

DEVELOPMENT LIMITS AND MAY BE DEVELOPED WITH LESS DEVELOPMENT INTENSITY THAN SHOWN. IN NO EVENT, HOWERVER, SHALL MINIMUM SETBACK OR BUFFER REQUIREMENTS BE LESS THAN AS SHOWN ON THIS SITE PLAN. FURTHERMORE, THE DEVELOPMENT OF THE SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THIS PLAN AND BY THE STANDARDS OF THE CITY OF CHARLOTTE ZONING ORDINANCE. THE DEVELOPMENT DEPICTED BY THIS PLAN IS INTENDED TO REFLECT THE GENERAL ARRANGEMENT OF THE PROPOSED USES OF THE SITE, BUT THE EXACT DETAILS OF THE CONFIGURATION, PLACEMENT AND SIZE OF THE INDIVIDUAL BUILDINGS AND/OR SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE AS SPECIFIED IN SECTION 6.206(2) DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENTS PHASES. ANY SUCH ADMINISTRATIVE ALTERATION IS FURTHER SUBJECT TO NOTE

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16. LISTED BELOW.

SITE PLAN

SCALE: 1" = 100

2. THE DEVELOPMENT SHALL COMPLY WITH ALL REGULATORY STANDARDS PERTAINING TO SIGNAGE, OFF-STREET PARKING, SCREENING/BUFFERS, LANDSCAPING, TREE ORDINANCE, STROM WATER MANAGEMENT AND FIRE PROTECTION.

3. THE DEVELOPMENT SHALL BE SERVED BY TWO EXISTING VEHICULAR INGRESS/EGRESS POINTS ONTO QUAIL HOLLOW ROAD AND ONE EXISTING SERVICE ONLY ACCESS POINT OFF SHARON HILLS ROAD, AS SHOWN.

4. THE PLAYGROUND/BALLFIELD AREAS MAY BE UTILIZED FOR A WIDE ARRAY OF OUTDOOR RECREATION ACTIVITIES. THE SOUTHWESTERLY CORNER OF THE SITE ADJACENT TO AND NEAR SHARON HILLS SHALL BE USED FOR DAY CAMP AND SIMILAR ACTIVITIES. THE AREA SHALL REMAIN PRINCIPALLY IN ITS CURRENT WOODED CONDITION EXCEPT THAT CLEARING NECESSARY TO ERECT SHELTERS AND ASSOCIATED FACILITIES SHALL BE PERMITTED. TO ENSURE THIS CONDITION A MINIMUM 100 FOOT BUFFER SHALL BE MAINTAINED ALONG THE AREA'S EDGE ADJACENT TO SHARON HILLS ROAD. WITHIN THIS BUFFER NO BUILDING OR SHELTERS SHALL BE PERMITTED. OTHERWISE, INDIVIDUAL SHELTERS TO BE LOCATED ELSEWHERE IN THE PROPOSED "DAY CAMP AREA" SHALL NOT EXCEED 800 SQUARE FEET IN SIZE.

THE SHARON HILLS ROAD SIDE OF THE SITE HAS BEEN EXTENSIVELY LANDSCAPED TO PROVIDE AN ATTRACTIVE STREETSCAPE APPEARANCE ALONG THIS PORTION OF THE SITE. FURTHERMORE, NEW LANDSCAPE/SCREENING TREATMENTS SHALL BE INSTALLED ALONG SHARON HILLS ROAD AS INDICATED. THIS NEW BERM/LANDSCAPING TREATMENT SHALL BE INSTALLED PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY PERMIT FOR ANY NEW PROPOSED BUILDING/EXPANSION ASSOCIATED WITH THIS PLAN. EXCEPT FOR THE ABOVE MENTIONED SERVICE DRIVEWAY, THE EDGE OF THE SITE ALONG SHARON HILLS ROAD SHALL NOT BE ACCESSED BY VEHICLES.

