

**DEVELOPMENT DATA**

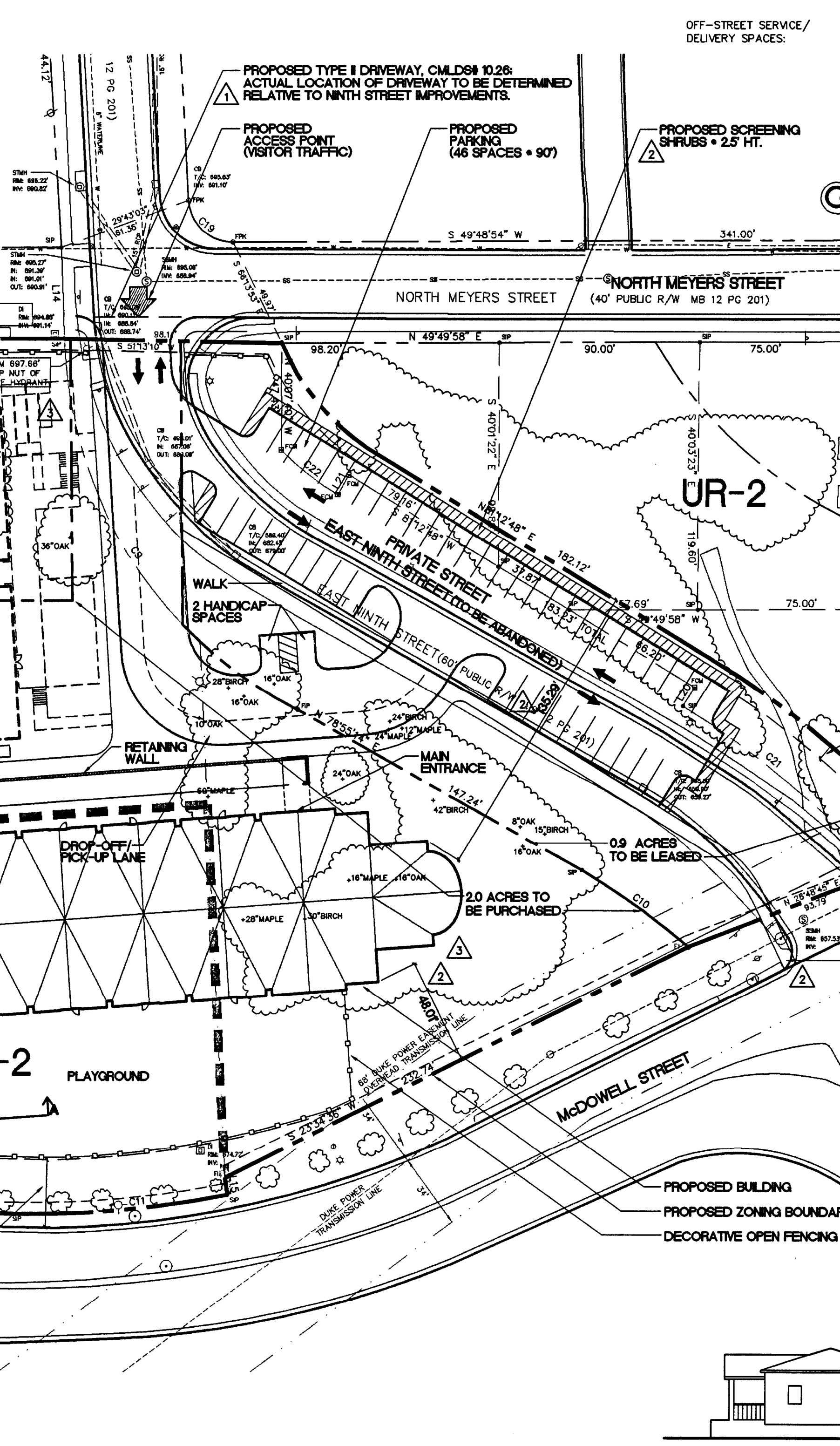
1. REFERENCE SURVEY PREPARED BY D.S. ATLANTIC AND ASSOCIATES.
2. ALL YARDS REQUIRED AND OTHER CRITERIA FOR THE UR-2(CD) DISTRICT SHALL MEET OR EXCEED THE MINIMUM STANDARDS OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
3. ALL PARKING SHALL CONFORM TO THE CITY OF CHARLOTTE ZONING ORDINANCE.
4. ALL SIGNAGE SHALL CONFORM TO THE CITY OF CHARLOTTE ZONING ORDINANCE. NO BILLBOARDS SHALL BE LOCATED ON THE SITE.
5. NO PART OF THE REGULATORY FLOOD PLAN IS WITHIN THE PROPERTY. STORM DRAINAGE SHALL CONFORM TO THE CHARLOTTE-MECKLENBURG STORM WATER DESIGN MANUAL.
6. STORAGE OF HAZARDOUS WASTE SHALL NOT BE PERMITTED ON THE PROPERTY.
7. EXISTING TREES IN THE TREE PROTECTION ZONE TO REMAIN AND/OR PROPOSED PLANTING SHALL CONFORM TO THE CITY OF CHARLOTTE TREE ORDINANCE.
8. FIRE HYDRANTS SHALL BE LOCATED A MINIMUM OF 750 FEET, AS THE TRUCK TRAVELS, OF THE MOST REMOTE AND ACCESSIBLE POINT.
9. ALL PROPOSED TREES, BERMS, WALLS, FENCES, AND/OR IDENTIFICATION SIGNS MUST NOT INTERFERE WITH SIGHT DISTANCE TRIANGLES AT THE ENTRANCES.
