

REZONING PETITION 2014-026

CURRENT PROPERTY OWNERS PER TAX RECORDS

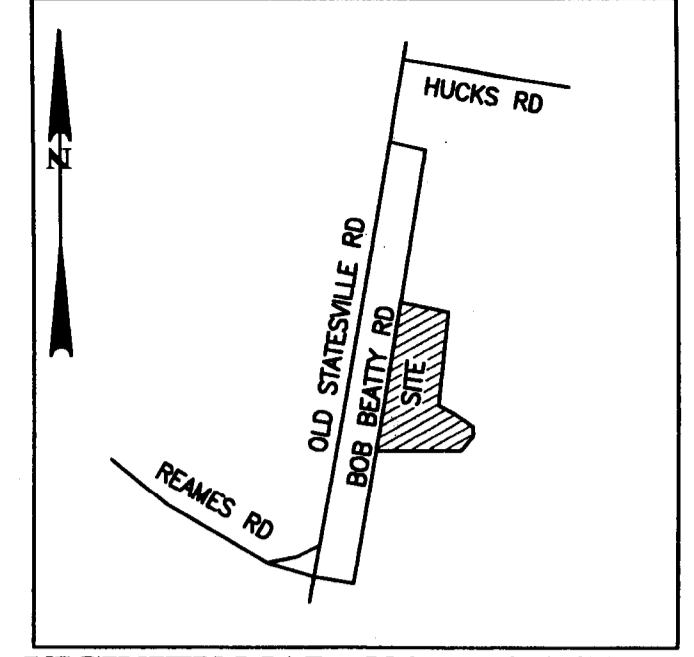
TAX PARCEL 021-532-52  
DOMENIC ANTHONY POLZELLA  
DAVID POLZELLA & WIFE, LEIGH POLZELLA  
DB 20463-422

TAX PARCEL 021-532-53  
CROFT PROPERTIES, LLC  
DB 15320-403

TAX PARCEL 021-532-54  
CROFT PROPERTIES, LLC  
DB 15320-403

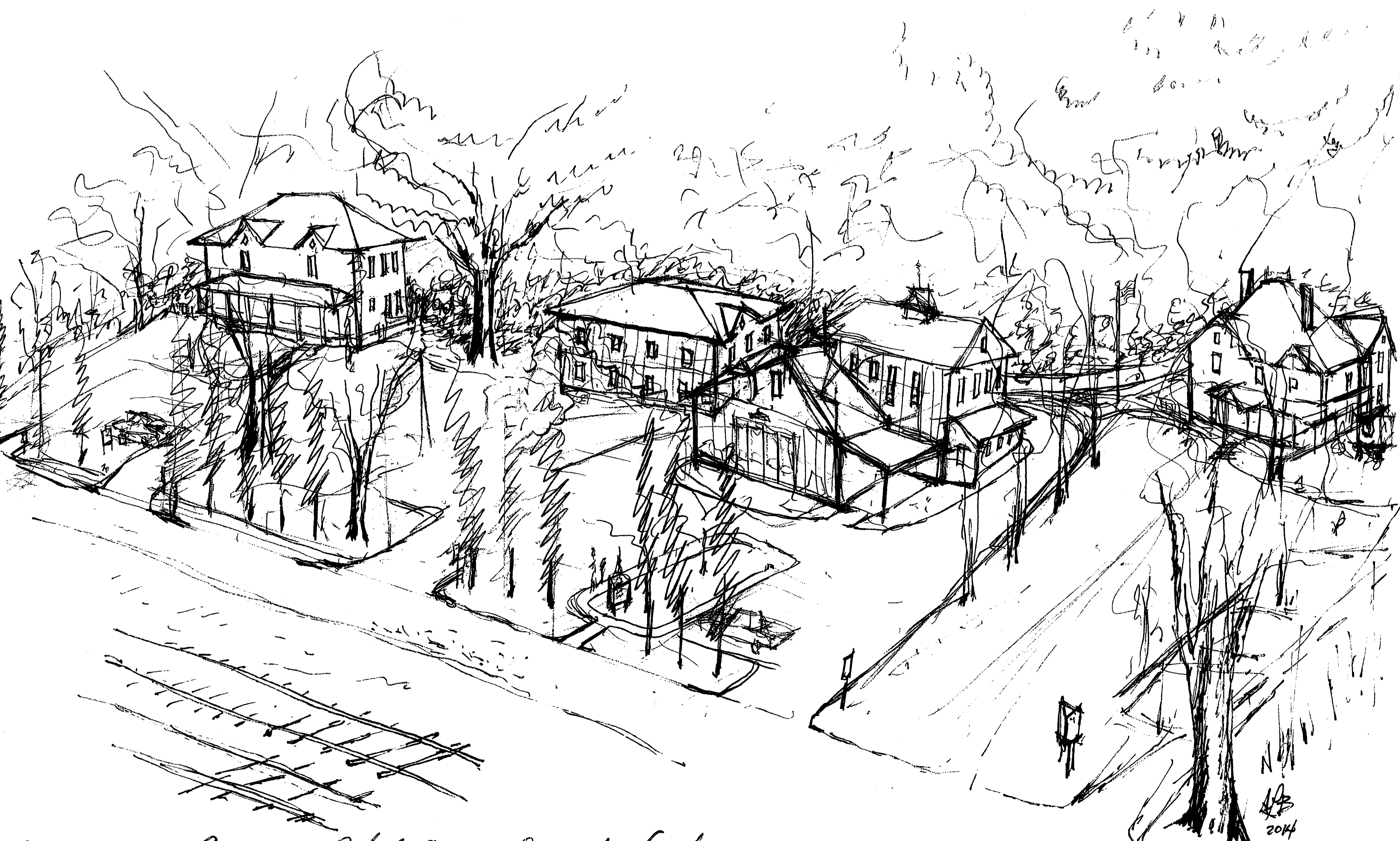
TAX PARCEL 021-532-55  
TROY D. COLE & LINDA S. COLE  
DB T155-554