6. IT IS ANTICIPATED THAT THE PROPOSED EXPANSIONS SHALL BE DEVELOPED IN PHASES OVER TIME AS PROGRAM NEEDS ARE DETERMINED. AS BUILDING EXPANSION PROCEEDS, THE NECESSARY PARKING AREAS NEEDED TO COMPLY WITH OFF-STREET PARKING REQUIREMENTS SHALL ALSO BE CONSTRUCTED. SOME PARKING AREAS MAY BE DEVELOPED PRIOR TO BUILDING EXPANSION FOR CONVENIENCE AND/OR PROGRAM

7. ALL ACTIVITIES AND PROGRAMS ASSOCIATED WITH THE HARRIS YMCA SHALL COMPLY WITH THE CITY OF CHARLOTTE NOISE ORDINANCE.

8. VARIOUS EVENING ACTIVITIES SHALL BE PERMITTED IN THE EXISTING WOODED DAY CAMP AREA, EXCEPT THAT NO OVERNIGHT CAMPING/SLEEPING SHALL BE PERMITTED.

9. THE PROPOSED 2 STORY ADDITION AT THE CORNER CLOSEST TO THE INTERSECTION OF SHARON ROAD AND QUAIL HOLLOW ROAD SHALL BE LIMITED IN HEIGHT TO THAT OF THE EXISTING BUILDING. 10. THE EXISTING BERMS ALONG SHARON ROAD AND SHARON HILLS ROAD SHALL NOT BE REDUCED IN

TERMS OF HEIGHT AND LANDSCAPING. 11. ANY BUILDING EXPANSION WHICH EXTENDS THE EXISTING YMCA BUILDING TOWARD QUAIL HOLLOW ROAD SHALL REPEAT THE SAME WINDOW DESIGN AS THE EXISTING WINDOW DESIGN, AS IT RELATES TO THE SECOND STORY/GYMNASIUM SIDE FACING QUAIL HOLLOW ROAD. ADDITIONAL SECOND STORY WINDOWS, IN ASSOCIATION WITH ANY EXPANSION FACING SHARON ROAD, SHALL NOT INCORPORATE FULL LENGTH WINDOWS.

ALL WINDOWS ASSOCIATED WITH SUCH AN EXPANSION WILL BE LOCATED IN THE UPPER THIRD OF THE FACADE FOR THE SECOND STORY. 12. ALL PROPOSED BUILDING EXPANSION ELEVATIONS SHALL CONTINUE TO FOLLOW THE PREDOMINANT ARCHITECTURAL STYLE NOW TYPICALLY RECOGNIZED FOR THE HARRIS YMCA, WHICH WAS ESTABLISHED BY THE MAJOR BUILDING ADDITION TO THE SITE IN 1990. THIS DESIGN THEME IS CHARACTERIZED BY MASONRY

AND STUCCO BUILDING VENEERS AND FINISHES. OTHER ARCHITECTURAL DETAILS, SUCH AS COLORS, WINDOW AND DOOR TREATMENTS, ETC. SHALL BE COMPLIMENTARY IN NATURE WITH THE 1990 THEME. 13. THE EXISTING IDENTIFICATION SIGNS ON THE SITE SHALL BE THE ONLY SIGNS PERMITTED. THE EXISTING SIGNS MAY BE RELOCATED, REPLACED, REPAIRED AND/OR MODIFIED IN ACCORDANCE WITH THE CURRENT

CITY OF CHARLOTTE ZONING ORDINANCE. NO NEW SIGNS SHALL BE PERMITTED ON SHARON HILLS ROAD. 14. THERE WILL BE NO MORE THAN THREE OUTDOOR EVENTS PER CALENDAR YEAR USING AMPLIFIED MUSIC.

15. ANY MECHANICAL EQUIPMENT LOCATED ON THE ROOF(S) OF PROPOSED ADDITIONS SHALL BE SCREENED BY A PARAPET WALL SUFFICIENT IN HEIGHT TO SCREEN SAID EQUIPMENT.

