

PROJECT OWNER MECKLENBURG COUNTY DETOXIFICATION CENTER
MECKLENBURG COUNTY

Acres 1.5 Acres
Present Zoning R6MF and O15
Proposed Zoning O15 CD
Front Setback 40'
Sideway 8'
Rear yard Not applicable since property is contiguous with adjacent county owned property

Proposed Use Property will be developed for the new 25,000 sf Mecklenburg County Detoxification Center which will include approximately: 8,000 sf, 52 bed Dormitory, 7,000 sf Day Room, cafeteria, support, and 7,000 sf of Administration space including admissions.

Phasing Initial 25,000 sf of building to begin construction in early 1991 and will be completed by early 1992. It is not known when the 2nd floor future expansions for the Dormitory and Administration will occur. There is available land on the Mental Health Center site to increase the total parking to allow future expansion of the Detox Center.

Parking

USE	Parking
Assembly	shared with MHC after bus. hrs.
Med. Office 1/200 sf	37
Residential	6
TOTAL REQUIRED	43
TOTAL PROVIDED	49

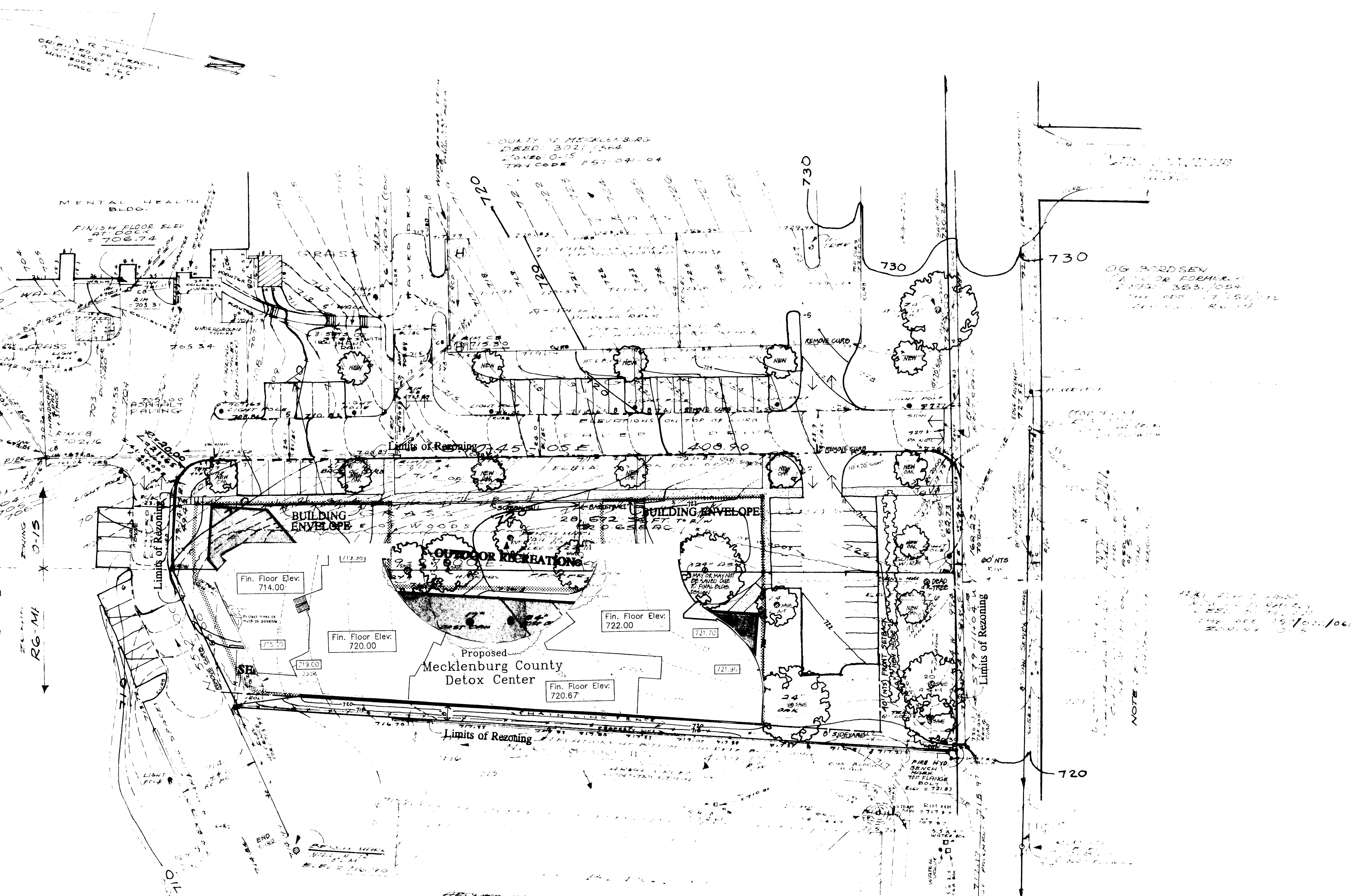
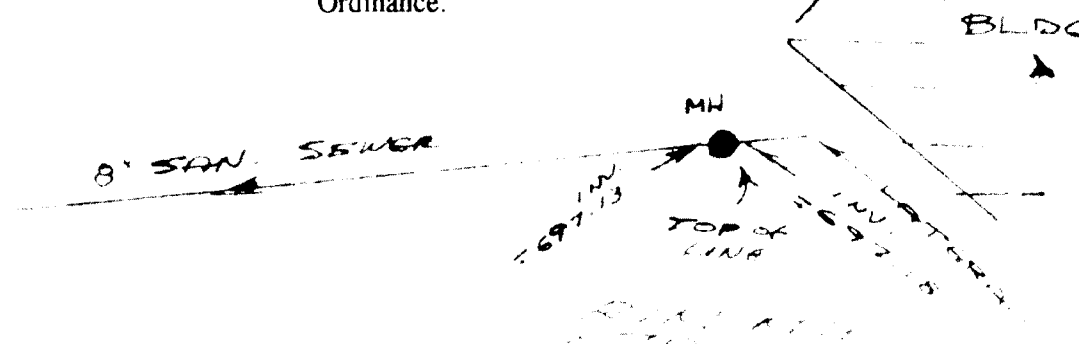
Building, Height The initial 25,000 sf building will be one story with a partial basement level at the lower north end of the site. Building height at this time is expected to be less than 20' above first floor. Design considerations will be made to accommodate future 2nd floor additions for the Administration and Dormitory areas. These future additions may add another 15' to the height.