DEVELOPMENT DATA TABLE	
SITE AREA	2.94 ACRES
TAX PARCEL INCLUDED WITHIN THE AREA TO BE REZONED	027-532-53, 027-532-52
EXISTING ZONING	B-1, B-2 (CD), O-1 (CD)
PROPOSED ZONING	B-1 (CD), B-2 (CD) SPA, O-1 (CD) SPA
EXISTING USES	RES. & COM. KIT / SCHOOL & OFF.
PROPOSED USES	SCHOOL CAMPUS & COM. KIT.
NON RESIDENTIAL USES	SCHOOL CAMPUS & COM. KIT.
MAXIMUM FLOOR AREA RATIO	N/A
MINIMUM SETBACK	20'
MINIMUM SIDE YARD	8'
MINIMUM REAR YARD	10'-0" & 20'-0"
MAXIMUM BUILDING HEIGHT	40'
NUMBER OR RATIO OF PARKING SPACES REQUIRED	1 SPACE PER CLASSROOM
MINIMUM OPEN SPACE REQUIRED	N/A

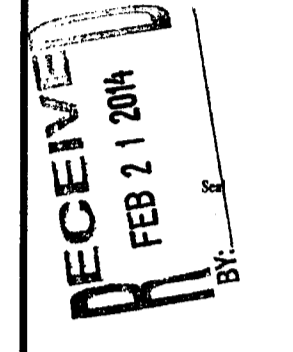
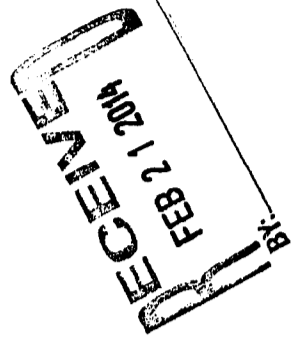


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*Pioneer Springs Community School Campus Concept Sketch*  
15 JAN 2014



