

FOR PUBLIC HEARING

PETITION NUMBER 2004-036  
DEVELOPMENT STANDARDS

March 22, 2004

General Provisions

These Development Standards form a part of the Site Plan associated with the Rezoning Petition filed by the Young Women's Christian Association (YWCA) to accommodate an expansion of the YWCA facility located on Park Road and which is more particularly described on the Site Plan (the "Site").

Development of the Site will be governed by the Site Plan and these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Site Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the Institutional zoning classification shall govern all development taking place on the Site. Street and parking layouts may be modified to accommodate final building locations.

During the various phases of the redevelopment process, it is the intention of the Petitioner to retain and preserve any and all grandfathering rights under the Ordinance with respect to all structures, parking areas, site infrastructure and other improvements currently in place on the Site which are not required to be removed or renovated to accommodate the proposed expansion.

Summary of Request

The Site is currently zoned R-4 with Special Use Permits. This Petition seeks the ability to expand the YWCA for the purpose of authorizing and accommodating new accessory living units for the YWCA's Families in Transition transitional housing program in the area so designated on the Site Plan. The existing YWCA facility, its accessory uses and ancillary parking and maneuvering areas may all remain on the Site.

Permissible Development

Along with the existing YWCA facility, its accessory uses, parking and maneuvering areas, there may be developed on this Site 10 accessory dwelling units devoted to the transitional housing program plus one accessory dwelling unit for an overnight staff person and office and meeting space to be located in the area noted on the Site Plan. The existing building located in the front of the existing parking area may continue to be used for permissible accessory uses including a conference center for meetings, training, and/or retreats.

Setbacks, Side Yards and Rear Yards

All new buildings constructed on the Site shall satisfy or exceed the setback, rear yard and side yard requirements established under the Ordinance for the Institutional District.

Buildings, driveways and parking areas may be located within the development area as designated on the Site Plan. Side and/or rear yards will not be required to be provided between the various buildings on the Site because they are a part of a unified development plan.

Design and Performance Standards

New buildings constructed on the Site shall not exceed 35 feet in height and shall contain no more than two stories.

The elevations included on Sheet 2 are examples of the architectural concept for the new buildings to be constructed on the Site and intended to portray the basic character of the front elevations of the buildings. Although it is not possible to dictate the exact design of each building, the character will be generally consistent with that shown in the elevations.

Wall packs shall not be placed on any new buildings to be constructed on the Site and new wall packs shall not be placed on any existing buildings.

Any newly installed detached lighting on the Site shall be limited to no more than 20 feet in height and shall be capped.

Pedestrian-scale lighting shall be installed along the new driveway to the proposed housing units.

Buffer and Screening

The existing YWCA facility was established prior to the current Ordinance requirement for a 50 foot Class C buffer along the property lines abutting residential areas and current screening requirements. In some areas of the site, this buffer width will not be able to be established due to existing buildings, parking, driveways, and maneuvering areas. In those instances, the following standards shall be met in accordance with established policies of the Charlotte-Mecklenburg Building Standards Department:

- The entire 50 foot Class C buffer shall be installed in accordance with the Ordinance in those areas of the Site where the necessary width is unobstructed by existing buildings, parking, driveways and maneuvering areas. In those areas where the necessary width is not available, the width that is available will determine the number of trees and shrubs to be installed.
- When the buffer width available falls below 50 feet, a fence will be used as part of the buffer treatment. If a fence is used in accordance with the relevant fence standards, shrubs shall not be required. The maximum height of the buffer fence will be six feet.
- In the event the space available falls below five feet, only a six foot fence will be required.

The segment of the 50 foot Class C buffer located in the southwestern portion of the Site, as generally indicated on the Site Plan, is heavily wooded and shall not be disturbed except to the extent necessary to install a jogging track. The remainder of the 50 foot Class C buffer in the westerly portion of the Site is not heavily wooded and shall be landscaped in conformance with the standards of the Ordinance.

Parking

All new off street parking and loading facilities will meet the standards established under the Ordinance.

Parking shall be permitted along the terminus of the new driveway to the proposed housing units.

The Petitioner shall provide bicycle racks near the existing main facility to accommodate one bicycle parking space for each 20 vehicle parking spaces provided in the main parking area in front of the existing main facility.

Vehicular Access

Vehicular access to and from the Site shall be provided in the manner generally depicted on the Technical Data Sheet. The placement and configuration of these access points are subject to any minor modifications required to accommodate final site and architectural construction plans and designs and to any adjustments required for approval by the Charlotte Department of Transportation.

