

1230 West Morehead Street, Suite 204
Charlotte, North Carolina 28208
T: 704.374.0916 F: 704.342.3808
www.neighboringconcepts.com

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Prepared by Neighboring Concepts, PLLC and:

Wallace + Perdomo, Inc.
340 Minorca Ave, Suite 3
Coral Gables, FL 33134
305.446.2302

Boulevard Group, Inc.
484 Boulevard SE
Atlanta, GA 30312
404.622.7879

Prepared For:
Charlotte Housing Authority
1301 South Blvd.
Charlotte, NC 28203
704.336.8332

CHA
Charlotte Housing Authority Boulevard Homes HOPE VI Redevelopment Plan

Petition #2009-043

Charlotte, NC

Tax Parcel ID #s:

115-042-01
115-042-02
115-042-03
115-043-01
115-043-02
115-044-01
115-044-02
115-046-08
115-046-09

APPROVED BY
CITY COUNCIL

REV. 1 DATE	4/20/2009
REV. 2 DATE	5/14/2009
REV. 3 DATE	
REV. 4 DATE	
REV. 5 DATE	
REV. 6 DATE	
REV. 7 DATE	
REV. 8 DATE	

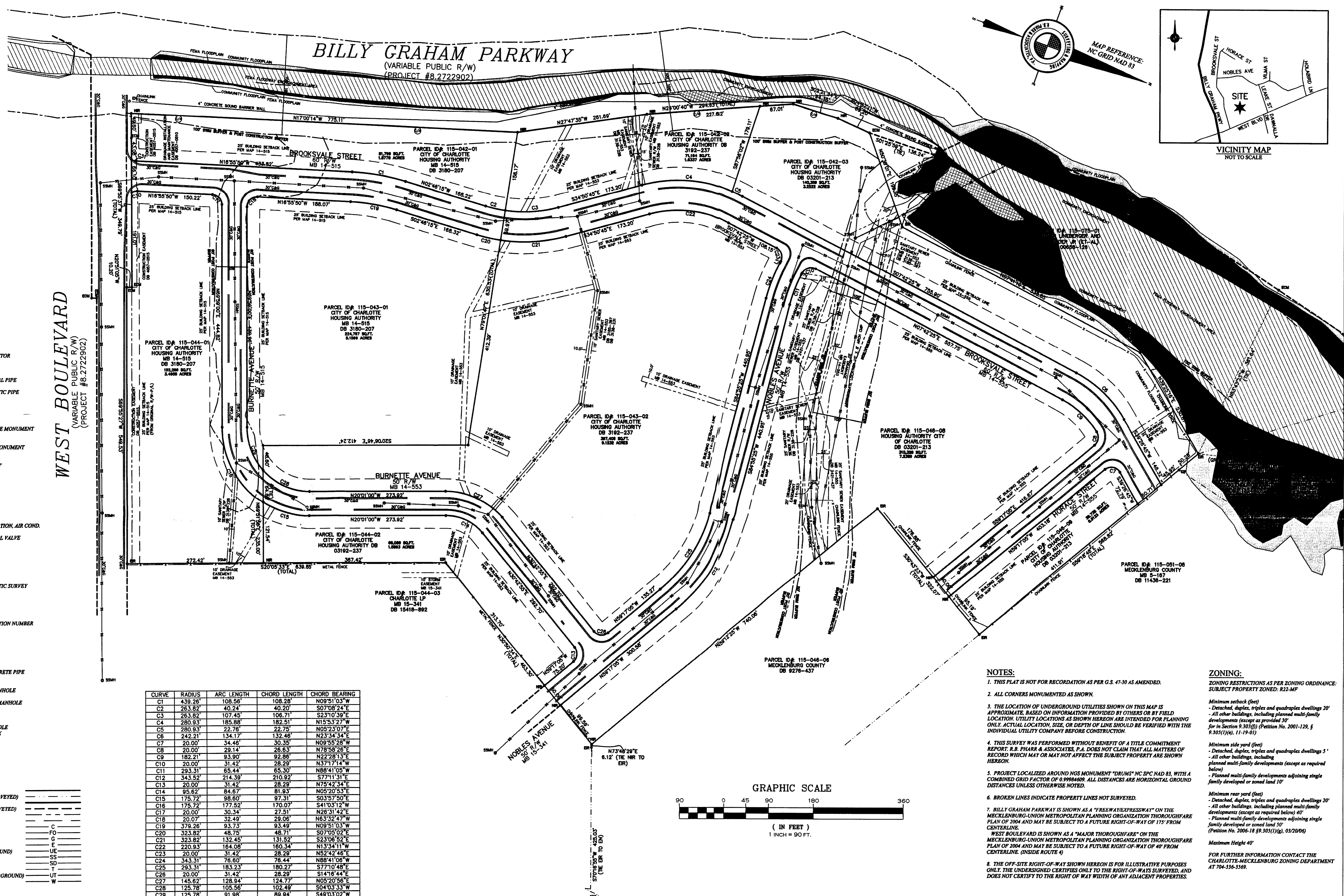
Rezoning Petition

FOR PUBLIC HEARING
Petition # 2009-043

Survey Sheet

ISSUE DATE	MAY 14, 2009
CHECKED	CO
SHEET BY	EO
PROJECT NUMBER	NC 09-003

RZ-0



LEGEND:
BFP - BACK FLOW PREVENTOR
C&G - CURB & GUTTER
CB - CATCH BASIN
CI - CURB INLET
CMP - CORRUGATED METAL PIPE
CP - CALCULATED POINT
CPI - CORRUGATED PLASTIC PIPE
CO - CLEAN OUT
(D) - DEED
D.B. - DEED BOOK
DI - DROP INLET
DIP - DUCTILE IRON PIPE
ECM - EXISTING CONCRETE MONUMENT
EIP - EXISTING IRON PIPE
EIR - EXISTING IRON ROD
EMM - EXISTING METAL MONUMENT
EN - EXISTING NAIL
EOG - EDGE OF GRAVEL
EOP - EDGE OF PAVEMENT
EU - END UNKNOWN
FC - FIRE CONNECTION
FH - FIRE HYDRANT
FY - FIRE VALVE
GDP - GUARD POST
GM - GAS METER
GP - GATE POST
GV - GAS VALVE
GW - GUY WIRE
HVAC - HEATING, VENTILATION, AIR COND.
HW - HEADWALL
ICV - IRRIGATION CONTROL VALVE
JKB - JUNCTION BOX
LMP - LAMP POST
LP - LIGHT POLE
MG - MEASURED
MBX - MAILBOX
M.B. - MAP BOOK
MW - MONITORING WELL
NGLS - NATIONAL GEODESTIC SURVEY
NIR - NEW IRON ROD
NN - NEW NAIL
ORLNG - OVERHANG
(P) - PLATTED
PB - POWER BOX
PIN - PARCEL IDENTIFICATION NUMBER
PM - POWER METER
PMH - POWER MANHOLE
PP - POWER POLE
PG - PAGE
PVC - PLASTIC PIPE
(R) - RECORDED
R/W - RIGHT-OF-WAY
RCP - REINFORCED CONCRETE PIPE
RW - RETAINING WALL
SBB - BILLBOARD
SDMH - STORM DRAIN MANHOLE
SMP - MULTI-POST SIGN
SSMH - SANITARY SEWER MANHOLE
(T) - TOTAL
TB - TELEPHONE BOX
TER - TERRAZZOCOTTA PIPE
TMH - TELEPHONE MANHOLE
TSB - TRAFFIC SIGNAL BOX
WB - WATER BOX
WM - WATER METER
WSP - WATER SPOUT
WV - WATER VALVE

LINE LEGEND:

PROPERTY LINE	---
PROPERTY LINE (NOT SURVEYED)	---
RIGHT-OF-WAY	---
RIGHT-OF-WAY (NOT SURVEYED)	---
EASEMENT	---
SETRBACK	---
CABLE TV LINE	C
FIBER OPTIC LINE	F
GAS LINE	G
POWER LINE	P
POWER LINE (UNDERGROUND)	UE
SANITARY SEWER PIPE	SS
STORM DRAIN PIPE	SD
TELEPHONE LINE	T
TELEPHONE LINE (UNDERGROUND)	UT
WATER LINE	W

UTILITIES:
POWER
DUKE POWER ENERGY
1-800-777-9898
TELEPHONE
BELL SOUTH TELECOMMUNICATIONS
1-888-757-6500
WATER & SEWER
CHAR.-MECK. UTILITY DEPT. (CMUD)
(704) 336-2154 WATER
(704) 357-6064 SEWER
GAS
PIEDMONT NATURAL GAS CO.
1-800-752-7504
CABLE TELEVISION
TIMS WARNER CABLE
1-800-892-2253



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	439.26'	108.56'	108.28'	N09°51'03"W
C2	263.82'	40.24'	40.20'	S07°08'24"E
C3	263.82'	107.45'	106.71'	S33°10'58"E
C4	280.93'	185.88'	182.51'	N15°53'27"W
C5	280.93'	22.76'	22.75'	N05°23'07"E
C6	242.21'	134.17'	132.46'	N23°34'34"E
C7	20.00'	34.46'	30.35'	N09°55'28"W
C8	20.00'	29.14'	26.63'	N78°58'26"E
C9	182.21'	93.90'	92.88'	N22°28'13"E
C10	20.00'	31.42'	28.29'	N37°17'14"W
C11	293.31'	65.44'	65.30'	N88°41'05"W
C12	343.52'	214.39'	210.92'	S77°11'31"E
C13	20.00'	31.42'	28.29'	N75°42'34"E
C14	95.62'	84.67'	81.93'	N05°20'53"E
C15	175.72'	98.60'	97.31'	S03°57'50"E
C16	175.72'	177.52'	170.07'	S41°03'12"W
C17	20.00'	30.34'	27.51'	N26°31'42"E
C18	20.00'	32.49'	29.06'	N63°32'47"W
C19	379.26'	93.73'	93.49'	N09°51'03"W
C20	323.82'	48.76'	48.71'	S07°03'02"E
C21	323.82'	132.45'	131.52'	S23°08'52"E
C22	220.93'	164.08'	160.34'	N13°34'11"W
C23	20.00'	31.42'	28.29'	N52°42'46"E
C24	343.31'	76.60'	76.44'	N88°41'06"W
C25	293.31'	183.23'	180.27'	S77°10'48"E
C26	20.00'	31.42'	28.29'	S14°18'44"E
C27	145.62'	128.94'	124.77'	N05°20'56"E
C28	125.78'	105.56'	102.49'	S04°03'33"W
C29	125.78'	91.98'	89.94'	S49°03'02"W
C30	20.00'	12.09'	11.91'	N34°15'17"W
C31	20.00'	10.01'	9.91'	S02°35'20"E

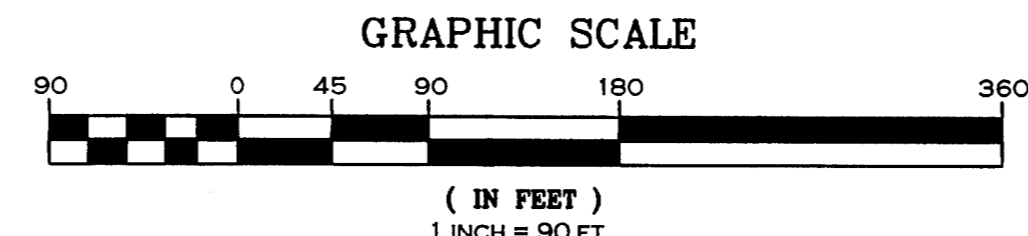
LINE	BEARING	DISTANCE
L1	N82°17'35"W	3.42
L2	S82°17'35"E	3.42

ALTA CERTIFICATION:
TO: CHARLOTTE HOUSING AUTHORITY
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE (i) IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2003, AND (ii) INCLUDES ITEMS 1, 2, 3, 4, 10, AND 13, OF TABLE THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, (iii) UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF NORTH CAROLINA, THE RELATIVE POSITIONAL ACCURACY OF THE SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.
DARL D. KASEMAN, NCPLS (L-4559)