Floodplain Not applicable

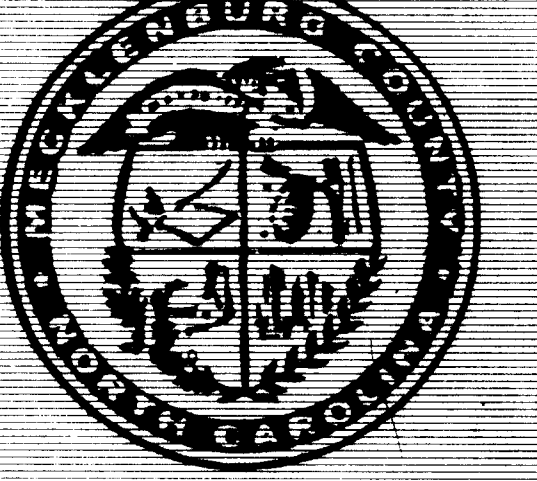
Note: The attached site plan is shown to illustrate the Building Envelope of the required square footage in the general location proposed by the architect. Placement is affected by views, adjacency to the existing rear side of a medical office building, topography, and major trees. The final building footprint may vary and will be determined as additional sub-surface soil information is obtained and the user has reviewed site concept and building plan for functional considerations.

Screening New screening (hedge) will be installed along Billingsley Rd. to screen public parking in accordance with Section 1601 of the Zoning Ordinance.

Existing Trees Much consideration is given to incorporating the existing trees into the project. Existing trees to be saved are "reflected" on plan outside of the "Building Envelope" and will be protected during construction with barricades in accordance with the Tree Ordinance.

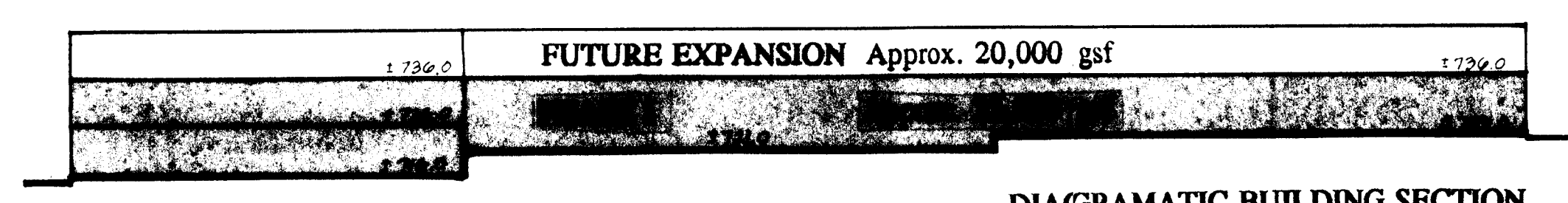


**MECKLENBURG COUNTY
DETOX CENTER**



Drawn By
Date 11 July 1990
Project Number
Revisions
Revised 27 Aug 1990
Revised 7 May 91

