

PROPOSED ZONING UR-3(CD) (INCLUDES ALL PARCELS):

- MINIMUM LOT AREA: 3,000 FEET
- MINIMUM LOT WIDTH: 20 FEET
- MINIMUM SETBACK: 20 FEET*
- MINIMUM SIDE YARD: 5 FEET
- MINIMUM REAR YARD: 20 FEET
- MINIMUM BLDG. SEPARATION: 10 FEET
- MAXIMUM HEIGHT: 40 FEET**

MAXIMUM FAR: 2.0
PROPOSED FAR: 31,500 SQFT / 29,705 SQFT = 1.06 FAR

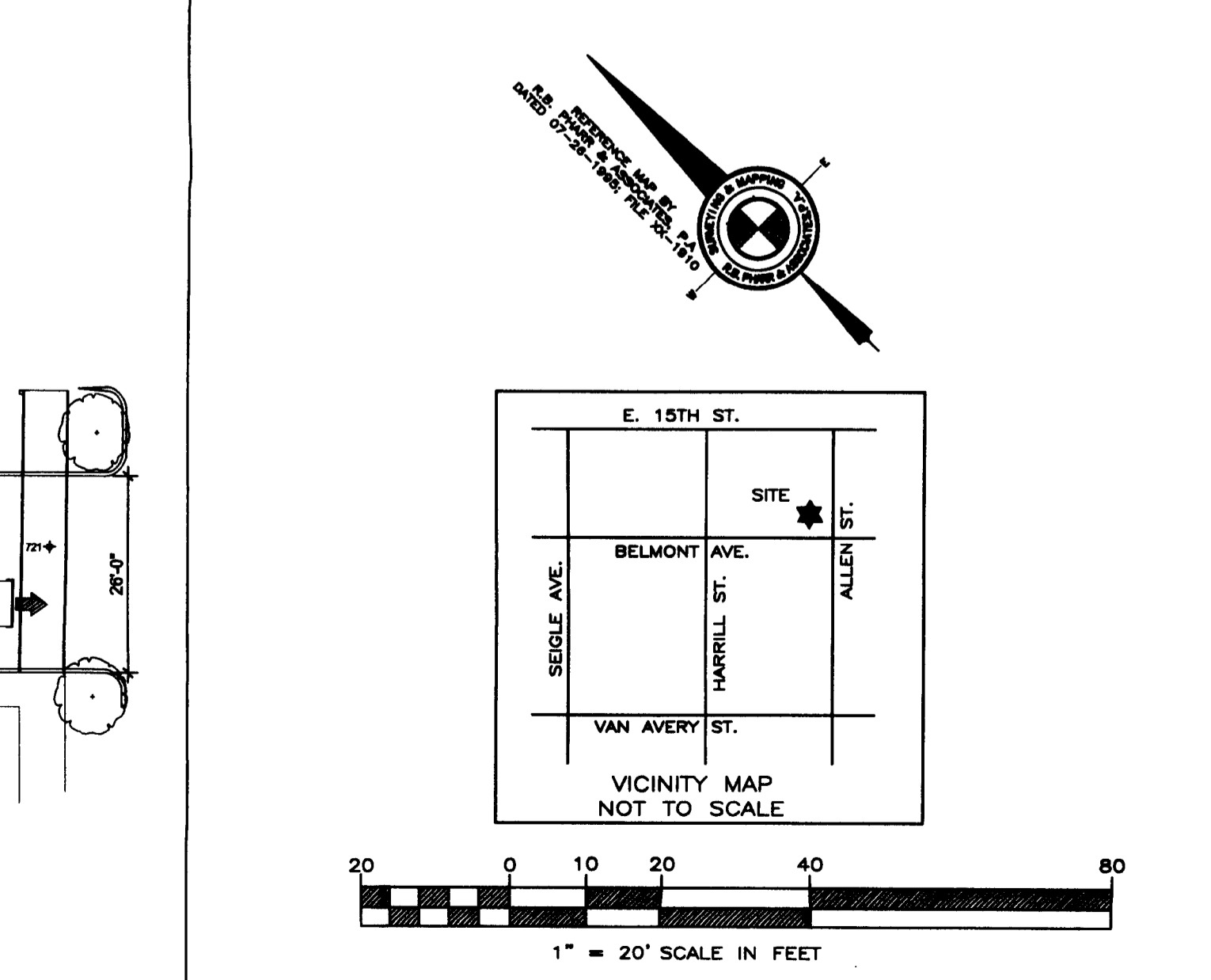
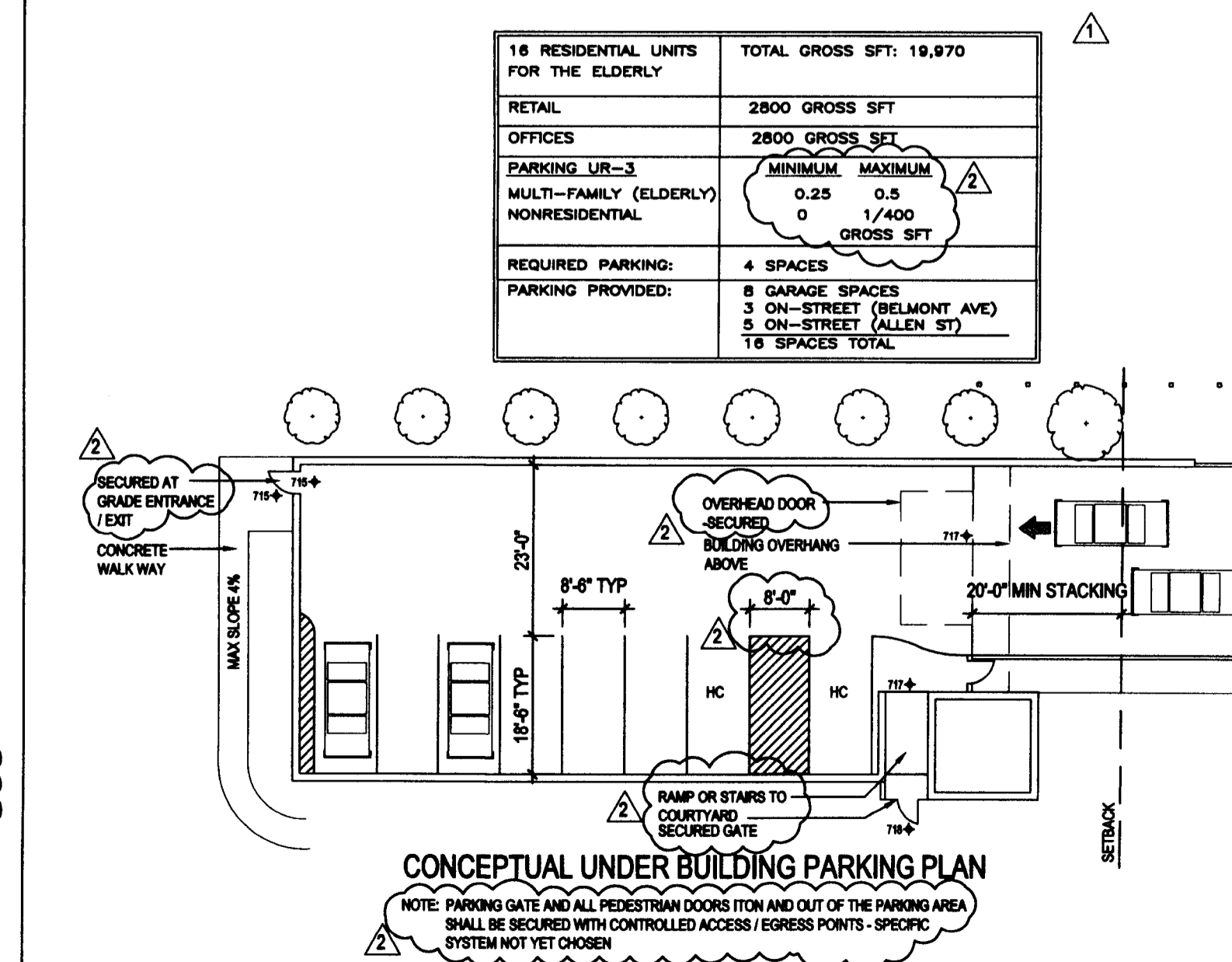
UR-3 COMMERCIAL USE CALCULATION (SECTION 9.403):
BUILDING FOOTPRINT (AREA C&D COMBINED) = 7,800 sq. ft. / SF
TOTAL COMMERCIAL AREA: 5,600 SF.
7,800 / 5,600 = 1.39

