

- 1. Development Data Table**
- a. Site Acreage 2.501 AC Total (Lot #1 - Recombination Area)  
1.537 AC Development Area 1  
0.964 AC Development Area 2
  - b. Tax Parcels included in Rezoning  
07904303 Development Area 1  
(Portion of) 07904305 Development Area 2
  - c. Existing Zoning (including overlays and vesting)  
NS Development Area 1  
I-2 Development Area 2
  - d. Proposed Zoning (including overlays and vesting)  
NS (SPA) Development Areas 1  
NS Development Area 2
  - e. Existing and Proposed Uses  
Existing - Vacant  
Proposed - New Mecklenburg County Parks and Recreation Pool Facility
  - h. Square footage of Non-Residential Uses by Type  
Up to 9,000 GSF Exterior Pool(s)  
Up to 3,000 GSF Pool Administration/Reception/Accessory Use Building(s)
  - i. Floor Area Ratio - Up to maximum of FAR 2.0
  - j. Maximum Building Height - Up to maximum of 30 Feet
  - k. Number and/or Ratio of Parking Spaces - 114 parking spaces  
100 minimum - Exterior Pool(s), per requirements of the Ordinance  
7 minimum - Pool Administration/Reception/ Service Building(s), per requirements of the Ordinance

- 2. General Provisions**
- a. Final Site Plans to comply with all applicable Ordinances
  - b. Alterations to the conditional plan are subject to Section 6.207 Alterations to Approval.

- 5. Transportation**
- a. Dedication and reservation of Woodward Ave. & Statesville Ave. street right-of-way to City/ NCDOT
  - b. Transportation Improvements constructed in conjunction with development - NA
  - c. Public streets - As Existing
  - d. Parking location - Surface
  - e. Transit facilities - NA
  - f. Right-of-way abandonment - NA
  - g. Location of existing and proposed Pedestrian improvements per Plan Notes
  - h. Location of existing thoroughfares per Plan Notes
  - i. Receiving curb ramp on the corner opposite the site on the southeast quadrant of the intersection of Statesville Avenue and Woodward Avenue, please see Figure 1 for detail

- 6. Architectural Standards**
- a. Building Materials - Quality Materials including Masonry, Cementitious Products, Architectural Metals, Shingles
  - b. Building Scale and number of buildings - Up to 3
  - c. Treatment of urban design and architectural elements - Buildings located on Statesville and Woodward Avenues will be oriented to the street with Pedestrian-Friendly Street Walls, Building Entrances and Porches/Canopies. The street-facing walls are to be varied with a frequency of vertical landscape elements, community art, changes in material, and other architectural treatments, and expanses of blank walls over 20' are not to be allowed. All buildings are to have four sided architecture
  - d. Treatment of solid waste and recycling enclosures as prescribed by the Ordinance and will be located to the rear of the site
  - e. Fence/Wall standards - Pedestrian-Friendly Decorative Urban-Style Fence/Walls to be used for required safety/security separation and or screening of Pool and Activity areas. Chain link will not be used as a fencing material