ATTACHED to ADMINISTRATIVE
APPROVAL DATED 05/15/91
By MARTIN P. CRAMTON, JR.
MECKLENBURG COUNTY



DIAGRAMATIC BUILDING SECTION
1"=30'

**CHARLOTTE-MECKLENBURG
PLANNING COMMISSION**
INTER-OFFICE COMMUNICATION

DATE: May 15, 1991

TO: Robert Brandon
Zoning Administrator

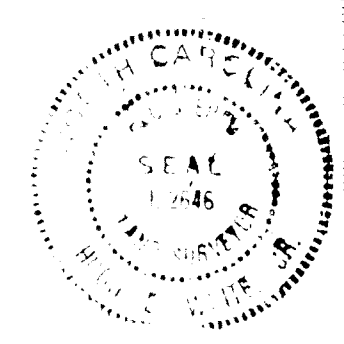
FROM: Martin P. Cramton, Jr.
Planning Director

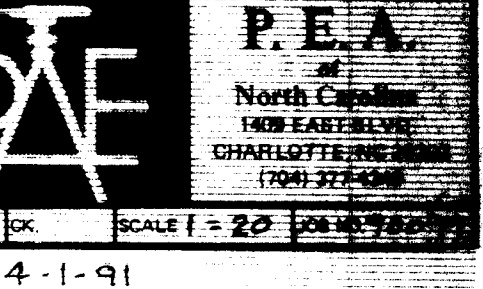
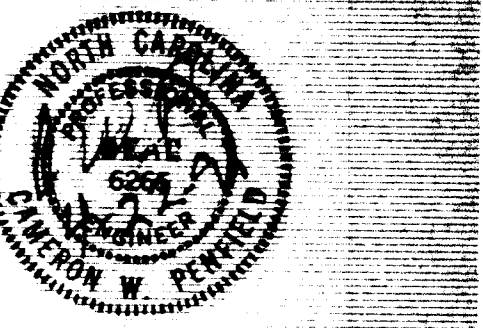
SUBJECT: Administrative Approval for Petition No. 90-72 by Mecklenburg County Tax Parcel #157-041-12

Attached is a revised plan for the above mentioned rezoning petition. The plan has been revised to show a new building configuration and slight modifications to the parking layout. This new building and parking layout does not decrease the yards at the exterior of the property or increase the intensity of the site, therefore I am administratively approving this plan. Please use this plan when evaluating requests for building permits.