FLOOD CERTIFICATION
THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS PARTIALLY LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED FEBRUARY 4, 2004. COMMUNITY PANEL NO: 3701580184E
THIS IS TO CERTIFY THAT ON THE 22 DAY OF JANUARY, 2009 AN ACTUAL SURVEY WAS MADE UNDER MY SUPERVISION OF THE PROPERTY SHOWN ON THIS PLAT, AND THAT THE BOUNDARY LINES AND THE IMPROVEMENTS, IF ANY, ARE AS SHOWN HEREON. THIS PLAT MEETS THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA, BOARD RULE 160 (2) N.C.A.C. 50 AND THE RATIO OF PRECISION DOES NOT EXCEED AN ERROR OF CLOSURE OF ONE (1) FOOT PER 10,000 FEET OF PERIMETER SURVEYED NOR 20 SECONDS TIMES THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.
SIGNED

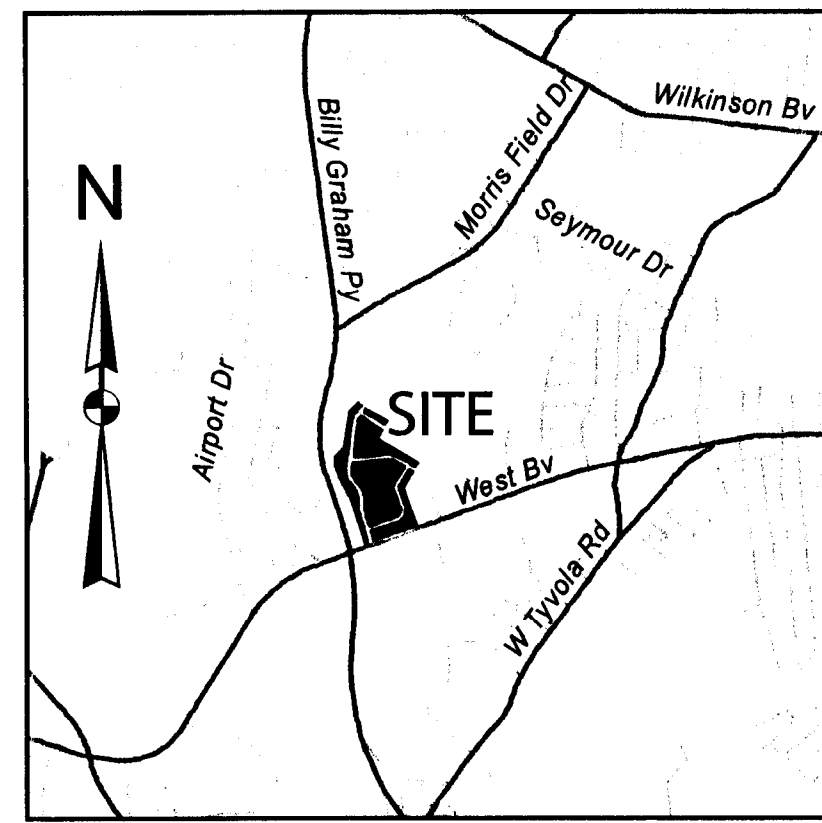
NOTES:
1. THIS PLAT IS NOT FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.
2. ALL CORNERS MONUMENTED AS SHOWN.
3. THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP IS APPROXIMATE, BASED ON INFORMATION PROVIDED BY OTHERS OR BY FIELD LOCATION. UTILITY LOCATIONS AS SHOWN HEREON ARE INTENDED FOR PLANNING ONLY. ACTUAL LOCATION, SIZE, OR DEPTH OF LINES SHOULD BE VERIFIED WITH THE INDIVIDUAL UTILITY COMPANY BEFORE CONSTRUCTION.
4. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT. R.B. PHARR & ASSOCIATES, P.A. DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THIS SUBJECT PROPERTY ARE SHOWN HEREON.
5. PROJECT LOCALIZED AROUND NGS MONUMENT "DRUMS" NC SPC NAD 83, WITH A COMBINED GRID FACTOR OF 0.9994609. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
6. BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
7. BILLY GRAHAM PARKWAY IS SHOWN AS A "FREEWAY/EXPRESSWAY" ON THE MECKLENBURG-UNION METROPOLITAN PLANNING ORGANIZATION THROUGHFARE PLAN OF 2004 AND MAY BE SUBJECT TO A FUTURE RIGHT-OF-WAY OF 175' FROM CENTERLINE.
WEST BOULEVARD IS SHOWN AS A "MAJOR THROUGHFARE" ON THE MECKLENBURG-UNION METROPOLITAN PLANNING ORGANIZATION THROUGHFARE PLAN OF 2004 AND MAY BE SUBJECT TO A FUTURE RIGHT-OF-WAY OF 40' FROM CENTERLINE. (INSIDE ROUTE 4)
8. THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERSIGNED CERTIFIES ONLY TO THE RIGHT-OF-WAYS SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT OF WAY WIDTH OF ANY ADJACENT PROPERTIES.

ZONING:
ZONING RESTRICTIONS AS PER ZONING ORDINANCE:
SUBJECT PROPERTY ZONED: R22-MF
Minimum setback (feet)
- Detached, duplex, triplex and quadplex dwellings 20'
- All other buildings, including planned multi-family developments (except as provided 30' for in Section 9.303(f)) (Petition No. 2001-120, § 9.303(f)(6), 11-19-01)
Minimum side yard (feet)
- Detached, duplex, triplex and quadplex dwellings 5'
- All other buildings, including planned multi-family developments (except as required below)
- Planned multi-family developments adjoining single family developed or zoned land 10'
Minimum rear yard (feet)
- Detached, duplex, triplex and quadplex dwellings 20'
- All other buildings, including planned multi-family developments (except as required below) 40'
- Planned multi-family developments adjoining single family developed or zoned land 50' (Petition No. 2006-18 §9.303(f)(g), 03/20/06)
Maximum Height 40'
FOR FURTHER INFORMATION CONTACT THE CHARLOTTE-MECKLENBURG ZONING DEPARTMENT AT 704-336-3569.



REVISIONS	ALTA/ACSM LAND TITLE SURVEY PREPARED FOR:
	CHARLOTTE HOUSING AUTHORITY
	WEST BOULEVARD MECKLENBURG COUNTY, NC DEED REFERENCE: TAX PARCEL #: 115-042-01, 02, 03, 115-043-01, 02, 115-046-08, 09, 115-044-01, 02, DB: 3201-213, 3192-237, 3180-207 MB 14-515, 14-553, 14-555
	R.B. PHARR & ASSOCIATES, P.A. SURVEYING & MAPPING 420 HAWTHORNE LANE CHARLOTTE, N.C. 28204 TEL: (704) 376-2186
CREW: SJ	SCALE: 1" = 80'
DRAWN: JH	DATE: JAN 22, 2009
REVISED:	FILE NO. W-3745
	JOB NO. 74741

PLOTTED: 1/23/2009
6:27:17 AM 1/23/2009

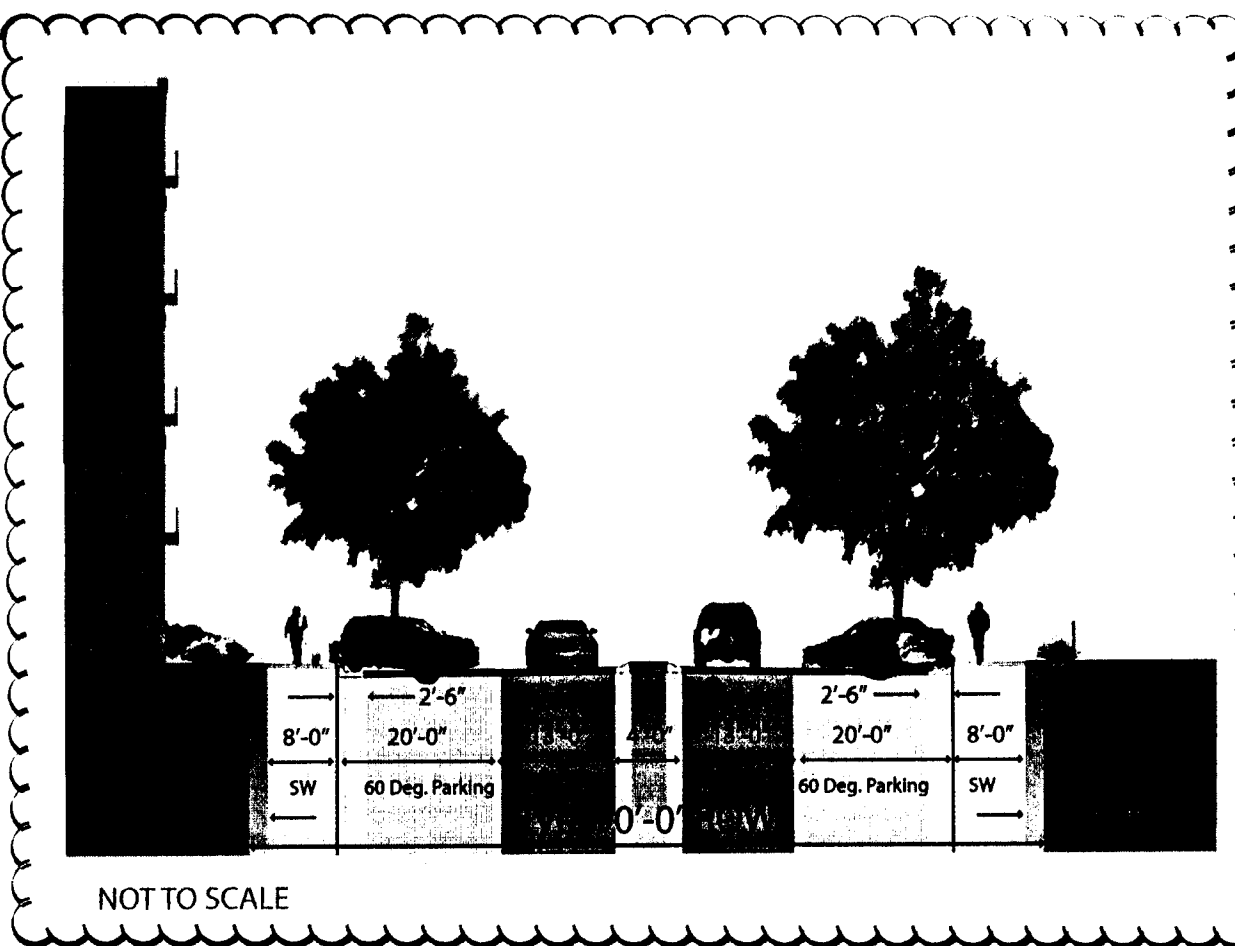


VICINITY MAP
NOT TO SCALE



Section A-A Typical
(all public streets unless otherwise noted)

NOT TO SCALE



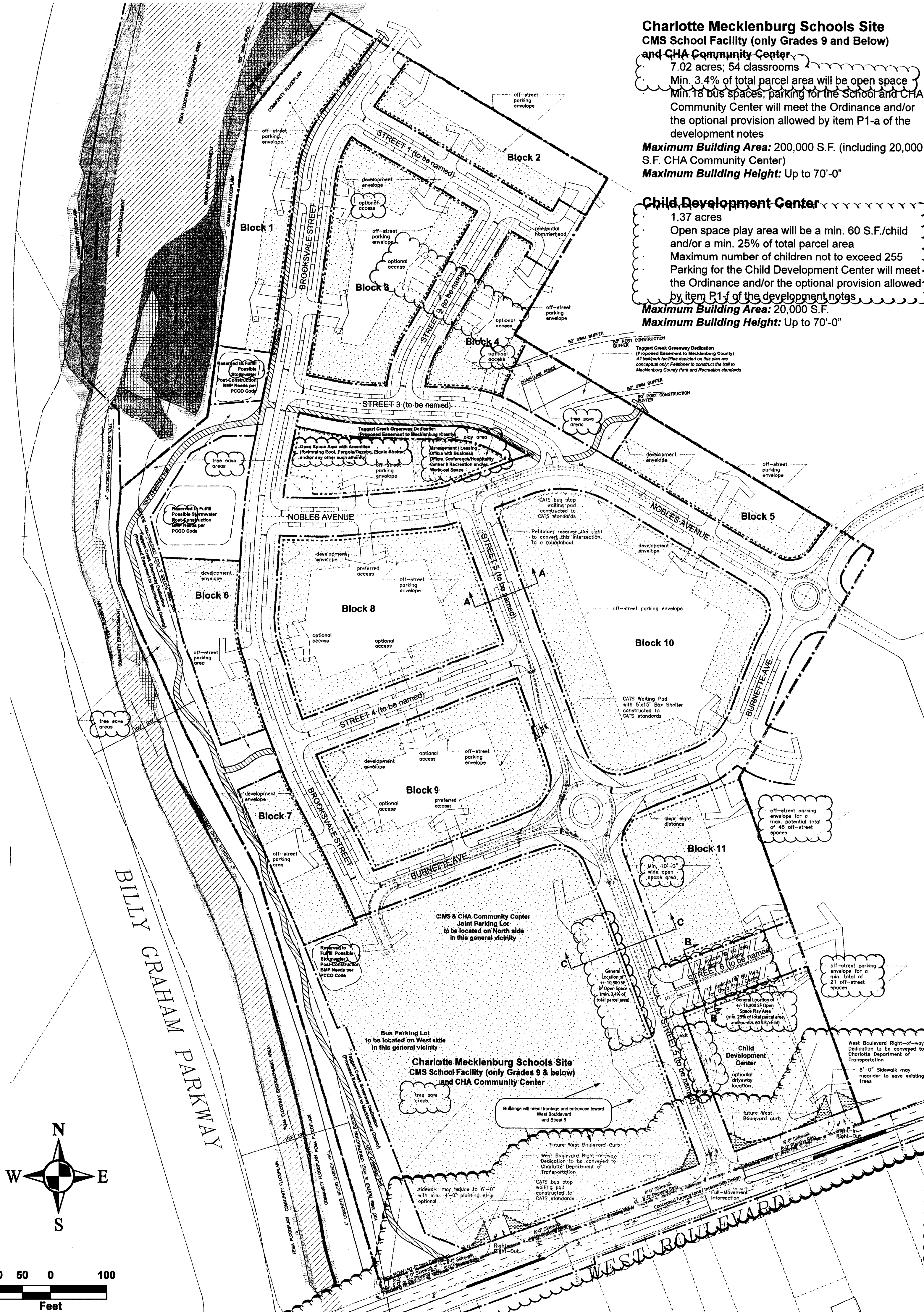
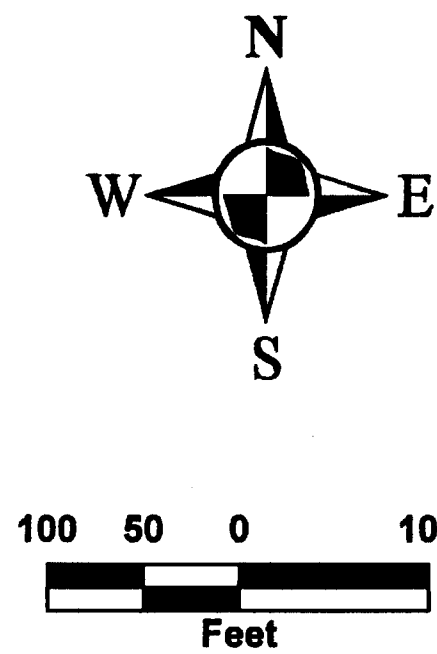
Section B-B
Typical

NOT TO SCALE



Section C-C
Typical

NOT TO SCALE



Charlotte Mecklenburg Schools Site
CMS School Facility (only Grades 9 and Below)
7.02 acres; 54 classrooms
Min. 3.4% of total parcel area will be open space
Min. 18 bus spaces, parking for the School and CHA
Community Center will meet the Ordinance and/or
the optional provision allowed by item P1-a of the
development notes
Maximum Building Area: 200,000 S.F. (including 20,000
S.F. CHA Community Center)
Maximum Building Height: Up to 70'-0"

Child Development Center
1.37 acres
Open space play area will be a min. 60 S.F./child
and/or a min. 25% of total parcel area
Maximum number of children not to exceed 255
Parking for the Child Development Center will meet
the Ordinance and/or the optional provision allowed
by item P1-f of the development notes
Maximum Building Area: 20,000 S.F.
Maximum Building Height: Up to 70'-0"

Block 1
Multi-Family
1.40 acres
Maximum No. of Dwelling Units: 27 (19 DUA)
Maximum Building Height: Up to 70'-0"

Block 2
Multi-Family
0.94 acres
Maximum No. of Dwelling Units: 23 (24 DUA)
Maximum Building Height: Up to 70'-0"

Block 3
Multi-Family
1.73 acres
Maximum No. of Dwelling Units: 42 (24 DUA)
Maximum Building Height: Up to 70'-0"

Block 4
Multi-Family
0.72 acres
Maximum No. of Dwelling Units: 17 (24 DUA)
Maximum Building Height: Up to 70'-0"

Block 5
Multi-Family
0.85 acres
Maximum No. of Dwelling Units: 20 (24 DUA)
Maximum Building Height: Up to 70'-0"

Block 6
Multi-Family
0.74 acres
Maximum No. of Dwelling Units: 16 (22 DUA)
Maximum Building Height: Up to 70'-0"

Block 7
Multi-Family
0.64 acres
Maximum No. of Dwelling Units: 16 (25 DUA)
Maximum Building Height: Up to 70'-0"

Block 8
Multi-Family
2.25 acres
Maximum No. of Dwelling Units: 53 (24 DUA)
Maximum Building Height: Up to 70'-0"

Block 9
Multi-Family
1.87 acres
Maximum No. of Dwelling Units: 45 (24 DUA)
Maximum Building Height: Up to 70'-0"

Block 10
Multi-Family
3.41 acres
Maximum No. of Dwelling Units: 81 (24 DUA)
Maximum Building Height: Up to 70'-0"

Block 11
Senior Housing Building
1.45 acres
Parking for the Senior Housing Building will meet
the Ordinance and/or the optional provision allowed
by item P1-b of the development notes
Elderly Housing will be reserved for those persons
aged 55 and over, and will be enforced by
management and financing restrictions
Maximum No. of Dwelling Units: 120 (83 DUA)
Maximum Building Height: Up to 80'-0"

**Apartment Management/Leasing Office
and Open Space Area with Amenities**
0.78 acres
Outdoor play area to be provided adjacent to
Management/Leasing Office building as shown
Conference/Hospitality Center, Business Office, &
Indoor Recreation and/or Work-Out Space to be
provided within the Management/Leasing Office
Variety of open space amenities to be provided
(such as a swimming pool, a pergola and/or
gazebo, a picnic shelter, a tennis court, or other
such amenities)
Parking for the Management/Leasing Office will
meet the Ordinance (min. one space per 600 S.F.)
Maximum Building Area: 2,600 S.F.
Maximum Building Height: Up to 70'-0"

**neighboring
concepts**

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Charlotte Housing
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Homes HOPE VI
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Petition #2009-043

Charlotte, NC

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Rezoning Petition

FOR PUBLIC HEARING
Petition # 2009-043

Technical Data Sheet

ISSUE DATE	MAY 14, 2009
CHECKED	CO
DRAWN BY	EO
PROJECT NUMBER	NC 09-003

RZ-1

DEVELOPMENT DATA

Tax Parcel ID #'s: 115-042-01 (1.8778 ac); 115-042-02 (1.6337 ac); 115-042-03 (3.2222 ac); 115-043-01 (5.1599 ac); 115-043-02 (9.1232 ac); 115-044-01 (3.4955 ac); 115-044-02 (1.5863 ac); 115-046-08 (7.2389 ac); 115-046-09 (0.9123 ac)
Total Parcel Area: 34.250 Acres
Total ROW Area: 6.410 Acres
Total Site Area: 40.660 Acres Total
Existing Zoning: R22-MF
Proposed Zoning: Mixed Use Development District - Optional (MUDD-O)

Proposed Use:
o Up to 180,000 S.F. CMS School (54 classrooms; facility will serve only grades 9 and lower)
o Up to 20,000 S.F. CHA Community Center
o Up to 2,600 S.F. Apartment Management/Leasing Office
o Up to 20,000 S.F. Child Development Center (255 maximum total children)
o Maximum of 460 Total Multi-Family Dwelling Units (includes up to 120 of elderly and/or disabled units)

Conventional MUDD Required Off-Street Parking:
o CMS School (54 classrooms; only grades 9 and lower): min. one (1.0) space per 600 S.F. of building area; NOTE: Petitioner allowed for min. one (1.0) space per classroom
o CHA Community Center: min. one (1.0) space per 600 S.F. of building area
o Apartment Management/Leasing Office: min. one (1.0) space per 600 S.F. of building area
o Child Development Center: min. one (1.0) space per employee, plus one (1.0) space per ten children; NOTE: Petitioner allowed for min. one (1.0) space per 600 S.F.
o Multi-Family Elderly and/or Disabled Housing: min. one (1.0) space per dwelling unit; NOTE: Petitioner allowed for min. 0.25 spaces per dwelling unit
o Other Multi-family: min. one (1.0) space per dwelling unit

MUDD Optional Provisions for Parking (see Section P "Optional Provisions"):
o CMS School (54 classrooms; only grades 9 and lower): min. one (1.0) space per classroom ("OPTION A")
o Multi-Family Elderly and/or Disabled Housing: min. 0.25 spaces per dwelling unit ("OPTION B")
o Child Development Center: min. one (1.0) space per 600 S.F. ("OPTION F")

DEVELOPMENT NOTES:

A. Binding Effect of the Rezoning Documents & Definitions

- A1. Throughout these Development Notes, the term "Petitioner" and "Owner" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owner or owners of the site who may be involved in any future development thereof.
A2. The proposed use of the site will be for the development of a CMS school facility, a child development center, an apartment management office, Multi-Family Elderly and/or Disabled apartments and multi-family housing with a variety of tenant amenities and a community center.

B. General Provisions

- B1. Please refer to section "P" below for all optional provisions included.
B2. Unless more stringent standards are established by this Technical Data Sheet or these Development Notes, all requirements established under the Charlotte Zoning Ordinance (the "Ordinance") for the Mixed Use Development District (MUDD) zoning district classification shall be followed, with the exception of the aforementioned optional provisions.
B3. For the development blocks depicted on this plan, the configuration, placement and size of the building footprints, parcel lines, off-street parking areas, open space areas, accessory buildings and/or tenant amenities, alleys, and driveways will be conceptually developed at a later stage to be reviewed and approved by the Charlotte Mecklenburg Planning Department at the MUDD review stage. The exact number of dwelling units will also be established for each of the eleven residential blocks (Blocks 1-11) at the review stage. In addition to meeting all MUDD requirements (including those for parking and off-street loading spaces), with the exception of the Options listed in item P1 below, the Petitioner shall observe the following provisions for all development.

B3-a. The maximum building height established for each respective block, as depicted on this plan, shall not be exceeded.

B3-b. For each block, designated open space areas shall be provided to meet or exceed the minimum requirements of the MUDD Zoning District. Final locations of open spaces and amenities within the open spaces will depend on final building layouts and design. Open space with recreational amenities, such as a swimming pool, tennis courts, playgrounds and/or picnic shelters will be provided in the areas labeled 'Open Space Area with Amenities' and 'Play Area' next to the Management / Leasing Office. Block numbers 3, 8, 9 & 10 will each contain at least one designated open space area. Exact location and size of these open spaces, along with description of their amenities, is to be provided by the Petitioner at the MUDD review stage. Amenities may include tot lots, grill and picnic shelters, community gardens, outdoor seating areas, pergola and/or gazebos, basketball courts, shuffleboard courts, tennis courts, and other such recreational amenities.

B3-c. The total maximum number of dwelling units for the entire site shall not exceed 460 dwelling units. (This number includes elderly and/or disabled units). The Petitioner reserves the right to alter the block dwelling unit maximums (as listed for each Block on sheet RZ-1), provided the total number of dwelling units for the entire development does not exceed 460 total units and the Petitioner secures the written approval of the Planning Director of Charlotte Mecklenburg Planning.

B3-d. Subject to the MUDD review process, internal parking areas shall be contained within the off-street parking envelope as indicated for each residential block in this plan. Building footprints may be contained within the parking envelope, but no off-street parking areas will be allowed between the right-of-way and the building envelope facing the right-of-way except as allowed under Option P1-c.

C. Setbacks, Side Yards and Rear Yards

C1. The buildings and/or structures to be constructed on this site shall satisfy the setback, rear yard and side yard requirements established under the Ordinance for the MUDD Zoning District.

D. Design and Performance Standards

- D1. All dumpster areas shall be screened with opaque enclosures on all four sides with one side being a hinged opaque gate.
D2. All mechanical equipment including roof top equipment, above-ground backflow preventers and other utility structures shall be screened from view from abutting streets and adjoining properties by landscaping and/or opaque materials.
D3. Lighting will be shielded with full cut-off luminaires throughout the site. No wall pak lighting will be allowed.
D4. All off-street parking locations will be screened from sight from the public rights-of-way as specified by Section 12.203 of the Ordinance except as allowed under Option P1-c. All screening of off-street parking areas abutting the greenway easement will be a minimum of 2'-0" high but shall remain of such height so that visibility to greenway trail areas from adjacent areas will remain unimpeded.
D5. All long- and short-term bicycle parking requirements will be met per Section 12.202A of the Ordinance.
D6. Off-street service/delivery spaces will be provided per MUDD standards.

E. Building Design Standards for All Development

- E1. Buildings shall have minimum 10'-0" separation from each other.
E2. For street walls, all MUDD standards will be observed; no expanse of solid wall will exceed 20'-0" in length.
E3. Buildings and units will be identified with signage and numbers, as subject to MUDD standards.
E4. For buildings exceeding five stories in height, base of building will be clearly defined.
E5. All buildings shall be oriented to face the public streets.

F. Additional Building Design Standards for Multi-Family Development and Apartment Management Office

- F1. All lobbies or dwelling unit primary entries on the ground floor will face the public right-of-way, with the exception of garden apartments. For garden apartments, at least half of the unit primary entries on the ground floor must either face the public right-of-way or be within a breezeway that leads directly to the public right-of-way. Breezeways will have a minimum roof covering of 3'-0" deep by 5'-0" wide and include a corresponding porch or concrete pad. All ground floor entryways facing the right-of-way will have a separate walk (minimum 5'-0" wide) leading directly to sidewalks in the public right-of-way.
F2. Only non-vinyl and non-metal siding, brick veneer, stucco or fiber cement siding, such as Hardie Plank, will be used.
F3. Wide window and door trim may be used to better accent siding. If horizontal banding is used between floor levels, separate color tones will be used for upper and lower levels. Horizontal and vertical siding application will add detail to any dormers, gables, and extended front facade areas. Vinyl trim and shutters are allowed.
F4. All building foundations will have a minimum of 12 inches exposed brick veneer above finished grade level (after landscaping).
F5. Breezeway and stairwell ceilings will be constructed of materials rated for exterior exposure. All exterior stairs will have a minimum clear width of 40 inches and be substantially under roof cover.
F6. Design elements will include a variety of building materials, breaks in the roof lines, and building offsets.

G. Additional Building Design Standards for CMS Facilities

- G1. Building design will use building walls consisting of masonry veneer on the exterior.
G2. Elevations facing and adjacent to West Boulevard will be architecturally articulated with openings, changes in surface depth and/or materials.

H. Additional Building Design Standards for CHA Community Center

- H1. Building design will be integrated with the CMS facility and use building walls consisting of masonry veneer, stone, wood, stucco (or any combination of these materials) on the exterior.
H2. The primary entry will face West Boulevard and/or Street 5. Building frontage will be provided along West Boulevard and/or Street 5 as required by MUDD zoning for first floor street frontage.
H3. Wide window and door trim will be used to better accent siding. If horizontal banding is used between floor levels, separate color tones will be used for upper and lower levels. Horizontal and vertical siding application will add detail to any dormers, gables, and extended front facade areas. Vinyl trim and shutters are allowed.

I. Additional Use and Building Design Standards for Child Development Center

- I1. Only non-vinyl and non-metal siding, brick veneer, stucco or fiber cement siding, such as Hardie Plank, will be used.
I2. Wide window and door trim will be used to better accent siding. Horizontal and vertical siding application will add detail to any dormers, gables, and extended front facade areas. Vinyl trim and shutters are allowed.
I3. All building foundations will have a minimum of 12 inches exposed brick veneer above finished grade level (after landscaping).
I4. No outdoor play is permitted after sundown.

J. Vehicular Access, Driveways and Streets

- J1. Access to the site from West Boulevard will be provided by the following:
J1-a. A new public roadway will serve as the primary entryway to the site; the roadway will create a full-movement intersection on West Boulevard.
J1-b. A Right-In, Right-Out driveway connection to the CMS school bus parking lot.
J1-c. A Right-In, Right-Out driveway connection to the Child Development Center.
J2. Access to adjacent properties shall be provided by the following:
J2-a. Two two-lane street connections to the site will connect to Noble Avenue on the easternmost portion of the site; one connection shall provide a new two-way access to the Mecklenburg County Southwest Recreation Center, and one shall preserve the two-way Noble Avenue access to the Little Rock Apartments complex.
J2-b. A future local residential, two-way street access to the Little Rock Apartments site will be stubbed out; the access will connect to Burnette Avenue near the bend below Block 10, approximately midway between the two roundabouts on Burnette Avenue, as indicated on this plan.
J2-c. A two-way street with diagonal parking between the Senior Housing site and the Child Development Center will be stubbed out to provide future two-way access to the Little Rock Apartments site.
J2-d. Near the northernmost end on the site a local residential, two-way street will be stubbed to provide future access to Southwest Park (and CPCC Harris Campus).
J3. All new streets shall be public streets, to be designed to the street standards as described in the City of Charlotte Urban Street Design Guidelines (USDG) and the Charlotte-Mecklenburg Land Development Standards Manual.
J4. The Petitioner will design and construct all proposed roads to Charlotte Department of Transportation requirements. The exact alignment and design of all streets and driveway connections is subject to the approval of the Charlotte Department of Transportation.

K. Signs

K1. Signage will be permitted in accordance with applicable zoning standards. The exact location of site signs will be determined in the design development construction and landscaping plans presented for review and approval by the Charlotte Mecklenburg Planning Department during the MUDD review process except as allowed by Optional Provision P1-d.

L. Tree Ordinance Compliance

- L1. It is the intent of the Petitioner to preserve a minimum of 10% of all existing trees during site development. Existing trees to be preserved will have tree protection fencing placed around their drip lines to prevent disturbances to root zones during all phases of construction. A certified arborist shall be hired to create a tree preservation plan for the site prior to any site work.
L2. Site development procedures will comply with the City of Charlotte Tree Ordinance.
L3. Internal street trees along public rights-of-way and internal drives shall be planted at 40'-0" o.c.

M. Mecklenburg County Park and Recreation (MCPR)

M1. The Petitioner will construct a greenway trail facility, as indicated on the site plan, to MCPR standards. The Petitioner will dedicate the proposed trail easement areas as shown on the site plan to the County in order for MCPR to maintain a greenway trail facility and other such amenities. The greenway trail will meander along the east side of Taggart Creek, cut across the site on the Apartment Leasing Office block, and connect to Southwest Park near the culvert / pipe entrance of the Taggart Creek Branch. The Petitioner will work with MCPR to establish the exact limits of the MCPR dedication, including

- the conceptual trail alignment and its access points.
M2. An 8'-0" sidewalk will be constructed by the Petitioner on the West side of Brooksville Street north of the Greenway crossing of Brooksville Street, as indicated on this plan.
M3. The Petitioner understands that MCPR will maintain the greenway trail and at least 5'-0" on either side of the trail.

N. Charlotte Area Transit System (CATS)

- N1. The Petitioner will develop the concrete pads for the three bus stop locations conceptually indicated on this plan. The pads are to be constructed as required by the development standards of CATS. If the Petitioner and CATS are both in agreement, bus stop configurations and locations may change.
N2. The Petitioner will ensure that pavement, alignments, and turning radii on bus route streets (on all lanes of the street) are built to CATS specifications for bus travel (note: both CATS and CMS bus routes are indicated as the light gray dashed lines on the plan). The Petitioner will also construct the full length of Brooksville Street, Nobles Avenue, and Burnette Avenue to CATS bus travel road construction standards; the Petitioner understands that CATS (and CMS) may need to utilize these streets for bus routing in the future.

O. Solid Waste Management Plan

O1. The Petitioner will submit a Solid Waste Management plan prior to initiating demolition and/or construction activities to include, at a minimum, the procedures that will be used to recycle all clean wood, metal and concrete generated during demolition and construction activities. Additionally, the plan shall specify that all land clearing and inert debris shall be taken to a properly permitted facility. The report shall include the identification and location of all facilities receiving disposed or recycled materials.

P. Optional Provisions

- P1. The following Options are included:
P1-a. OPTION A - School Parking Amount: Off-street minimum parking provision of one (1.0) space per classroom for the CMS school shall be allowed. NOTE: The facility shall serve only grades 9 and lower. Parking standard is min. one space per classroom for elementary, middle and junior high facilities (as specified in Table 12.202 of the Ordinance); MUDD zoning requires min. one space per 600 square feet, or a min. total of up to 300 spaces on-site based on a 180,000 SF building.
P1-b. OPTION B - Senior Housing Parking Amount: Off-street minimum parking provision of 0.25 spaces per dwelling unit for the Elderly and/or Disabled Multi-Family building shall be allowed. NOTE: Parking standard is min. 0.25 spaces per dwelling unit of Elderly and/or Disabled MF housing (as specified in Table 12.202 of the Ordinance). For the max. 120 total Elderly and/or Disabled dwelling units established for Block 11, conventional MUDD zoning would require a min. one space per dwelling unit, or a min. total of 120 spaces on-site based on 120 dwelling units.
P1-c. OPTION C - School Off-Street Parking Between Use and Street: Off-street parking areas between the use and building setback shall be allowed for the CMS school as depicted on this plan.
P1-d. OPTION D - Child Development Center Identity Signage: The Petitioner will be allowed to construct two identity signs integrated into the architecture of the building. Each identity sign consists of a wall and false gable structure in which one of the large letters "R" and "H" are architecturally integrated respectively. The larger identity sign will have a maximum 1200 S.F. in surface area (with an "R" approx. 20'-0" high from the base) and will structurally support the canopy covering the driveway drop-off area before the main entrance to the building. A smaller identity sign, at a maximum of 700 S.F. in surface area (with an "H" approx. 15'-0" high from the base), will have the same elevation profile and will protrude 8 feet from the building, supporting a smaller canopy over a secondary entrance to the building. Option D is only applicable if Ruckus House Learning Centers becomes the operator of the child development center.

P1-e. OPTION E - Screening Abutting Greenway: All screening of off-street parking areas abutting the greenway easement will be of such height so that visibility to greenway trail areas from adjacent areas will remain unimpeded. This option is removed, see Note D4.

P1-f. OPTION F - Child Development Center Parking Amount: Off-street minimum parking provision of one (1.0) space 600 S.F. for the Child Development Center building shall be allowed. NOTE: Parking standard is min. one space per employee plus one space per 10 children (as specified in Section 12.502 of the Ordinance for large childcare centers).

P1-g. OPTION G - West Boulevard Sidewalk and Planting Strip Allowance: In the right-of-way area just west (closest to Billy Graham Parkway) of the West Boulevard sidewalk connection to the Taggart Creek Greenway trail, the petitioner shall be allowed to (1) reduce the sidewalk width to 6'-0" and (2) to reduce the planting strip to a minimum 4'-0" width or discontinue the planting strip and construct the sidewalk to the back of curb.

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Prepared by Neighboring Concepts, PLLC and:

Wallace + Perdomo, Inc.
340 Minorca Ave, Suite 3
Coral Gables, FL 33134
305.446.2302

Boulevard Group, Inc.
484 Boulevard SE
Atlanta, GA 30312
404.622.7879

Prepared For:
Charlotte Housing Authority
1301 South Blvd.
Charlotte, NC 28203
704.336.8332



Petition #2009-043

Charlotte, NC

Table with 2 columns: Tax Parcel ID #s and corresponding numbers (115-042-01 to 115-046-09)

APPROVED BY CITY COUNCIL

Table with 2 columns: REV. DATE and corresponding dates (4/20/2009, 5/14/2009)

Rezoning Petition

FOR PUBLIC HEARING
Petition # 2009-043

Technical Data Sheet - Development Notes
ISSUE DATE: MAY 14, 2009
CHECKED BY: CO
SHEET BY: EO
PROJECT NUMBER: NC 09-003
Large stylized text: RZ-2