Transportation and Connectivity

Petitioner agrees to dedicate and convey to the City of Charlotte for right-of-way purposes (by quitclaim deed and subject to a reservation for any necessary utility easements) any part of the Site required to provide a minimum of 40 feet of right-of-way from the centerline of Park Road, if such right-of-way does not exist already, prior to the issuance of any building permit for any new building on the Site.

Storm Water Management

Storm water runoff will be managed through proven techniques which satisfy the standards imposed by the City of Charlotte and the Charlotte-Mecklenburg Storm Water Design Manual. Surface level storm water detention, if required to be provided, shall not be located in the setback.

The following agencies will be contacted prior to construction regarding wetland and water quality permits if determined to be applicable during the design development phase of the project:

- Section 401 Permit NCDENR Raleigh Office
- Section 404 Permit US Army Corps of Engineers

Fire Protection

Adequate fire protection in the form of fire hydrants and other fire protection devices and measures as required by code will be provided to the Charlotte Fire Marshal's specifications.

Tree Ordinance

The portion of the Site devoted to new construction shall conform to the City of Charlotte Tree Ordinance.

Amendments to Rezoning Plan

Future amendments to the Technical Data Sheet, the Schematic Site Plan and these Development Standards may be applied for by the then Owner or Owners of the tract or tracts within the Site involved in accordance with the provisions of Chapter 9 of the Ordinance.

Binding Effect of the Rezoning Documents and Definitions

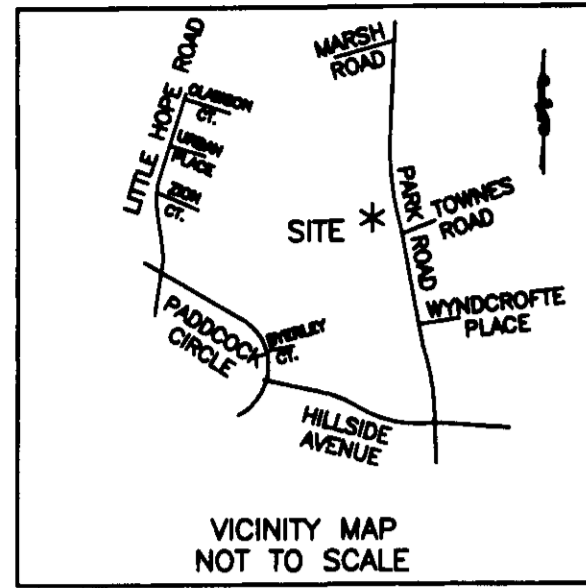
If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under this Technical Data Sheet will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.

Throughout these Development Standards, the terms "Petitioner" and "Owner" or "Owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owner or owners of the Site from time to time who may be involved in any future development thereof.

