

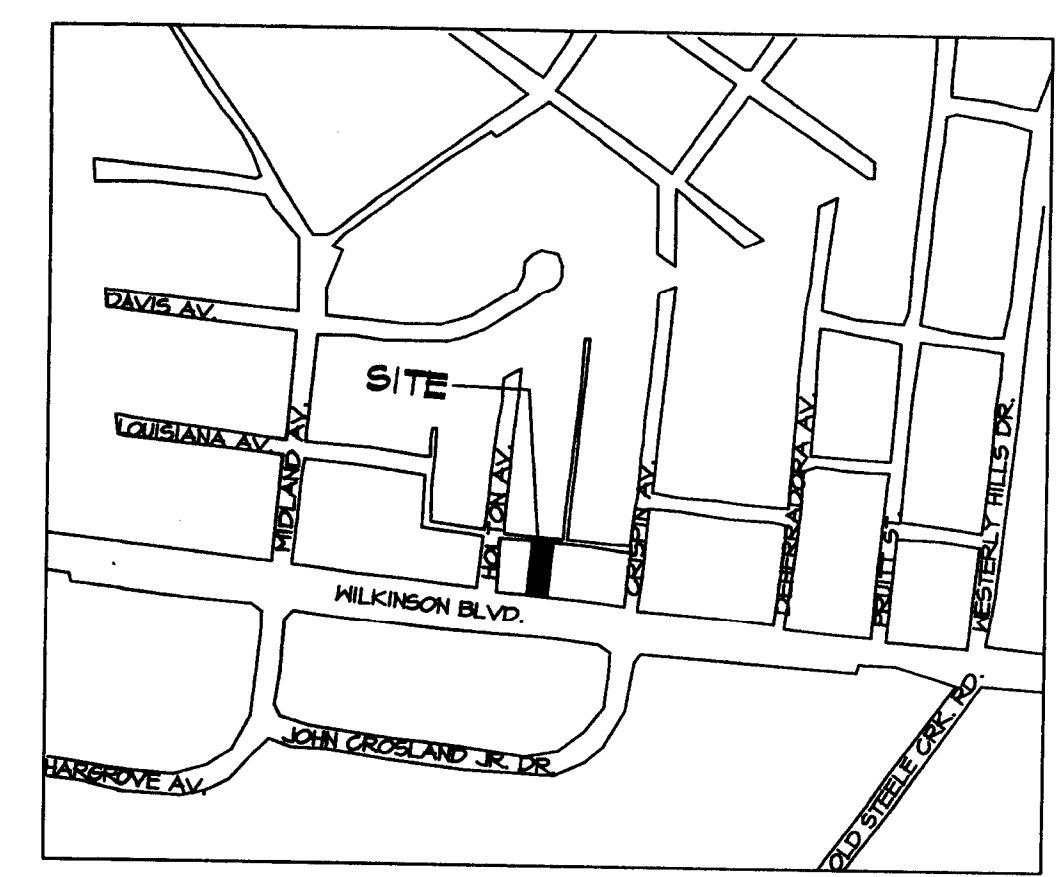
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