USES OFFERED IN THIS PROJECT'S REZONING WILL CONSIST OF DUPLEX AND ATTACHED DWELLING UNITS AS WELL AS BUSINESS AND OFFICE USE LIMITED TO THOSE PERMITTED IN B-1

- BUSINESS OR OFFICE USE ARE NOT PERMITTED AS FREE STANDING USES AND WILL BE COMBINED WITH RESIDENTIAL USES IN THE SAME STRUCTURE
- LANDSCAPE, STREETScape, AND ARCHITECTURAL STYLE WILL FOLLOW THE PROVISIONS OF THE "BELMONT AVENUE REVITALIZATION PLAN" DESIGN GUIDELINES
- DETACHED LIGHTING SHALL BE SHIELDED WITH FULL CUT OFF FIXTURES
- ALL ABOVE GROUND UTILITY STRUCTURES SHALL BE ADEQUATELY SCREENED WITH EVERGREENS OR ARCHITECTURAL ELEMENTS
- SETBACKS WILL FOLLOW SUITE OF THE SURROUNDING R-5 ZONING WITH THE EXCEPTION OF THE CORNER COMMERCIAL PORTION OF THE DEVELOPMENT
- MAXIMUM BUILDING HEIGHTS WILL FOLLOW SUITE OF THE SURROUNDING R-5 ZONING

EACH PARCEL SHALL BE INSPECTED FOR UNDERGROUND STORAGE TANKS PRIOR TO ANY DEMOLITION OR GRADING ACTIVITY. ANY UNDERGROUND STORAGE TANKS IDENTIFIED SHALL BE REMOVED PER NCDENR GUIDELINES

- OUTDOOR SEATING SHALL NOT BE PLACED IN THE SETBACK OR OBSTRUCT THE SIDE WALK OR DOOR.
- PROPOSED DEVELOPMENT IS AGE-RESTRICTED AND TO BE OCCUPIED BY PERSONS OVER THE AGE OF 55.
- NO WALL PAK LIGHTING IS ALLOWED.



OWNER: ROGER STEWART
#1013, #1017, & #1021 BELMONT AVENUE & #1100 ALLEN STREET
CHARLOTTE, MECKLENBURG COUNTY, N.C.
LOTS 7, 8, & 9, BLOCK 6, BELMONT SPRINGS
MAP BOOK 112, PAGE 8
TAX PARCELS: 081-128-04, 05, 06, 07, & 13
DEED BOOK 8924, PAGE 934

TOTAL AREA: 29,705 SQ. FT.
OR
0.6819 ACRE

EXISTING ZONING CONDITIONS

PARCELS 081-128-04, 05, 07, 13 (R-5)
MINIMUM LOT AREA: 10,000 FEET (FOR DUPLEX DWELLINGS)
MINIMUM LOT WIDTH: 20 FEET
MINIMUM SETBACK: 20 FEET
MINIMUM SIDE YARD: 6 FEET
MINIMUM REAR YARD: 35 FEET
MAXIMUM HEIGHT: 40 FEET

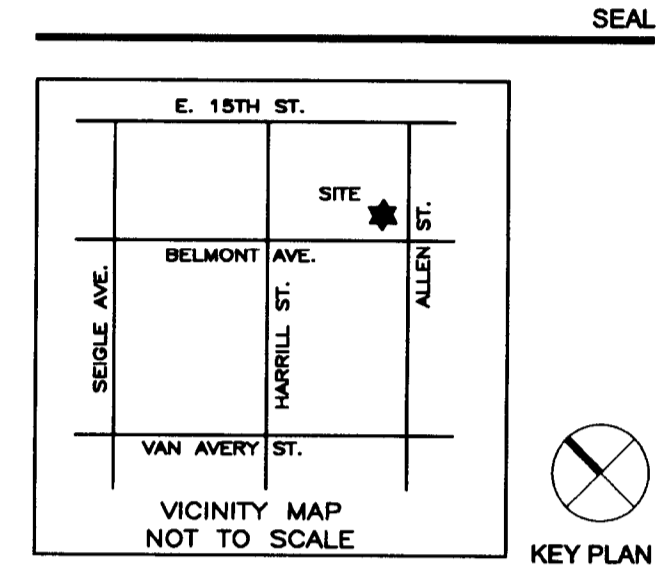
PARCEL 081-128-06 (R-1)
MINIMUM LOT AREA: 8,000 FEET (FOR NON-RESIDENTIAL BUILDINGS)
MINIMUM LOT WIDTH: 50 FEET (FOR NON-RESIDENTIAL BUILDINGS)
MINIMUM SETBACK: 20 FEET
MINIMUM SIDE YARD: NONE
MINIMUM REAR YARD: 10 FEET
MAXIMUM HEIGHT: 40 FEET**

* - NO SIDEYARD IS REQUIRED, BUT IF THEY ARE PROVIDED THEN THE FIRST MUST BE A MINIMUM OF 5 FEET AND IF A SECOND ONE IS PROVIDED, IT MUST BE A MINIMUM OF 4 FEET.

