

**SITE DEVELOPMENT DATA**

TAX PARCEL #S: 089-121-03  
089-121-09  
089-103-03  
089-111-09

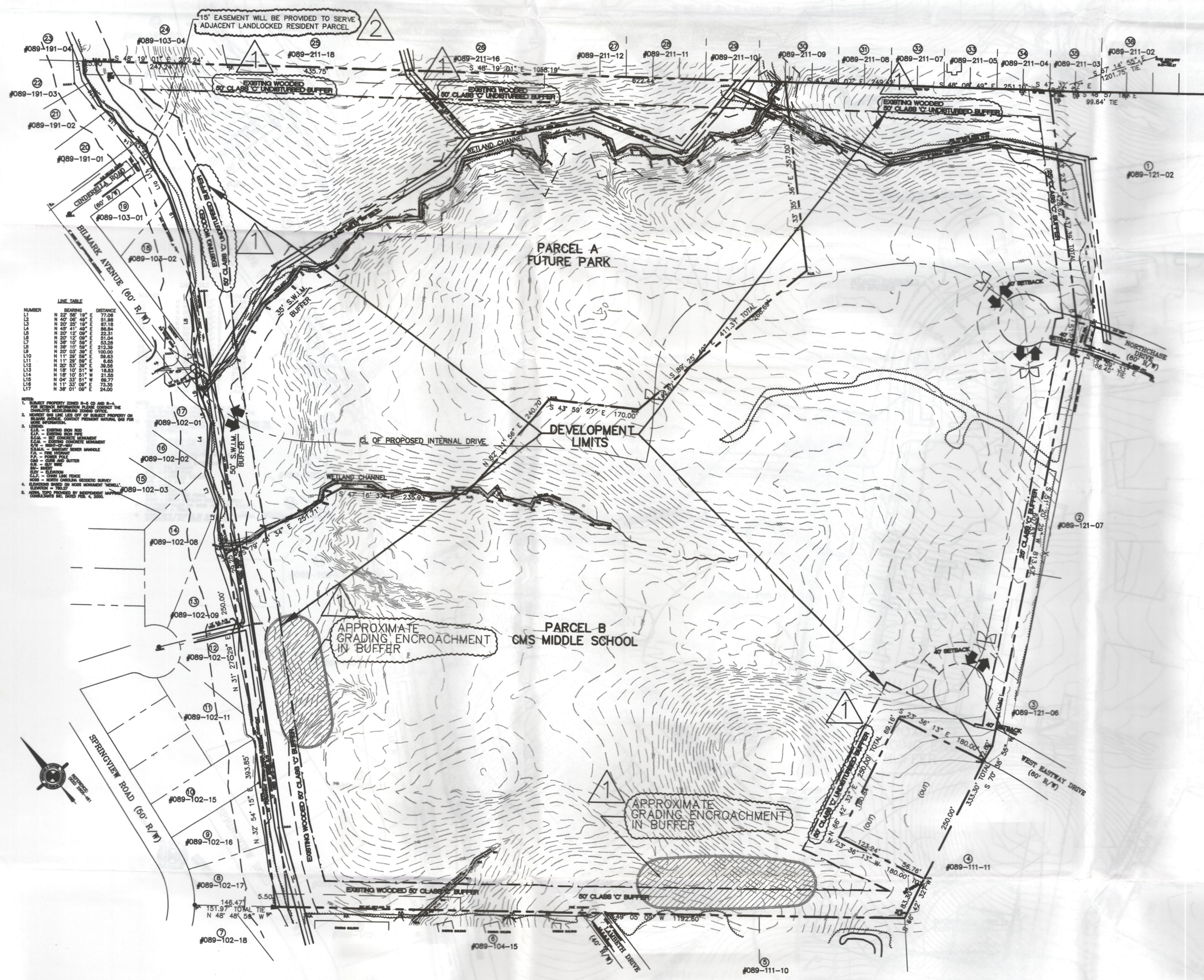
PETITIONERS: CHARLOTTE-MECKLENBURG BOARD OF EDUCATION  
MECKLENBURG COUNTY PARKS AND RECREATION DEPARTMENT

TOTAL ACRES: ± 54.77 ACRES  
PARCEL A : ±18.8 ACRES ASSOCIATED WITH THE PARK PARCEL  
PARCEL B : ±35.95 ACRES ASSOCIATED WITH THE SCHOOL PARCEL