10. LOCATIONS OF PROPOSED ACCESS POINTS MAY BE ADJUSTED BASED UPON FIELD CONDITIONS AND INTERNAL TRANSPORTATION REQUIREMENTS. ALL CONNECTIONS SHALL MEET CITY OF CHARLOTTE DEPARTMENT OF TRANSPORTATION REQUIREMENTS AND STANDARDS.
11. THE SITE DESIGN MUST BE CONSISTENT WITH THE FOLLOWING PRINCIPLES:
  - A. A FORMAL FRONT TO THE SCHOOL MUST FACE MEYERS STREET AS EXTENDED, EMPHASIZING THE SCHOOL'S LOCATION AT THE TERMINUS OF THE LINEAR SPACE ALONG NINTH STREET.
  - B. THE SITE PLAN MUST CREATE AN APPROPRIATE EDGE WITH THE ADJACENT RESIDENTIAL ALONG EIGHTH STREET. A MASONRY WALL SHOULD BE BUILT BETWEEN THE SCHOOL AND THE BACK PROPERTY LINE OF THE RESIDENCES. VEGETATION MAY BE SUBSTITUTED FOR THE MASONRY WALL IF DESIGNED TO FULLY SCREEN ADJACENT USES FROM THE SCHOOL. LIGHTING MUST BE DIRECTED AWAY FROM THE ADJACENT RESIDENCES. BUILDING HEIGHTS ALONG THIS PROPERTY LINE MUST BE LIMITED TO TWO LEVELS ABOVE GRADE. HOWEVER, THREE LEVELS ABOVE GRADE IS APPROPRIATE IF THE BUILDING IS PLACED AT LEAST 20' FROM THE PROPERTY LINE OF THE ADJACENT RESIDENCES. THE SERVICE ENTRY MUST NOT BE LOCATED ALONG THIS PROPERTY LINE BECAUSE OF THE POTENTIAL NEGATIVE IMPACT ON ADJACENT RESIDENCES.