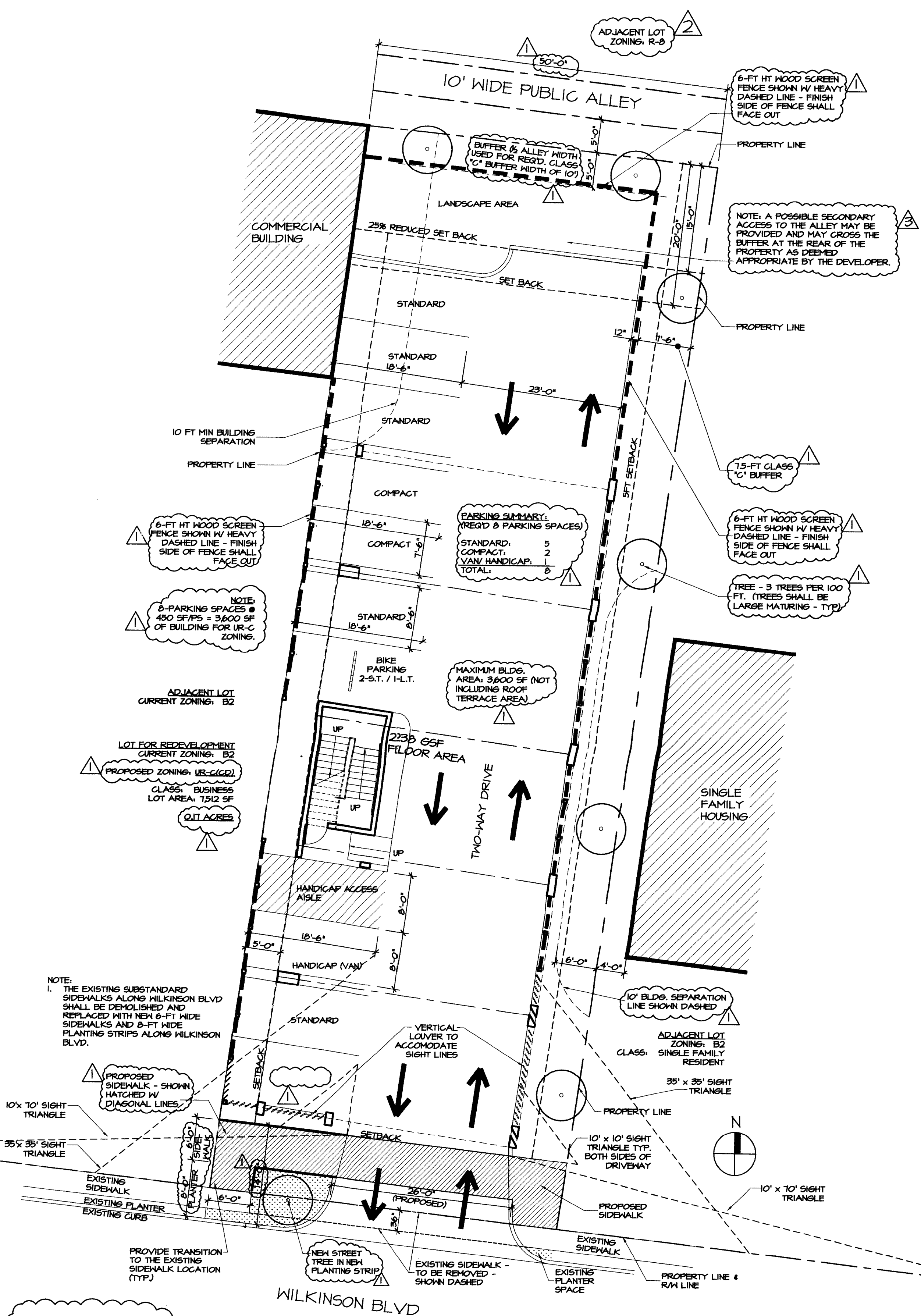
**METRO-W
WILKINSON BLVD. OFFICE CONDOMINIUMS**
3628 WILKINSON BLVD., CHARLOTTE, NC