16. ANY ADMINISTRATIVE AMENDMENT, VARIANCE OR SIMILAR SITE PLAN CHANGE SHALL REQUIRE THE TIMELY NOTIFICATION OF ALL ADJACENT PROPERTY OWNERS AND THE NEIGHBORHOOD AND/OR HOMEOWNERS ASSOCIATIONS OF THE DIRECTLY ABUTTING NEIGHBORHOODS AS REGISTERED WITH THE CHARLOTTE-MECKLENBURG PLANNING COMMISION. SUCH NOTIFICATION SHALL BE IN THE FORM OF FIRST CLASS MAIL AND SHALL BE INITIATED BY THE HARRIS YMCA AT THE TIME SUCH CHANGE IS SUBMITTED TO THE APPROPRIATE PUBLIC AGENCY GOVERNING SUCH CHANGE.

17. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE.

18. A FUTURE INTERNAL SIDEWALK MAY BE ADDED AS SHOWN AT THE DISCRETION OF THE PETITIONER. ALSO, A FUTURE EXTENSION OF THE WALKING PATH MAY BE DEVELOPED IN CONJUNCTION WITH THE NEW PARKING AREA(S) SHOWN ON THIS SITE PLAN. IF CONSTRUCTED, THE NEW INTERNAL SIDEWALK WILL BE REQUIRED AT THE TIME OF THE CONSTRUCTION OF THE "FUTURE PARKING LOT" IN THE S.E. CORNER OF THE SITE.

PARKING NOTE:

A VARIANCE WAS GRANTED UNDER CASE 2005-102 TO ALLOW PARKING TO REMAIN IN THE 40-FOOT SETBACK ALONG QUAIL HOLLOW ROAD.

