

PETITIONER : Young Men's Christian Assoc. of Greater Charlotte (YMCA) LAND PLANNER: LANDDESIGN, INC. 223 North Graham St. CHARLOTTE, NC 28202

SURVEYOR : S. Tierney GEOSCIENCE 500-K Clanton Road Charlotte, North Carolina 28217 (704) 525-2008

SITE DATA

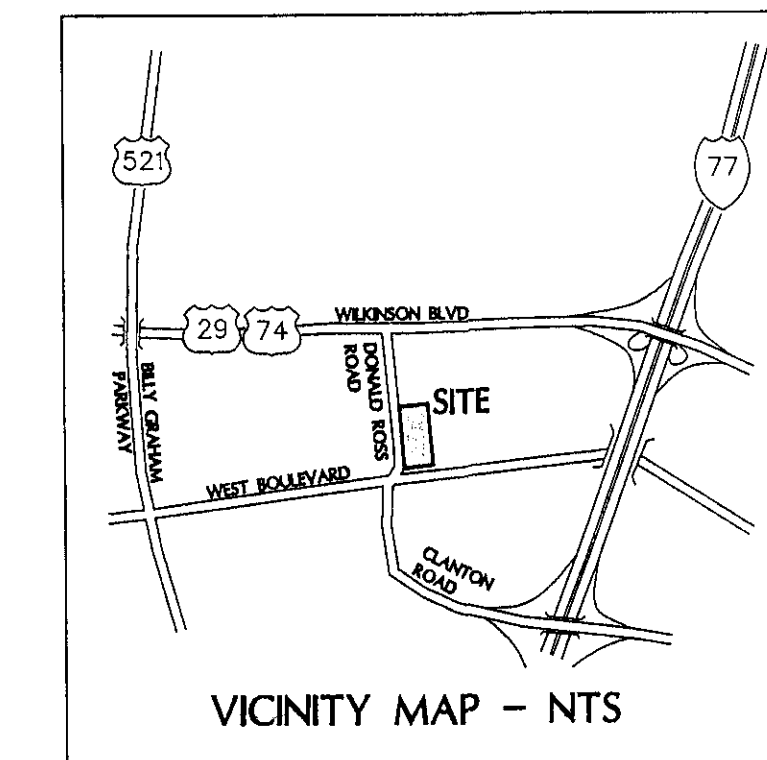
TOTAL SITE AREA +/- 23.18 ACRES

EXISTING ZONING: R-22 & O-2

EXISTING USES: DETACHED SINGLE FAMILY, VACANT

PROPOSED ZONING: INSTITUTIONAL (CD)

PROPOSED USES: To accommodate institutional uses on the site including without limitation development operation of a YMCA facility on the site.



LEGEND

- ← ACCESS POINT
- PARKING ENVELOPES
- BUILDING ENVELOPE
- 50' CLASS C BUFFER
- 40' FRONT YARD SETBACK
- 35' SWIM BUFFER
- 20' SIDE YARD SETBACK

TECHNICAL DATA SHEET

FOR PUBLIC HEARING
PETITION NO. 2002-42

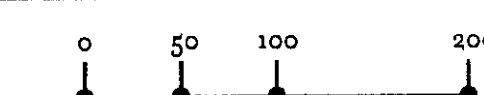
LandDesign



223 North Graham Street
Charlotte, NC 28202

Phone: 704.333.0325
Phone: 704.376.7777
Fax: 704.332.3246
Fax: 704.376.8235

Scale: 1"=100'



Date: 25 Feb 02
Project Number: 1002001
Revision 1: 15 March 02
Revision 2: 21 April 2002
Revision 3:

ADJACENT PROPERTY OWNERS

- | | |
|---|---|
| ① 17-03-02
Independence Post No. 262 Inc
P.O. Box 669005
Charlotte, NC 28226
Date Acquired 07/02/1995 | ⑫ 17-03-11
Darryl L. Welch
198 West Boulevard
Charlotte, NC 28206904 |
| ② 17-03-01
Cliff Abraham
8015 Link Lake Dr.
Charlotte, NC 28215 | ⑬ 145-003-20
Mary McDaniel
1925 West Boulevard
Charlotte, NC 28206903 |
| ③ 17-03-23
William H. Trotter
1515 Mockingbird Lane
Charlotte, NC 282093236 | ⑭ 145-003-21
Lewis Tatum
247 Swann St.
Passaic, NJ 07055 |
| ④ 17-03-22
William H. Trotter
1515 Mockingbird Lane
Charlotte, NC 282093236 | ⑮ 17-03-04
Goodson-Wilken Princess
1943 West Boulevard
Charlotte, NC 28206693 |
| ⑤ 17-03-20
William Trotter
1515 Mockingbird Lane
Charlotte, NC 282093236 | ⑯ 17-03-04
Domestic Corporation
Carolina Golf Club Inc.
P.O. Box 669023
Charlotte, NC 28266 |
| ⑥ 17-03-36
Gethsemane Baptist Church
1300 Whitfield St.
Charlotte, NC 282034146 | ⑰ 145-003-09
Domestic Corporation
Carolina Golf Club Inc.
P.O. Box 669023
Charlotte, NC 28266 |
| ⑦ 17-06-03
Pete Cunningham
3121 Valleywood Pl.
Charlotte, NC 28215 | ⑱ 17-06-37
Domestic Corporation
Carolina Golf Club Inc.
P.O. Box 669023
Charlotte, NC 28266 |
| ⑧ 17-06-01
Pete Cunningham
3121 Valleywood Pl.
Charlotte, NC 28215 | ⑲ 17-09-01
Domestic Corporation
Carolina Golf Club Inc.
P.O. Box 669023
Charlotte, NC 28266 |
| ⑨ 17-03-21
William Trotter
1515 Mockingbird Ln Ste 900
Charlotte, NC 282093292 | ⑳ 145-003-23
Charlotte Mecklenburg
Board of Education
701 E. 2nd Street
Charlotte, NC 28202 |
| ⑩ 17-03-10
Darryl L. Welch
198 West Boulevard
Charlotte, NC 28206904 | |

PARCELS INCLUDED IN REZONE

- | | |
|---|---|
| ⑤ 17-03-03
Thomas Lizzie
1001 Woodside Ave.
Charlotte, NC 28205 | ⑧ 17-03-15
Lois Norman Sweet (Deceased)
and Sherril Lynn Sweet Higgins
Metropolitan YMCA
500 East Morehead Street, Suite 300
Charlotte, NC 28202
(704) 339-0397 |
| ⑨ 17-03-09
Kosta Mack
1932 West Boulevard
Charlotte, NC 28206904 | ⑪ 17-03-07
Janusz Dewalt
3438 Sargeant Dr.
Charlotte, NC 28210 |
| ⑫ 17-03-39
Toni S. Dewalt
1950 West Boulevard
Charlotte, NC 28206904 | ⑬ 17-03-05
Merard R. Tatum & Portia Lee Miller
1956 West Boulevard
Charlotte, NC 28206904 |
| ⑭ 17-03-05
Terry Little
1962 West Boulevard
Charlotte, NC 28206904 | ⑯ 17-03-35
Independence Post No. 262 Inc.
P.O. Box 669005
Charlotte, NC 28226 |

DEVELOPMENT STANDARDS

I. Development Data
Existing Zoning: R-22 and O-2
Total Site Acres: 23.5 Acres
Proposed Zoning: Institutional (CD)

II. General Provisions

1. All development standards established under the City of Charlotte Zoning Ordinance (the "Ordinance") for the Institutional Zoning District Classification shall be followed in connection with development taking place on the property that is the subject of the Technical Data Sheet (the "Site"), unless higher standards are established under these Development Standards or the Zoning Ordinance.

2. No building or parking area may be constructed outside the building/parking envelopes established on the Technical Data Sheet. Building and parking layouts may be modified during the design, development and construction phases to accommodate final building locations and parking and vehicular circulation may occur within building envelope lines and the parking envelope lines established on the Technical Data Sheet.

