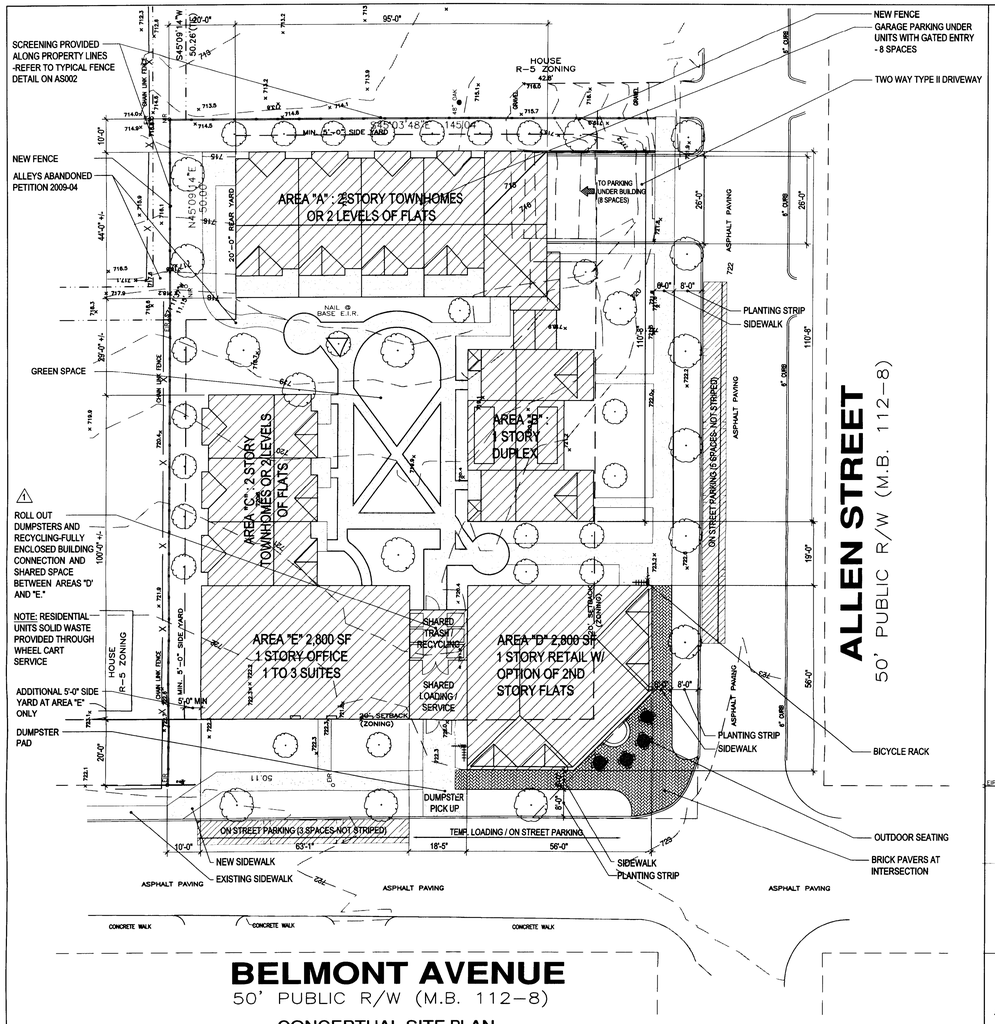
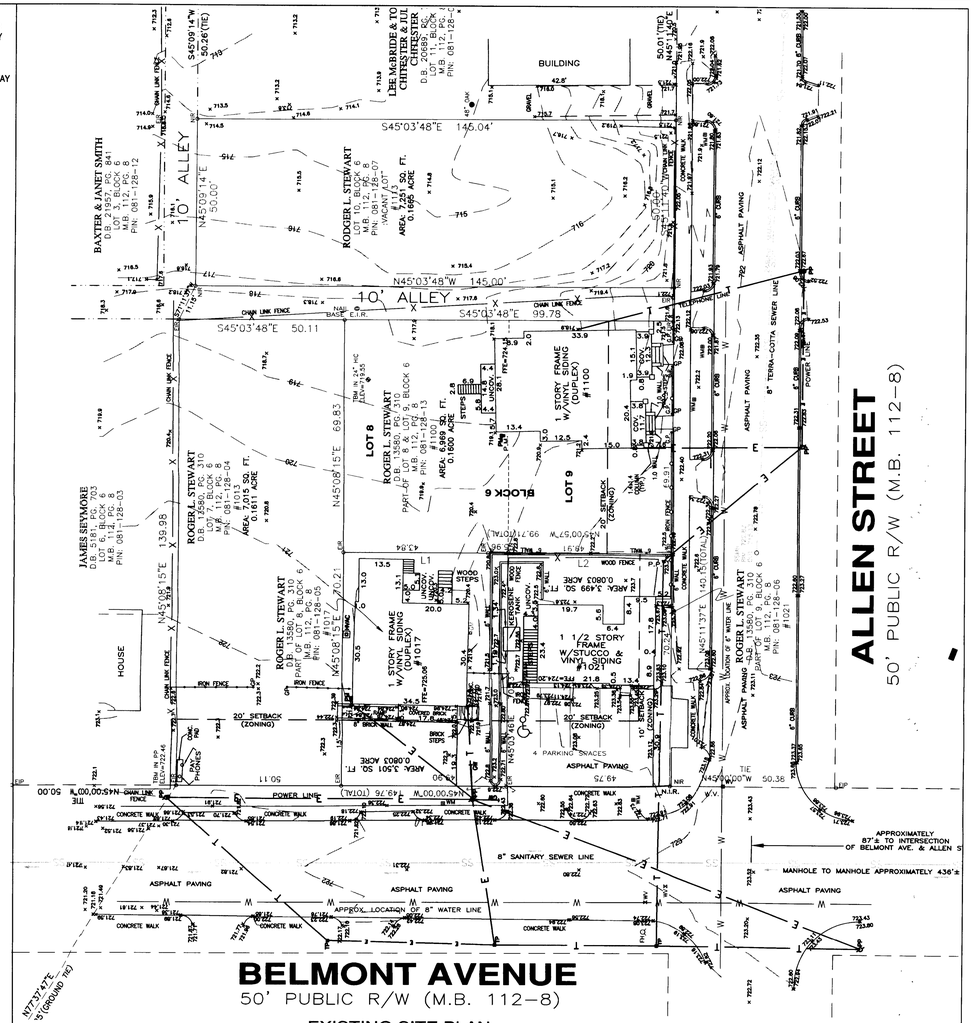