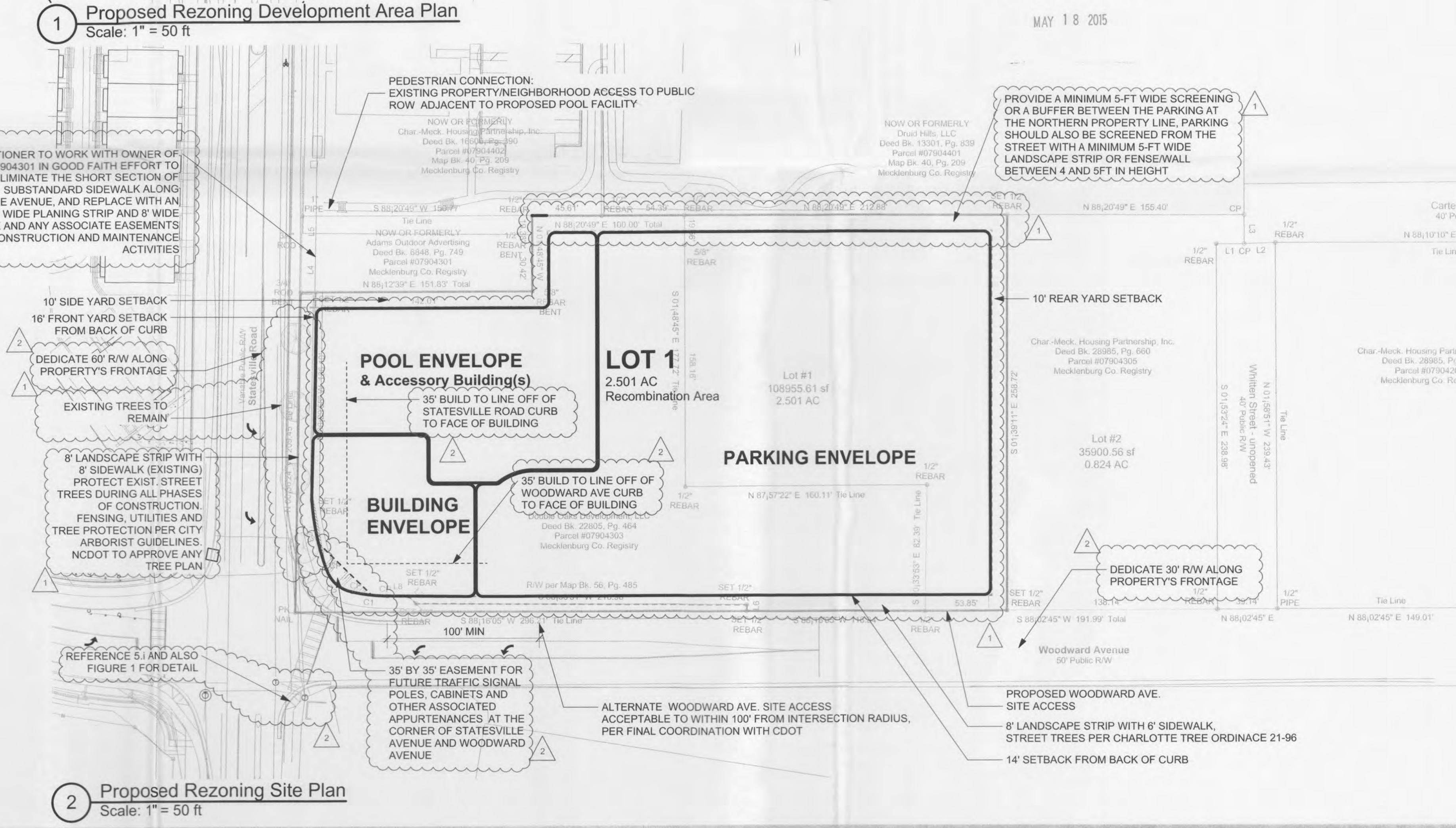
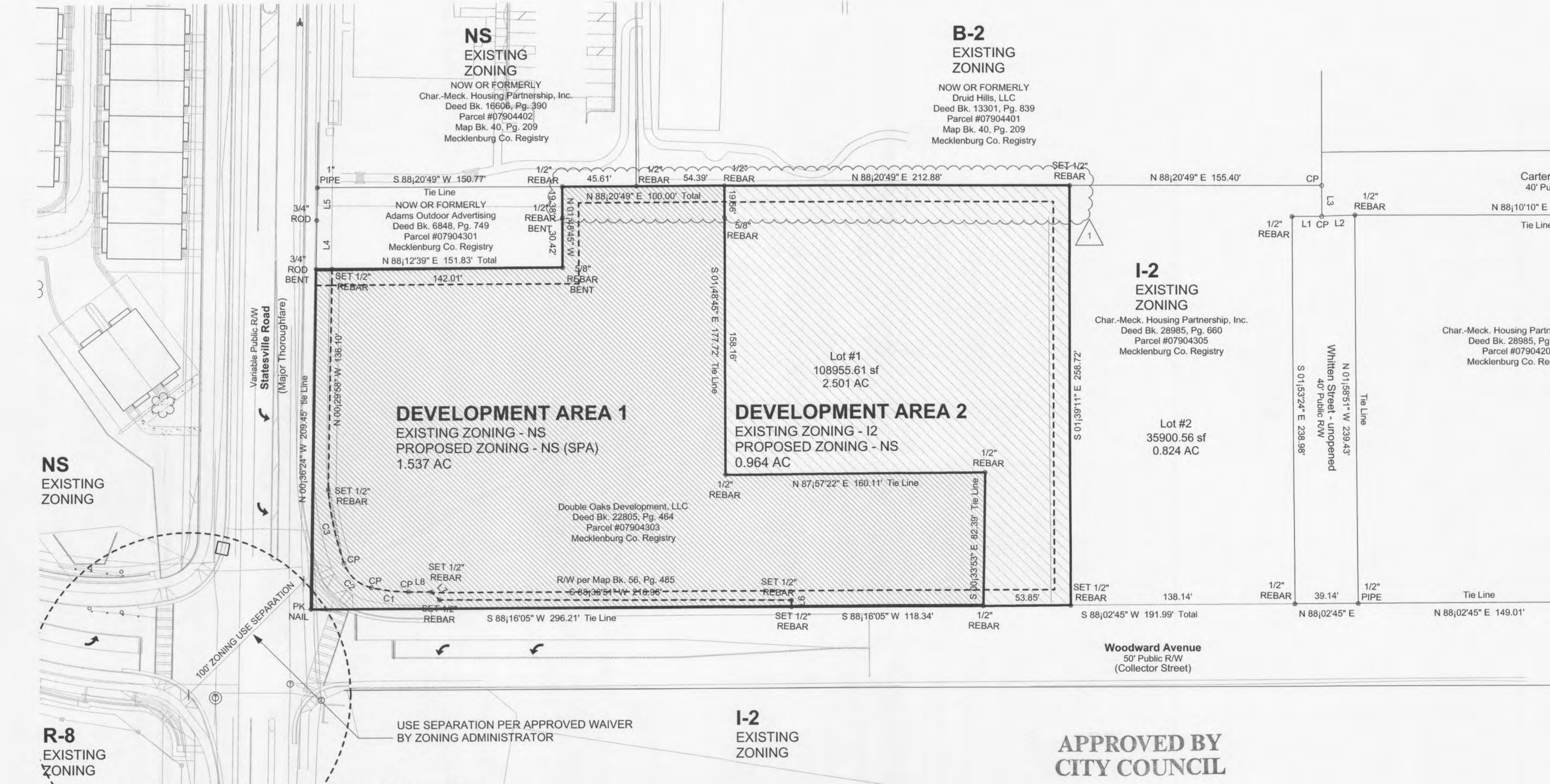
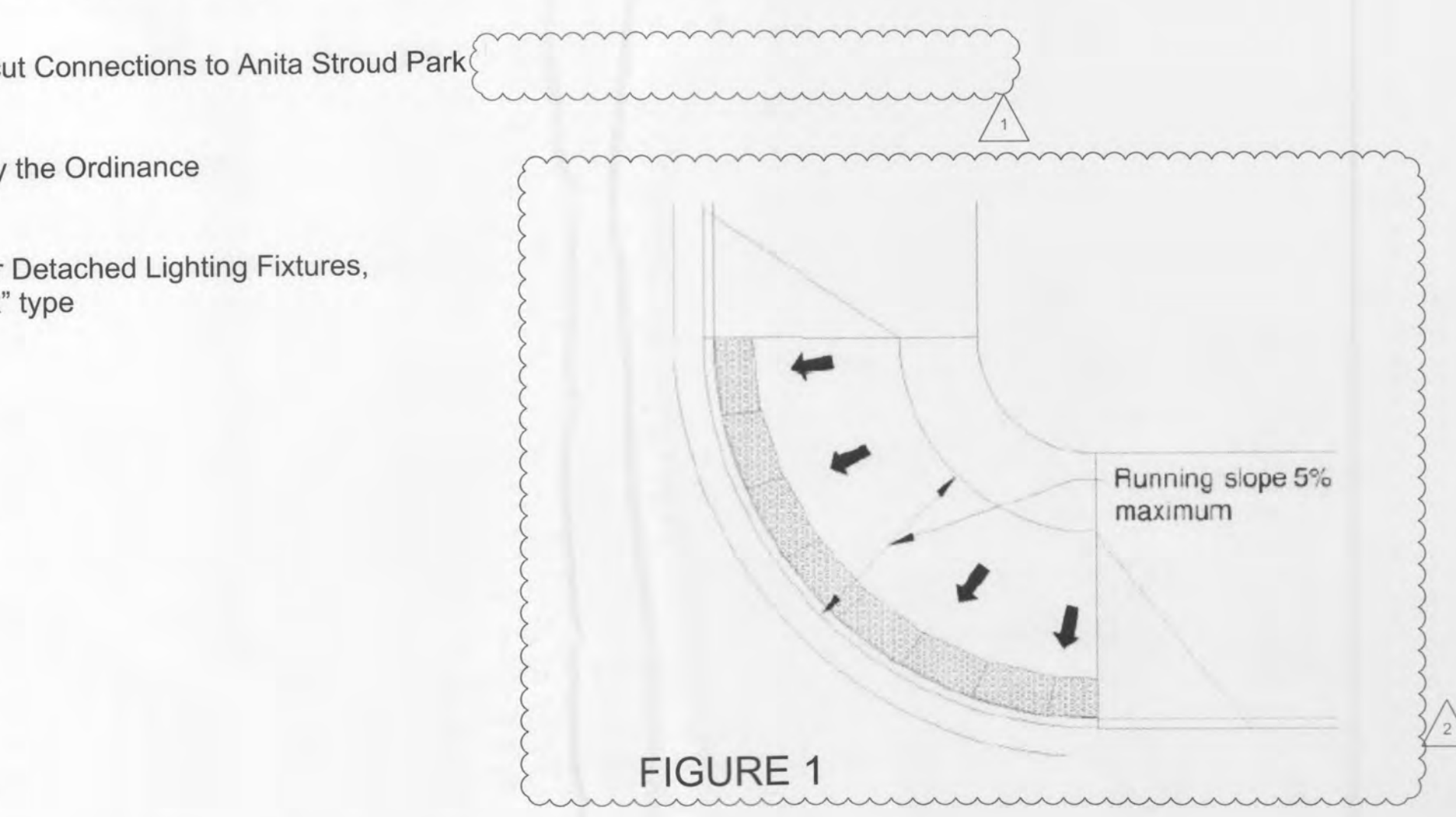
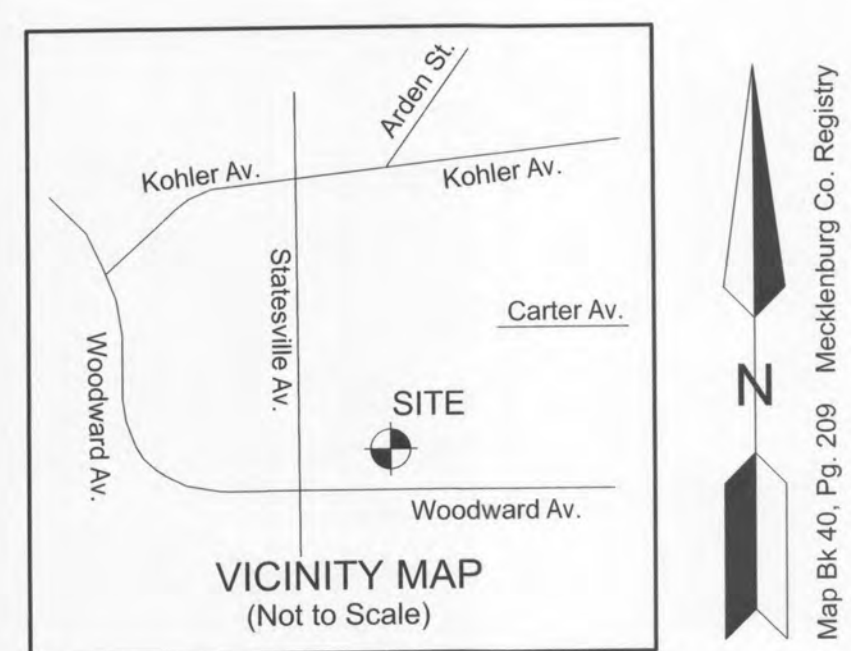
- 7. Streetscape and Landscaping**
- a. Streetscape (sidewalk and planting strip) standards. When using on street parking, 8' Planting strip will still be maintained  
Woodward Ave. - 8' Planting Strip with 6' Sidewalk  
Statesville Ave. - 8' Planting Strip with 8' Sidewalk