APPROVED BY
CITY COUNCIL
DEC 15 2008

ISSUE DATE:
SEPT. 5, 2008
REVISION DATE:
OCTOBER 17, 2008
**FOR PUBLIC
HEARING**
PETITION NO:
2008-126
REVISION DATE:
NOVEMBER 14, 2008
REVISION DATE:
NOVEMBER 21, 2008



VICINITY MAP



SITE PLAN
1"=10'-0"

REZONING INFORMATION

ADDRESS: 3628 WILKINSON BLVD., CHARLOTTE, NC

CURRENT ZONING: R-2
PROPOSED ZONING: UR-C(CD)

CURRENT USE: VACANT LOT
PROPOSED USE: OFFICE CONDOMINIUMS

SECT. 14.06(4)(UR-C) AREA, YARD AND HEIGHT REGULATIONS:
- MIN. LOT AREA: 3,000 SF - LOT AREA IS 7,512 SF (0.17 ACRES)
- MIN. SIDE YARD: 5'
- MIN. SETBACK: 14' FROM B.O. CURB
- MIN. REAR YARD: 20' (25% REDUCTION ALLOWED TO MAKE MORE EFFICIENT USE OF SITE - NOTE 4) (20' X 25% = 15')
- MAX. FLOOR AREA RATIO: 3.0 (3,600 SF BLDG. / 7,512 SF SITE = 0.48)
- MAX. HEIGHT: 40'
- MIN. LOT WIDTH: 20' - EXISTING LOT IS 50' WIDE.

SECT. 14.07 DEVELOPMENT STANDARDS FOR VARIOUS USES
2 - THE ROOF TERRACE AREA WILL HAVE ACCESS FROM THE STAIR AND WILL HAVE A COVERED / SEMI-COVERED SEATING - LOUNGING AREA FOR RECREATION AND VIEWS OF THE CITY SKYLINE.
3 - SCREENING SHALL BE PROVIDED IN ACCORDANCE WITH REQ. OF SECT. 12.505.
4 - STREETSCAPE IMPROVEMENTS: PROJECT WILL COMPLY WITH THE CHARLOTTE TREE ORDINANCE.
5 - SIGNS: PROJECT WILL CONFORM WITH SECTION 14.07(B)(c).

SECT. 14.08 OFF-STREET PARKING AND LOADING:
1 - NO. OF OFF-STREET PARKING SPACES PER GROSS S.F. FOR NONRESIDENTIAL USE:
450 G.S.F. REQUIRED & PROVIDED: 0 P.S. @ 450S.F./P.S. = 5,600S.F.
2 - SIZE OF PARKING SPACES: 0 P.S. @ 25% = 2 SPACES ALLOWED TO BE COMPACT
WE HAVE 2-COMPACT PARKING SPACES SHOWN ON THE PROPOSED PLAN.
6 - BICYCLE PARKING: CONFORMS TO SECT. 12.202 AND 12.202A.

SECT. 12.501 BUFFERS AND SCREENING: THESE PROVISIONS WILL NOT APPLY TO DEVELOPMENTS IN UR ZONING. HOWEVER, THE UR DEVELOPMENT STANDARDS REQUIRE CONFORMANCE WITH SECT. 12.505 FOR SCREENING (SECT. 14.07(B)). THERE IS NO REQUIREMENT FOR BUFFERS FOR THIS SAME SECTION. HOWEVER, BASED ON CONVERSATIONS WITH PLANNING STAFF, THE PETITIONER IS PROVIDING BUFFERS BETWEEN THE ADJACENT PROPERTY TO THE EAST WHICH IS ZONED B-2, WHOSE USE IS MULTI-FAMILY. (THIS BUFFER IS CLASS "C" AND 7.5' WIDE) ANOTHER BUFFER IS BEING PROVIDED BETWEEN THE PROJECT AND THE ADJACENT SITE TO THE NORTH ZONED R-2, AND WHOSE USE IS CURRENTLY SINGLE FAMILY RESIDENCE. (THIS BUFFER IS CLASS "C" AND 10' WIDE).

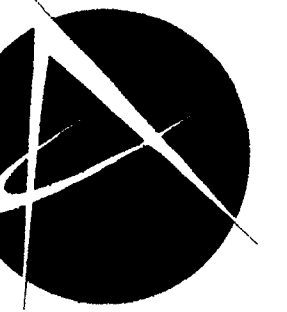
- 12.502(1) THE BUFFER TO THE NORTH ABUTS A PUBLIC ALLEY. THEREFORE 1/2 OF THE ALLEY IS USED TO SATISFY THE BUFFER WIDTH REQUIREMENT.