MRC/KM:mj
Attachment

**REZONING
PRELIMINARY
SITE PLAN
FOR PUBLIC HEARING**





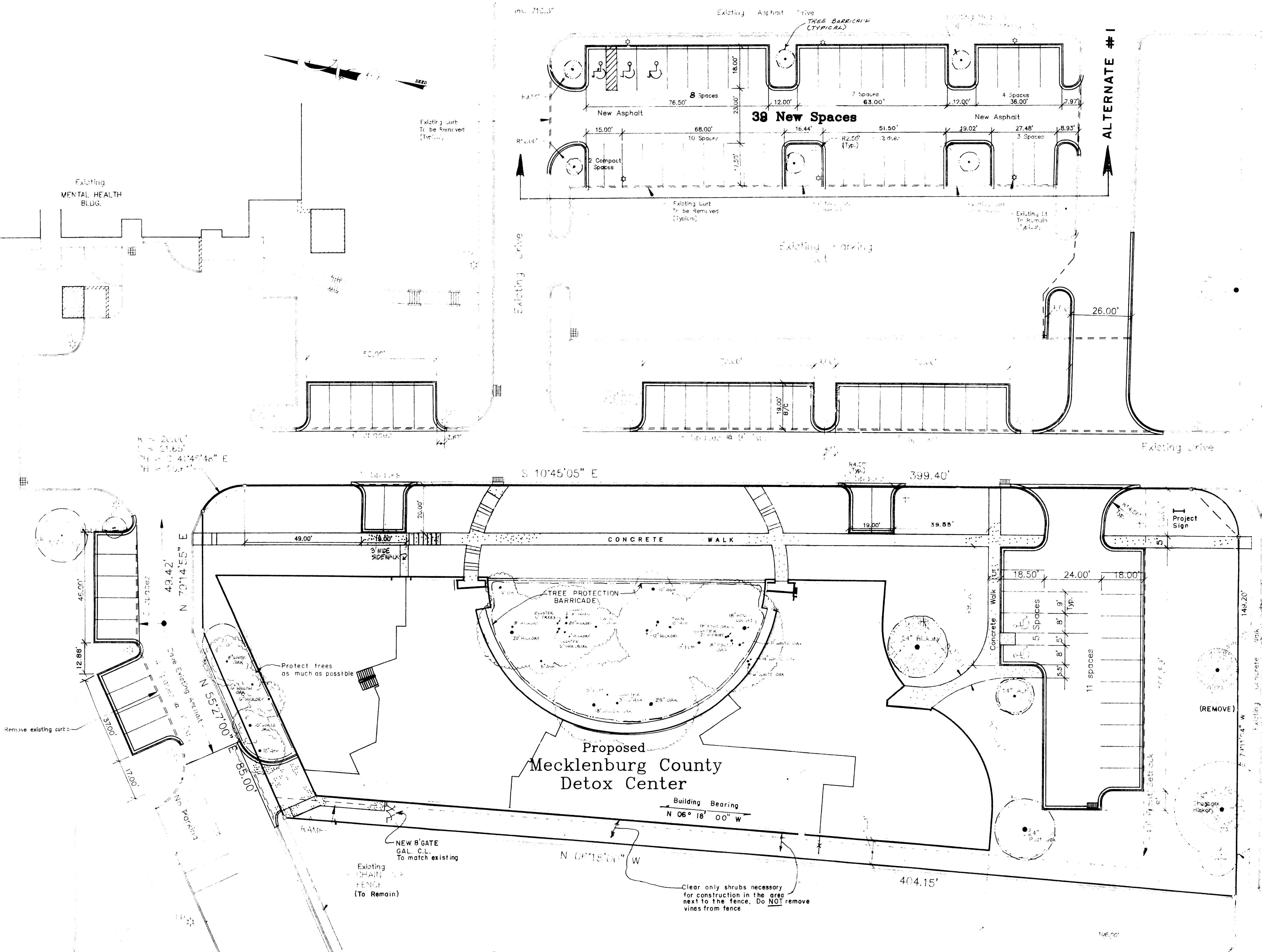
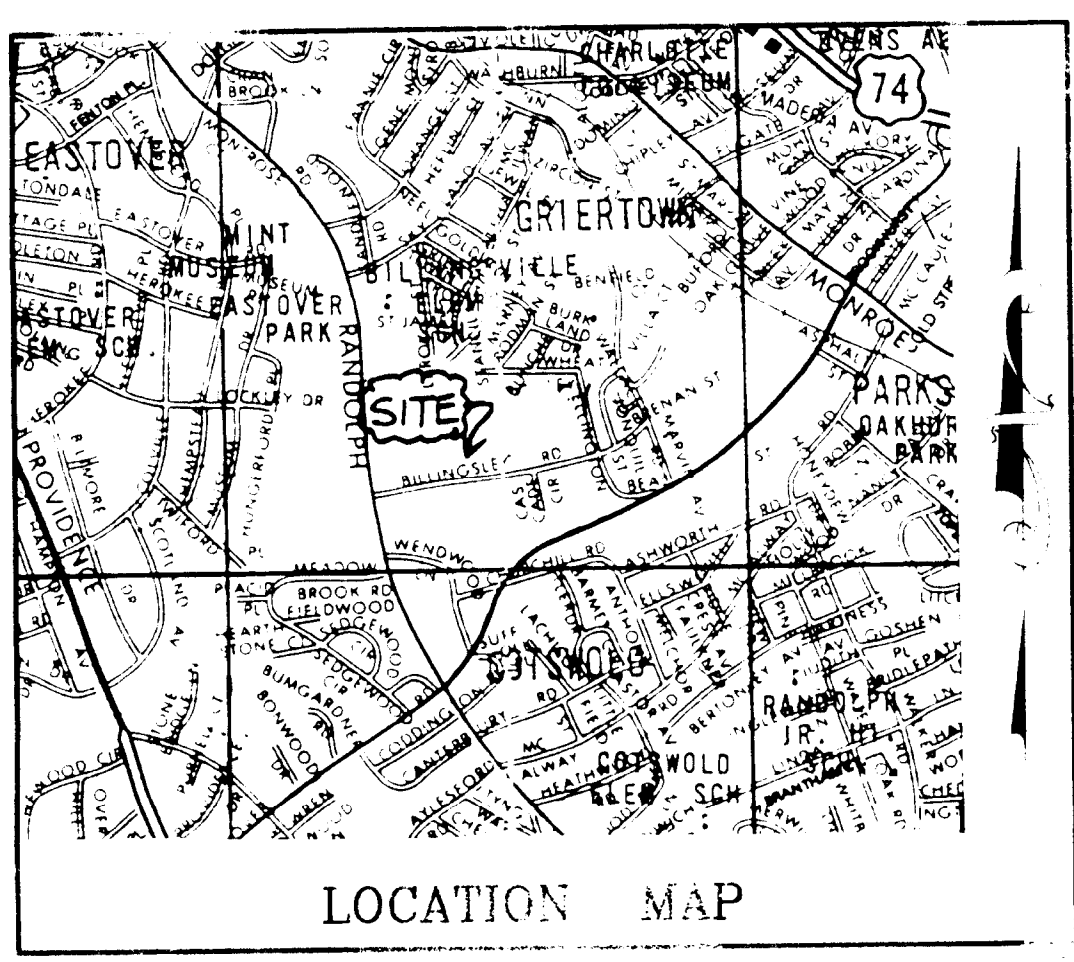
MECKLENBURG COUNTY
DETOXIFICATION
CENTER