- 8. Environmental Features**
- a. Tree save areas - Petitioner will comply with City of Charlotte Tree Ordinance
  - b. PCCO treatment - The location, size and type of storm water management systems required of the rezoning plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements & natural site discharge points.
  - c. Environmental provisions per Environmental General Development Policies

- 9. Parks, Greenways and Open Space**
- c. Existing Accessible Sidewalk and Curb-cut Connections to Anita Stroud Park

- 11. Signage**
- a. Sign size, type, location as prescribed by the Ordinance

- 12. Lighting**
- a. Height Limitation of (20') Twenty Feet for Detached Lighting Fixtures, shielded with full cut-off, no wall "pak" type



**APPROVED BY CITY COUNCIL**  
MAY 18 2015

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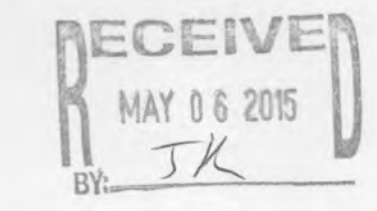
**Statesville & Woodward Ave. Mecklenburg County Pool Rezoning**

Prepared for:  
The Housing Partnership  
Fred Dodson  
704-342-0933

**Rezoning Petition # 2015-042**  
**Statesville Ave**  
**Charlotte NC 28206**

Issue Mark	Date	Description
1	3/20/15	Rezoning Revision 1
2	4/24/15	Rezoning Revision 2
3	5/6/15	Rezoning Revision After Work Session