** - EXCEPT NO STRUCTURE MAY EXCEED 40 FEET IN HEIGHT IF LOCATED WITHIN 200 FEET OF A RESIDENTIAL ZONING DISTRICT.

PETITION 2009-31

NO.	DATE	REVISION
1	5-13-09	REZONING STAFF REVIEW COMMENTS
2	6-19-09	STAFF REVIEW COMMENTS-CYCLE 2



PERKINS EASTMAN ARCHITECTS PC
520 WEST SIXTH ST.
CHARLOTTE, NC 28202
704 940 0501
FAX 704 362 4602

Owner:
ROGER & PERINA STEWART
1021 BELMONT AVE
CHARLOTTE NC, 28205

Construction Manager:
COMPANY
STREET ADDRESS
CITY, STATE, TEL.#

Civil / Site:
COMPANY
STREET ADDRESS
CITY, STATE, TEL.#

Structural:
COMPANY
STREET ADDRESS
CITY, STATE, TEL.#

MEP:
COMPANY
STREET ADDRESS
CITY, STATE, TEL.#

Landscape:
COMPANY
STREET ADDRESS
CITY, STATE, TEL.#

Other: (Delete as required.)
COMPANY
STREET ADDRESS
CITY, STATE, TEL.#

Other: (Delete as required.)
COMPANY
STREET ADDRESS
CITY, STATE, TEL.#

PROJECT TITLE:
BELMONT KORNERS -

REZONING PETITION:
2009-031

PROPOSED ZONING:
UR-3 (CD)

1021 BELMONT AVE
CHARLOTTE, NC 28205

PROJECT NO: 33261.00

DRAWING TITLE:
TECHNICAL
SITE PLAN
& SURVEY

SCALE: 1" = 20'-0"

AS001

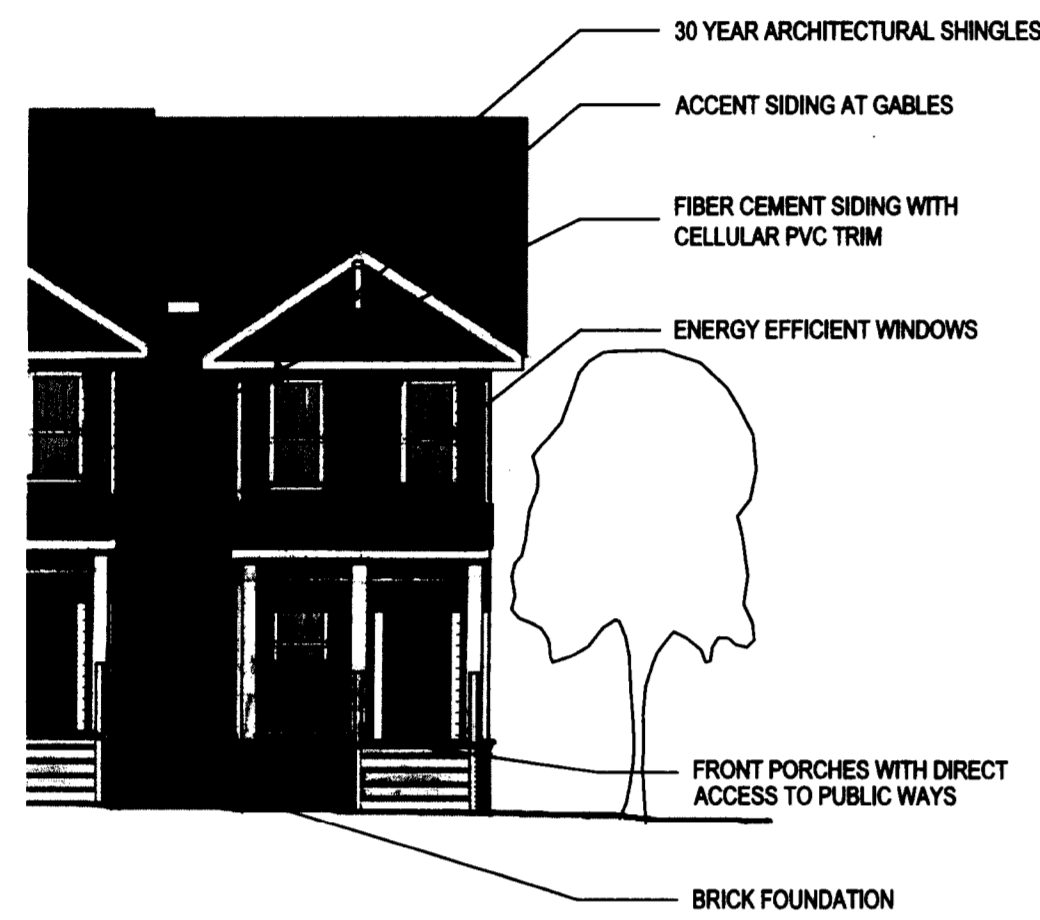
FOR REZONING SUBMITTAL
REVISED MAY 13, 2009