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GENERAL PROVISIONS

1. THE EXACT CONFIGURATION, PLACEMENT, AND SIZE OF INDIVIDUAL SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES AS ALLOWED UNDER THE PROVISIONS OF SECTION 6.207 OF THE ZONING ORDINANCE.
2. THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, SUCH AS THOSE THAT REGULATE STREETS, SIDEWALKS, BICYCLE PARKING, AND SITE DEVELOPMENT, MAY APPLY TO THE DEVELOPMENT OF THIS SITE. THESE ARE NOT ZONING REGULATIONS, ARE NOT ADMINISTERED BY THE ZONING ADMINISTRATOR, AND ARE NOT SEPARATE ZONING CONDITIONS IMPOSED BY THIS SITE PLAN UNLESS SPECIFICALLY NOTED IN THE CONDITIONS FOR THIS SITE PLAN. THESE OTHER STANDARD DEVELOPMENT REQUIREMENTS WILL BE APPLIED TO THE DEVELOPMENT OF THIS SITE AS DEFINED BY THOSE OTHER CITY ORDINANCES THAT MAY BE APPLICABLE TO THE SITE.
3. THROUGHOUT THIS REZONING PETITION, THE TERMS 'OWNER', 'OWNERS', 'PETITIONER' OR 'PETITIONERS' SHALL, WITH RESPECT TO THE SITE, BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNEES OF THE OWNER OR OWNERS OF THE SITE WHO MAY BE INVOLVED IN ITS DEVELOPMENT FROM TIME TO TIME.
4. THE "BARN" CAN CONTINUE TO BE USED FOR A COMMERCIAL KITCHEN, BUT WILL BE DISCONTINUED PRIOR TO THE "BARN" BEING CONVERTED INTO CLASSROOMS.

PURPOSE

GRADES K-5, ELEMENTARY SCHOOL CAMPUS.

PERMITTED USES

USES ALLOWED ON THE PROPERTY INCLUDED IN THIS PETITION ARE THOSE USES THAT ARE PERMITTED IN THE B-1, B-2 & O-1 DISTRICT. THE SITES SHALL BE DEVOTED TO A K-5 ELEMENTARY SCHOOL CAMPUS AND ANY ACCESSORY USES AS PERMITTED IN THE ZONING ORDINANCE.

TRANSPORTATION

1. THE SITE WILL HAVE A FULL ACCESS CONNECTION TO BOB BEATTY ROAD GENERALLY DEPICTED ON THE CONCEPT PLAN FOR THE SITE.
2. PARKING AREAS ARE GENERALLY DEPICTED ON THE CONCEPT PLAN FOR THE SITE.
3. THE EXACT LOCATION AND DESIGN OF THE ACCESS POINTS WILL BE DETERMINED THE DESIGN AND DEVELOPMENT REVIEW FOR THE SITE.

ARCHITECTURAL STANDARDS

THE DAVIS HOUSE & CROFT SCHOOL HOUSE ARE CONTRIBUTING STRUCTURES TO THE HISTORIC CROFT NEIGHBORHOOD WHICH IS ON THE NATIONAL REGISTER OF HISTORIC PLACES. ALL ADDITIONS AND NEW CONSTRUCTION & MATERIALS WITHIN THESE PROPERTIES WILL REFLECT THE HISTORIC NATURE OF THE PROPERTIES AND COMPLIMENT THE CONTRIBUTING STRUCTURES AS PER THE HISTORIC LANDMARKS COMMISSION.

STREETScape AND LANDSCAPING

1. THE BUFFERS ON THE SITE PLAN MAY BE REDUCED OR REMOVED IF THE ADJOINING PROPERTY FOR WHICH THE BUFFER WAS CREATED IS REZONED TO A CATEGORY WHERE THE BUFFER WOULD BE SMALLER OR WOULD NOT BE REQUIRED. THIS ACTION WILL NOT REQUIRE AND ADMINISTRATIVE AMENDMENT TO THE SITE PLAN.
2. REQUIRED PARKING TO MEET 12.202 OF ZONING
3. REQUIRED SCREENING FOR PARKING TO BE PROVIDED
4. TRASH & RECYCLING RECEPTACLES TO BE SCREENED

ENVIRONMENTAL FEATURES

RESERVED

PARKS, GREENWAYS, AND OPEN SPACE

RESERVED

FIRE PROTECTION

RESERVED

SIGNAGE

RESERVED

LIGHTING

1. ANY POLE LIGHTING WILL BE LESS THAN 25'-0" & MEET THE HISTORIC CHARACTER OF THE SITE. LIGHTING WILL BE DIRECTED IN A DOWNWARD FASHION.

