

Site Summary

Tax Parcel numbers - 14505101, 14505104-14505108, 14505110-14505112, 14506118
 Total Site Area - 34.868 Acres
 Existing Zoning - R-4, R-22MF, I1, I2

Proposed Zoning - MUDD-O
 Proposed Use - Middle School

New Construction - +/-100,000 SqFt.
 Phase One
 New Construction - +/-52,000 SqFt.
 Phase Two
 Existing Construction - 57,942 SqFt.

Total Building Area - +/-210,346 SqFt.

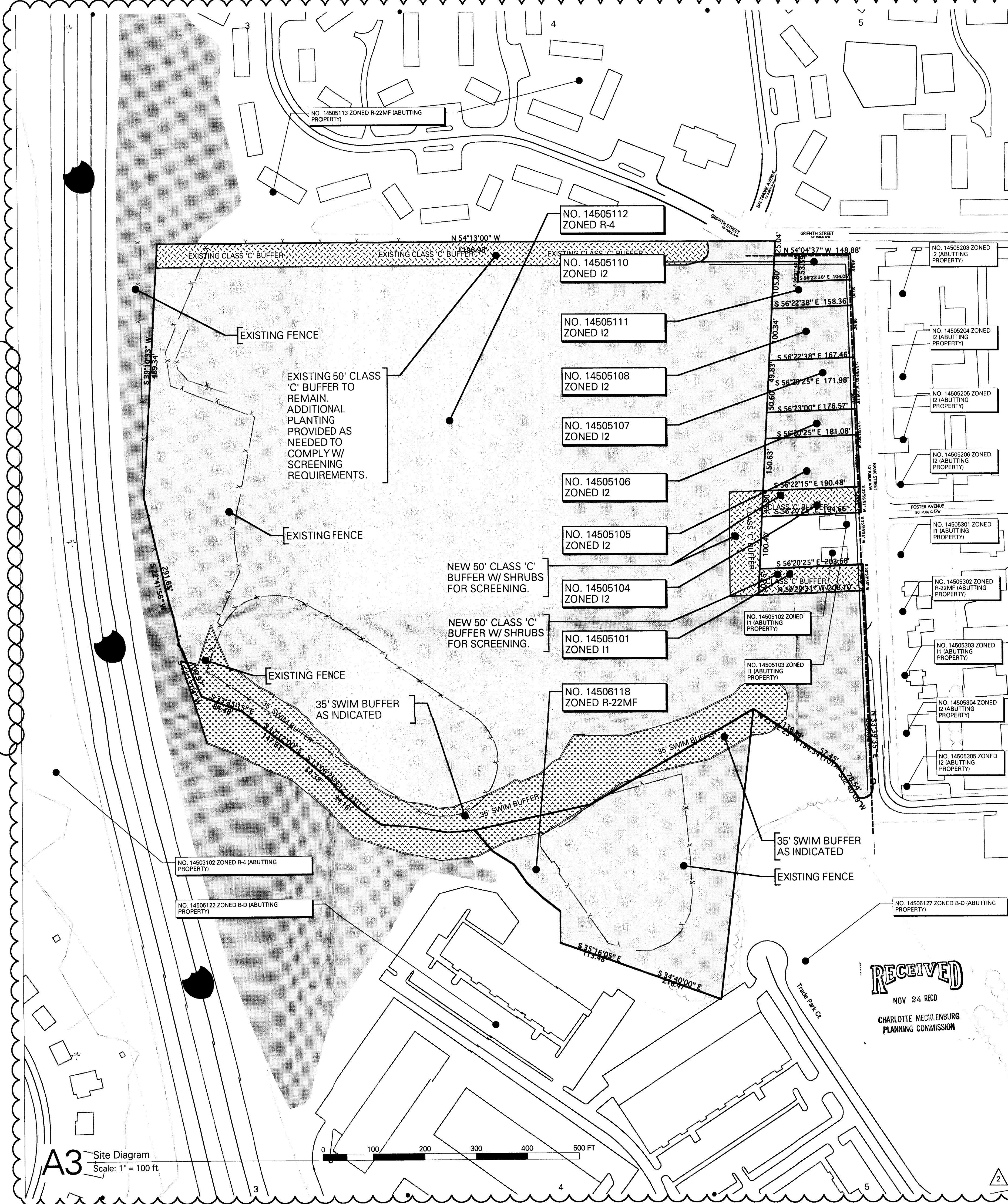
Building Height -
 Existing: 14' to 25' Top of roof
 Proposed: Not to Exceed 120' top of roof