Drawn By: [Name]
Date: 20 FEB 91
Project Number: 90.040
Revisions: 2, 3, 4, 5, 6, 7, 8, 9, 10

SITE PLAN
1" = 20'

SW-1



BILLINGSLEY ROAD

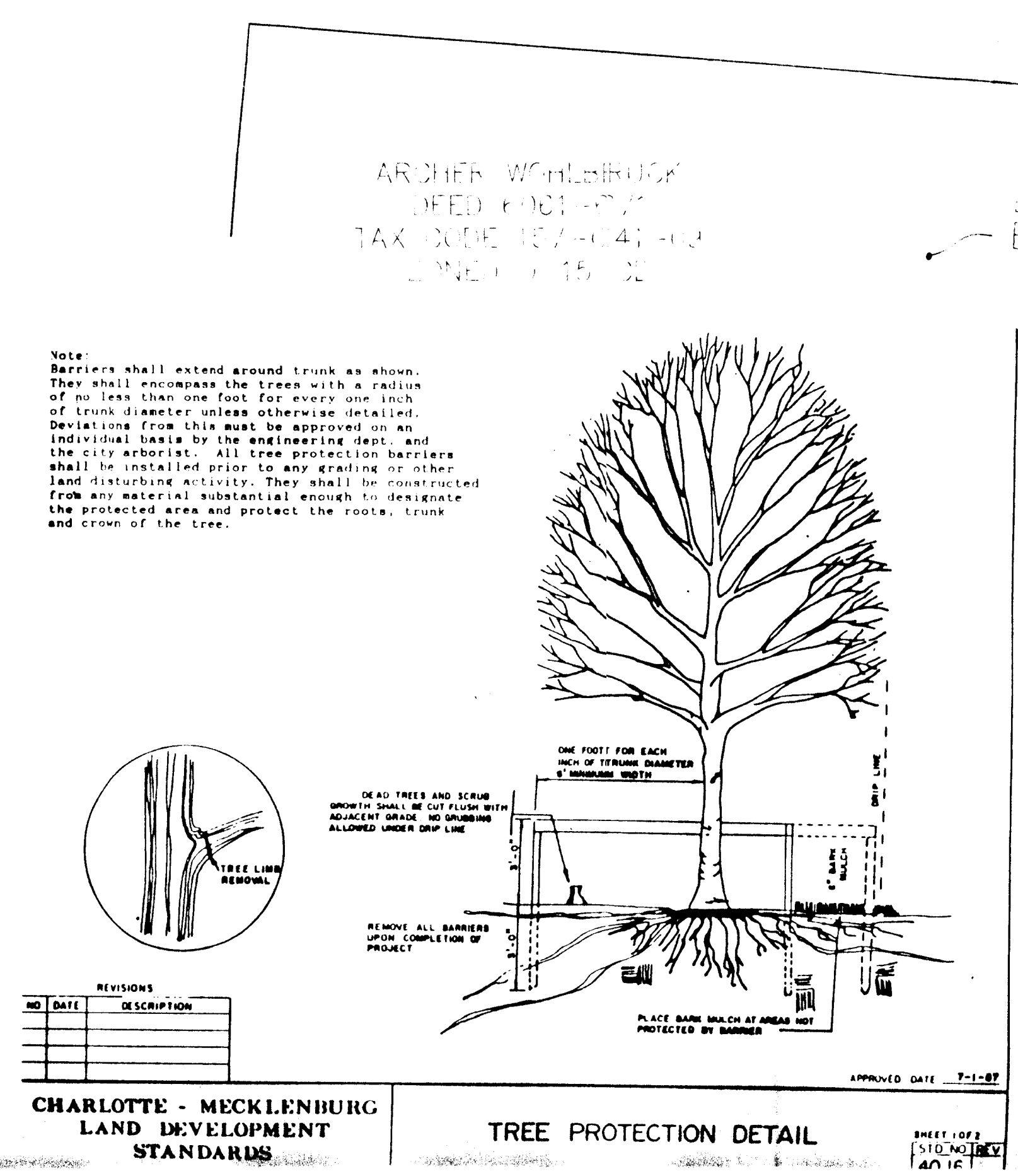
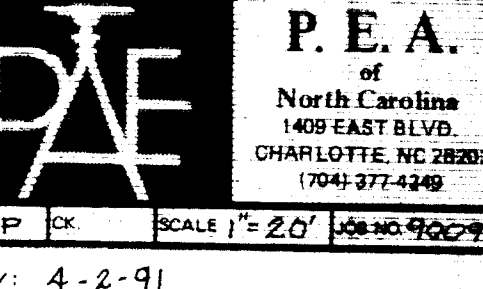