PHASING

1. PHASE I - CONFIGURE PARKING LAYOUT AROUND RED BARN & AT DAVIS HOUSE. REMODEL DAVIS HOUSE TO ACCOMMODATE PLUMBING REQUIREMENTS.
2. PHASE II - REMOVE COMMERCIAL KITCHEN IN RED BARN. PROVIDE ADDITION TO RED BARN FOR NEW ADDITION OF CLASSROOMS. ADDITIONAL BUILDING TO BE ADDED TO SITE FOR CLASSROOMS.

APPROVED BY  
CITY COUNCIL  
MAR 17 2014

Pioneer Springs Community School  
**THE DAVIS HOUSE**  
9132 Bob Beatty Road, Charlotte, NC 28269

2014-026  
PROJ. NO. 13078  
ISSUED - 20 FEB 2014  
REVISIONS -

COVER SHEET  
**A-1**  
OF: TWENTY



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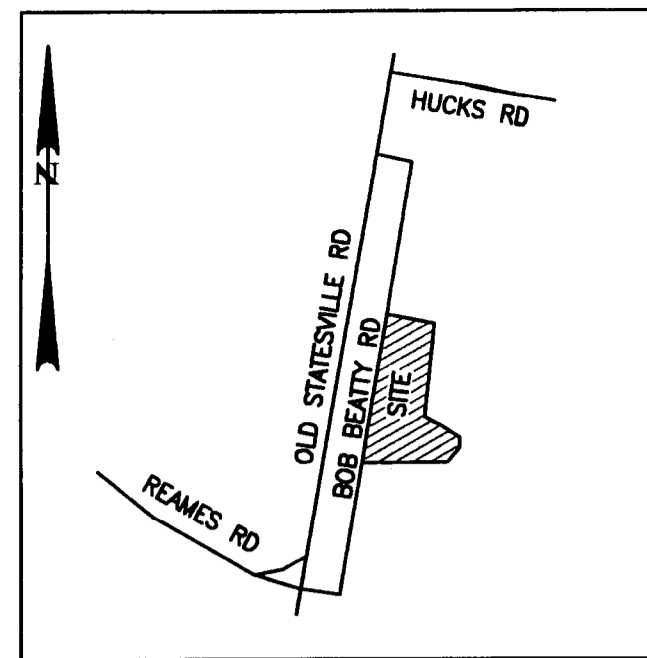
PROJ. NO. - 13078  
 ISSUED - 20 FEB 2014  
 REVISIONS -

EXISTING SITE PLANS

**A-2**

OF TWENTY

- NOTES**
1. THIS SURVEY IS OF EXISTING PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.
  2. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
  3. PROPERTY SHOWN MAY BE SUBJECT TO RECORDED OR UNRECORDED RIGHTS OF WAY OR EASEMENTS NOT SHOWN HEREON.
  4. SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA.
  5. SUBJECT PROPERTY IS ZONED B-1, B-2(CO) & O-(CO).
  6. POINTS NOT LABELED WITH MONUMENTATION ARE CALCULATED POINTS.
  7. ELEVATIONS ARE BASED ON NGVD MONUMENT "1" 4" WITH AN ELEVATION OF 840.071 (NAVD 84).
  8. THE LOCATION OF ANY SUBSURFACE UTILITIES SHOWN IS APPROXIMATE. CONTACT INDIVIDUAL UTILITY COMPANIES IN ORDER TO DETERMINE EXISTENCE, LOCATION, SIZE, DEPTH OR OTHER RELEVANT INFORMATION PRIOR TO DEMOLITION OR CONSTRUCTION.
  9. THE PROPERTY SHOWN GOES TO THE CENTER OF THE EASTERN RAILROAD TRACK. TITLE TO THE PORTIONS OF LAND WITHIN THE ROAD R/W AND WITH THE RAILROAD R/W SHOULD BE VERIFIED BY A QUALIFIED ATTORNEY PRIOR TO ANY CONVEYANCES INCLUDING SUCH LAND.