APPROVED BY
CITY COUNCIL

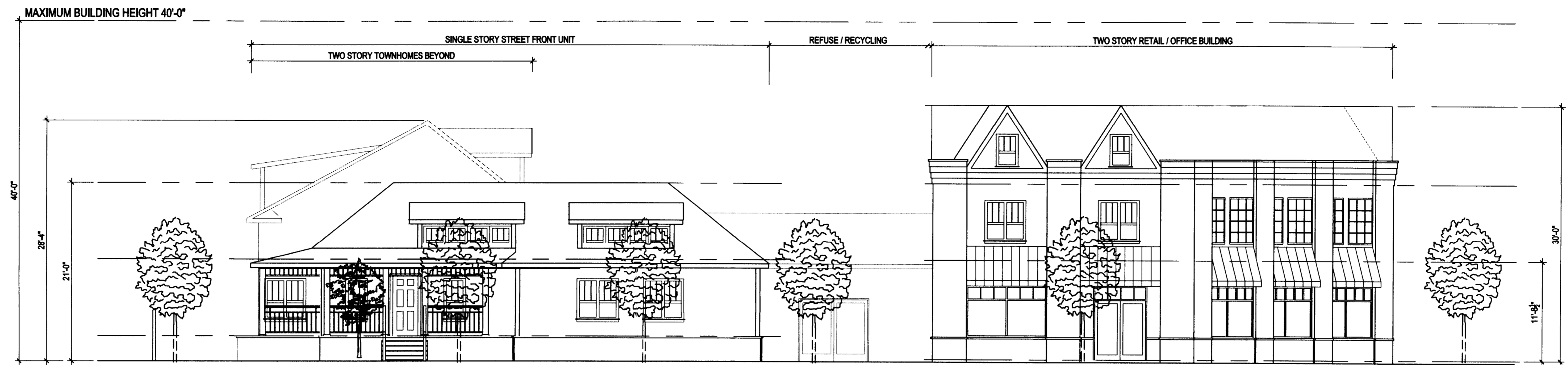
JUL 20 2009

ELEVATION NOTES:

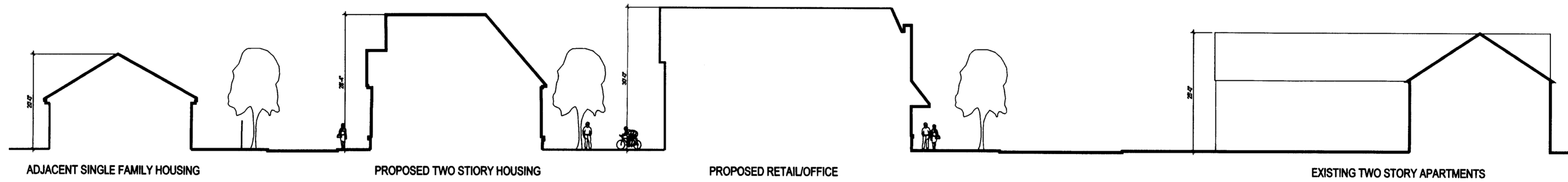
1. ELEVATIONS ARE CONCEPTUAL IN NATURE TO INDICATE APPROXIMATE RELATIONSHIPS, SCALE, AND AESTHETIC. THEY DO NOT REPRESENT THE FINAL DESIGN.
2. FINAL DESIGN SHALL FOLLOW BELMONT AREA REVITALIZATION PLAN DESIGN GUIDELINES FOR AESTHETIC AND MATERIALS AND CONFORM WITH UR-3 REQUIREMENTS.
3. MAXIMUM BUILDING HEIGHTS SHALL BE LIMITED TO R-5 HEIGHT LIMITS.



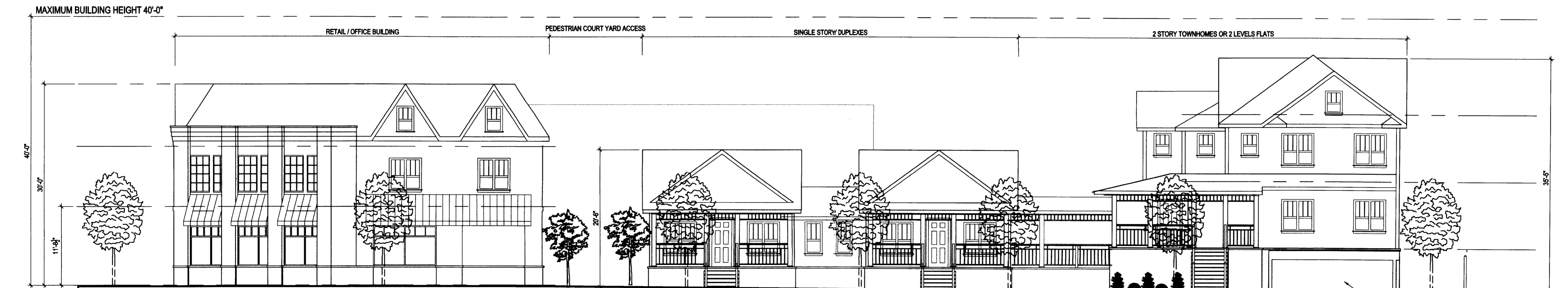
TYPICAL MATERIALS AND DESIGN ELEMENTS



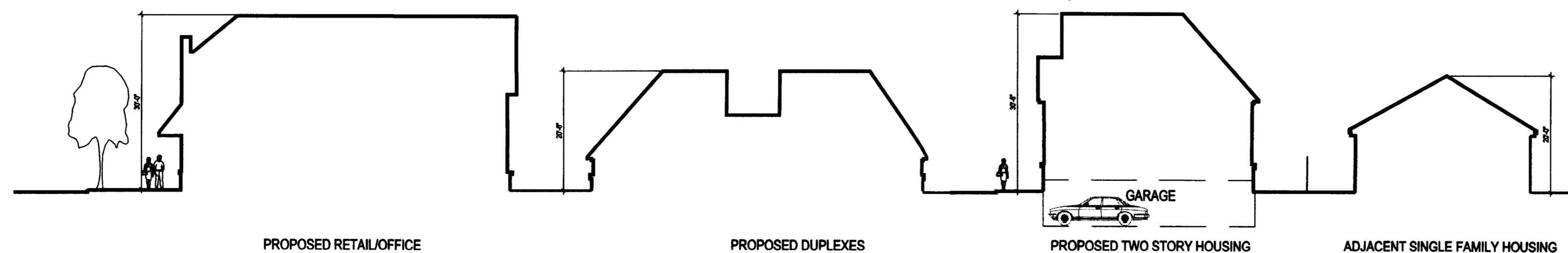
BELMONT AVENUE CONCEPTUAL ELEVATION
SCALE : 1/8" = 1'-0"