TABLE: SITE DATA

TOTAL SITE AREA:	1.44 Acres
ZONING:	NC 12-1
SETBACKS:	Front: 40'
USE:	Assembly
PARKING:	Assembly: 47 spaces; Other: 47 spaces
TOTAL SPACES REQUIRED:	47
TOTAL SPACES PROVIDED:	47
TAX PARCEL NUMBER:	157-041-012
ADDRESS:	429 BILLINGSLEY



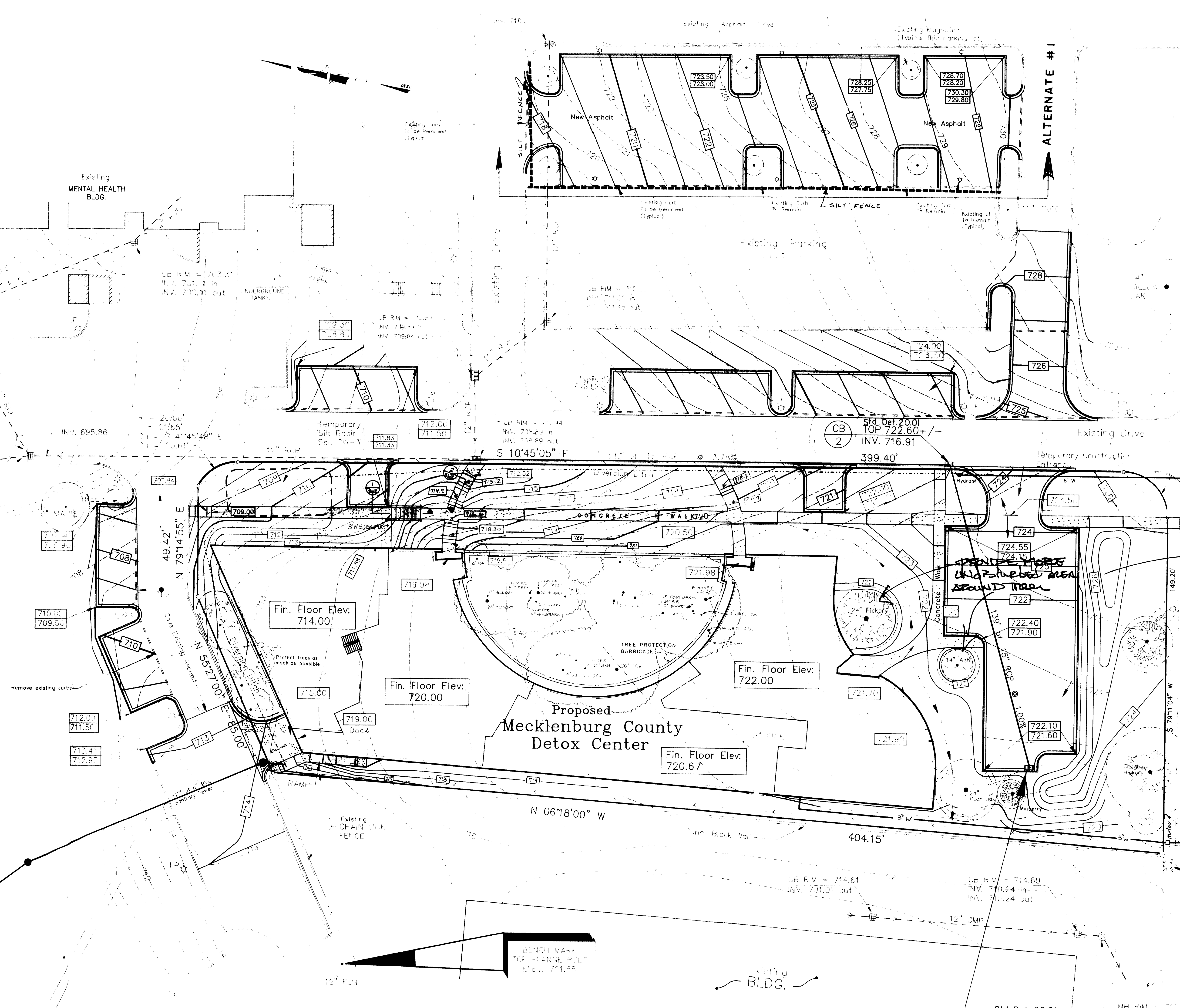
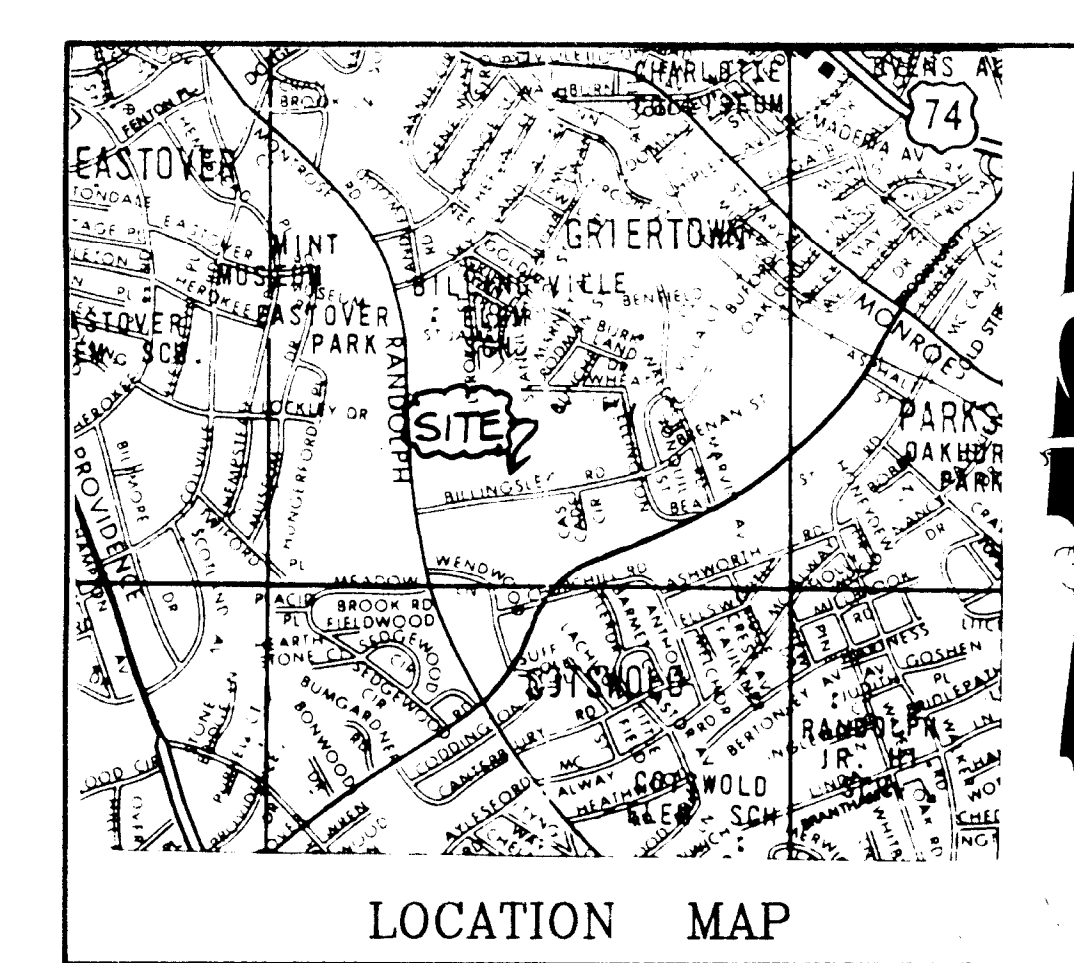
MECKLENBURG COUNTY
DETOXIFICATION
CENTER