*Options For MUDD-O

1. Requesting two detached signs at corner. The proposed location of these signs is at the corner of Griffith and Bank streets as shown on sheet Z101.3. Each sign is approximately 56 square feet for a total of 112 square feet.
2. Parking Summary -
 Provided - 136 total spaces
 Required - 351 (1/600 gross sf) per Charlotte Zoning Ordinance, Section 9.8507
 Explanation of Option #2:
 We are requesting a decrease in the number of parking spaces required. As currently designed the site can accommodate 136 parking spaces total. The current Zoning Ordinance, per Section 9.8507, requires 351 spaces total. The 136 spaces designed for will accommodate staff and anticipated visitors as projected by CMS and is greater than the 1 space per classroom required in Table 12.202. The intention is that the school function as a true community school - walking, biking, etc. - which should decrease the demand for off-street parking.
3. Option Omitted.
4. All attached signage shall not exceed 400 square feet. This includes but is not limited to the canopy school identification sign and the Courtyard sign along Bank Street.
5. In response to the Draft Bicycle Ordinance, Charlotte Mecklenburg School System will provide bicycle parking for 150% of the actual bicycle riders but not less than 40 spaces will be provided.
6. Detention shall tie-in to the existing storm water system(s). The petitioner shall have the receiving drainage system(s) analyzed to ensure that it will not be taken out of standard due to the development. If it is found that development will cause the storm drainage system(s) to be taken out of standard, the petitioner shall provide adequate detention to prevent this from occurring. The petitioner shall agree to coordinate water quality efforts (BMP's, wet detention, level spreaders, etc.) with the City of Charlotte Storm Water Services (CSWS) in order to offset or minimize potential impacts to water quality.

General Notes:

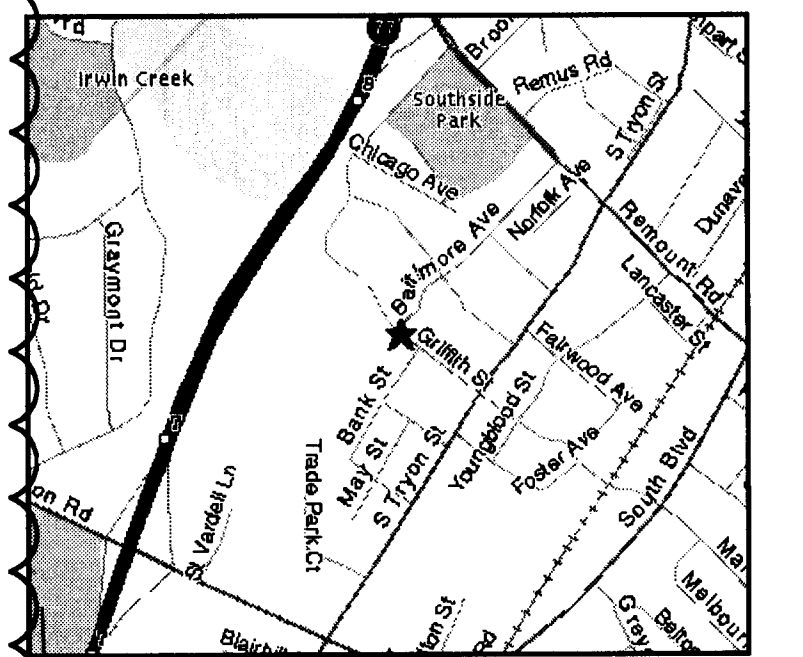
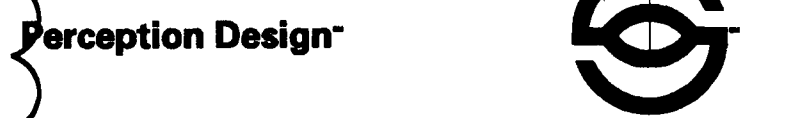
1. This rezoning plan is preliminary, not intended for construction, and subject to change without notice per updated survey, zoning classification, traffic & parking analysis, stream channel, floodway & wetlands impact analysis, and/or building configuration within this property. The petitioner shall reserve the ability to make minor adjustments to the plan per final engineering analysis, provided the design intent of the plan is maintained as currently depicted.
2. Property boundary, existing features, tree lines & spot elevations obtained from file prepared by Surveyor: ESP Associates, P.A.
3. Existing creek & swim buffers based on Survey mentioned in item 2.
4. Any & all future roadway improvements and traffic lane adjustments along all existing streets including Bank Street & Griffith Street within & adjacent to this property are subject to change per traffic analysis, and City of Charlotte staff & NCDOT approval.
5. All proposed access points/intersections along Bank Street & Griffith Street and into adjacent properties are subject to change per traffic analysis, and City of Charlotte staff & NCDOT approval.
6. The MUDD-Optional zoning options outlined above are incorporated into the rezoning plan.



A3 Site Diagram
 Scale: 1" = 100 ft

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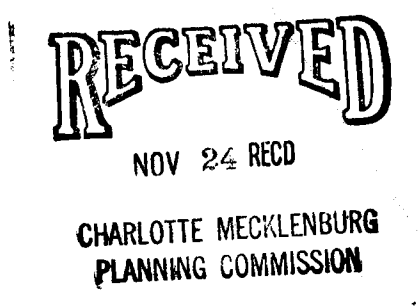
For Public Hearing
 Petition Number 2004-62



Marie G. Davis
 Middle School
 3343 W. Griffith Street
 Charlotte, NC 28203

Mark	Date	Description
	11.24.2004	Response to Staff Analysis
	05.26.2004	For Public Hearing

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Project name#: Marie G. Davis / 01020
 CAD File Name: 01020_SiteTV.mcd
 Issue Date: 03.22.2004

REZONE AREA BOUNDARY &
 TAX PARCEL ID's
 BUFFERS AND FENCING INDICATED
 APPROVED BY CITY COUNCIL
 DATE 7/12/04

Z101.1