S17*24'44"E 438.57

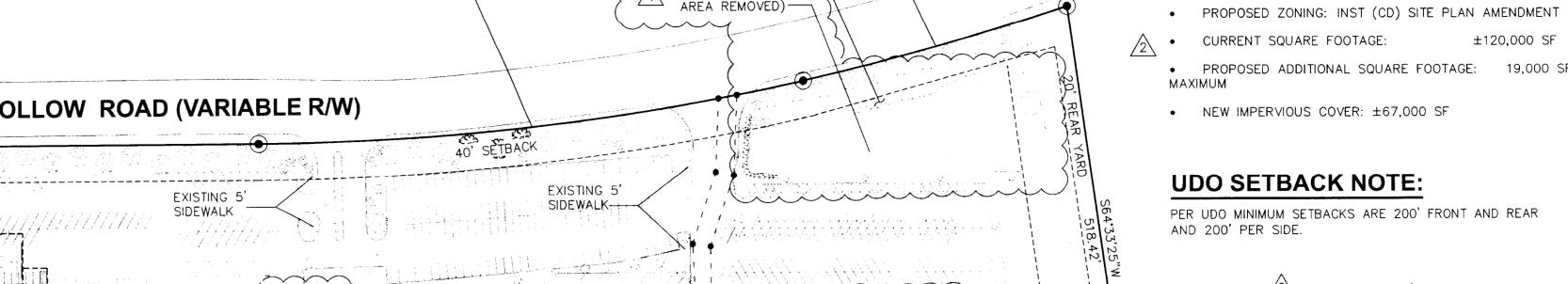
N6813'21"E

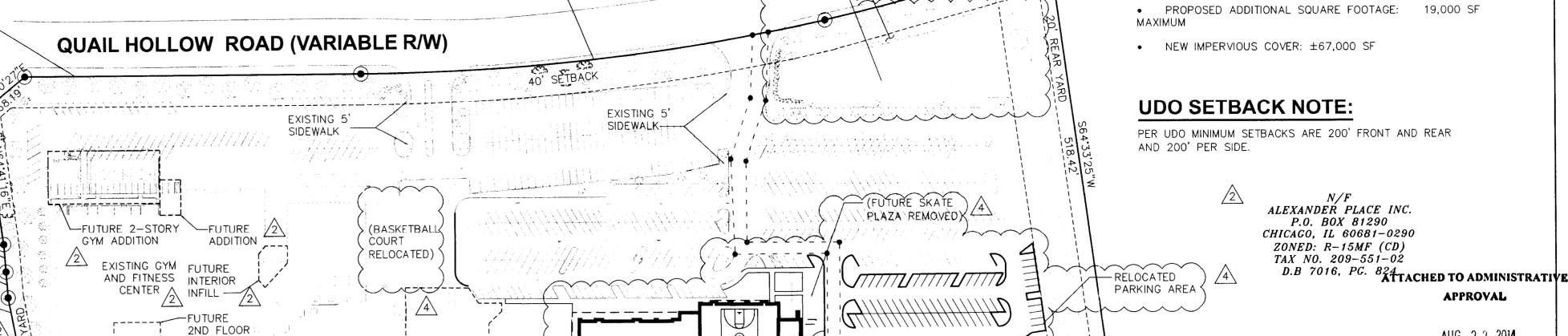
35.69

33.60

CH. BEARING: S32*57'57"E I FNGTH: 304.60'

 CURRENT/PROPOSED USE: YMCA AND RELATED FACILITIES, ACCESSORY USES, COMMUNITY FUTURE/POTENTIAL PROGRAMS, TOWER COMMUNICATIONS FACILITY, ETC. WALKING PATH AREA. SEE NOTE 18 CURRENT ZONING: INST (CD) (FUTURE PARKING AREA REMOVED)-EXISTING 5





ROAD E R/W) \N17**°**54**'**18"W CH. BEARING: N47*43'30"E LENGTH: 287.42' CH. BEARING: NO2'18'31"W CH. BEARING: N1216'38"E

2 ADDITION

19. THIS SITE PLAN ESTABLISHES A NEW MAXIMUM AMOUNT OF BUILDING SQUARE FOOTAGE, WHICH ALLOWS FOR VARIOUS NEW ADDITIONS TOTALING A MAXIMUM OF 19,000 SF AS INDICATED. HOWEVER, MORE SQUARE FOOTAGE THAN THE AMOUNT IS GENERALLY ILLUSTRATED BY THIS PLAN. THE PETITIONER, AT THEIR SOLE DISCRETION, SHALL DETERMINE THE EXACT NATURE AND DESIGN OF THE OVERALL BUILDING EXPANSION IN ACCORDANCE WITH THE PROGRAM NEEDS, BUT IN NO EVENT SHALL THE VARIOUS NEW IMPROVEMENTS AND BUILDING EXPANSIONS EXCEED THE MAXIMUM

LENGTH: 198.84'

20. EXISTING BALLFIELDS LABELED 1, 2, AND 3 ON THE PLAN MAY BE LIGHTED FOR EVENING PLAY AND USE. SUCH LIGHTING SHALL BE FULLY SHIELDED AND DESIGNED TO LIGHT ONLY THOSE AREAS OF THE SITE FOR EVENING USE. THE LIGHTING SHALL UTILIZE CAPPED OR SHIELDED DESIGNS TO DIRECT THE ILLUMINATION TOWARDS THE PLAYING FIELDS. THE FIELD LIGHTING SHALL BE CUT OFF AT 10 PM.

21. THE FOLLOWING USES PERMITTED IN THE INSTITUTIONAL DISTRICT OF THE CHARLOTTE ZONING ORDINANCE, AMENDED THROUGH JULY 20, 1992, SHALL NOT BE PERMITTED ON THIS SITE: SECTION 9.502, ITEMS 1, 2, 5, 6, 7, 8 AND 13; SECTION 9.503, ITEMS 1, 3, 6, 7, 8, 9, (NOTE: ANY NONCONFORMING USE OR STRUCTURE PRESENTLY ON THIS SITE, IF ANY, IS NOT RESTRICTED BY THIS CONDITION; THIS RESTRICTION IS NOT INTENDED TO CIRCUMVENT CHAPTER 7 NONCONFORMITIES FOR FUTURE CONSTRUCTION) 10, 14, 15, 17, 20, AND 21; SECTION 9.504, ITEMS 2, 5, AND 8.

22. NO NEW, ADDITIONAL VEHICLE ACCESS DRIVEWAY SHALL BE PERMITTED ALONG SHARON HILLS ROAD IN ASSOCIATION WITH THE PLANNED EXPANSION. THE ONLY PERMANENT DRIVEWAY CONNECTION ALLOWED ALONG SHARON HILLS ROAD SHALL BE THE CURRENT SERVICE DRIVEWAY AT THE REAR OF THE AQUATICS CENTER.