STREET SECTION ALONG BELMONT AVENUE
SCALE : 1/16"=1'-0"

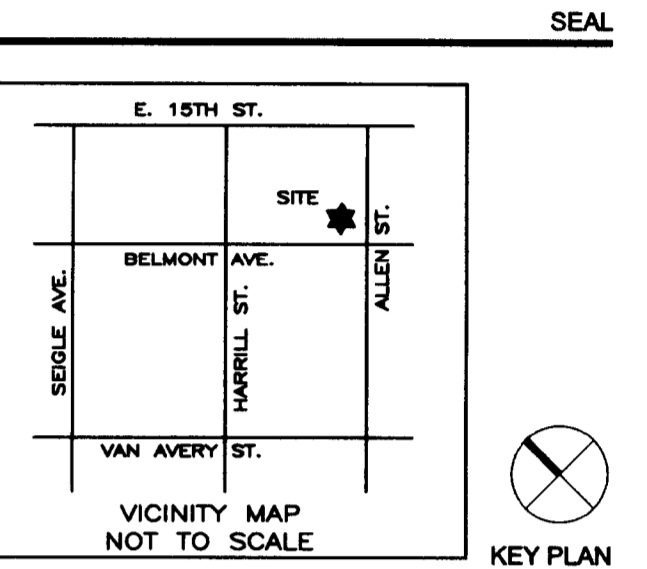


ALLEN STREET CONCEPTUAL ELEVATION
SCALE : 1/8" = 1'-0"



STREET SECTION ALONG ALLEN STREET
SCALE : 1/16"=1'-0"

NO.	DATE	REVISION
1	5-13-09	REZONING STAFF REVIEW COMMENTS
2	6-19-09	STAFF REVIEW COMMENTS-CYCLE 2



PERKINS EASTMAN ARCHITECTS PC

520 WEST SIXTH ST.
CHARLOTTE, NC 28202
704 940 0501
FAX 704 362 4602

Owner:
ROGER & PERINA STEWART
1021 BELMONT AVE
CHARLOTTE NC, 28205

Construction Manager:
COMPANY
STREET ADDRESS
CITY, STATE, TEL.#

Civil / Site:
COMPANY
STREET ADDRESS
CITY, STATE, TEL.#

Structural:
COMPANY
STREET ADDRESS
CITY, STATE, TEL.#

MEP:
COMPANY
STREET ADDRESS
CITY, STATE, TEL.#

Landscape:
COMPANY
STREET ADDRESS
CITY, STATE, TEL.#

Other: (Delete as required.)
COMPANY
STREET ADDRESS
CITY, STATE, TEL.#

Other: (Delete as required.)
COMPANY
STREET ADDRESS
CITY, STATE, TEL.#

PROJECT TITLE:
**BELMONT KORNERS -
REZONING PETITION:
2009-031
PROPOSED ZONING:
UR-3 (CD)**

1021 BELMONT AVE
CHARLOTTE, NC 28205
PROJECT No: 33261.00

DRAWING TITLE:
**CONCEPTUAL
ELEVATIONS**

**APPROVED BY
CITY COUNCIL**

JUL 20 2009

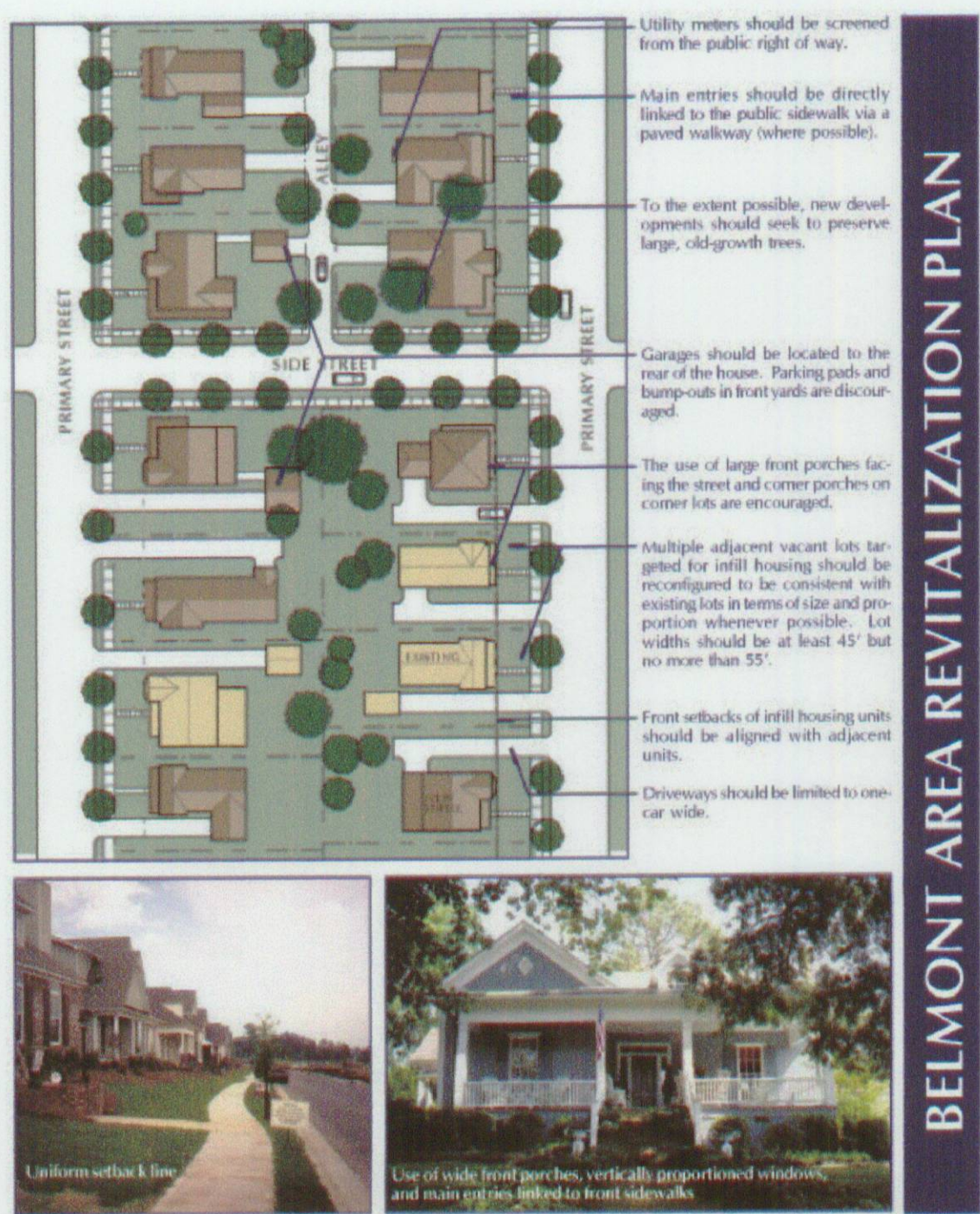
SCALE: 1" = 20'-0"

