



ARDREY KELL ROAD
(VARIABLE PUBLIC RIGHT-OF-WAY)

FULL ACCESS DRIVEWAY IF PERMITTED BY CDDT THIS DRIVEWAY MAY BE RESTRICTED TO RIGHT IN RIGHT OUT, IN THE FUTURE, UPON WIDENING OF THE PROPOSED THREE LANE SECTION TO A FOUR LANE SECTION OR THE LANE SECTION WITH MEDIAN.

AREA TO BE DEDICATED AS PUBLIC RIGHT OF WAY 1,392.50 SQ. FT. / 0.032 ACRES

DEVELOPMENT DATA:

- TAX PARCEL NO'S: 223-521-01 AND 223-521-02 (PORTION OF EACH)
- TOTAL ACRES: 7.789 ACRES
- CURRENT ZONING: R-3
- PROPOSED ZONING: INST (CD)
- CURRENT USE: SINGLE FAMILY RESIDENCE
- PROPOSED USE: INDOOR RECREATION CENTER (ALSO INCLUDES ASSOCIATED USES)
- MAXIMUM BUILDING SQUARE FOOTAGE: 90,000 SF (INCLUDES ALL PROPOSED USES)

CONDITIONAL NOTES:

1. THE DEVELOPMENT OF THIS SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THIS ILLUSTRATIVE SITE PLAN AND BY THE STANDARDS OF THE CITY OF CHARLOTTE ZONING ORDINANCE. THE DEVELOPMENT DEPICTED BY THIS PLAN IS INTENDED TO REFLECT THE GENERAL ARRANGEMENT OF PROPOSED USES ON THE SITE, BUT THE EXACT DETAILS OF THE CONFIGURATION, PLACEMENT AND SIZE OF THE INDIVIDUAL BUILDING AND/OR SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE AS SPECIFIED IN SECTION 6.206(C). MINOR AND INCIDENTAL CHANGES OF DETAIL WHICH DO NOT ALTER THE BASIC OVERALL LAYOUT AND/OR THE RELATIONSHIPS TO ADJACENT SITES ARE PERMITTED AS A MATTER OF RIGHT FOR THE PETITIONER/DEVELOPER.
2. ALL PROPOSED DEVELOPMENT ON THE SITE SHALL COMPLY WITH APPLICABLE ORDINANCE REQUIREMENTS REGARDING SUCH THINGS AS THE NUMBER AND ARRANGEMENT OF OFF-STREET PARKING, SETBACK/YARD DIMENSIONS, SIGNAGE, BUFFERS, SCREENING OPEN SPACE, LANDSCAPING, TREE ORDINANCE, ETC., UNLESS OTHERWISE INDICATED.
3. VEHICULAR POINTS OF ACCESS SHALL BE LIMITED TO THOSE SHOWN ON THIS ILLUSTRATIVE SITE PLAN. THE EXACT LOCATION MAY VARY FROM THAT DEPICTED, BUT SHALL COMPLY WITH ALL APPLICABLE DESIGN/LOCATIONAL REQUIREMENTS OF THE CHARLOTTE DEPT. OF TRANSPORTATION AND/OR THE NORTH CAROLINA DEPT. OF TRANSPORTATION.
4. MAXIMUM BUILDING HEIGHTS SHALL BE LIMITED TO 40'.
5. THE PRINCIPAL USE SHALL BE RESTRICTED TO AN INDOOR SPORTS CENTER. THE MAXIMUM BUILDING SIZE SHALL BE 90,000 SQUARE FEET AS INDICATED. FURTHERMORE, THE INDOOR SPORTS CENTER SHALL ALSO INCLUDE ANY PERMITTED AUXILIARY FUNCTIONS. ALSO, OTHER USES WHICH ARE GENERALLY CONSIDERED INCIDENTAL IN NATURE SUCH AS SPORTS MEDICINE, MEDICAL OFFICE, KIDS GYM, MARTIAL ARTS STUDIO, ETC. SHALL BE PERMITTED AS ADDITIONAL USES AND MAY BE DESIGNATED AS "STORE FRONTS" ALONG THE FRONT OF BUILDING.
6. THE PETITIONER SHALL DEDICATE LAND ALONG THE SITE'S ROAD FRONTAGE WITH ARDREY KELL ROAD FOR FUTURE RIGHT-OF-PURPOSES AS MEASURED 50 FEET FROM THE EXISTING CENTERLINE IN ORDER TO COMPLY WITH MAJOR THROUGHFARE STANDARDS. SUCH DEDICATION - ALL CORNER POINTS TO THE ORDINANCE OF ANY CERTIFICATE OF OCCUPANCY ASSOCIATED WITH THE PROPOSED DEVELOPMENT. PETITIONER WILL INSTALL CURB & GUTTER ALONG THE SITE'S FRONTAGE WITH ARDREY KELL ROAD FOLLOWED BY AN 8 FOOT PLANTING STRIP AND A 6 FOOT SIDEWALK. THE LOCATION OF THE NEW CURB LINE WILL BE ESTABLISHED BY CDDT TO ACCOMMODATE THE ULTIMATE CROSS SECTION FOR A MAJOR THROUGHFARE.
7. A 5 FOOT SIDEWALK AS REQUIRED, SHALL BE CONSTRUCTED TO CONNECT THE BUILDING ENTRANCE TO THE PUBLIC SIDEWALK ALONG ARDREY KELL ROAD.
8. PREEXISTING LIGHT POLE FIXTURES SHALL BE LIMITED TO A MAXIMUM OF 30 FEET IN HEIGHT AND SHALL ALSO BE CAPPED AND FULLY SHIELDED.
9. ABOVE GROUND STORM WATER DETENTION FACILITIES WILL NOT BE PERMITTED IN THE 40 FOOT FRONT SETBACK ADJACENT TO THE ARDREY KELL RIGHT-OF-WAY.
10. DEVELOPMENT WILL COMPLY WITH REQUIRED BICYCLE PARKING STANDARDS PER THE CITY OF CHARLOTTE ZONING ORDINANCE.
11. A TREE SURVEY IN THE 40 FOOT FRONT SETBACK AREA ADJACENT TO THE ARDREY KELL RIGHT-OF-WAY WILL BE PROVIDED AS PART OF THE BUILDING PERMIT PROCESS.
12. (NOTE REMOVED)
13. THE DEVELOPER MAY, THROUGH AN AGREEMENT WITH MECKLENBURG COUNTY, UTILIZE AND IMPROVE THE EXISTING POND, LOCATED ON AND ADJACENT TO THE SITE, IN ORDER TO ACHIEVE THE REQUIRED 85% TSS REMOVAL AND A BRAKEDOWN OF THE 1 YEAR - 24 HOUR STORM OF 2-5 DAYS. THESE IMPROVEMENTS MAY INCLUDE CONSTRUCTION OF A FOREBAY AT THE SITE'S STORM WATER DISCHARGE POINT, CONSTRUCTION OF A LITORAL SHELF AROUND THE PERIMETER OF THE POND, AND CONSTRUCTION OF AN OUTLET CONTROL STRUCTURE TO MEET THE DETENTION REQUIREMENTS AS WELL AS DRAINDOWN REQUIREMENTS. THE SIZE OF A STORM WATER/BMP FACILITY WILL BE BASED UPON THE IMPERVIOUS AREA OF THE SPORTS CENTER SITE ONLY. AN OUTLET CONTROL STRUCTURE WILL BE CONSTRUCTED TO MEET FLOW REQUIREMENTS OF THE ENTIRE DRAINAGE BASIN.
14. SHOULD THE DEVELOPER NOT UTILIZE THE POND AS DESCRIBED IN NOTE 13, THE DEVELOPER MAY CONSTRUCT (AN ABOVE GROUND OR UNDERGROUND STORM WATER DETENTION FACILITY) ON THE SITE. THE DEVELOPER WOULD STILL MEET THE 85% TSS REMOVAL REQUIREMENT THROUGH A LAND DEVELOPMENT APPROVED BEST MANAGEMENT PRACTICE, DESIGNED ACCORDING TO MDCR STANDARDS.
15. THE ATTACHED ARCHITECTURAL ELEVATION PROVIDES THE GENERAL ARCHITECTURAL STYLE OF THE FRONT FACADE OF THE PROPOSED BUILDING (SEE ATTACHED). CHANGES TO THE ELEVATION ARE ALLOWED IF THE OVERALL ARCHITECTURAL DESIGN CONCEPT, AS ILLUSTRATED, IS NOT SUBSTANTIALLY CHANGED.
16. NOTE REMOVED
17. NOTE REMOVED