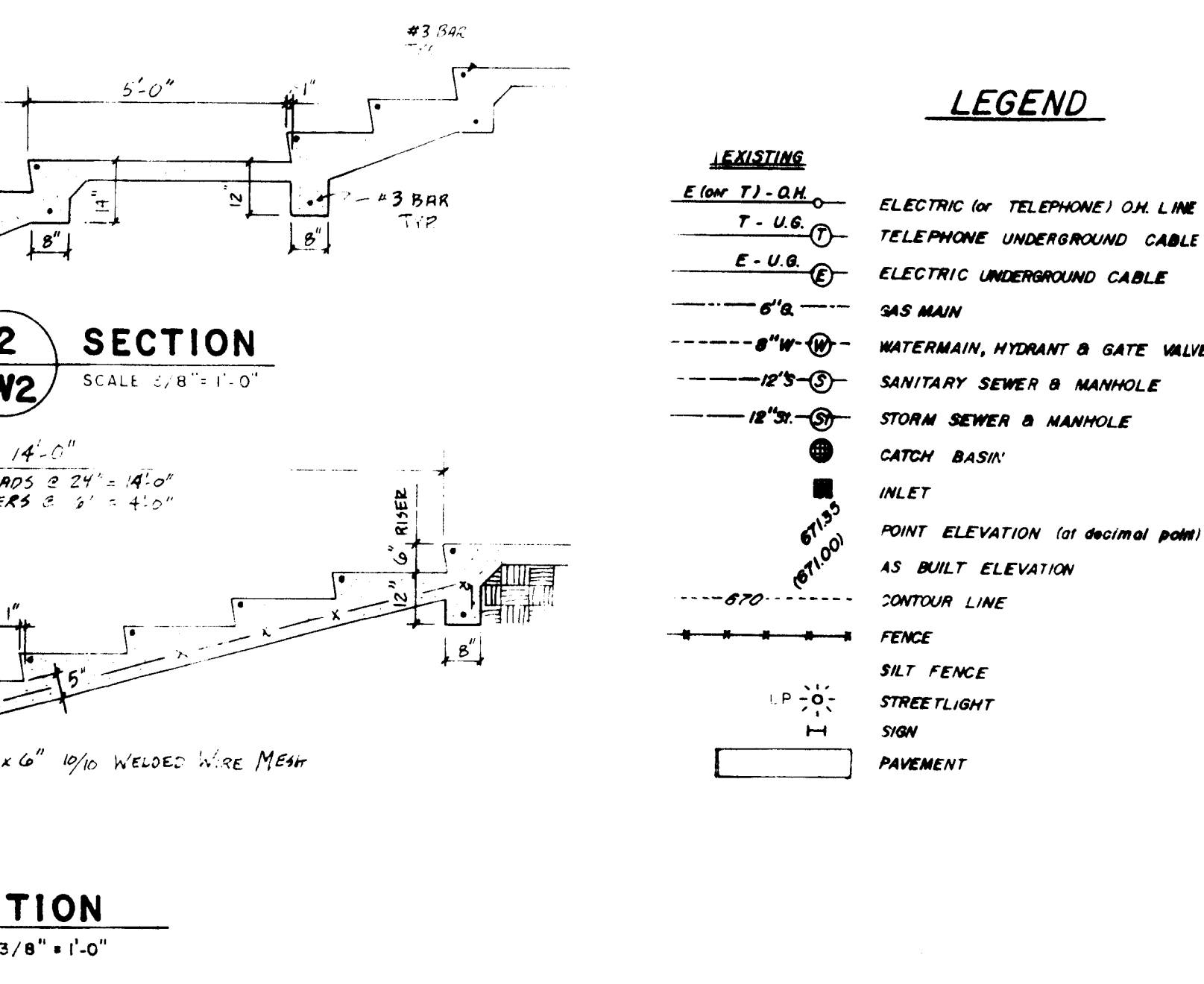
Drawn By: [Name]
Date: 20 FEB 91
Project Number: 90.040
Revisions: 2, 3, 4, 5, 6, 7, 8, 9, 10