SECT. 12.502 BUFFER REQUIREMENTS:

SECT. 12.502 SCREENING REQUIREMENTS:
1 - USES REQUIRED TO BE SCREENED FROM ABUTTING PROPERTIES AND FROM PUBLIC VIEW FROM A PUBLIC STREET.

(b) NO DUMPSTERS OR RECYCLING CONTAINERS ARE PLANNED FOR THIS PROJECT B/C A CLEANING SERVICE WILL BE CONTRACTED TO REMOVE ALL TRASH AND RECYCLABLES FROM EACH OF THE BUSINESSES. THIS WILL BE INCLUDED AS A REQUIREMENT IN THE PURCHASE AGREEMENT COVENANTS AND COVENANT RESTRICTIONS FOR FUTURE DEVELOPMENT OF THE PROPERTY.

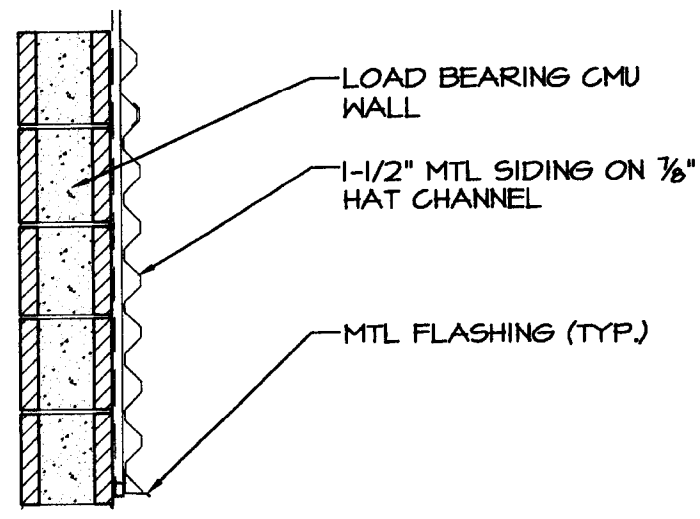
ADDITIONAL NOTES:
1- ALL OUTDOOR LIGHTING SHALL BE FULL CUT-OFF FIXTURES.
2- THE MAXIMUM HEIGHT OF OUTDOOR LIGHTING SHALL BE 30'.
3- THE PETITION SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION ORDINANCE - IF APPLICABLE.
4- PETITIONER WILL SUBMIT A SOLID WASTE MANAGEMENT PLAN PRIOR TO INITIATING DEMOLITION AND/OR CONSTRUCTION ACTIVITIES TO LUESA.
5- PETITIONER WILL SUBMIT A SOLID WASTE MANAGEMENT PLAN TO MECKLENBURG COUNTY SOLID WASTE PRIOR TO INITIATING DEMOLITION AND/OR CONSTRUCTION ACTIVITIES. THE SITE WILL BE FULLY SECURED DURING NON-WORKING HOURS.