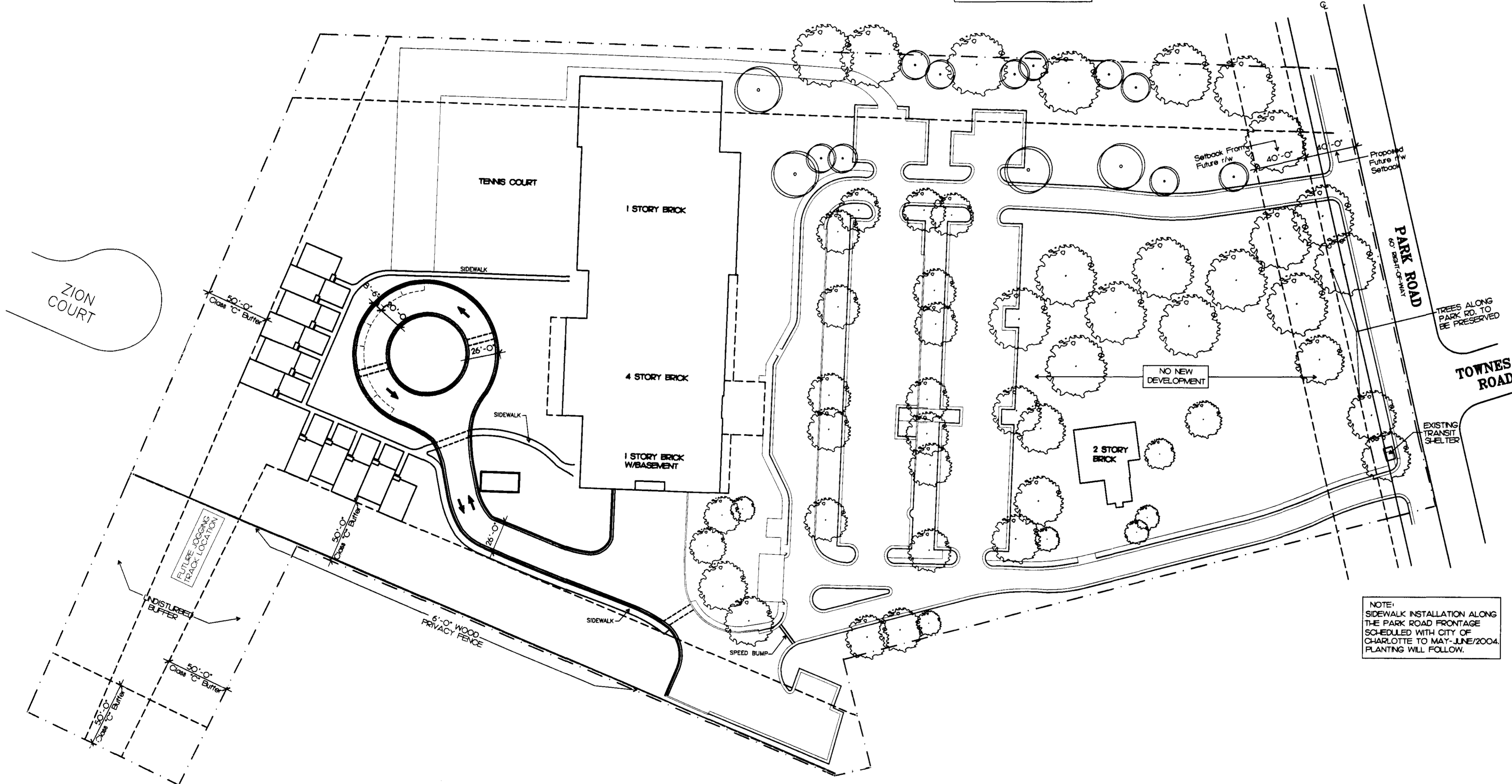
APPROVED BY CITY COUNCIL

DATE 4/10/04

NOTE:  
NO MONUMENT LOCATED  
WITHIN 200' OF SUBJECT PROPERTY.



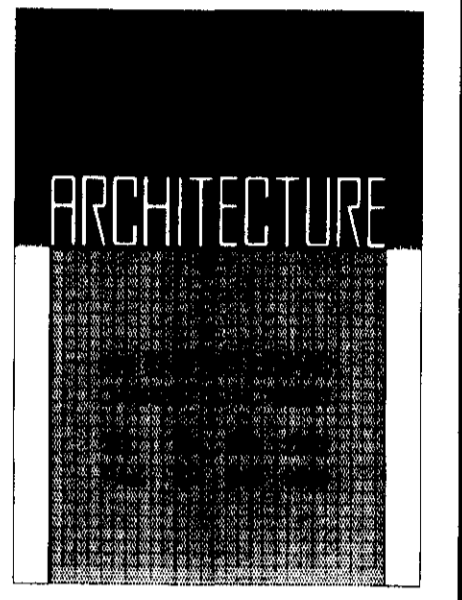
NOTE:  
TREES SHOWN ARE EXISTING  
AND TO BE PRESERVED



NOTE:  
SIDEWALK INSTALLATION ALONG  
THE PARK ROAD FRONTAGE  
SCHEDULED WITH CITY OF  
CHARLOTTE TO MAY-JUNE/2004.  
PLANTING WILL FOLLOW.

SITE DATA TABLE	
Existing Zoning:	R4 with special use permit
Proposed Zoning:	Institutional (CD) & Termination of two special use permits
Existing Building:	67,326 sq.ft.
Existing Residential:	21,000 sq.ft.
Total New Residential:	13,500 sq.ft./ 11 units (10 dwelling units & 1 overnight staff person unit)
Max. New Residential Height:	35'-0" / two stories
433,054.37 SQ.FT.	OR 9.942 ACRES TOTAL
9,922.68 SQ.FT.	OR 0.228 ACRE IN RD. R/W
423,131.69 SQ.FT.	OR 9.714 ACRES NET

1 SITE PLAN  
1"=50'-0"



**YWCA**  
RESIDENCY

KEY

DFA 2404  
DATE: 23 MARCH 2004

PROPOSED SITE  
PLAN FOR REZONING  
APPLICATION

A1.0