Scale: Sheet Scale  
**07024.111**  
Statesville\_Woodward Rezoning Plan.vwx

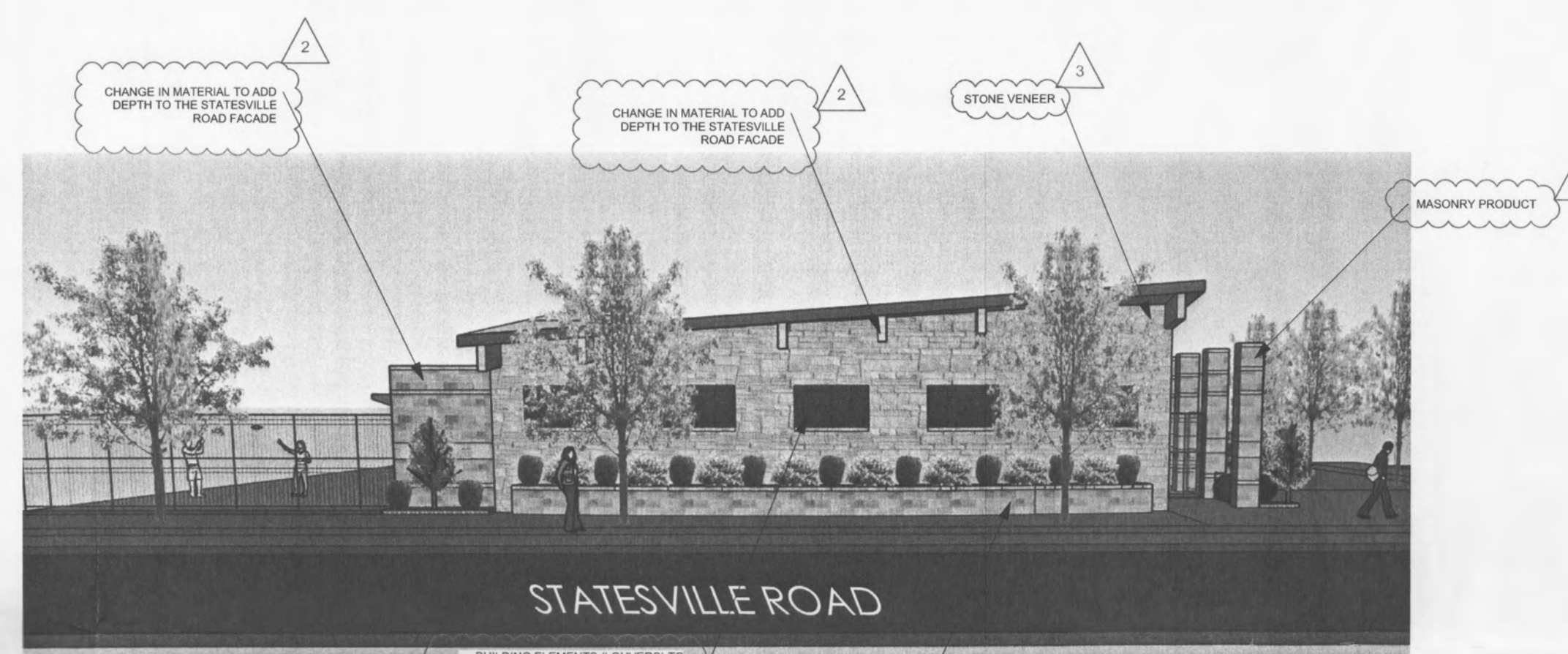