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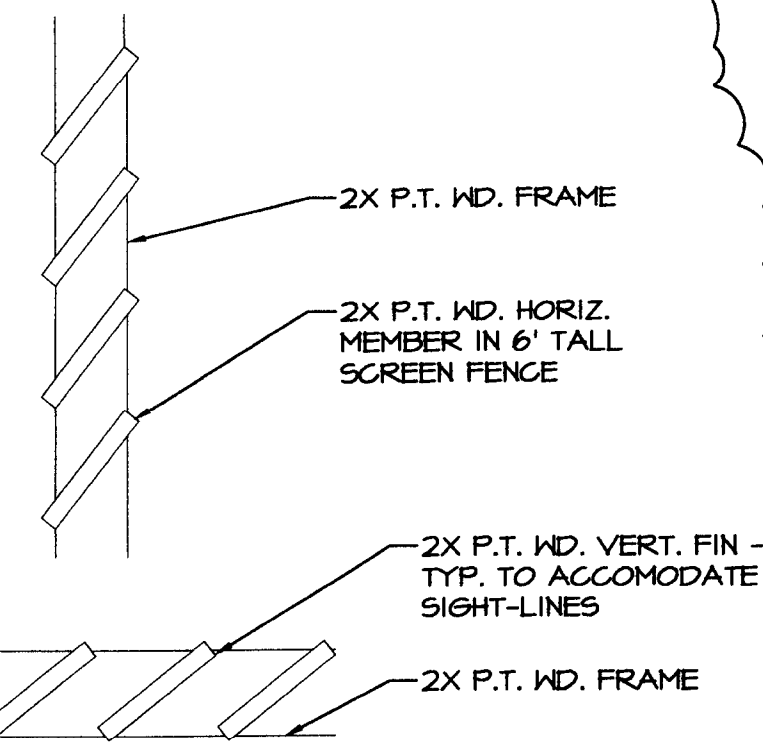
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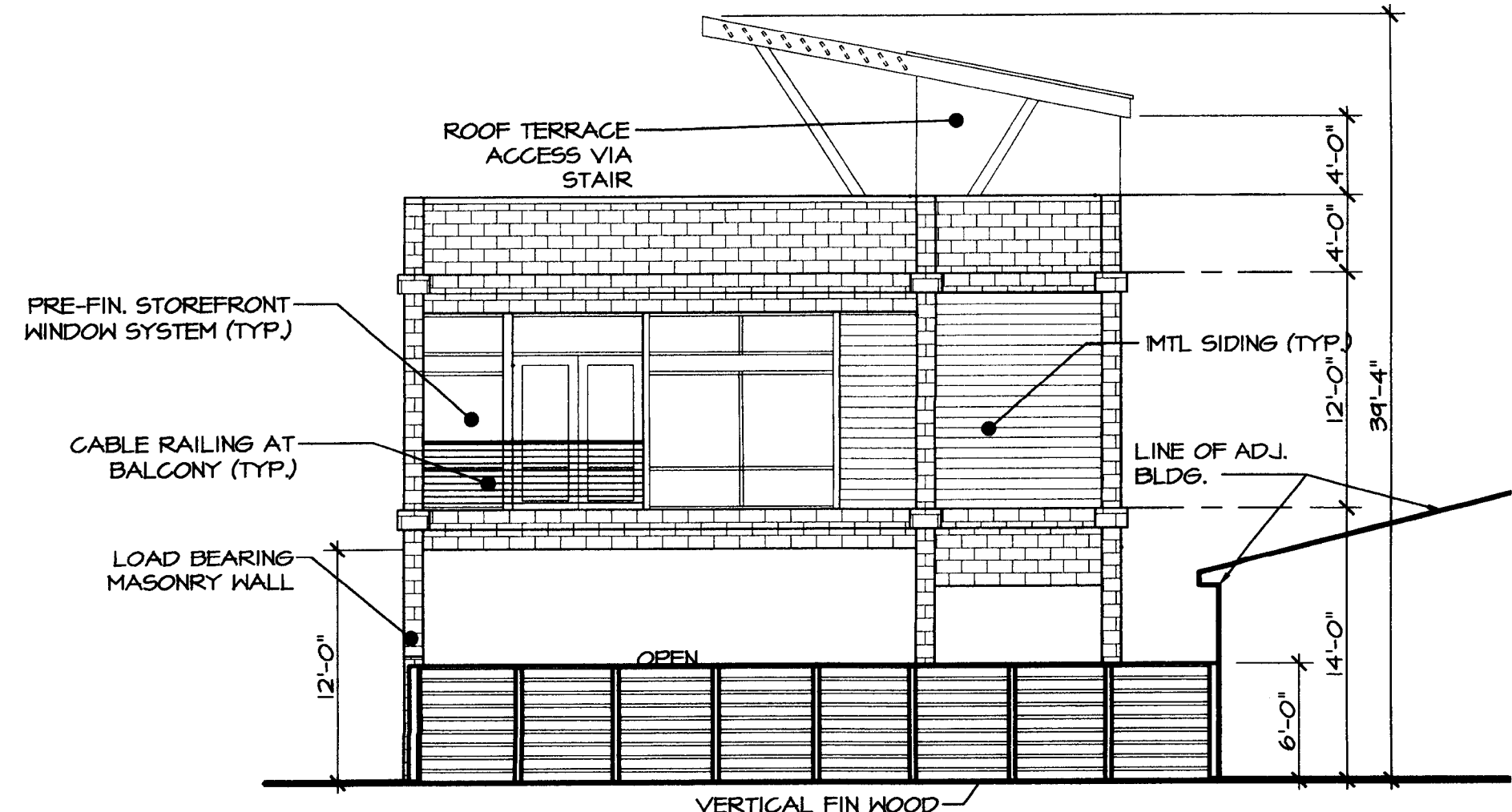
DETAIL OF MTL. SIDING