AS002

FOR REZONING SUBMITTAL

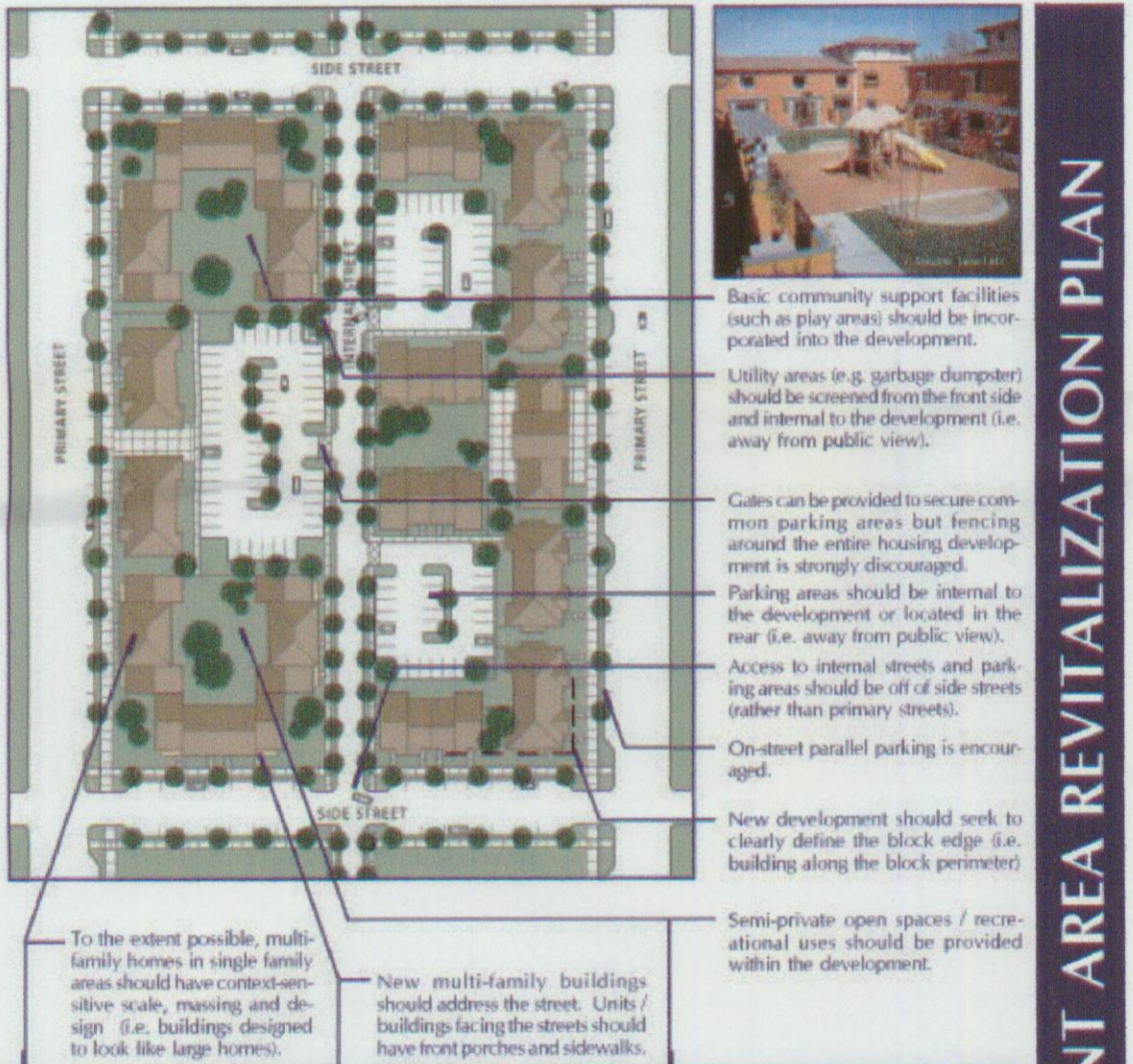
REVISED MAY 13, 2009

PETITION 2009-31



BELMONT AREA REVITALIZATION PLAN

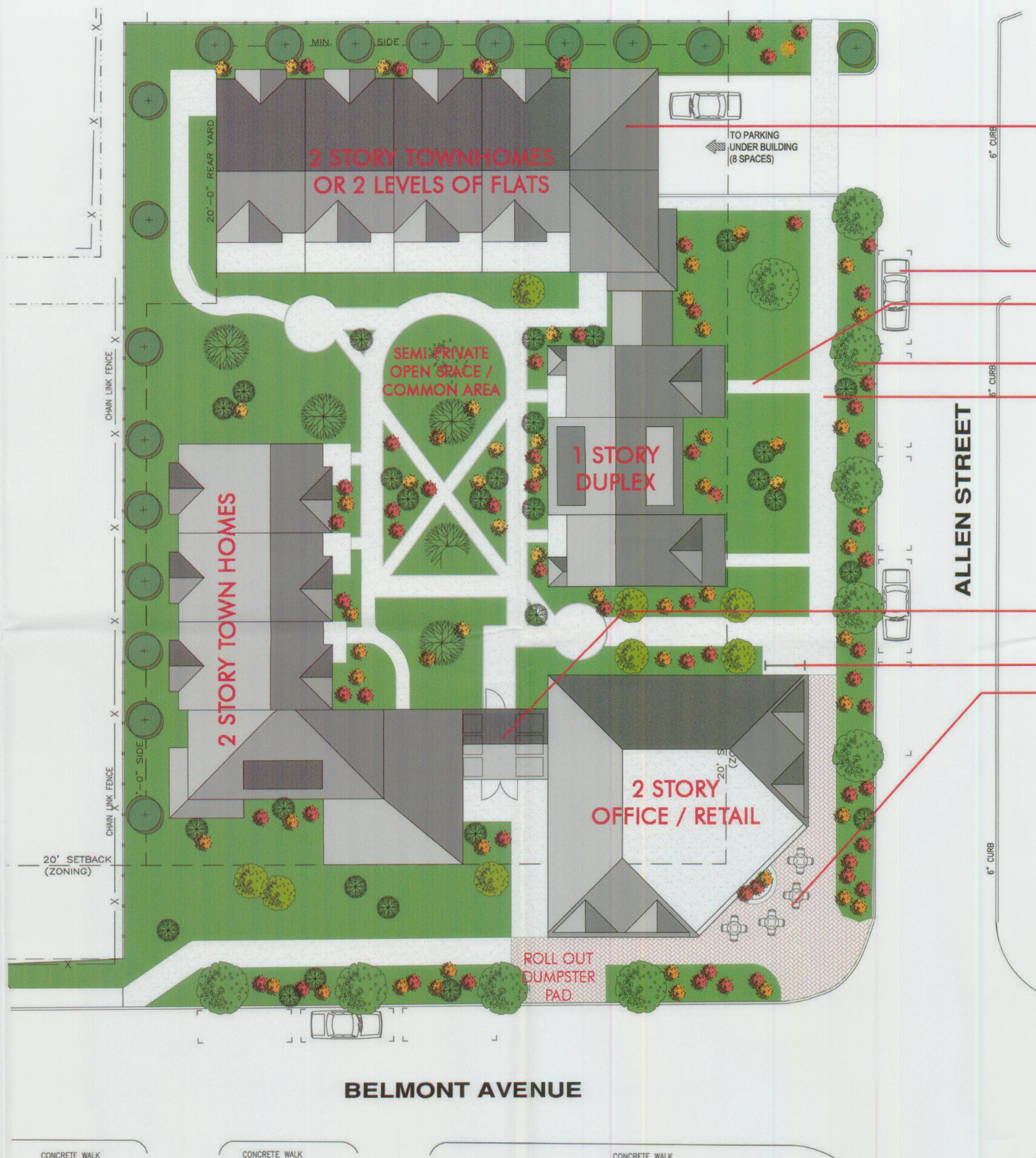
2 DESIGN GUIDELINES
SINGLE FAMILY RESIDENTIAL LAYOUT



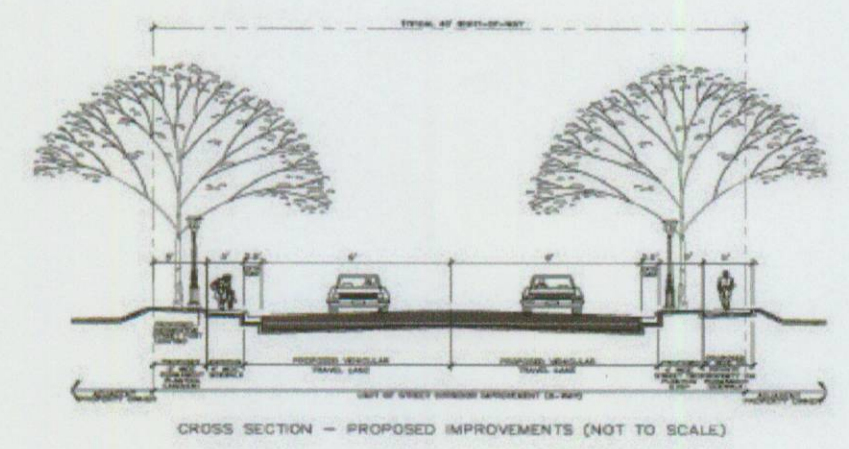
BELMONT AREA REVITALIZATION PLAN

3 DESIGN GUIDELINES
MULTI-FAMILY RESIDENTIAL LAYOUT

"The cornerstone of the plan is a commitment to preserving the single family character of Belmont's neighborhood core...and to propose improvements that support revitalization and improve neighborhood livability"
From the Belmont Revitalization Plan, May 12, 2003



- SECURED PARKING UNDER BUILDING - CONCEALED FROM VIEW
- ON STREET PARALLEL PARKING WHERE POSSIBLE
- WALK OUT STREET ACCESS FROM ALL STREET LEVEL UNITS
- 8' PLANTING STRIP
- 6' SIDEWALK
- DUMPSTERS / RECYCLING HIDDEN FROM VIEW
- BICYCLE RACKS
- CAFE SEATING