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30.0' BUILDING SETBACK FROM THE BACK OF CURB PER DESIGN GUIDELINES SEE NOTE 14.C. THIS SHEET

**SITE SUMMARY**

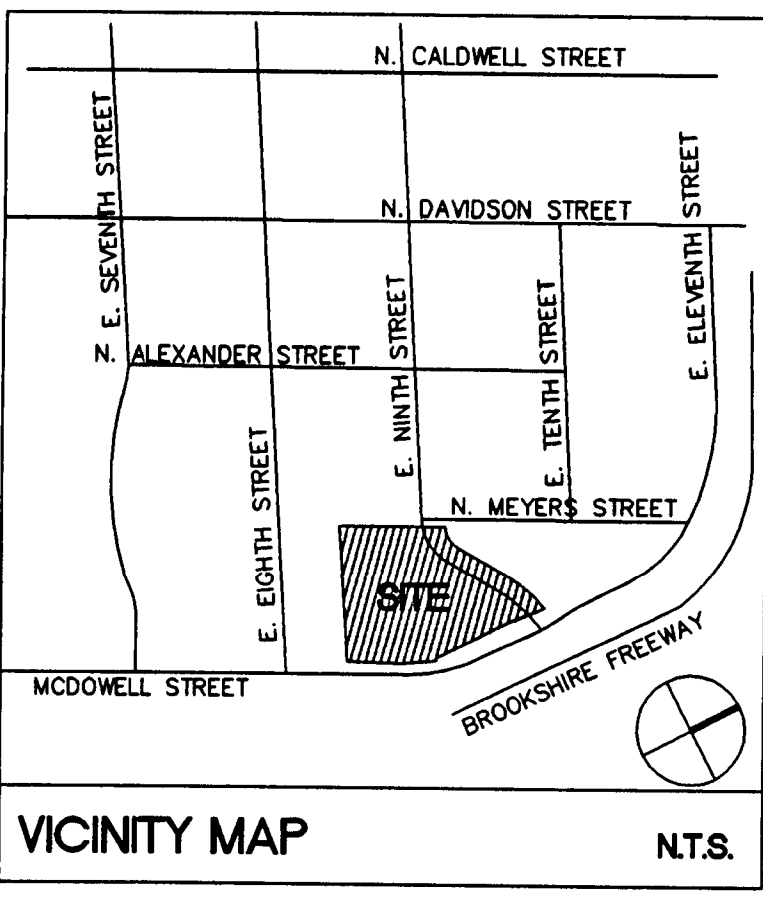
- PROPERTY OWNERS: CITY OF CHARLOTTE  
 TAX PARCEL NUMBERS: 080-111-01, 080-115-01, 080-111-02, 080-115-02, 080-111-03, 080-115-03, 080-111-04, 080-115-04, 080-111-05, 080-102-01
- SITE ACREAGE: 3.8 ACRES  
 EXISTING ZONING: UR-2, B-2  
 PROPOSED ZONING: UR-2 (CD)  
 PETITION NUMBER: 99-35  
 TOTAL BUILDING SF: 75,000 S.F.
- SETBACK ALONG NORTH MEYERS STREET: 5.0'  
 SETBACK ALONG McDOWELL STREET: 30.0'  
 SETBACK ALONG EAST ELEVENTH STREET: 5.0'  
 SIDEYARD ALONG SOUTHERN PROPERTY LINE: 7.5'  
 SIDEYARD ALONG NORTHERN PROPERTY LINE: 7.5'
- PROPOSED USE: PRIVATE PAROCHIAL SCHOOL  
 BUILDING F.A.R.: 1.0  
 BUILDING HEIGHT: 40' MAXIMUM (PER CODE; SEE NOTE 14.B. THIS SHEET).  
 \* MAXIMUM HEIGHT MAY BE INCREASED ABOVE 40' PROVIDED ALL REAR SIDE AND REAR YARDS ARE INCREASED 1' FOR EVERY 10' OF BUILDING HEIGHT OVER 40'. HOWEVER, THE BUILDING HEIGHT ALONG THE NORTHERN PROPERTY LINE MUST NOT EXCEED 50' OR THREE STORIES.
- OFF-STREET PARKING SPACES: PROVIDED: 1 / 500 GROSS S.F. REQUIRED: 1 / 5340 GROSS S.F.  
 OFF-STREET SERVICE/DELIVERY SPACES: PROVIDED: 1 / 500 GROSS S.F. REQUIRED: 1 / 5340 GROSS S.F.



