

VICINITY MAP N.T.S.

DEVELOPMENT SUMMARY:

- TAX PARCEL # 125-173-14, 15, 16 AND 17
- TOTAL ACREAGE: 0.70 ACRES
- CURRENT ZONING: MUDD (MIXED USE DEVELOPMENT DISTRICT)
- PROPOSED ZONING: MUDD-O (OPTIONAL)
- CURRENT USE: RESIDENTIAL QUADRAPLEX, VACANT AND OFFICES
- PROPOSED USES: 125 UNIT CONDOMINIUM COMPLEX WITH 151 SPACE PARKING GARAGE
- PROPOSED HEIGHT: 135 FEET MAXIMUM

CONDITIONAL NOTES:

1. THE SOLE PURPOSE OF THIS REZONING REQUEST OF MUDD-OPTIONAL IS TO INCREASE THE ALLOWABLE HEIGHT FROM THE MUDD DISTRICT MAXIMUM OF 120 FEET TO 140 FEET HEIGHT MAXIMUM.
2. THE CONDOMINIUM BUILDING WILL CONSIST 13 TOTAL STORIES WITH 2 STORIES BELOW THE GRADE OF ROYAL COURT AND 11 STORIES ABOVE THE GRADE OF ROYAL COURT. THE PARKING GARAGE WILL CONSIST OF TWO FULL LEVELS BELOW THE GRADE OF ROYAL COURT AND ONE HALF LEVEL AT GRADE.
3. THIS DEVELOPMENT WILL UTILIZE EXISTING ON STREET PARKING ON ROYAL COURT AND VANCE STREET ON THE PROJECT SIDE OF THOSE STREETS.
4. THE DEVELOPMENT OF THE SITE WILL BE CONTROLLED BY THE STANDARDS DEPICED ON THIS SITE PLAN AND BY THE STANDARDS OF THE CITY OF CHARLOTTE ZONING ORDINANCE. THE DEVELOPMENT DEPICED BY THIS PLAN IS INTENDED TO REFLECT THE GENERAL ARRANGEMENT OF THE PROPOSED USES ON THE SITE, BUT THE EXACT DETAILS OF THE CONFIGURATION, PLACEMENT AND SIZE OF INDIVIDUAL BUILDING AND/OR SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN LIMITS PRESCRIBED BY THE ORDINANCE AS SPECIFIED IN SECTION 6.206. MINOR AND INCIDENTAL CHANGES OF DETAIL WHICH DO NOT ALTER THE BASIC, OVERALL LAYOUT AND/OR RELATIONSHIPS TO ADJUTING PROPERTIES ARE PERMITTED AS A MATTER OF RIGHT, IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ZONING ORDINANCE. THE PROPOSED BUILDING CAN BE LOCATED ANYWHERE WITHIN THE BUILDING LIMITS LINE AS DEPICED ON THIS PLAN.
5. ALL PROPOSED DEVELOPMENT ON THIS PARCEL SHALL COMPLY WITH APPLICABLE ORDINANCE REQUIREMENTS REGARDING THE NUMBER AND ARRANGEMENT OF OFF-STREET PARKING, SETBACK/YARD DIMENSIONS, SIGNAGE, TREES, SCREENING, URBAN OPEN SPACE, LANDSCAPING, ETC. UNLESS OTHERWISE INDICATED.
6. ONE POINT OF VEHICULAR ACCESS FROM ROYAL COURT AND VANCE STREET INTO THE PROPOSED PARKING GARAGE WILL BE PERMITTED. THESE NEW DRIVEWAYS SHALL BE LIMITED TO ONE PER ADJACENT STREET, AS SHOWN ON THIS SITE PLAN. THE EXACT LOCATION MAY VARY SLIGHTLY FROM THAT DEPICED ON THIS SITE PLAN AND WILL BE SUBJECT TO REVIEW AND APPROVAL BY CDDT.
7. THIS DEVELOPMENT SHALL COMPLY WITH THE ZONING ORDINANCE IN REGARDS TO BICYCLE PARKING THE EXACT LOCATION OF BICYCLE PARKING WILL BE DETERMINED THROUGH THE BUILDING PERMIT PROCESS.
8. THE PETITIONER SHALL INSTALL A NEW 8 FOOT PLANTING STRIP FOLLOWED BY A NEW 6 FOOT SIDEWALK AS MEASURED FROM THE EXISTING BACK OF CURB ALONG THE FRONTAGE OF ROYAL COURT AND VANCE STREET.
9. STORM WATER FROM THE SITE SHALL BE MANAGED THROUGH PROVEN TECHNIQUES WHICH COMPLY WITH THE STANDARDS OF THE CHARLOTTE-MECKLENBURG STORM WATER DESIGN MANUAL. IT IS ANTICIPATED THAT NEW IMPERVIOUS COVER WILL BE LESS THAN THE 20,000 SF THRESHOLD REQUIRED FOR STORM WATER DETENTION.
10. ROOF TOP MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW.
11. NO WALL PAK LIGHTING SHALL BE ALLOWED.
12. PETITIONER TO INSTALL PEDESTRIAN SCALE LIGHTING ALONG ROYAL COURT AND VANCE STREET AS PART OF THE DEVELOPMENT OF THIS PROJECT.
13. IF DETACHED LIGHTING IS PROVIDED, THE HEIGHT WILL BE LIMITED TO A MAXIMUM OF 15 FEET AND THE FIXTURE WILL BE FULLY SHIELDED.
14. ELEVATIONS FOR THE PROPOSED FRONT AND REAR CONDOMINIUM BUILDING ARE ATTACHED AS PART OF THIS CONDITIONAL REZONING REQUEST.
15. THE PETITIONER WILL SEEK AN ABANDONMENT OF THE UNIMPROVED 30 FOOT PUBLIC RIGHT OF WAY ASSOCIATED WITH A PORTION OF VANCE STREET. THE ENTIRE 30 FOOT RIGHT OF WAY WILL BE COMBINED WITH THE PARCELS ASSOCIATED WITH THIS REZONING REQUEST, PER THE PLAT (EXHIBIT A), AND CONSENT BY DUKE POWER, AS PART OF THE ABANDONMENT APPLICATION. DUKE POWER WILL BE GIVEN A PERMANENT INGRESS/EGRESS EASEMENT IN ORDER TO ACCESS THEIR EXISTING SUBSTATION.
16. DEVELOPMENT OF THIS SITE MAY REQUIRE SUBMISSION OF AN ASBESTOS NOTIFICATION OF DEMOLITION TO MCAQ DUE TO THE DEMOLITION OF EXISTING STRUCTURES ON THE SUBJECT REZONED PARCELS. THE DEVELOPER WILL COORDINATE WITH MCAQ REGARDING A LETTER OF NOTIFICATION AND THE COMPLETION OF THE REQUIRED FORMS, IF APPLICABLE.
17. THE DEVELOPER SHALL CONTACT THE MECKLENBURG COUNTY GROUNDWATER AND WASTEWATER PROGRAM PRIOR TO THE INSTALLATION OR ABANDONMENT OF WELLS ON THE SUBJECT DEVELOPMENT PARCELS.
18. THE DEVELOPER COMMITS TO A MINIMUM RATIO OF 1.2 PARKING SPACES PER UNIT FOR THE SPACES IN THE PARKING DECK. PARKING FOR THE PROPOSED CONDOMINIUM DEVELOPMENT SHALL BE A COMBINATION OF GARAGE PARKING SPACES AND THE EXISTING ON STREET PARKING SPACES IN FRONT OF THE DEVELOPMENT ON VANCE STREET AND ROYAL COURT.
19. THE MAXIMUM HEIGHT OF THE PROPOSED CONDOMINIUM BUILDING SHALL NOT EXCEED 135 FEET, AS MEASURED PER THE DEFINITION OF "HEIGHT" IN PART 2: DEFINITIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE. THE ELEVATION HEIGHTS FOR THE PROPOSED BUILDING SHALL BE AS FOLLOWS:
 - EASTERLY ELEVATION: 132 FEET (FRONTING I-277)
 - SOUTHERN ELEVATION: 135 FEET
 - WESTERN AND NORTHERN ELEVATIONS: 120 FEET (FRONTING ROYAL COURT AND VANCE STREET)