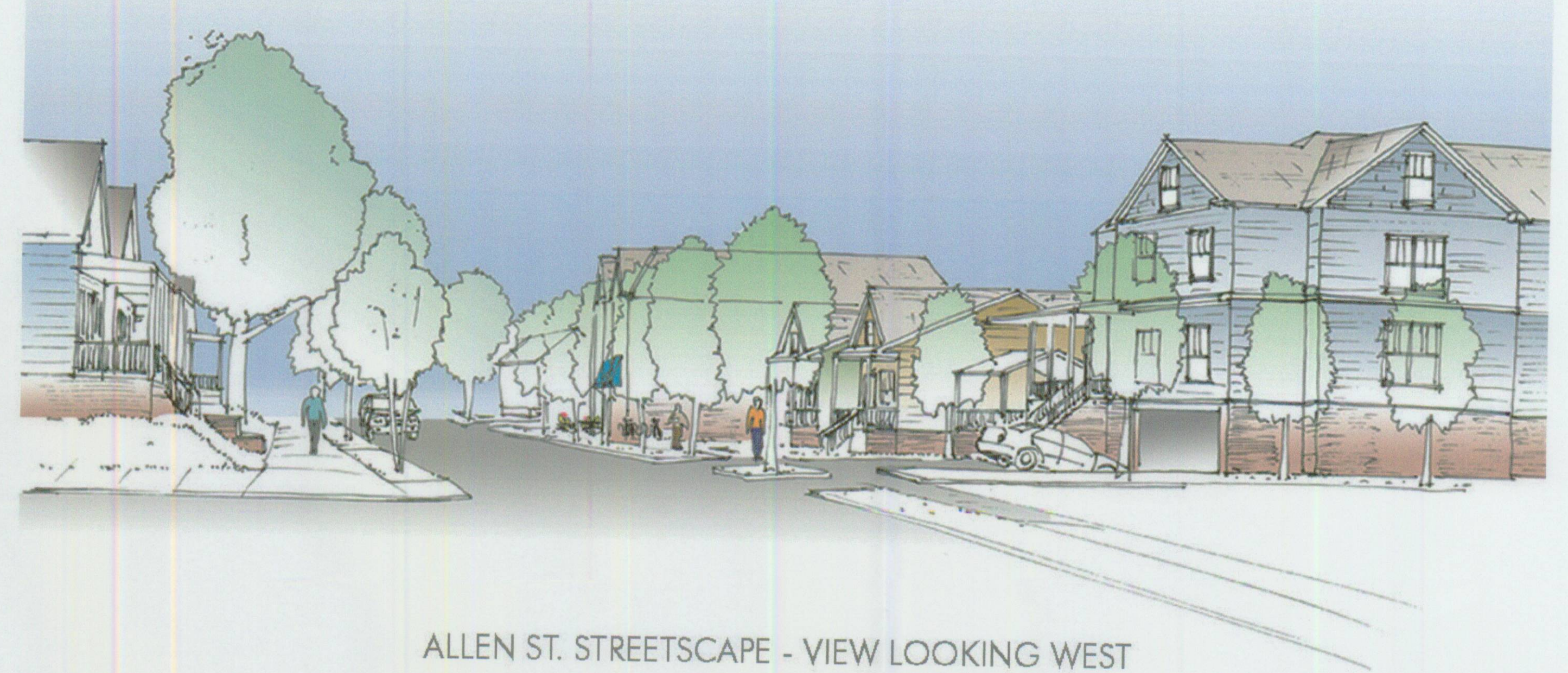
APPROVED BY CITY COUNCIL
JUL 20 2009

BELMONT KORNER REDEVELOPMENT
Belmont Avenue and Allen Street

PERKINS EASTMAN



BELMONT AVE. STREETSCAPE - VIEW LOOKING SOUTH

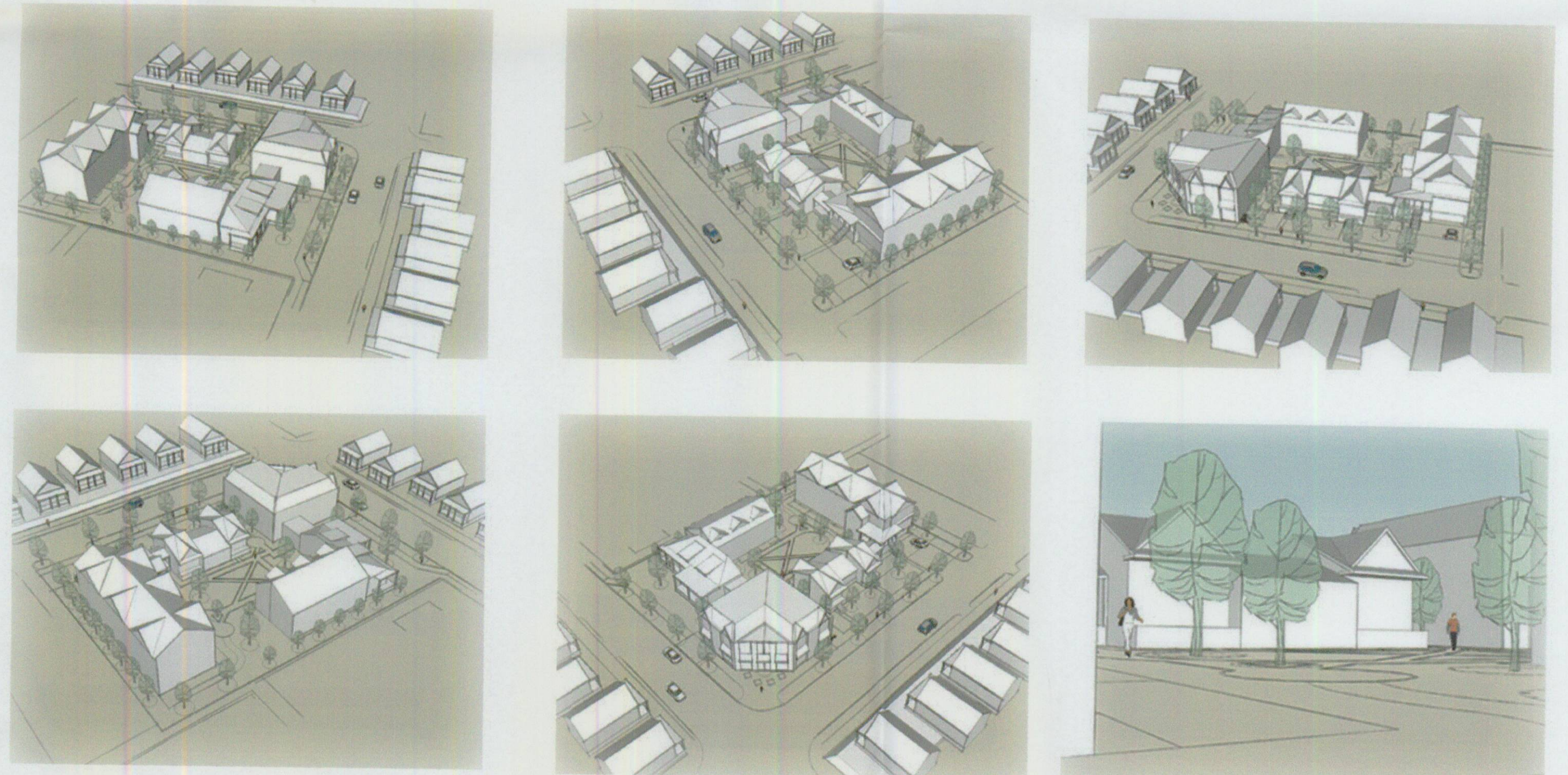


ALLEN ST. STREETSCAPE - VIEW LOOKING WEST

Belmont will be a family oriented community, diverse in age, culture, and income, that promotes **public safety, economic and social development, affordable housing, and community pride** -- A place to live, work, and play. From the Belmont Area Revitalization Plan, May 12, 2003



BELMONT AVE. AND ALLEN ST. INTERSECTION -VIEW LOOKING NORTH



APPROVED BY
CITY COUNCIL

JUL 20 2009

BELMONT KORNERS REDEVELOPMENT

Belmont Avenue and Allen Street

PERKINS EASTMAN