VICINITY MAP - NOT TO SCALE

**CURRENT PROPERTY OWNERS FOR TAX RECORDS**

TAX PARCEL 021-532-52  
 DOMENIC ANTHONY POLZELLA  
 DAVID POLZELLA & WIFE LEIGH POLZELLA  
 DB 20140-422

TAX PARCEL 021-532-53  
 CROFT PROPERTIES, LLC  
 DB 20140-405

TAX PARCEL 021-532-54  
 CROFT PROPERTIES, LLC  
 DB 20140-405

TAX PARCEL 021-532-55  
 TROY D. COLE & LINDA S. COLE  
 DB 1789-984

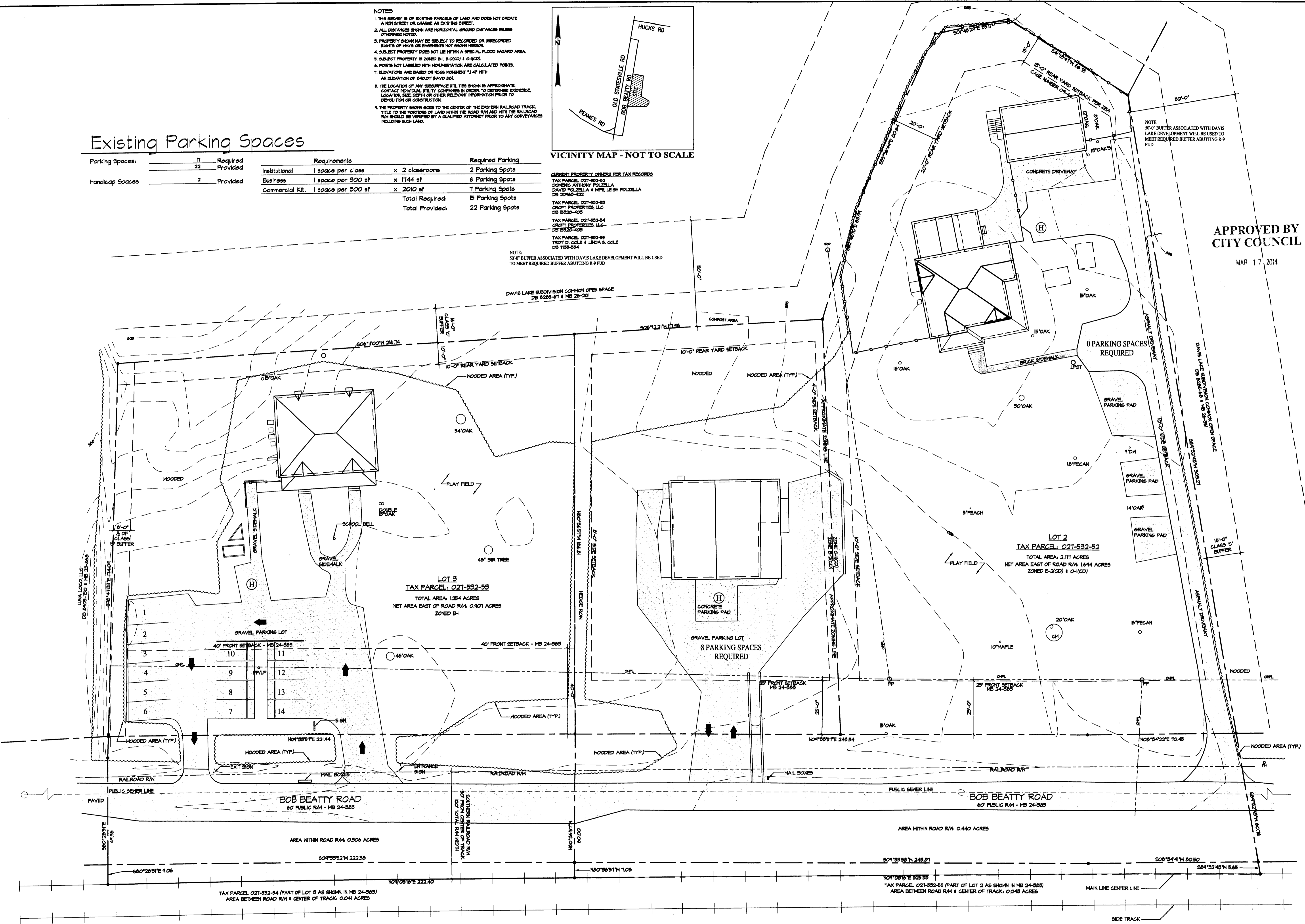
NOTE:  
 50'-0" BUFFER ASSOCIATED WITH DAVIS LAKE DEVELOPMENT WILL BE USED TO MEET REQUIRED BUFFER ABUTTING R-9 PUD

