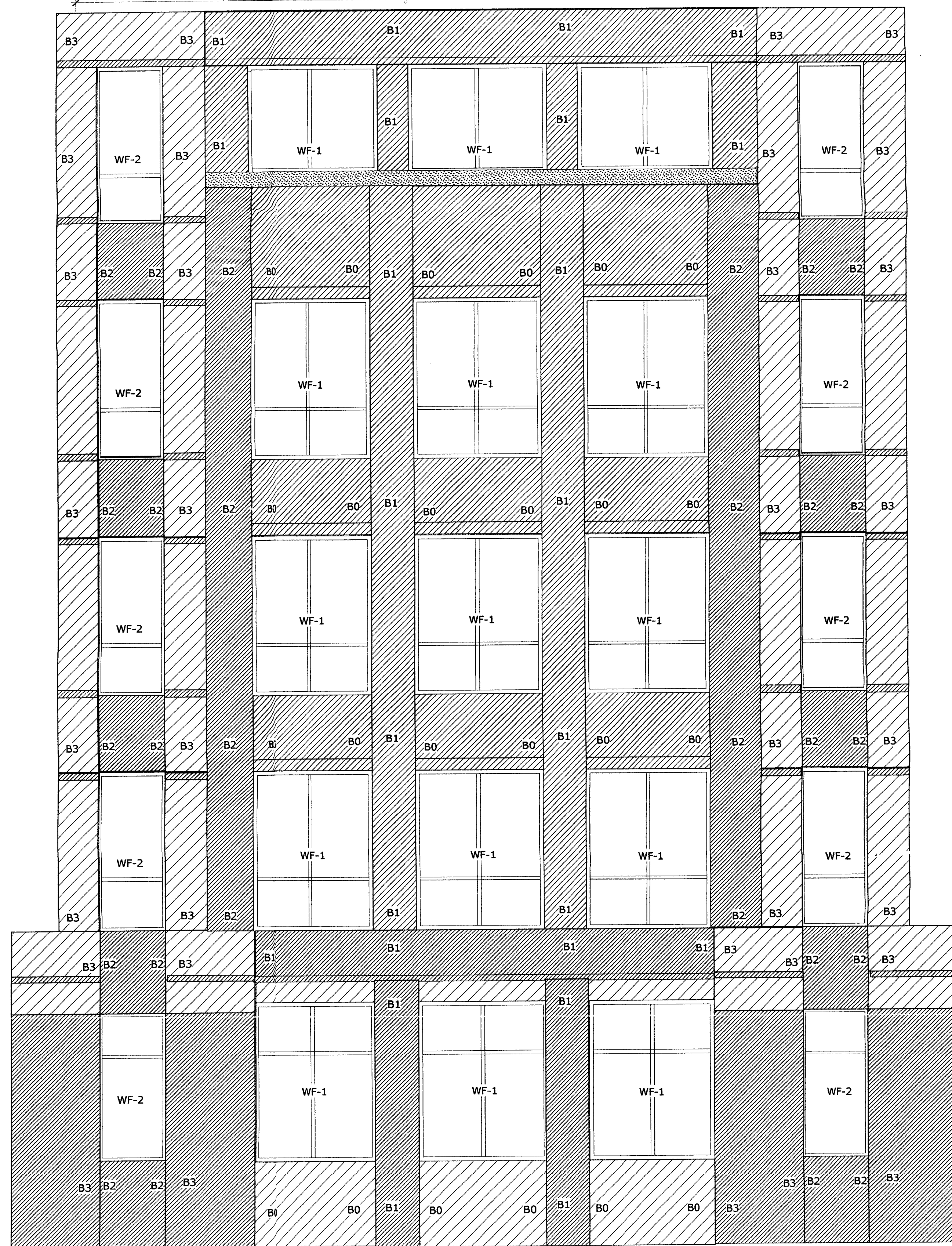
PROGRESS PRINT  
601 EAST 5TH  
SHEET TITLE





**NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"

1 / A-4.2



**1 DETAIL**  
SCALE: 1/4" = 1'-0"