PARKING SUMMARY:

PARKING TO BE PROVIDED AT ONE SPACE PER 200 SF.

LAND SWAP SUMMARY:

- SPORTS CENTER LAND TO COUNTY 121,125 SQFT. = 2.781 ACRES
- COUNTY LAND TO SPORTS CENTER 127,995 SQFT. = 2.938 ACRES

JMA
James McGovern & Associates
Consulting Engineers
600 Towne Centre Blvd, Suite 300
P.O. Box 691
Pineville, North Carolina 28134
DATE: 2.18.07

CURVE	CURVE TABLE				CHORD BEARING	CHORD
	CENTRAL ANGLE	RADIUS	LENGTH	TANGENT		
C1(TOTAL)	26°01'16"	379.58	172.38	87.70	N72°42'23"E	170.91'
C2(TOTAL)	34°08'20"	704.81	419.51	278.19	N74°12'40"E	413.35'
C3	11°29'44"	379.58	76.15	38.21	N66°29'37"E	78.08'
C4	14°31'31"	379.58	96.23	48.37	N72°27'14"E	95.97'
C5	20°13'50"	704.81	248.85	123.74	N81°08'53"E	247.57'
C6	13°52'30"	704.81	170.68	85.76	N84°03'45"E	170.91'

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ADMINISTRATIVE ZONING PLAN

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PROJECT: CHARLOTTE SPORTS CENTER
ARDREY KELL ROAD, CHARLOTTE, NC
SHEET FILE: CONDITIONAL REZONING REQUEST ILLUSTRATIVE SITE PLAN

9/26/05: PETITION #2005-137 REVISED FOR PUBLIC HEARING

Project No. 58666

Checked by: TLH
Drawn by: GSB
Initial Filing Date: 09.25.05

Revisions:

09.25.05 REV. PER CITY COMMENTS FOR PUBLIC HEARING
10.17.05 REV. PER STAFF PRE HEARING ANALYSIS
11.15.05 REV. PER ZONING COMMITTEE

APPROVAL: *Debra D. Campbell*
BY: DEBRA D. CAMPBELL

Sheet RZ-1

CHARLOTTE - MECKLENBURG PLANNING COMMISSION
INTER - OFFICE COMMUNICATION

DATE: February 19, 2007

TO: Gary Huss, Zoning Supervisor

FROM: *Debra Campbell*, Planning Director

SUBJECT: Administrative Approval for Petition No. 2005-137 by Charlotte Sports Center

Attached is a revised plan with elevations for the above petition. The plan has been revised to clarify the parking requirements, remove the buffer since a variance was granted, note that the access point could be full movement if allowed by CDDT and make minor changes to the building elevations. Since these changes are minor I am administratively approving this revised plan and elevations. Please use these attached plans when evaluating requests for building permits and certificates of occupancy.
Note that all other ordinance requirements still apply.