DAVIS LAKE SUBDIVISION COMMON OPEN SPACE  
 DB 8228-01 & MB 28-201

**Existing Parking Spaces**

Parking Spaces:	17	Required
	22	Provided
Handicap Spaces:	2	Provided

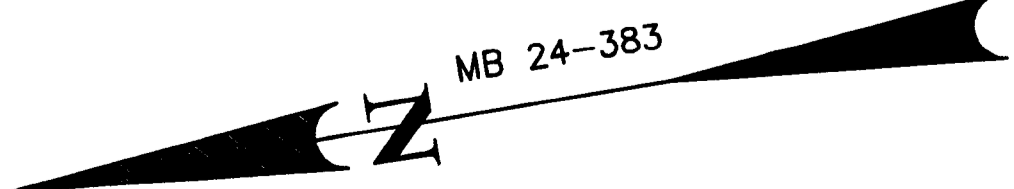
Requirements	Required Parking
Institutional 1 space per class x 2 classrooms	2 Parking Spots
Business 1 space per 300 sf x 1744 sf	6 Parking Spots
Commercial Kit. 1 space per 500 sf x 2010 sf	7 Parking Spots
<b>Total Required:</b>	<b>15 Parking Spots</b>
<b>Total Provided:</b>	<b>22 Parking Spots</b>

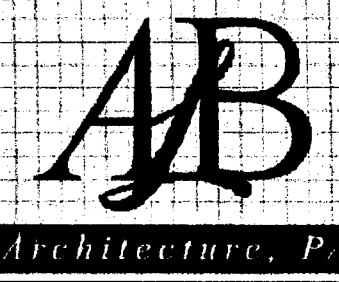


**APPROVED BY CITY COUNCIL**

MAR 17 2014

**1 EXISTING SITE PLAN**  
 1" = 20'-0"





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NUMBER	BUILDING	# OF FLOORS	TOTAL S.F.	USE
1	DAVIS HOUSE	2	3,146	CLASSROOMS
2	GARAGE	1	1,728	COMMUNITY BUILDING
3	SHED	1	96	N/A
4	GARDEN SHED	1	96	N/A
5	BARN (PHASE I)	2	2,010	COMMERCIAL KITCHEN
5	BARN (PHASE II)	2	4,200	CLASSROOMS
6	TRIFT SCHOOL HOUSE	2	3,568	EXISTING CLASSROOMS
7	NEW BUILDING	2	3,500	CLASSROOMS (PHASE II)