CURRENT ZONING: R-4 (CD) VIA PETITION # 88-85  
AND R-5 (CD) VIA PETITION #98-117

PROPOSED ZONING: INST(CD)/CONDITIONAL INSTITUTIONAL DISTRICT

PROPOSED USE: A JOINT PUBLIC USE FACILITY FOR:  
- A MIDDLE SCHOOL  
- FUTURE NEIGHBORHOOD PARK



**CONDITIONAL NOTES:**

- DEVELOPMENT OF BOTH PARCEL A AND PARCEL B AS IDENTIFIED ON THIS TECHNICAL DATA SHEET (SHEET R-2.1 OF 2), CONSISTING OF ±54.77 TOTAL ACRES, MORE OR LESS, THE SITE WILL BE GOVERNED BY THE STANDARDS ESTABLISHED UNDER THE ZONING ORDINANCE FOR THE CITY OF CHARLOTTE ("THE ORDINANCE") FOR THE INSTITUTIONAL DISTRICT, UNLESS MORE STRINGENT STANDARDS ARE ESTABLISHED BY THESE DEVELOPMENT STANDARDS, OR BY THIS TECHNICAL DATA SHEET (SHEET RZ-1 OF 2).
- THE BUILDING CONFIGURATION, PLACEMENT AND SIZE SHOWN ON THE ILLUSTRATIVE SITE PLAN (SHEET R-2.2 OF 2), WHICH ACCOMPANIES THIS TECHNICAL DATA SHEET, IS SCHEMATIC IN NATURE AND MAY BE ALTERED PER SECTION 9.206 OF THE CITY OF CHARLOTTE ZONING ORDINANCE AND/OR MODIFIED DURING DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES WITHIN THE MAXIMUM DEVELOPMENT AREA ESTABLISHED ON THE TECHNICAL DATA SHEET (SHEET R-2.1 OF 2). PARKING AND DRIVEWAY LOCATIONS MAY ALSO BE MODIFIED TO ACCOMMODATE FINAL BUILDING, PARKING, DRIVEWAY AND PLAYING FIELD LOCATIONS, CONFIGURATIONS ASSOCIATED WITH THE MIDDLE SCHOOL AND IN ACCORDANCE WITH SECTION 9.408 OF THE ORDINANCE.
- IT IS THE INTENTION OF THE PETITIONERS TO DEVELOP PARCEL A AND A PORTION OF PARCEL B AS A PUBLIC MIDDLE SCHOOL. THE REMAINING AREA ASSOCIATED WITH PARCEL B IS DESIGNATED AS A FUTURE DISTRICT/COMMUNITY PARK USE. THERE ARE NO PLANS OR SCHEDULE FOR THE DEVELOPMENT OF THE PARK AT THIS TIME.
- AS DETERMINED BY CDOT STAFF, THERE SHALL BE A TWO WAY DRIVE CONNECTION FROM BILMARK AVENUE TO NORTHCHASE DRIVE. BOTH NORTHCHASE DRIVE AND W. EASTWAY DRIVE SHALL BE TERMINATED IN CUL-DE-SACS CONSTRUCTED ON PARCEL A. THE CUL-DE-SACS SHALL BE CONNECTED WITH A TWO WAY DRIVE WITH A THIRD DROP OFF LANE PARALLEL TO THE EASTERN PROPERTY LINE. FINAL DRIVEWAY PERMITS WILL BE SUBJECT TO REVIEW AND APPROVAL BY CDOT STAFF.
- IN EVERY INSTANCE, THE SETBACK, SIDE YARDS AND REAR YARDS FOR BOTH PARCELS A AND B SHALL COMPLY WITH THE REQUIREMENTS SET FORTH FOR THE INSTITUTIONAL ZONING DISTRICT. BUFFER REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 9.505 OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
- OFF STREET SURFACE PARKING SHALL MEET THE MINIMUM REQUIREMENTS SET FORTH IN TABLE 12.202 OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
- STORMWATER MANAGEMENT:  
A. STORMWATER SHALL BE MANAGED STRICTLY IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE CHARLOTTE-MECKLENBURG STORMWATER DESIGN MANUAL.  
B. STORMWATER DETENTION FACILITIES SHALL NOT BE LOCATED IN SETBACK, REQUIRED YARD OR BUFFER AREAS.
- AN 8 FOOT PLANTING STRIP, FOLLOWED BY A 5 FOOT SIDEWALK WILL BE INSTALLED ALONG THE SOUTHERLY SIDE OF THE TWO WAY DRIVEWAY CONNECTING BILMARK DRIVE TO NORTHCHASE DRIVE, AS SHOWN ON THE ILLUSTRATIVE SITE PLAN (SHEET RZ-2.2 OF 2).
- LANDSCAPING AND SCREENING:  
