

E.F. WESTDEED 4222, PAGE 403
TAX NUMBER: 069-011-08

EXISTING SIDEWALK TO BE REMOED. PHASE

PHASE TWO STREET

6' SIDEWALK AND 8'

TWO

PARKING LOT SETBACK ADDITIONAL 10'

M.F. GUY

DEED 6988, PAGE 870 TAX NUMBER: 069-012-01

ZONING: R-22MF

18CLASS "C" BUFFER 4 TREES ANS 20

DR PETTICE
DEED 5518, PAGE 852

TAX NUMBER: 069-012-03

ZONING: R-22MF

EDGE MOODS THE

TAX NUMBER: 069-012-12

ZONING: R-22MF

18CLASS "C" BUFFER ---

4 TREES ANS 20

PHASE TWO

BUFFER PLANTING PER 10.803(9)(a)(b)

SHRUBS/100LF

3

PHASE TWO -PARKING

PHASE TWO -BUFFER PLANTING

WIL WEST

DEED 4222, PAGE 407

TAX NUMBER: 069-012-04

ZONING: R-22MF

SHRUBS/100LF

PLANTING STRIP, EX. WALK TO BE REMOVED, PHASE

TREES, AS

PHASE TWO

PLANTING, TYP.

PHASE TWO PLANTING, TYP.

REQUIRED TYP.

E.F. WEST

DEED 4222, PAGE 403

TAX NUMBER: 069-011-09

ATTACHED TO ADMINISTRATIVE
APPROVAL

DATED: 8.20. 2012 \$F x BY: DEBRA D. CAMPBELL neighboring concepts ARCHITECTURE # PLANNING # INTERIORS

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Drawn ECM Checked ECM April 15, 2002

Revisions 8/12/02 - ↑ Per City Comments 07/20/12 - 🗡 For Administrative Review 08/13/12 - A Per City Comments

4 Date -

DEVELOPMENT NOTES

SITE DATA

Parking Spaces:

PHASE ONE

PHASE 2

Required: NA

EXISTING
SIDEWALK TO BE
REMAIN, PHASE
ONE

BE REMAIN

6' CONCRETE WALK AT BACK OF CURB, IPHASE ONE

BE RENOVATED.

A 18' PLANTING STRIP,
A PHASE ONE

EXISTING CURB

EXISTING

|TREE TO BE
|REMOVED

10' X 10'

DRIVEWAY

JSTANDARDS

-PHASE ONE STREET

ASPHALT PAVEMENT

TREES, AS REQUIRED TYP.

PER CITY

A SIGHT TRIANGLE

| ||

A SIGHT TRIANGLE

-EXISTING TREE TO BE REMOVED

EXISTING DAVIS HOUSE

TO REMAIN. HOUSE TO

G' CONCRETE WALK AND

Site Area:

Parcel # 069-012-20

Existing Zoning: R22-MF

Proposed Zoning: 0-2(CD)

Phase One - 0.365 Acres (15,899 SF)

Phase Two - 0.642 Acres (27,963 SF)

Required: 1 SPACE/600 SF = 5 Spaces

Provided: 10 Spaces (including 1 HC)

Provided: 45 Spaces (including 2 NC)

Floor Area Ratio: 0.16 (Phase One Parcel)

Maximum Building Area: 2,544 SF

- 1. The development will comply with or exceed all applicable City of Charlotte regulatory standards including parking, stormwater, signage, buffers, and landscaping requirements.
- 2. The Davis House is a designated historic landmark and will be aquired and restored by the Charlotte-Mecklenburg Historic Landmarks Commissions (HLC) for resale back to the University. All renovations to the Davis House will be performed in accordance with HLC requirements.
- 3. Total square footage allowed is 2,544 SF.
- This Conditional Site Plan shows the general character of potential development. The layout may change based upon final design and actual site conditions per Section 6 of the Zoning Ordinace. Landscape plantings shown are conceptual only and may change based on final plans and actual site conditions.
- 5. The parking areas depicted on the Conditional Site Plan may vary in size and number of spaces, but in all instances, off-street parking will meet minimum standards established under the Zoning Ordinance or this plan, whichever is more restrictive. Parking will not be allowed within any established setbacks and buffers. Parking spaces will include regular, compact, and handicapped spaces.
- 6. The parking area shall include pedestrian pole—mounted residential scale lighting fixtures. Maximum height of 15 feet.
- The exterior fence shown on the Conditional District Site Plan built in accordance with the design, style and ane Charlotte Zoning Board of the right to seek a variance fence along the two lot
- Lecordance with the requirements of the Zoning Ordinance The access point to the property may shift from what is shown on the conditional site plan per CDOT, but will not exceed one and will remain on Dixon Street.
- 8. The site may be devoted to any use (including accessory uses) which is permitted by right or under prescribed conditions in the 0-2 Zoning District, with the exception of boarding houses, dormitories, landfills, jails and prisons. Petitioner intends to use the property for university purposes.
- . Proposed planting shown is conceptual only and will be subject to change on actual site conditions and Urban Forestry Staff
- ▶10. Proposed uses for the site will be general office, college & university uses, overflow parking and office use associated with Johnson C. Smith University.
- 11. This property is to be subdivided into two separate parcels as shown. The new property line will be the division between Phase One and Phase Two development. Phase One development will be developed as shown, Phase Two development will be future development and will not be built until an undetermined time.

(IN FEET) 1 inch = 16 ft.

Johnson C. Smith University Davis House 301 Campus Street Charlotte, NC

Project Number

Rezoning Site Plan For Public Hearing Petition • 2002-95

<u>(M)</u> CHARLOTTE

Charlotte-Mecklenburg Planning Department

DATE: August 20, 2012

PH: (704)-336-2205 FAX: (704)-336-5123

TO: Mark Fowler Debra Campbell Zoning Supervisor Planning Director

SUBJECT: Administrative Approval for Petition No. 2002-095 Johnson C. Smith

Attached is a revised site plan for the above referenced rezoning petition. The site plan shows phasing for development to occur with the Davis House. Since this change does not alter the intent of the development and meets the requirements of the Charlotte Zoning Ordinance Section 6.207 Alterations to Approval, minor changes, I am administratively approving this plan. Please use these plans when evaluating requests for building permits and certificates of occupancy.

Note all other Zoning Ordinance and conditional requirements still apply.

Note signage was not a part of this review.

ONE STORY FRAME

FFE=758.39'

COV. PORCH

ONE STORY FRAME

FFE=758.21'

EXISTING TREES TO

BE REMAIN

18"OAK

COV. PORCH

FLEVATION=763.41

DAVIS HOUSE

CONCRETE

14 Parking VAN

Spakes

. 6 Parking s

A WYONELLA

DEED 2042, PAGE 594 LOT 4, MAP BOOK 332, PAGE 39

TAX NUMBER: 069-012-17

ZONING: R-22MF

PHASE ONE

BUFFER PLANTING

COV. PORCH

CONCRETE -

CONCRETE

PROPERTY TO BE -

SUBDIVIDED INTO TWO PARCELS. NEW PEOPERTY LINE TO BE

PHASE LINE

SCREENING -

M.R. VINBON

DEED 12166, PAGE 835 TAX NUMBER: 069-012-13

ZONING: R-22MF

ONE

WALK, PHASE

TWO

WALK, PHASE

CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT www.charmeck.org 600 East Fourth Street Charlotte, NC 28202-2853