SIGNAGE			
TRAFFIC SIGNAGE	EXISTING	PROPOSED	TOTAL
SIGNAGE	2	2	4

### Revised Parking Spaces (Phase I)

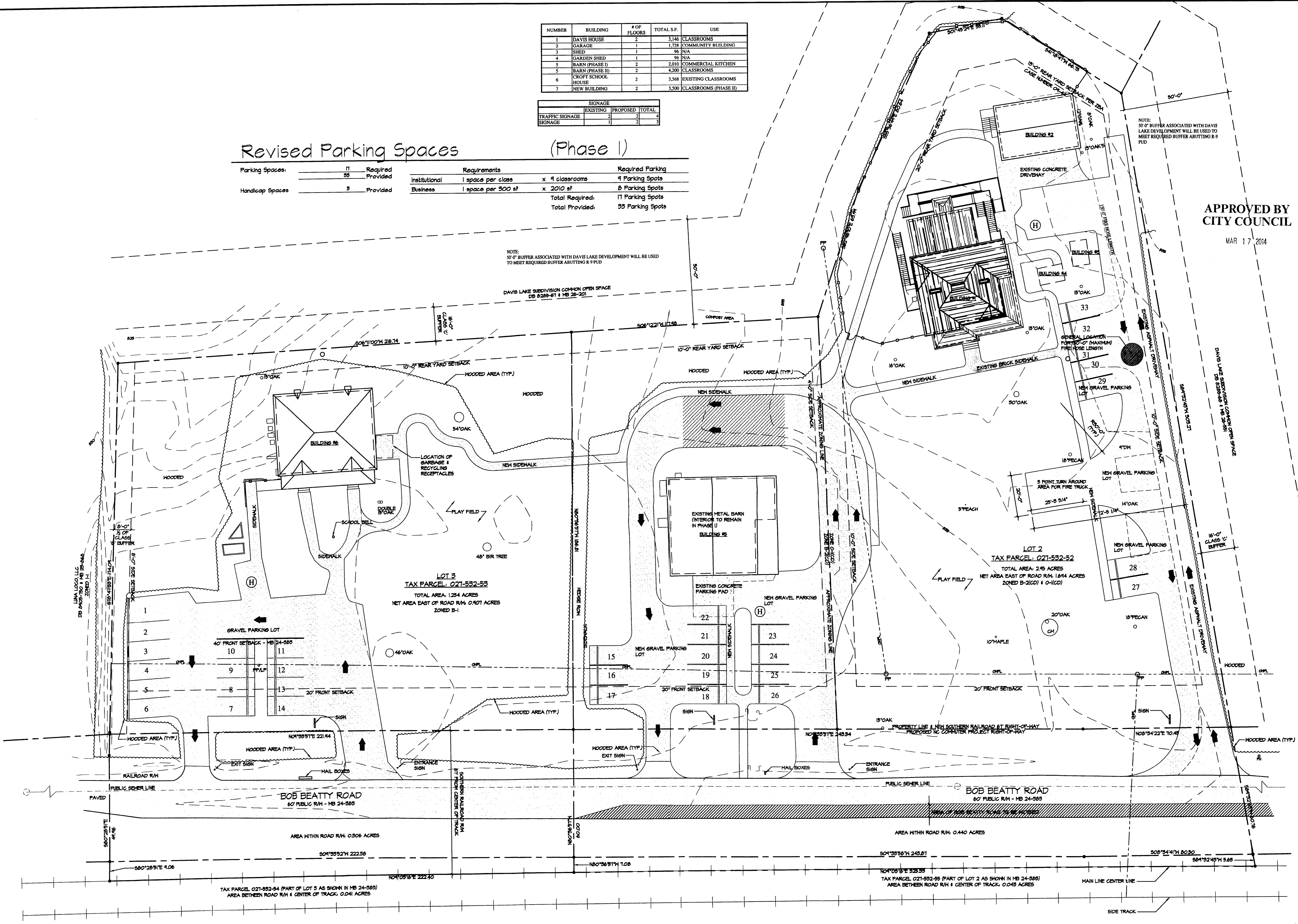
Parking Spaces:	Required	Requirements	Required Parking
Handicap Spaces	5 Provided	Institutional 1 space per class x 9 classrooms	9 Parking Spots
		Business 1 space per 500 sf x 2010 sf	8 Parking Spots
		<b>Total Required:</b>	<b>17 Parking Spots</b>
		<b>Total Provided:</b>	<b>53 Parking Spots</b>

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MAR 17 2014

NOTE:  
 50'-0" BUFFER ASSOCIATED WITH DAVIS LAKE DEVELOPMENT WILL BE USED TO MEET REQUIRED BUFFER ABUTTING R-9 PUD

DAVIS LAKE SUBDIVISION COMMON OPEN SPACE  
 DB 0285-01 & MB 28-201



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Pioneer Springs Community School  
**THE DAVIS HOUSE**  
 9132 Bob Beatty Road, Charlotte, NC 28269

PROJ. NO. - 13078  
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 REVISIONS -

PROPOSED SITE PLANS  
 (PHASE I)