BELMONT AVENUE
50' PUBLIC R/W (M.B. 112-8)

CONCEPTUAL SITE PLAN



BELMONT AVENUE
50' PUBLIC R/W (M.B. 112-8)

EXISTING SITE PLAN

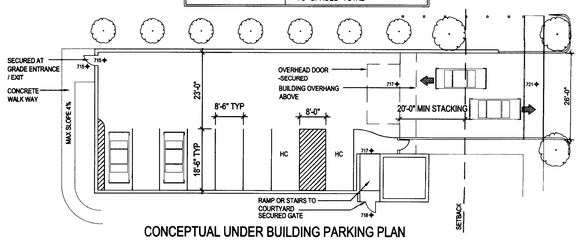
PROPOSED ZONING UR-3(CD) (INCLUDES ALL PARCELS):

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,&E COMBINED) = 7,910 +/- SF
TOTAL COMMERCIAL AREA: 5,600 SF.
7,910 / 5,600 = 1.41

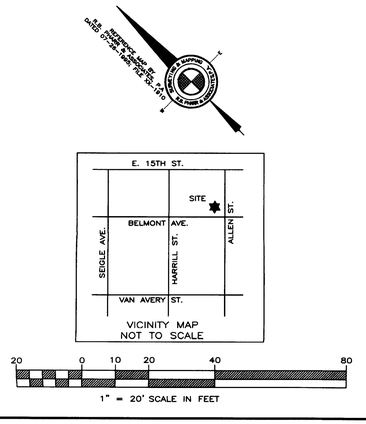
- USES OFFERED IN THIS PROJECT'S REZONING WILL CONSIST OF DUPLEX AND ATTACHED DWELLINGS AS WELL AS BUSINESS AND OFFICE USE LIMITED TO THOSE PERMITTED IN B-1
- BUSINESS OR OFFICE USE ARE NOT PERMITTED AS FREE STANDING USES AND WILL BE COMBINED WITH RESIDENTIAL USES IN THE SAME STRUCTURE
- LANDSCAPE, STREETSCAPE, AND ARCHITECTURAL STYLE WILL FOLLOW THE PROVISIONS OF THE "BELMONT AREA 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-RESTRICED AND TO BE OCCUPIED BY PERSONS OVER THE AGE OF 55.
- NO WALL PAK LIGHTING IS ALLOWED.
- BEAUTY/NAIL SALONS AND BARBER SHOPS SHALL BE PROHIBITED USES.

16 RESIDENTIAL UNITS FOR THE ELDERLY	TOTAL GROSS SFT: 19,970
RETAIL	2800 GROSS SFT
OFFICES	2800 GROSS SFT
PARKING UR-3	MINIMUM MAXIMUM
MULTI-FAMILY (ELDERLY)	0.25 0.5
NONRESIDENTIAL	0 1/400 GROSS SFT
REQUIRED PARKING:	4 SPACES
PARKING PROVIDED:	8 GARAGE SPACES 3 ON-STREET (BELMONT AVE) 5 ON-STREET (ALLEN ST) 16 SPACES TOTAL



CONCEPTUAL UNDER BUILDING PARKING PLAN

NOTE: PARKING GATE AND ALL PEDESTRIAN DOORS ITON AND OUT OF THE PARKING AREA SHALL BE SECURED WITH CONTROLLED ACCESS / EGRESS POINTS - SPECIFIC SYSTEM NOT YET CHOSEN



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

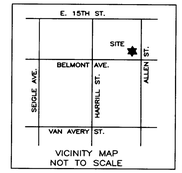
TOTAL AREA: 29,705 SQ.FT.
OR
0.6819 ACRE

PETITION 2010-013

NO.	DATE	REVISION
1	1-15-10	REZONING STAFF REVIEW COMMENTS
2	2-19-10	STAFF REVIEW COMMENTS-CYCLE 2

APPROVED BY CITY COUNCIL

SEAL



KEY PLAN

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: 2010-013

PROPOSED ZONING: UR-3 (CD) S.P.A.

1021 BELMONT AVE
CHARLOTTE, NC 28205

PROJECT No: 33261.00

DRAWING TITLE:

TECHNICAL SITE PLAN & SURVEY

SCALE: 1" = 20'-0"

AS001

FOR REZONING SUBMITTAL

NOVEMBER 23, 2009

FEB 5 2010

2010-013