TWO WAY TYPE II MODIFIED DRIVEWAY (INTO PARKING DECK)

14' MUDD SETBACK FROM NEW BACK OF CURB

8' PLANTING STRIP FROM NEW BACK OF CURB

6' SIDEWALK

BUILDING LIMITS LINE

Vance St. - 30'

8' PLANTING STRIP FROM NEW BACK OF CURB

6' SIDEWALK

ZONING BOUNDARY LINE

N 41°44'06" W 49.93' (tie)

T.B.M. Top of Hydrant Elev. 704.30'

PER MUDD REQUIREMENTS 8' PLANTING STRIP / 6' SIDEWALK

FRONT DOOR ELEVATION

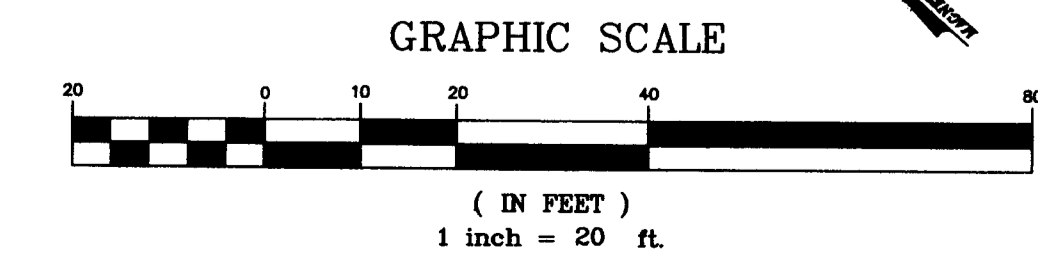
TWO WAY II MODIFIED DRIVEWAY (INTO PARKING DECK)

14' MUDD SETBACK

EXISTING BACK OF CURB

CURVE TABLE				
	Radius	Length	Chord Bearing	Ch. Distance
C1	312.14'	50.00'	N 18°16'17" W	49.95'
C2	312.14'	50.12'	N 27°27'36" W	50.06'
C3	312.14'	49.65'	N 36°20'28" W	49.59'

APPROVED BY CITY COUNCIL
DATE 3/20/06



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PROJECT: ROYAL COURT CONDOMINIUMS
CHARLOTTE, NC
PETITIONER: ROYAL COURT, LLC
SHEET TITLE:
CONDITIONAL REZONING REQUEST
ILLUSTRATIVE SITE PLAN

Project No.	59976
Checked by	TLH
Drawn by	GSB
Initial Filing Date	11.28.05
Revisions	
1) 01.24.06 REVISED PER PUBLIC HEARING	
2) 02.14.06 REVISED PER DCDA (DILWORTH COMM.)	
Sheet	
RZ-1	

01.24.06: REVISED FOR PUBLIC HEARING: PETITION #2006-30