**A-3**

OF TWENTY

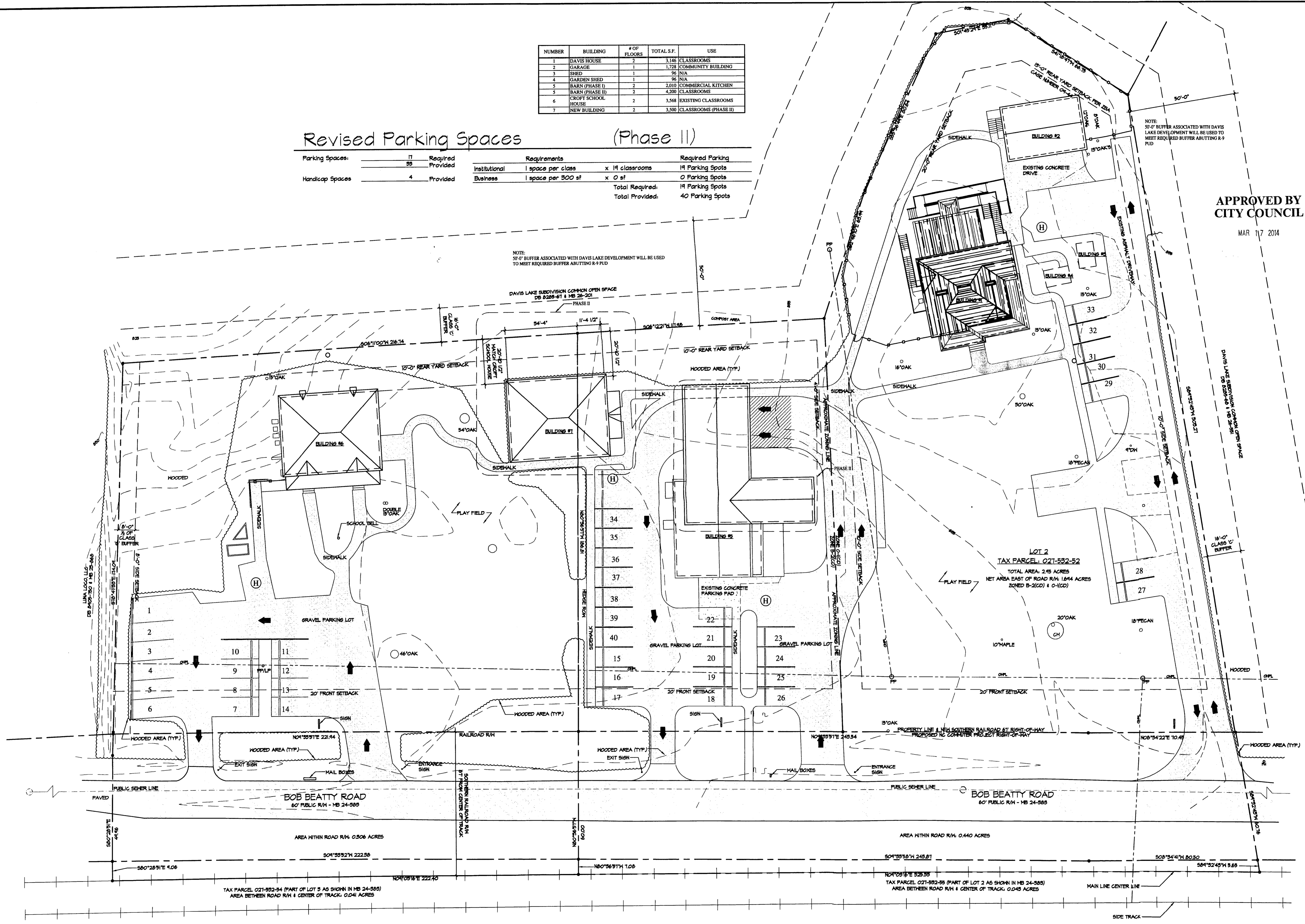
① PROPOSED SITE PLANS (PHASE I)  
 1" = 20'-0"

NUMBER	BUILDING	# OF FLOORS	TOTAL S.F.	USE
1	DAVIS HOUSE	2	3,146	CLASSROOMS
2	GARAGE	1	1,728	COMMUNITY BUILDING
3	SHED	1	96	N/A
4	GARDEN SHED	1	96	N/A
5	BARN (PHASE I)	2	2,010	COMMERCIAL KITCHEN
3	BARN (PHASE II)	2	4,200	CLASSROOMS
6	CROFT SCHOOL HOUSE	2	3,568	EXISTING CLASSROOMS
7	NEW BUILDING	2	3,500	CLASSROOMS (PHASE II)

### Revised Parking Spaces (Phase II)

Parking Spaces:	Required	Requirements	Required Parking
59	Provided	Institutional 1 space per class x 19 classrooms	19 Parking Spots
4	Provided	Business 1 space per 300 sf x 0 sf	0 Parking Spots
		Total Required:	19 Parking Spots
		Total Provided:	40 Parking Spots

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**PROPOSED SITE PLANS (PHASE II)**  
1" = 20'-0"

PROJ. NO. - 13078  
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PROPOSED SITE PLANS (PHASE II)  
**A-4**  
OF: TWENTY