23. THE HEIGHT OF THE NEW BERM PLANNED ALONG SHARON HILLS SHALL BE MEASURED FROM THE TOPOGRAPHIC GRADE LEVEL OF THE AREA BETWEEN THE EXISTING CHAIN LINK FENCE AND THE EXISTING WALKING PATH, WHICH IS THE PLANNED PLACEMENT LOCATION OF THE NEW BERM (SEE CROSS-SECTION 'A-A').

24. THE PETITIONER SHALL PROVIDE AN EASEMENT TO THE CHARLOTTE AREA TRANSIT SYSTEM (CATS) FOR A BUS SHELTER PAD AND BICYCLE PARKING. THE EASEMENT SHALL BE 5.5' X 23' AND THE LOCATION SHALL BE COORDINATED

25. THE PARKING/CIRCULATION MODIFICATION ILLUSTRATED IN CONJUNCTION WITHT THE "FUTURE 2-STORY GYM ADDITION" IS CONCEPTUAL IN NATURE AND SUBJECT TO THE FINAL DESIGN LAYOUT/CHANGES AS DETERMINED BY THE BUILDING FOOTPRINT OF THE GYM ADDITION AT THE TIME OF THE FINAL DESIGN/BUILDING CONSTRUCTION.

26. AT LEAST TWO CARRIERS CAN BE ACCOMODATED ON PROPOSED TOWER

27. ACCESSORY BUILDING SIZE IS 500 SQUARE FEET MAXIMUM AND 15 FEET IN HEIGHT PER 12.108(8) (F) OF UNIFIED DEVELOPMENT ORDINANCE.

28. THE HARRIS YMCA WILL CONTRIBUTE TO CDOT AN AMOUNT UP TO \$60,000 FOR THE INSTALLATION OF A FUTURE TRAFFIC SIGNAL AT THE QUAIL HOLLOW/HEATHSTEAD DRIVE/YMCA DRIVEWAY INTERSECTION SHOULD CDOT DETERMINE THAT SIGNAL WARRANTS ARE MET. THE YMCA ALSO AGREES TO ANY MODIFICATIOONS TO THE DRIVEWAY/AISLE, SIDEWALK AND PARKING AREA IN THE IMMEDIATE VICINITY OF THE HARRIS YMCA DRIVEWAY AS MAY BE NECESSARY TO OPERATIONALLY ACCOMMODATE THE TRAFFIC SIGNAL INSTALLATION ON THE YMCA PROPERTY AT NO COST TO THE CITY. FURTHER. THE YMCA AGREES TO PROVIDE ANY EASEMENTS ON THE YMCA PARTY FOR THE TRAFFIC SIGNAL POLES, DOWN GUYS AND RELATED EQUIPMENT AT NO COST TO THE CITY. THE COMMITMENT TO CONTRIBUTE TO THESE FUNDS WILL EXPIRE 5 YEARS FROM THE DATE OF THE CITY COUNCIL'S APPROVAL OF THE REZONING PETITION. SAID FUNDS WILL BE INCLUDED IN THE HARRIS YMCA RESERVE FUND SPECIFICALLY NOTED FOR SUCH USE. THE YMCA WILL NOTIFY CDOT ON A YEARLY BASIS THAT THE FUNDS ARE RESERVED AND NOTED AS PART OF THE ACCOUNTING SYSTEM AND AVIALABLE FOR THE USE AND DISPRESAL UPON REQUEST BY CDOT.

29. ANY EXISTING TREE ISLANDS IN THE EXISTING PARKING LOTS, WHICH MAY BE REDUCED AND/OR MODIFIED, SHALL NONETHELESS COMPLY WITH MINIMUM ISLAND SIZE AND ANY TREE RETAINED.

30. THE EXISTING GRAVEL PATH WHICH CONNECTS TO THE SIDEWALK ALONG SHARON HILLS ROAD SHALL BE IMPROVED AS A CONCRETE PAVED PATH MEASURING 6 TO 8 FEET IN WIDTH. THIS IMPROVEMENT SHALL BE REQUIRED AT THE TIME OF THE BERM CONSTRUCTION ALONG SHARON HILLS ROAD AS DESCRIBED IN NOTE #5 (THIS PATH WILL CONNECT TO THE CURRENT SIDEWALK ALONG SHARON HILLS ROAD; IT IS NOT A NEW DRIVEWAY/CURB CUT CONNECTING TO SHARON HILLS ROAD).