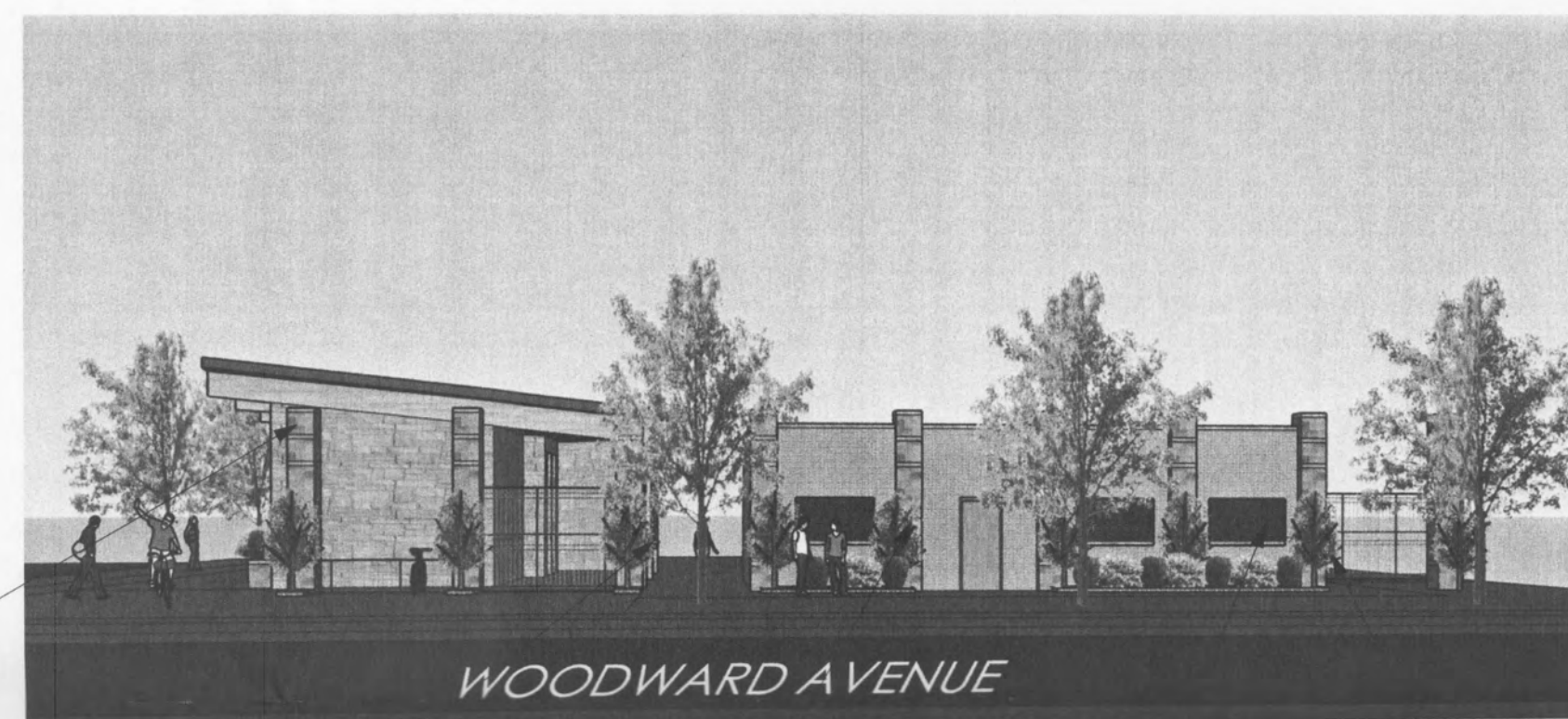
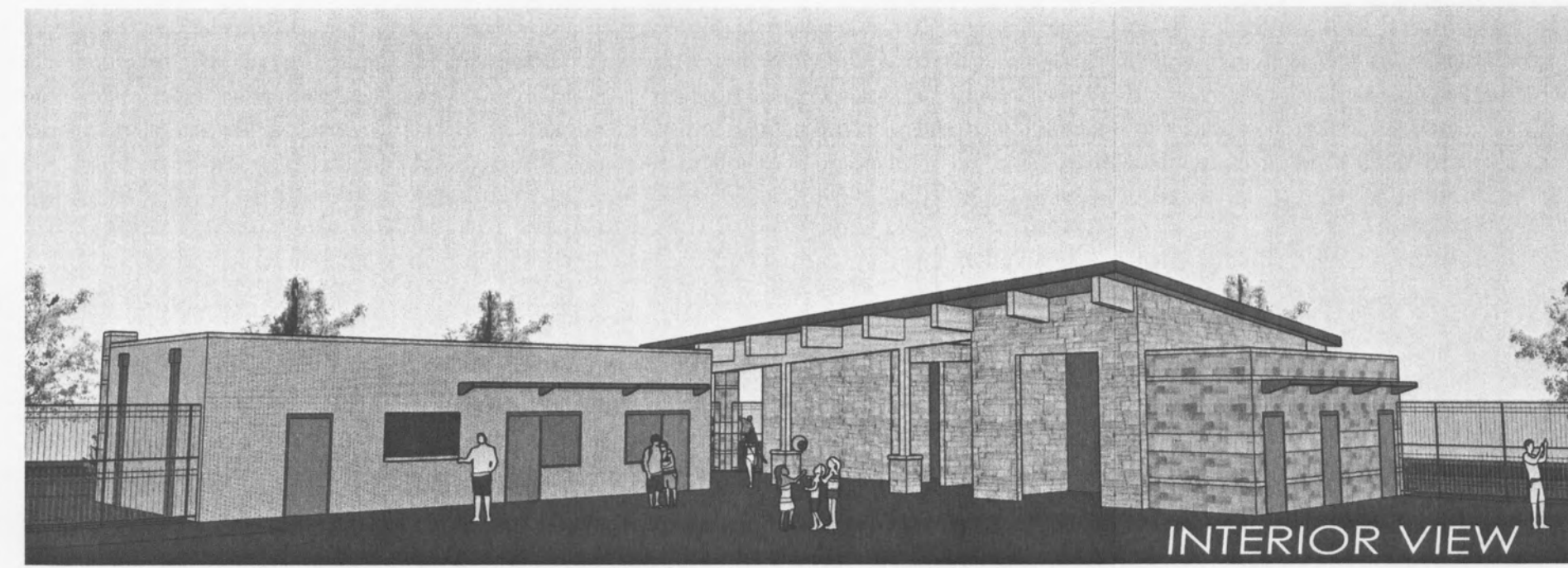
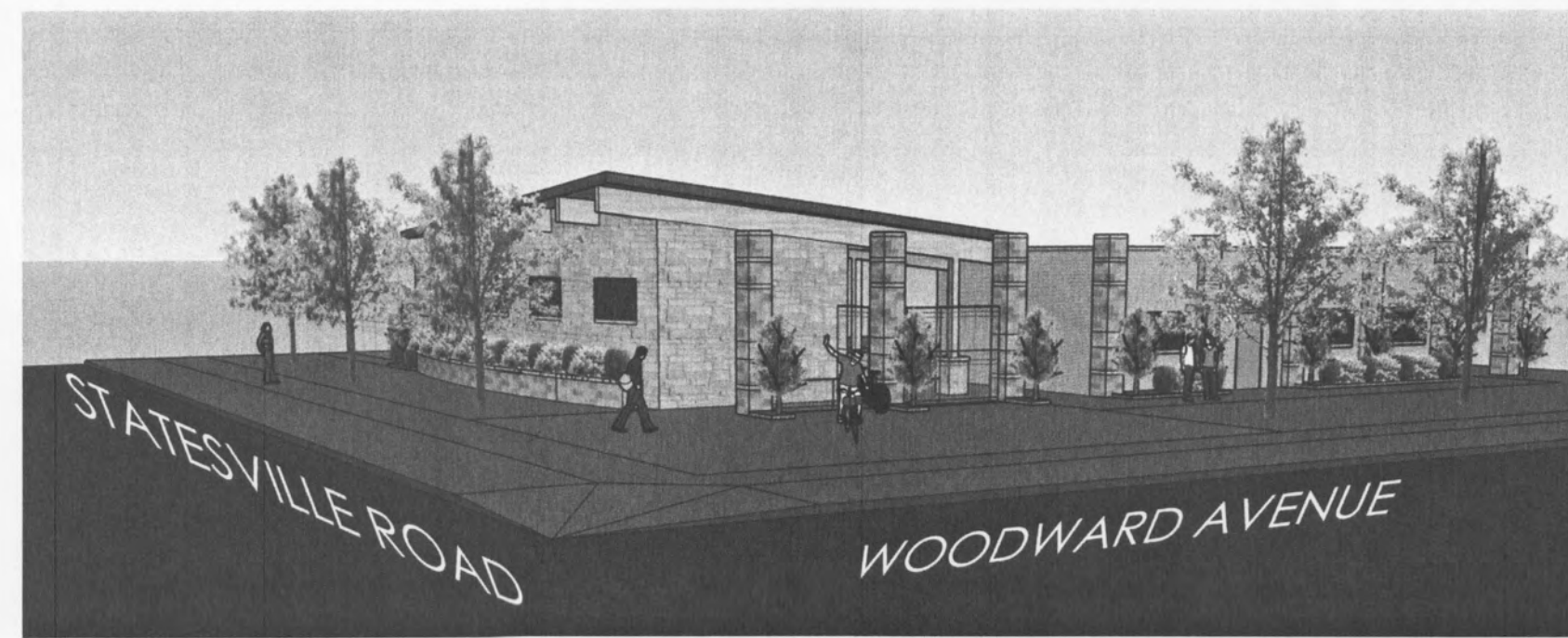