SCALE: 3/4" = 1'-0"



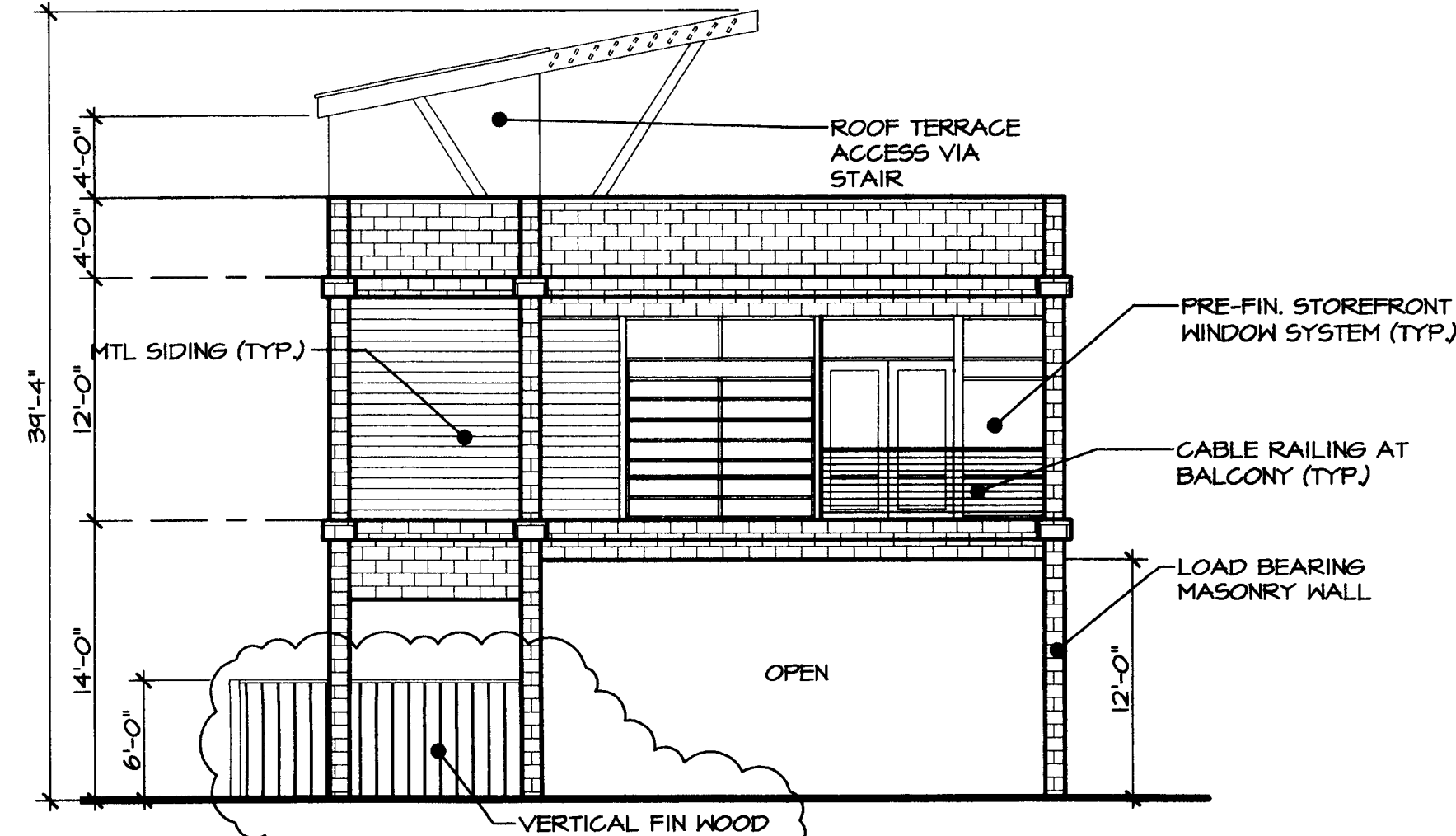
DETAIL OF SCREEN FENCE

SCALE: 3/4" = 1'-0"