AUG 2 2 2014 S15'25'45"E (•)-----235.01' PROPOSED 20' WIDE ACCESS AND UTILITY 4 EASEMENT. BY: DEBRA CAMPBELL L______ -FUTURE YOUTH MULTI-PURPOSE SPRAYGROUND 2 BUILDING RELOCATED - TELECOMMUNICATIONS ALBERT A. CARPENTER FACILITY WITH A 10' BASKETBALL 6127 SHARON HILLS ROAD LANDSCAPING BUFFER COURT CHARLOTTE, NC 28210 ZONED: R-3 TAX NO. 209-551-06 EXISTING D.B 4701, PG. 824 EXISTING STORMWATER BALLFIELD -DETENTION BASIN 454'± ------PROPOSED 120' MONOPIN $\sqrt{2}$ THOMAS C. POPE 6119 SHARON HILLS ROAD CHARLOTTE, NC 28210 AREA ZONED: R-3 TAX NO. 209-551-05 D.B 5203, PG. 390 CH. BEARING: N09'44'53"E EXISTING 100' BUFFER CH. BEARING: N21*14'16"W LENGTH: 129.35' 126.28 CH. BEARING: NO4*58'29"W LENGTH: 48.91' TREE SCHEDULE -EXISTING GRAVEL ROAD DIAMETER LEGEND PINE TREES 8" - 22" - PROPOSED 20' WIDE ACCESS AND UTILITY PINE TREES EASEMENT (TO BE REMOVED) SWEET GUM TREES 9" - 13" SWEET GUM TREES TELECOMMUNICATIONS 9" - 13" (TO BE REMOVED) FACILITY WITH A 10' LANDSCAPING BUFFER

- PROPOSED 120' MONOPINE

TELECOMMUNICATIONS FACILITY

SCALE: 1" = 30'

ELM TREES HARDWOOD TREES HARDWOOD TREES (TO BE REMOVED) HICKORY TREES SYCAMORE TREES SYCAMORE TREES 15" (TO BE REMOVED)

DEVELOPMENT DATA SUMMARY:

• TAX PARCEL #'S: 209-551-03

• TOTAL ACREAGE: 30.43 ACRES ±

209-551-04

06-03-09 REVISED FOR PUBLIC HEARING: PETITON #2009-049

GRAPHIC SCALE (1" = 100'-0")

CHARLOTTE

August 22, 2014 DATE:

Debra Campbell

Planning Director

TO: Mark Fowler Zoning Supervisor

SUBJECT: Administrative Approval for Petition No. 2009-049 YMCA

Attached is a revised site plan for the petition listed above. The site plan has been revised to show relocation of parking internal to the site, an open air pavilion and multi-purpose building. Since this change is minor and 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 these plans. Please use these plans when evaluating requests for building permits and certificates of occupancy.

Reasons for Staff's support of the request: • The proposed changes are moving further away from residential uses and internal to the site.

 All other Zoning, Subdivision, Tree Ordinances and conditional requirements still apply.

Signage was not a part of this review.

www.charmeck.nc.us CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT 600 East Fourth Street Charlotte, NC 28202-2853 PH: (704)-336-2205 FAX: (704)-336-5123

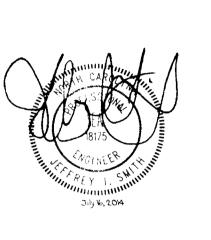
HARRIS YMCA **EDUCATION CENTER AND PAVILION**

227 WEST TRADE STREET SUITE 700 CHARLOTTE, NORTH CAROLINA 28202

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REVISIONS:

O PRELIMINARY 04.20.2009 06.15.2009 REVISED FOR PUBLIC HEARING 07.22.2009 REVISED FOR APPROVAL 4 REVISED FOR 04.10.2014 ADMINISTRATIVE