GRADING & UTILITY PLAN
1" = 20'

SW-2



BILLINGSLEY ROAD



LEGEND

---	ELECTRIC TELEPHONE ON LINE & POLE
---	TELEPHONE UNDERGROUND CABLE
---	ELECTRIC UNDERGROUND CABLE
---	6" SANITARY SEWER
---	4" WATER MAIN
---	6" WATER MAIN
---	8" WATER MAIN
---	12" WATER MAIN
---	18" WATER MAIN
---	24" WATER MAIN
---	30" WATER MAIN
---	36" WATER MAIN
---	42" WATER MAIN
---	48" WATER MAIN
---	54" WATER MAIN
---	60" WATER MAIN
---	66" WATER MAIN
---	72" WATER MAIN
---	78" WATER MAIN
---	84" WATER MAIN
---	90" WATER MAIN
---	96" WATER MAIN
---	102" WATER MAIN
---	108" WATER MAIN
---	114" WATER MAIN
---	120" WATER MAIN
---	126" WATER MAIN
---	132" WATER MAIN
---	138" WATER MAIN
---	144" WATER MAIN
---	150" WATER MAIN
---	156" WATER MAIN
---	162" WATER MAIN
---	168" WATER MAIN
---	174" WATER MAIN
---	180" WATER MAIN
---	186" WATER MAIN
---	192" WATER MAIN
---	198" WATER MAIN
---	204" WATER MAIN
---	210" WATER MAIN
---	216" WATER MAIN
---	222" WATER MAIN
---	228" WATER MAIN
---	234" WATER MAIN
---	240" WATER MAIN
---	246" WATER MAIN
---	252" WATER MAIN
---	258" WATER MAIN
---	264" WATER MAIN
---	270" WATER MAIN
---	276" WATER MAIN
---	282" WATER MAIN
---	288" WATER MAIN
---	294" WATER MAIN
---	300" WATER MAIN

- SITE PLAN NOTES
- Boundary and topographic information shown per a survey by Carolina Surveyors, Inc. for Mecklenburg County dated May 18, 1990.
 - See sheet SW-3 for construction details.
 - See sheet SW-1 for site layout dimensions.