**SECTION AA AT REAR ELEVATION**  
 SCALE 1"=20'

**LEGEND**

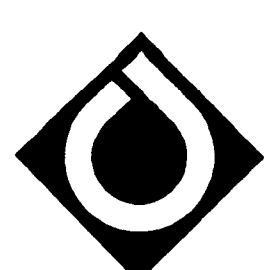
- PROPOSED ACCESS POINT
- ADJACENT PROPERTY OWNER
- EXISTING ZONING BOUNDARY



**VICINITY MAP**  
 N.T.S.

**ADJACENT PROPERTY OWNERS**

- A 080-102-12 IRIS BROWN PEARSON 829 EAST 8TH STREET CHARLOTTE, NORTH CAROLINA 28202
- B 080-102-11 LUCILLE HOAGLAND 821 EAST 8TH STREET CHARLOTTE, NORTH CAROLINA 28202
- C 080-102-10 RAYMOND J. ALEXANDER 815 EAST 8TH STREET CHARLOTTE, NORTH CAROLINA 28202
- D 080-102-09 GORDON R. & SALLIE HOAGLAND 809 EAST 8TH STREET CHARLOTTE, NORTH CAROLINA 28202
- E 080-102-08 JAMES EDWARD MCCOY & JOYCE A. MCCOY 801 EAST 8TH STREET CHARLOTTE, NORTH CAROLINA 28202
- F 080-102-01 CITY OF CHARLOTTE 808 EAST 9TH STREET CHARLOTTE, NORTH CAROLINA 28202
- G 080-113-01 CITY OF CHARLOTTE HOUSING AUTHORITY 704 EAST 10TH STREET CHARLOTTE, NORTH CAROLINA 28202
- H 080-112-04 NATIONS BANK CDC SPECIAL HOLDING COMPANY, INC. 711 EAST 10TH STREET CHARLOTTE, NORTH CAROLINA 28202



**ColeJenest & Stone**

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 Fax 704.376.7851

ATTACHED TO ADMINISTRATIVE APPROVAL

DATED: 6/27/2000  
 BY: MARTIN R. CRAMTON, JR.

**TRINITY EPISCOPAL SCHOOL**

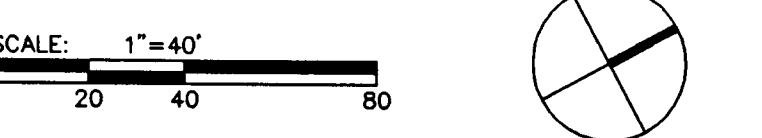
**REZONING PLAN**

1638 PETITION NO. 99-35

12/23/98

- Issued
- 06/16/99-REVISIONS PER CHAR-MECK. PLANNING COMMISSION COMMENTS
- 08/12/99-REVISIONS PER CHAR-MECK. PLANNING COMMISSION COMMENTS
- 05/03/99-REVISIONS PER CHAR-MECK. PLANNING COMMISSION COMMENTS
- 04/19/99-PER ZONING COMMITTEE MEETING
- 03/15/99-PER PRE-HEARING STAFF COMMENTS
- 02/16/99-REVISIONS PER CHAR-MECK. PLANNING COMMISSION COMMENTS 01/25/99

Revised



**RZ1 1**

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**FOR PUBLIC HEARING**

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

DATE: June 27, 2000  
 FROM: Keith H. MacVean, Zoning Program Manager  
 TO: Gary Huss, Zoning Coordinator

SUBJECT: Administrative Approval for Petition No. 99-35 By City of Charlotte Tax Parcel # 080-111-01, 02,03,04,05, and 080-115-01,02,03, 080-102-01

Attached is a revised plan for the proposed Trinity Episcopal School. The plan has been revised to indicate the location of two temporary modular classrooms. The Zoning Committee of the Planning Commission at their June 26th meeting approved these two temporary buildings. As per note 14 H of the approved conditional plan these modular classrooms must be removed within one year of the opening of the school. Please use the attached plan when evaluating requests for building permits and certificates of occupancy.