3. The Technical Data Sheet depicts the approximate location of the Clanton Road Extension thoroughfare alignment (the "Thoroughfare Alignment") as recently approved by the Mecklenburg - Union Metropolitan Planning Organization (MUMPO). Petitioner reserves the right to use the entire northern building/parking envelope shown on the Technical Data Sheet for parking and outdoor recreation purposes and use that portion of the northern building/parking envelope not located within the Thoroughfare Alignment and the accompanying setback for building purposes provided that (i) such uses otherwise comply with the Ordinance requirements and (ii) Petitioner, its successors and assigns, shall not be entitled to compensation for the value of any parking or outdoor recreational facilities in connection with any eminent domain proceeding or negotiation regarding land located within the Thoroughfare Alignment.

III. Permitted Uses

1. The Site may only be devoted to accommodate institutional uses on the Site including without limitation development and operation of a YMCA facility on the Site. Accordingly, the Site may be used for all uses permitted by right in the Institutional zoning district or under prescribed conditions; provided that the Site will not be used for Group Homes, Jails, Prisons, outdoor seasonal sales, beneficial fill sites or land clearing and inert debris landfills.

2. The total gross floor area of all buildings placed on the Site cannot exceed 70,000 square feet.

IV. Setbacks

Building and parking setbacks for all further improvements will in all cases comply with the minimum yard requirements established under the ordinance.

V. Buffers

All buffer areas depicted on the Technical Data Sheet shall at a minimum satisfy the requirements of Sections 12.302 or 12.304 of the Ordinance.

VI. Screening and Landscaping

1. Screening shall, at a minimum, satisfy the requirements of Section 12.303 of the Ordinance.

2. All dumpsters and service areas will be screened from public streets and from adjacent properties as required by the Ordinance.

3. All parking lots shall be landscaped in accordance with Section 12.208 of the Ordinance.

4. All landscaping shall at a minimum satisfy the requirements of the Zoning Ordinance and the City of Charlotte Tree Ordinance.

VII. Off-Street Parking

Off-street parking may only take place within the building/parking envelopes depicted on the Technical Data Sheet.

VIII. Lighting

1. A uniform lighting system will be employed throughout the Site with consideration given to the impact of lighting upon adjoining properties.

2. Lighting fixtures associated with building and parking areas constructed on the Site may not exceed 20 feet in height and may not be directed toward adjacent residential lots.

3. No "wall pack" lighting will be allowed.

IX. Fire Protection

Adequate fire protection in the form of fire hydrants will be provided to the Fire Marshal's specifications. Plans for each building will be submitted to the Fire Marshal's office for approval before construction of the building commences.

X. Stormwater Management

1. Stormwater runoff from the Site will be managed through a variety of proven techniques which satisfy standards imposed by the City of Charlotte.

2. No required or optional stormwater detention facility will be constructed within any required buffers.

3. Provisions for Storm Drainage and Storm Detention for the proposed site will be evaluated according to the regulations and standards outlined by City Engineering and the SWIM buffer ordinance. All detention will be located on-site in a location that accommodates the majority of runoff from the proposed site before discharging into the existing stream. The facility will be located and designed in order to limit downstream impacts from runoff conditions proposed on the site while remaining in accordance with all SWIM buffer requirements.

XI. Access Points

The placement and configurations of access points within the Site depicted on this Rezoning Plan are subject to any minor modifications deemed advisable to accommodate final site and architectural construction plans and designs and are further subject to approval by the City of Charlotte's Department of Transportation.

XII. Amendments

Future amendments to the Technical Data Sheet and these Development Standards may be applied for by the then owner or owners of the parcel or parcels involved in accordance with Chapter 6 of the Ordinance.

XIII. Binding Effect of the Rezoning Application

1. If the Petitioner's Rezoning Petition is approved, the development program established under these Development Standards, the Technical Data Sheet and other supportive documents shall, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site, and their respective heirs, devisees, personal representatives, successors in interest and assigns.

2. Throughout this Rezoning Petition, the term "Petitioner" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner and the current and subsequent owners of the Site who, from time to time, may be involved in any future development of the Site.