A. BOTH PARCEL A AND B SHALL BE DEVELOPED IN ACCORDANCE WITH THE CITY OF CHARLOTTE TREE ORDINANCE, CHAPTER 21 OF THE CITY CODE.  
B. BUFFER LANDSCAPING AND SCREENING SHALL BE IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF THE CITY OF CHARLOTTE ZONING ORDINANCE.  
C. EXTERIOR DUMPSTERS WILL BE SCREENED WITH SOLID ENCLOSURES WITH GATES.  
D. THE 50' CLASS C BUFFER WILL REMAIN UNDISTURBED EXCEPT FOR MINOR GRADING IN THE BUFFER ALONG THE WESTERLY AND SOUTHERLY PROPERTY LINES IN ORDER TO ACCOMMODATE PROPOSED ATHLETIC FACILITIES. NEW LANDSCAPING WILL BE INSTALLED IN THESE GRADED AREAS TO MEET SECTIONS 12.302 OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
- FIRE HYDRANTS SHALL BE LOCATED WITHIN 750 FEET OF THE MOST REMOTE POINT OF ALL BUILDING(S), AS THE FIRE TRUCK TRAVELS.
- DEVELOPMENT OF THIS PROPERTY SHALL COMPLY WITH S.W.I.M. BUFFER REGULATIONS.
- ACCESS WILL BE PROVIDED TO THE PROPOSED BUS PARKING LOT FROM BOTH N. TRYON STREET AND BILMARK AVENUE. THE BUS LOT WILL BE GATED BY CMS SO THAT PASSENGER CAR ACCESS IS PROHIBITED WHEN SCHOOL IS NOT IN SESSION. NO ACCESS BETWEEN N. TRYON STREET AND THE HIDDEN VALLEY NEIGHBORHOOD WILL BE ALLOWED.
- ALL NEW DRIVEWAYS ASSOCIATED WITH THE DEVELOPMENT OF THE MIDDLE SCHOOL SHALL BE TYPE II DRIVEWAYS, WITH THE EXCEPTION OF THE DRIVEWAY TO BILMARK AVENUE WHICH WILL SERVE AS A TWO WAY PRIVATE DRIVEWAY EXTENSION FROM THE END OF BILMARK.
- CMS WILL PROVIDE A 5 FOOT SIDEWALK AND AN 8 FOOT PLANTING STRIP AROUND THE PROPOSED CUL-DE-SACS AND ALONG THE DROP OFF DRIVE BETWEEN NORTHCHASE DRIVE AND W. EASTWAY DRIVE.
- STUDENT DROP OFF AND PICK UP LOCATIONS SHALL BE AT THE FRONT OF THE SCHOOL AND ALONG THE DRIVEWAY BETWEEN NORTHCHASE DRIVE AND W. EASTWAY DRIVE. THESE STUDENT DROP OFF/PICK UP LOCATIONS WILL OPERATE INDEPENDENTLY FROM N. TRYON STREET AND BILMARK AVENUE.
- PEDESTRIAN AND VEHICULAR ACCESS WILL BE PROVIDED FROM THE ADJACENT RESIDENTIAL NEIGHBORHOODS VIA THE FIVE PUBLIC STREETS THAT TERMINATE AT THE SCHOOL AND PARK'S EXTERIOR PROPERTY LINES AND FROM THE NEW DRIVEWAY EXTENSION FROM BILMARK AVENUE. GATES WILL BE INSTALLED TO PREVENT AFTER SCHOOL HOURS CUT-THROUGH TRAFFIC BETWEEN NORTH CHASE AND BILMARK. HOWEVER, A PORTION OF THE NEW BILMARK DRIVEWAY EXTENSION WILL BE LEFT UNGATED IN ORDER TO PROVIDE BOTH VEHICULAR AND PEDESTRIAN ACCESS TO THE PARK AND THE SCHOOL'S ATHLETIC FIELDS.
- VEHICULAR PARKING FOR THE FUTURE PARK WILL UTILIZE THE FRONT PARKING LOTS ASSOCIATED WITH THE MIDDLE SCHOOL.
- A 15 FOOT EASEMENT SHALL BE PROVIDED FROM THE END OF THE RIGHT-OF-WAY OF CINDERELLA ROAD ACROSS THE PARK PROPERTY TO TAX PARCEL # 089-103-04.

REVISED FOR PUBLIC HEARING: PETITION #2001-95 6/22/01

**Gantt Huberman Architects**  
500 North Tryon Street  
Charlotte, NC 28202  
704.334.6416 Tel  
704.342.9639 Fax



Drawn	
Checked	
Date	5/14/01
Revisions	
1 Date	6/22/01 REVISED PER CDOT
2 Date	7/6/01 REVISED PER PRE-HEARING
3 Date	7/24/01 MODIFY NOTE #16
4 Date	



**Middle School M00-01**  
Charlotte, NC

APPROVED BY CITY COUNCIL

DATE: 7/7/01

**Conditional Rezoning**

Project Number: 515

**Technical Data Sheet**

Sheet: RZ-1 of 2

Plate:

