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Neighboring Concepts, PLLC

Prepared by:
Neighboring Concepts, PLLC

Prepared For:



Saint Paul Missionary Baptist Church
1401 Allen Street
Charlotte, NC 28205
Tele: 704.334.5309 Fax: 704.376.0072

St Paul Baptist Church Rezoning

Petition #2010-009
Charlotte, NC

- Tax Parcel ID #s:
- 081-135-02 081-135-03
 - 081-135-05 081-135-06
 - 081-135-07 081-135-08
 - 081-135-11 081-135-12
 - 081-135-13 081-137-01
 - 081-137-02 081-137-04
 - 081-137-05 081-137-06
 - 081-137-08 081-137-09
 - 081-138-01 081-138-02
 - 081-144-01 081-144-02
 - 081-144-03 081-144-04
 - 081-135-14 081-136-07

REV. 1 DATE	5/21/2010	Rev. Per Staff Comments (4/14/2010)
REV. 2 DATE	6/25/2010	Rev. Per Staff Comments (6/15/2010)
REV. 3 DATE		
REV. 4 DATE		
REV. 5 DATE		
REV. 6 DATE		
REV. 7 DATE		
REV. 8 DATE		

Rezoning Petition

FOR PUBLIC HEARING
Petition # 2010-009

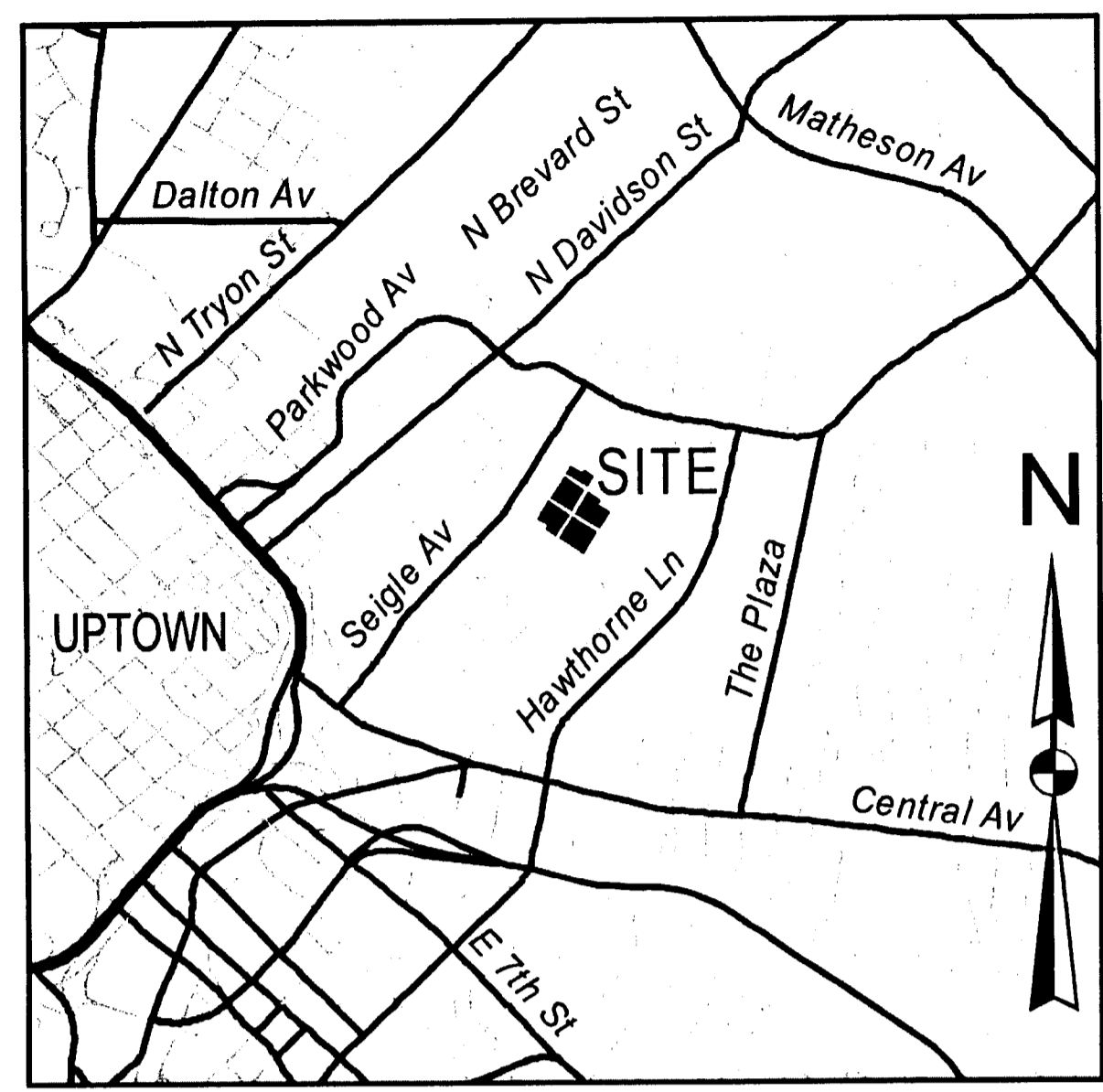
JUN 25 2010

Technical Data Sheet

ISSUE DATE: JUNE 25, 2010
CHECKED BY: CO
SHEET BY: EO
PROJECT NUMBER: NC 09-015

RZ-1

2010-009



VICINITY MAP
NOT TO SCALE



EXISTING CONDITIONS MAP

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Rezoning Petition

FOR PUBLIC HEARING
Petition # 2010-009

Technical Data Sheet

ISSUE DATE	JUNE 25, 2010
CHECKED	CO
SHEET BY	EO
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RZ-2

BLOCK "A"
Existing Zoning: R-5 and 0-2 (CD)
Proposed Zoning Category: UR-C (CD)
Proposed Use(s): Multi-family Senior Housing Building
Total Lot Area: 1.82 Acres
Maximum No. of Elderly Multi-family Dwelling Units: 60 (39 DUA; see Table 1 for DUA calc.)
Maximum Building Height: Up to Three Levels and 40'-0" of height
Parking Data:
• Required Off-Street Parking Spaces: Min. 15 p.s. (Min. 0.5 / DU; Max. 0.5 / DU)
• Off-Street Parking Available for Block "E": 39 p.s.
• Off-Street Parking Provided for Senior Housing Building: 15 p.s. (includes 4 reserved)
• TOTAL Off-Street Parking: 54 p.s. (includes 4 reserved p.s.; includes 9 compact p.s. of 8'-0" x 15'-0", which is 17% of total off-street spaces)
• TOTAL On-Street Parking: 21 p.s.
• TOTAL Parking: 75 p.s. (146 total p.s. available for Block "E")

BLOCK "B"
Existing Zoning: 0-2 (CD)
Proposed Zoning Category: UR-C (CD)
Proposed Use(s): Townhouses
Total Lot Area: 2.33 Acres (includes an 0.08 acre alley, right-of-way)
Maximum No. of Dwelling Units: 20 (17 DUA; see Table 1 for DUA calculation)
Maximum Building Height: Up to Three Levels and 40'-0" of height
Parking Data:
• Required Off-Street Parking Spaces: Min. 20 p.s. (Min. 1.0 / DU; Max. 2.0 / DU)
• Off-Street Parking Available for Block "E": 146 p.s.
• Off-Street Parking Provided for Townhouses: 40 p.s.
• TOTAL Off-Street Parking: 186 p.s. (includes 38 compact p.s. of 8'-0" x 16'-0", which is 21% of total off-street spaces)
• TOTAL On-Street Parking: 30 p.s.
• TOTAL Parking: 216 p.s. (146 total p.s. available for Block "E")

BLOCK "C"
Existing Zoning: R-5 and 0-2 (CD)
Proposed Zoning Category: UR-C (CD)
Proposed Use(s):
• Mixed Use Community Center
• Up to 25 For-Rent Efficiency Multi-Family Units
• Up to 9,900 Gross SF of Non-residential Space: Recreation Center (Accessory to Church)
• Child Development Center
• Up to 14,400 Gross SF of Non-residential Space
Total Lot Area: 2.14 Acres (includes an 0.06 acre alley, right-of-way)
Maximum No. of Dwelling Units: 25 (16 DUA; see Table 1 for DUA calc.)
Maximum Gross SF for Non-residential Uses: 24,300 Gross SF (FAR 0.26)
Maximum No. of Children Permitted at the Child Development Center: Up to 100 children
Maximum Building Height: Up to Three Levels and 40'-0" of height
Parking Data:
• Required Off-Street Parking Spaces:
• Min. 25 p.s. for Multi-family Units (Min. 1.0 / DU; Max. 2.0 / DU)
• Min. 25 p.s. for Non-residential Uses (Min. 1/1000 Gross SF of Non-residential Use; Max. 1/400 Gross SF of Non-residential Use)
• Off-Street Parking Available for Block "E": 57 p.s. (includes 14 reserved)
• Off-Street Parking Provided for Multi-family Units: 25 p.s.
• Off-Street Parking Provided for Non-residential Use in Mixed-Use Building: 10 p.s. (includes 1 reserved)
• Off-Street Parking Provided for Child Development Center: 15 p.s. (includes 1 reserved)
• TOTAL Off-Street Parking: 107 p.s. (includes 16 reserved p.s.; include 24 compact p.s. of 8'-0" x 15'-0", which is 23% of total off-street p.s.)
• TOTAL On-Street Parking: 33 p.s.
• TOTAL Parking: 140 p.s. (157 total p.s. available for Block "E")

BLOCK "D"
Existing Zoning: R-5
Proposed Zoning Category: UR-C (CD)
Proposed Use(s): Townhouses
Total Lot Area: 0.81 Acres
Maximum No. of Dwelling Units: 9 (13 DUA; see Table 1)
Maximum Building Height: Up to Three Levels and 40'-0" of height
Parking Data:
• Required Off-Street Parking Spaces: Min. 9 p.s. (Min. 1.0 / DU; Max. 2.0 / DU)
• Off-Street Parking Available for Block "E": 16 p.s.
• Off-Street Parking Provided for Townhouses: 16 p.s.
• TOTAL Off-Street Parking: 34 p.s.
• TOTAL On-Street Parking: 0 p.s.
• TOTAL Parking: 34 p.s. (16 p.s. available for Block "E")

BLOCK "E"
Existing Zoning: 0-2 (CD)
Proposed Zoning Category: MUDD-O
Existing Use(s): Existing Church, Gym and Playground
Areas (no proposed new development)
• +/- 23,230 SF (1800 Seal) Church Sanctuary Building
• +/- 31,550 SF Church Building (Admin./Office, Youth Sanctuary, Meeting Rooms and Church Associated Uses)
• +/- 10,270 SF Gym
Total Lot Area: 1.97 Acres
Total Existing Building Area: +/- 65,050 Gross SF (FAR 0.86)
Parking Data:
• MUDD Required Parking: Min. 109 p.s. (Min. 1.0 p.s. per 600 Gross SF)
• Off-Street Parking: 0 p.s.
• On-Street Parking: 24 p.s.
• Parking Available on Blocks "A", "D" for Block "E"
• Block "A": 39 off-street p.s. + 21 on-street p.s. = 59 total p.s.
• Block "D": 16 off-street p.s. + 36 on-street p.s. = 52 total p.s.
• Block "C": 57 off-street p.s. + 33 on-street p.s. = 89 total p.s.
• Block "E": 16 off-street p.s. + 0 on-street p.s. = 16 total p.s.
• Total Blocks "A" - "D": 258 total off-street p.s. + 94 on-street p.s. = 352 total p.s.
• Off-Site, Off-Street Parking Available at Hawthorne High School During Non-School Hours per Parking Agreement with CMS: 100 p.s.
• TOTAL Off-Street Parking Available for Block "E": 358 p.s.
• TOTAL On-Street Parking Available for Block "E": 24 p.s.
• TOTAL Parking Available for Block "E": 382 p.s.

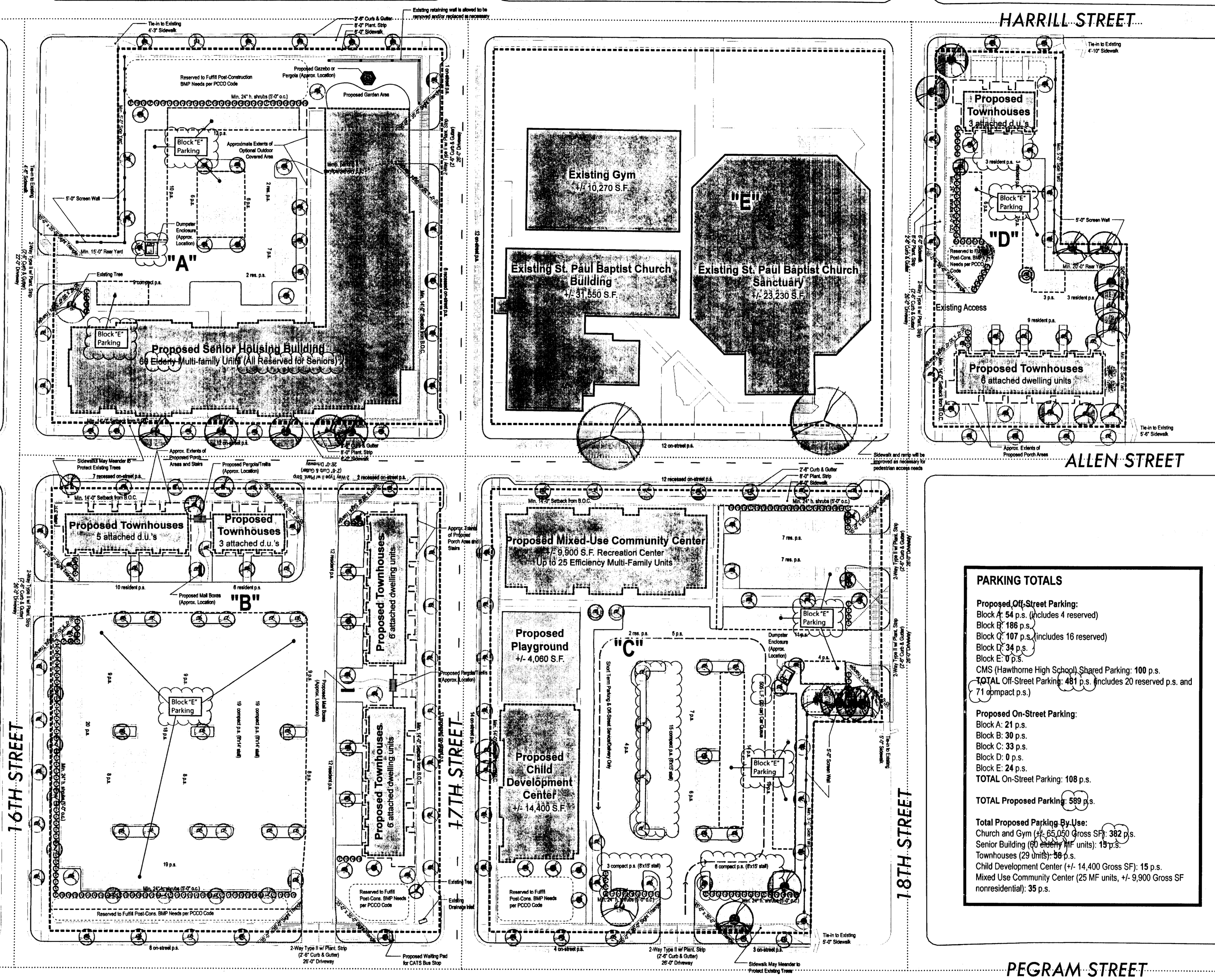
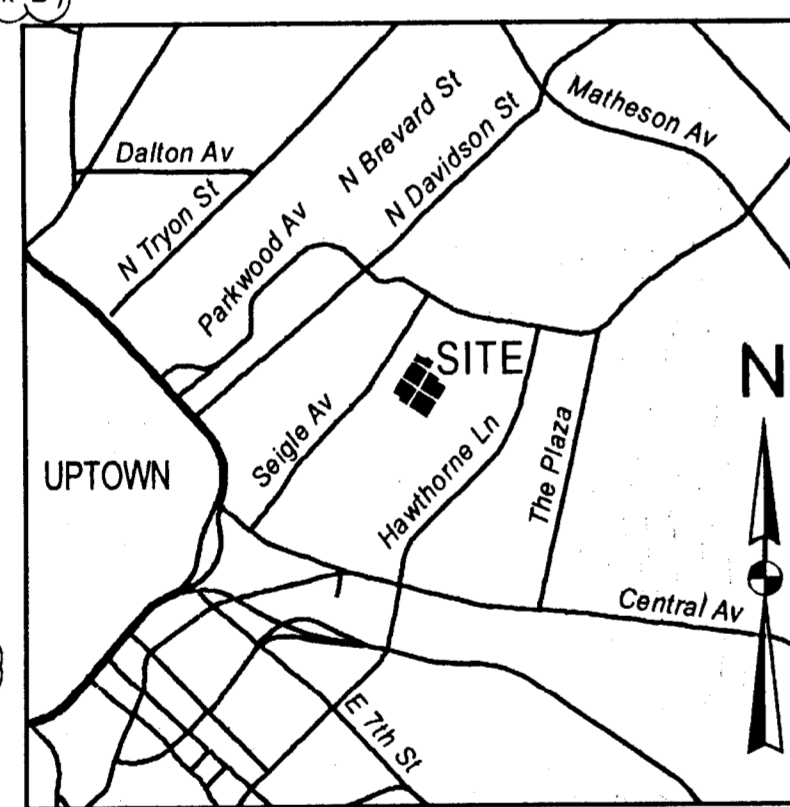
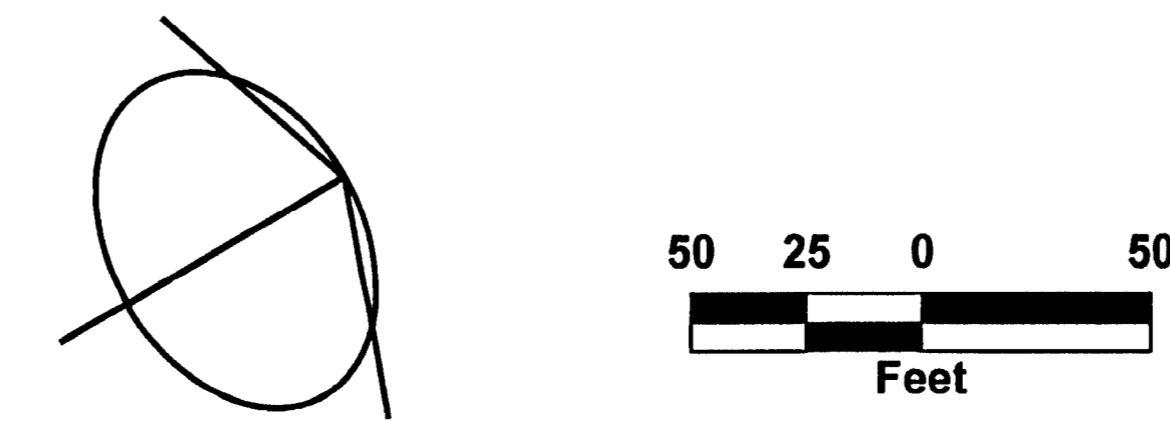


Table 1: Dwelling Unit Per Acre Calculation for Blocks 'A' - 'D' (All Area Totals in Acres)

Blocks	Total Block Area (A)	Total Off-Street Parking Area Available for Block 'E' Uses (PE)	Total Shared Off-Street Vehicular Circulation Area (VC)	Total Block Area Dedicated for Parking, PE + 1/2 VC	Effective Block Area for DUA Calculation (Excluding Area To Be Dedicated to Block 'E' Parking), A - (PE + 1/2 VC)	Total Number of Dwelling Units	Dwelling Units per Acre (DUA)
A	1.816	0.133	0.269	0.268	1.549	60	39
B	2.326	1.013	0.284	1.155	1.171	20	17
C	2.137	0.367	0.447	0.591	1.547	25	16
D	0.812	0.053	0.160	0.128	0.684	9	13



CONCEPTUAL SITE PLAN



Tax Parcel ID #s:	
081-135-02	081-135-03
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081-135-11	081-135-12
081-135-13	081-135-14
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081-137-06	081-137-07
081-137-08	081-137-09
081-138-01	081-138-02
081-144-01	081-144-02
081-144-03	081-144-04
081-135-14	081-136-07

REV. #	DATE	REV. PER	STAFF COMMENTS
REV. 1	5/21/2010	Rev. Per Staff	Comments (4/14/2010)
REV. 2	6/25/2010	Rev. Per Staff	Comments (6/15/2010)
REV. 3			
REV. 4			
REV. 5			
REV. 6			
REV. 7			
REV. 8			

Rezoning Petition

**FOR PUBLIC HEARING
Petition # 2010-009**

**Technical Data Sheet -
Development Notes**

ISSUE DATE	JUNE 25, 2010
CHECKED	CO
SHEET BY	EQ
PROJECT NUMBER	NC 09-015

RZ-3

replaced.

I. Charlotte Area Transit System (CATS)

11. The Petitioner will develop a concrete waiting pad for the bus stop location indicated on the plan on Sheet RZ-2. The pad is to be constructed as required by the development standards of CATS. If the Petitioner and CATS are both in agreement, the bus stop design and location may change.

J. Building Design Standards for All Development

- J1. Buildings shall have minimum 10'-0" separation from each other.
- J2. For street walls, no expanse of solid wall will exceed 20'-0" in length.
- J3. Buildings and units will be identified with signage and numbers, as subject to Section 9.407 (5) for urban residential districts.
- J4. All buildings shall be oriented to face the public streets.
- J5. All lobbies or dwelling unit primary entries on the ground floor will face the public right-of-way. 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.
- J6. Design elements will include a variety of building materials, breaks in the roof lines, and building offsets. Only non-vinyl and non-metal siding are allowed. Fiber cement siding, such as Hardie Plank, is allowed. Vinyl trim and shutters are allowed.
- J7. Design elements, such as tower elements, wrap around porches and building elevation treatments, will architecturally highlight the building corners overlooking the intersection of Allen Street and 17th Street.

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: (1) a Multi-family Senior Housing Building with elderly multi-family apartments; (2) for sale and/or for rent townhouse units; (3) a mixed use Community Center with efficiency multi-family housing and a recreation center (an accessory use to the church complex on Block "E"); and (4) a Child Development Center with an associated playground. A variety of outdoor amenities shall be provided, including but not limited to outdoor seating, pergolas or gazebos, and landscaped gardens.

B. General Provisions

- B1. 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 Urban Residential-Commercial (UR-C) zoning district classification shall be followed for Blocks "A"- "D". All requirements established under the Ordinance for the Mixed Use Development District (MUDD) shall be followed for Block "E", with the exception of the optional provision(s) listed in section C below.
- B2. For the development blocks (labeled "Block 'A'", "Block 'B'", etc.) depicted on sheet RZ-2, the Petitioner shall observe the following provisions for all development:
 - B2-a. The maximum building height established for each respective block, as depicted on sheet RZ-2, shall not be exceeded.
 - B2-b. The maximum number of dwelling units established for each block on a per block basis, as depicted on sheet RZ-2, shall not be exceeded.

C. Optional Provisions

- C1. **OPTION A - Existing Buildings and Places on Block "E":** Existing non-conforming conditions on Block "E", including and not limited to existing sidewalk, planting strip, street wall, entrance and building setback conditions, are allowed to remain with the condition that any expansion conform to the requirements of MUDD, as per Section 9.8506(3) of the Ordinance.

D. Groundwater & Wastewater Services

- D1. Each parcel shall be inspected for underground storage tanks prior to any excavation or grading activity. Any underground storage tanks identified shall be removed per NCDENR guidelines.

E. Design and Performance Standards

- E1. All dumpster areas shall be screened with decorative opaque enclosures on all four sides with one side being a hinged opaque gate.
- E2. 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 as prescribed by the Ordinance.
- E3. Lighting will be shielded with full cut-off luminaires throughout the site. No wall pak lighting will be allowed.
- E4. All off-street parking locations will be screened from sight from the public rights-of-way as specified by Section 12.303 of the Ordinance.
- E5. All long- and short-term bicycle parking requirements will be met per Section 12.202A of the Ordinance.
- E6. Off-street service/delivery spaces will be provided per UR-C standards.
- E7. No outdoor play is permitted after sundown at the Child Development Center.

F. Vehicular Access, Driveways and Streets

- F1. All alterations to existing streets will adhere to the street standards as described in the City of Charlotte Urban Street Design Guidelines (USDG) and the Charlotte-Mecklenburg Land Development Standards Manual.
- F2. The exact location and design of all driveway entrances and on-street parking spaces is subject to the approval of the Charlotte Department of Transportation.
- F4. Any fence or wall constructed along or adjacent to any sidewalk or street right-of-way requires a certificate issued by the Charlotte Department of Transportation.
- F3. All internal alleys will be abandoned before building permits are issued.

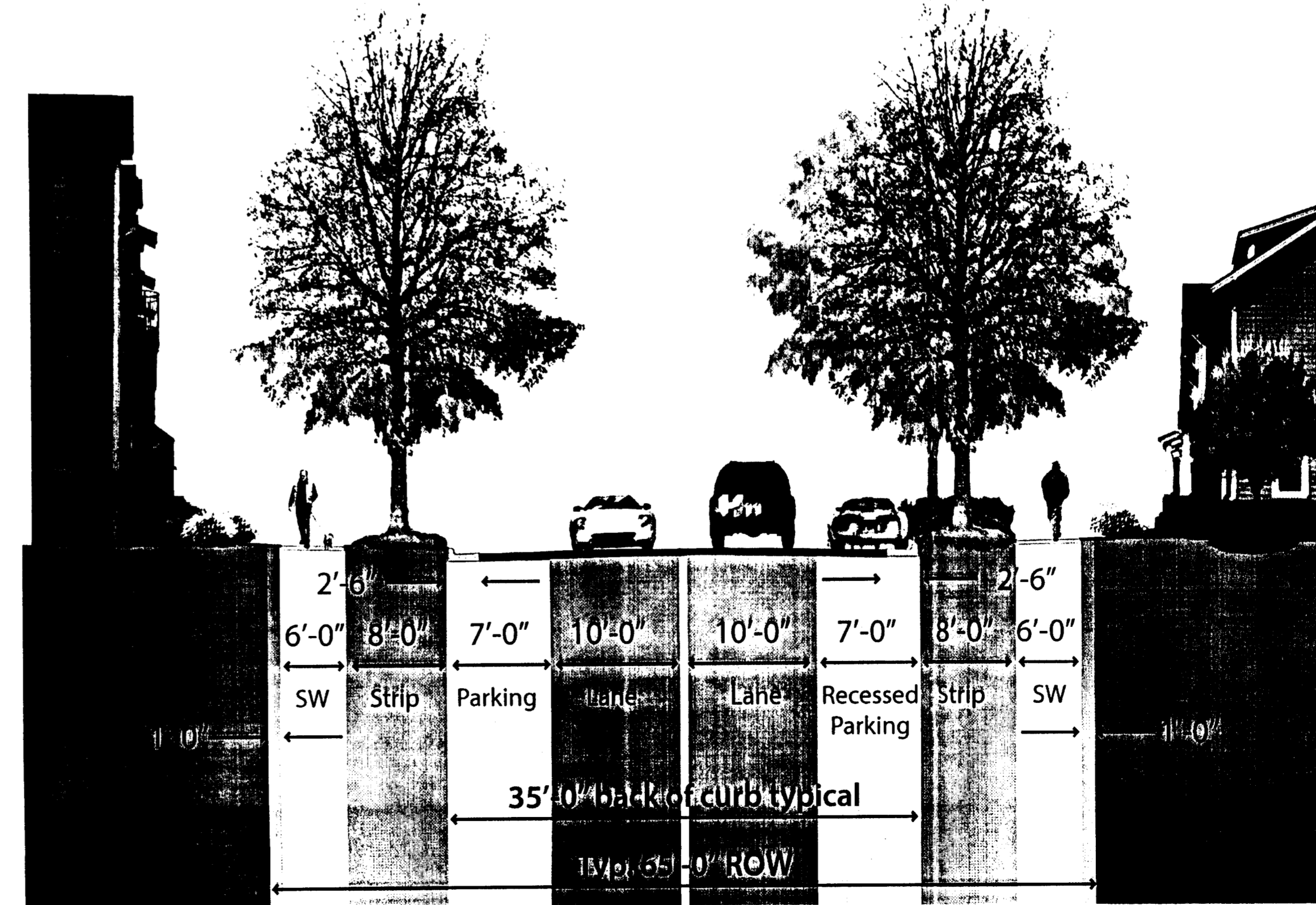
G. Signs

- G1. Signage will be permitted in accordance with applicable zoning standards. The exact location of site signs will be determined as part of the detailed construction and landscaping plans for the site.
- G2. Identification signage for any off-street parking areas provided for Block "E" uses on Blocks "A" - "D" shall be provided at or near the entrances to all parking areas.

H. Tree Ordinance Compliance

- H1. 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.
- H2. Site development procedures will comply with the City of Charlotte Tree Ordinance.
- H3. Street trees removed to accommodate on-street parking will be

**Allen Street and 17th Street
Typical Street Cross-Section
(on-street parking both sides; asymmetrical widening)**



NOT TO SCALE

Petition #: 2010-009

DEVELOPMENT DATA

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	081-138-01	081-138-02	081-144-01	081-144-02
	081-144-03	081-144-04	081-135-14	081-136-07

Total Site Area: 9.06 Acres Total

Existing Zoning: R-5 and O-2(CD)

Proposed Zoning: Blocks "A"- "D": UR-C(CD);
Block "E": MUDD-O

Proposed Use:

- o Maximum of 29 Total for rent and/or for sale Townhouse Units
- o Multi-Family Senior Housing Building with up to Maximum of 60 Total for rent Elderly Multi-Family Dwelling Units Reserved for Seniors; housing is restricted for individuals aged 65 and over or for married couples were at least one of the individuals is over the age of 65 (such dwelling units are to be considered as "Multi-family (elderly)" dwelling units as it applies to Section 9.408(1) of the Ordinance)
- o Mixed Use Community Center with:
 - Maximum of 25 efficiency Multi-Family Dwelling Units
 - +/- 9,900 Gross SF Recreation Center
- o Child Development Center:
 - +/- 14,400 Gross SF
 - Not to exceed 100 total children

Off-Street Parking for UR-C(CD) Proposed Uses:

- BLOCK 'A':**
- o Multi-family Senior Elderly Housing Building (60 maximum total multi-family dwelling units)
 - o Minimum Total Parking Required: 15 spaces (min. 0.25 per unit, as per Section 9.408(1) of the Ordinance)
 - o Total Off-Street Parking Provided: 15 spaces

- BLOCK 'B':**
- o Townhouse Units (20 maximum total attached dwelling units)
 - o Minimum Total Parking Required: 20 spaces (min. 1.0 per unit, as per Section 9.408(1) of the Ordinance)
 - o Total Off-Street Parking Provided: 40 spaces

- BLOCK 'C':**
- o Mixed Use Community Center (25 maximum total multi-family dwelling units and +/- 9,900 gross SF recreation center)
 - o Minimum Total Parking Required: 35 spaces (min. 1.0 per dwelling unit and min. 1.0 per 1,000 nonresidential gross square feet, as per Section 9.408(1) of the Ordinance)
 - o Total Off-Street Parking Provided: 35 spaces (25 spaces reserved for dwelling units; 10 spaces reserved for recreation center use)
 - o Child Development Center (+/- 14,400 gross SF facility; not to exceed 100 total children)
 - o Minimum Total Parking Required: 15 spaces (min. 1.0 per 1,000 nonresidential gross square feet, as per Section 9.408(1) of the Ordinance)
 - o Total Off-Street Parking Provided: 15 spaces

- BLOCK 'D':**
- o Townhouse Units (9 maximum total attached dwelling units)
 - o Minimum Total Parking Required: 9 spaces (min. 1.0 per unit, as per Section 9.408(1) of the Ordinance)
 - o Total Off-Street Parking Provided: 18 spaces

MUDD Required Parking:

- BLOCK 'E':**
- o St. Paul Baptist Church Facilities and Gym (+/- 65,050 gross SF of existing space; includes 1,800 seat sanctuary):
 - o Minimum Total Parking Required (On-Street and/or Off-Street): 109 spaces (min. 1.0 per 600 gross square feet, as per Section 9.8507(1) of the Ordinance)
 - o Total Parking Provided (On-Street and/or Off-Street): 382 spaces (of which 100 spaces are provided off-site at adjacent CMS school facility, per shared parking agreement with CMS)

- TOTAL Overall Parking:**
- o Minimum Total Overall Parking Required: 203 spaces
 - o Total Overall Parking Provided: 589 spaces (108 spaces provided on-street; 100 spaces provided at CMS site per shared parking agreement; and 381 spaces provided off-street in Blocks "A"- "D", of which 20 are reserved spaces and 71 are compact spaces)