Description

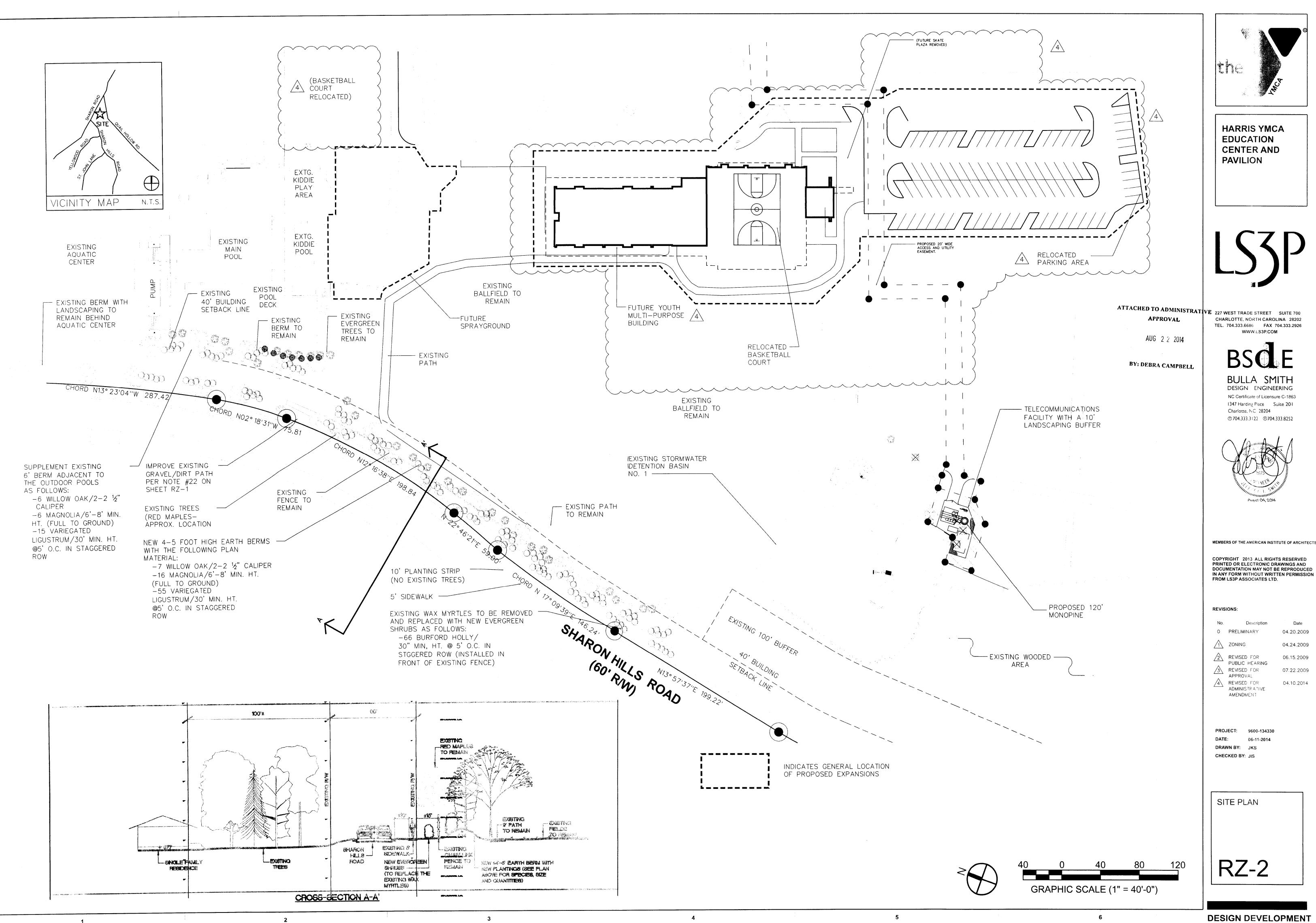
PROJECT: DRAWN BY: JKS CHECKED BY: JIS

AMENDMENT

SITE PLAN

RZ-1

DESIGN DEVELOPMENT



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