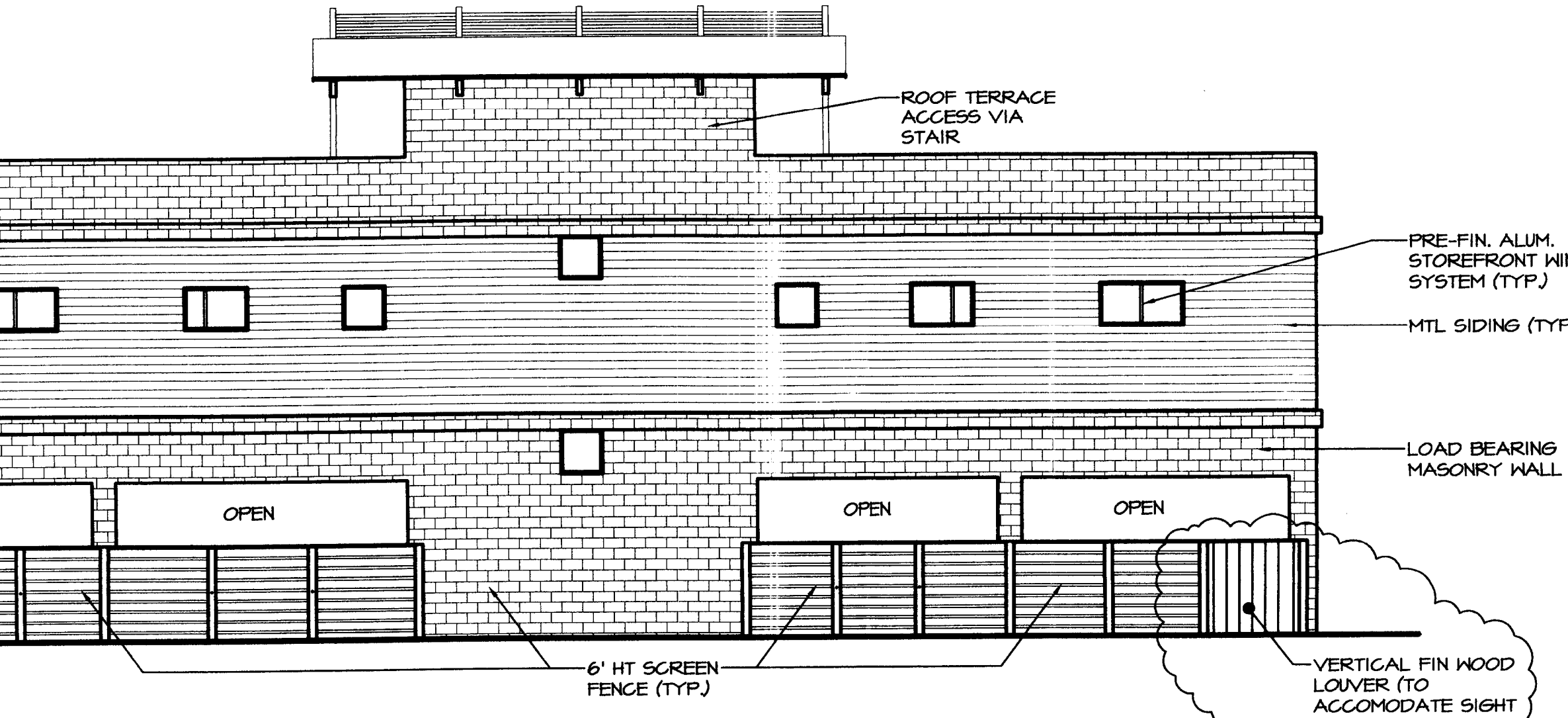
NORTH ELEVATION

SCALE: 1/8" = 1'-0"



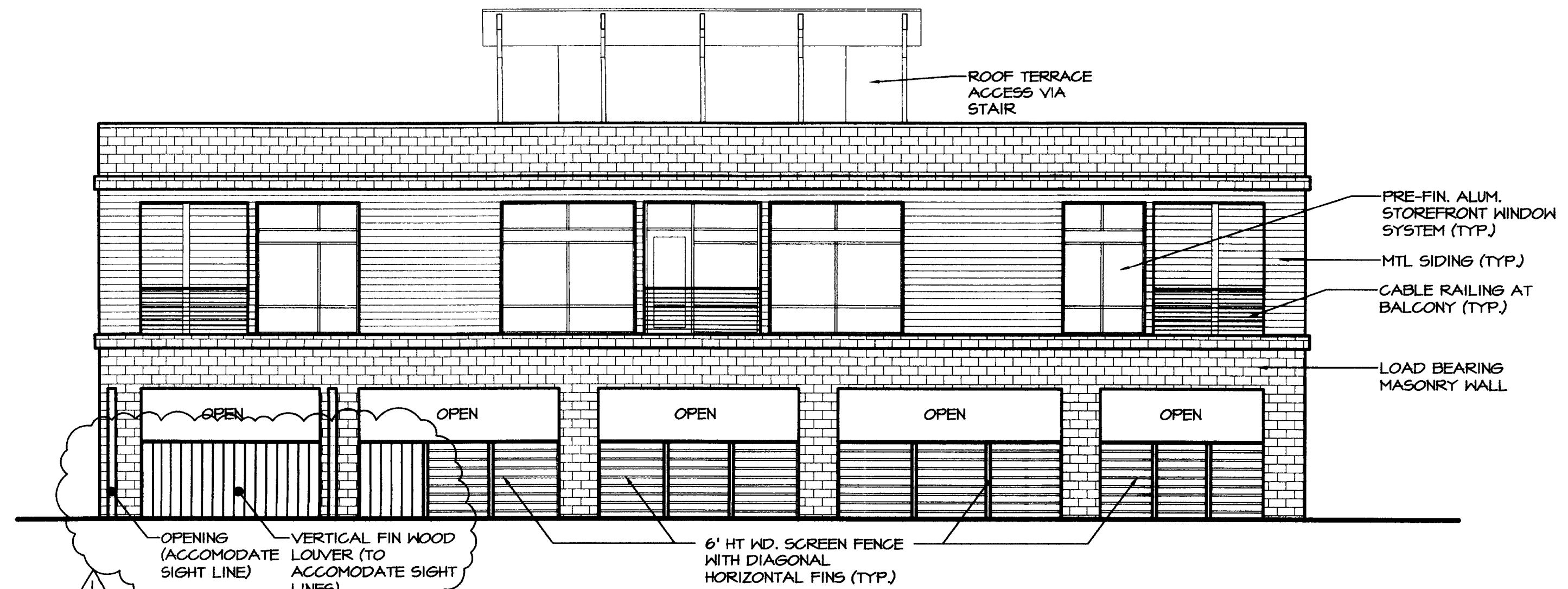
SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



WEST ELEVATION

SCALE: 1/8" = 1'-0"



EAST ELEVATION

SCALE: 1/8" = 1'-0"

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