**SP001**



APPROVED BY  
CITY COUNCIL

MAY 18 2015



CHANGE IN MATERIAL WITH VERTICAL ELEMENTS TO ADD DEPTH TO THE WOODWARD AVENUE FACADE

CONTROLLED ENTRY INTO POOL AREA

CHANGE IN MATERIAL WITH VERTICAL ELEMENTS TO ADD DEPTH TO THE WOODWARD AVENUE FACADE

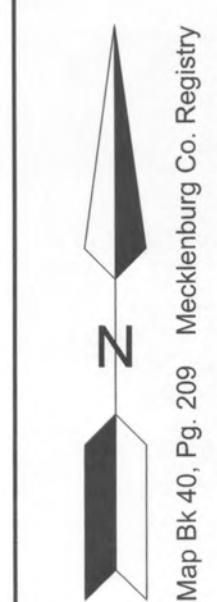
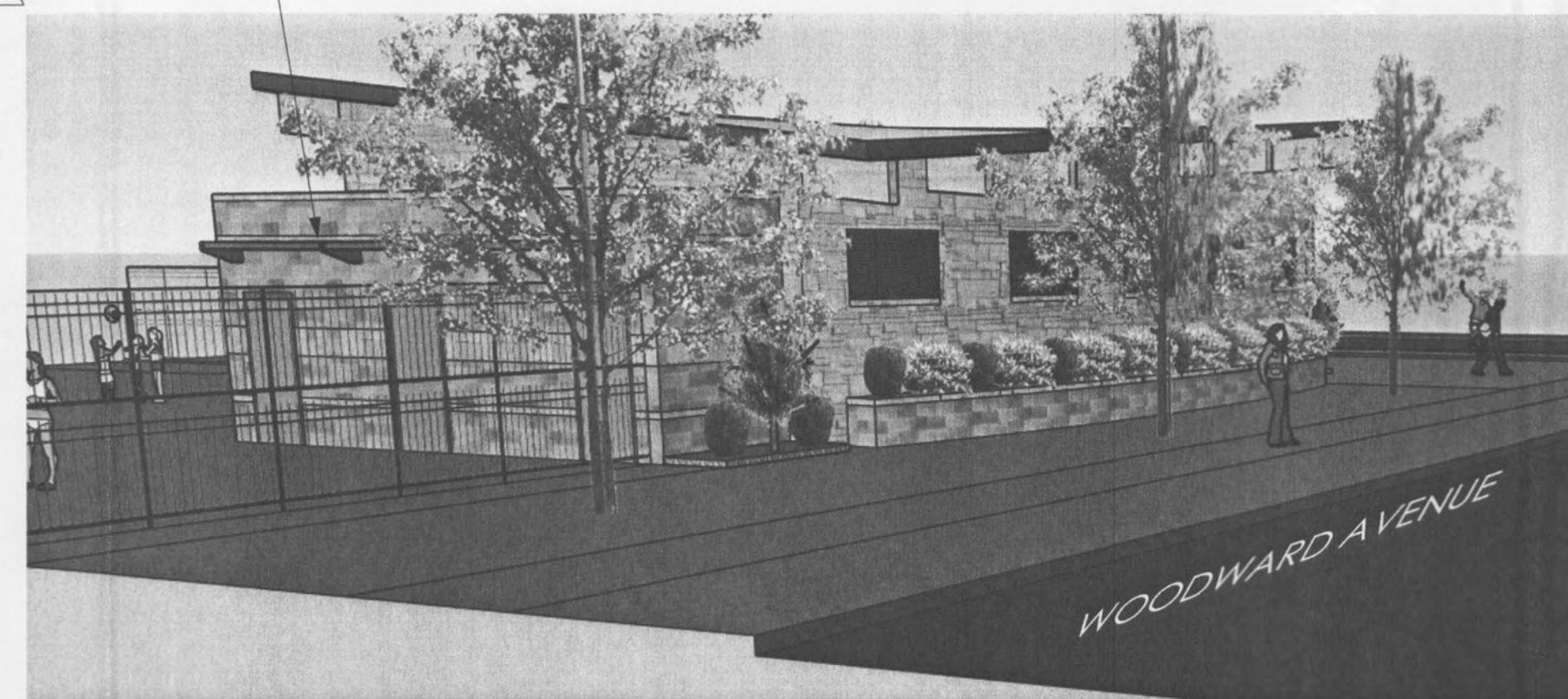
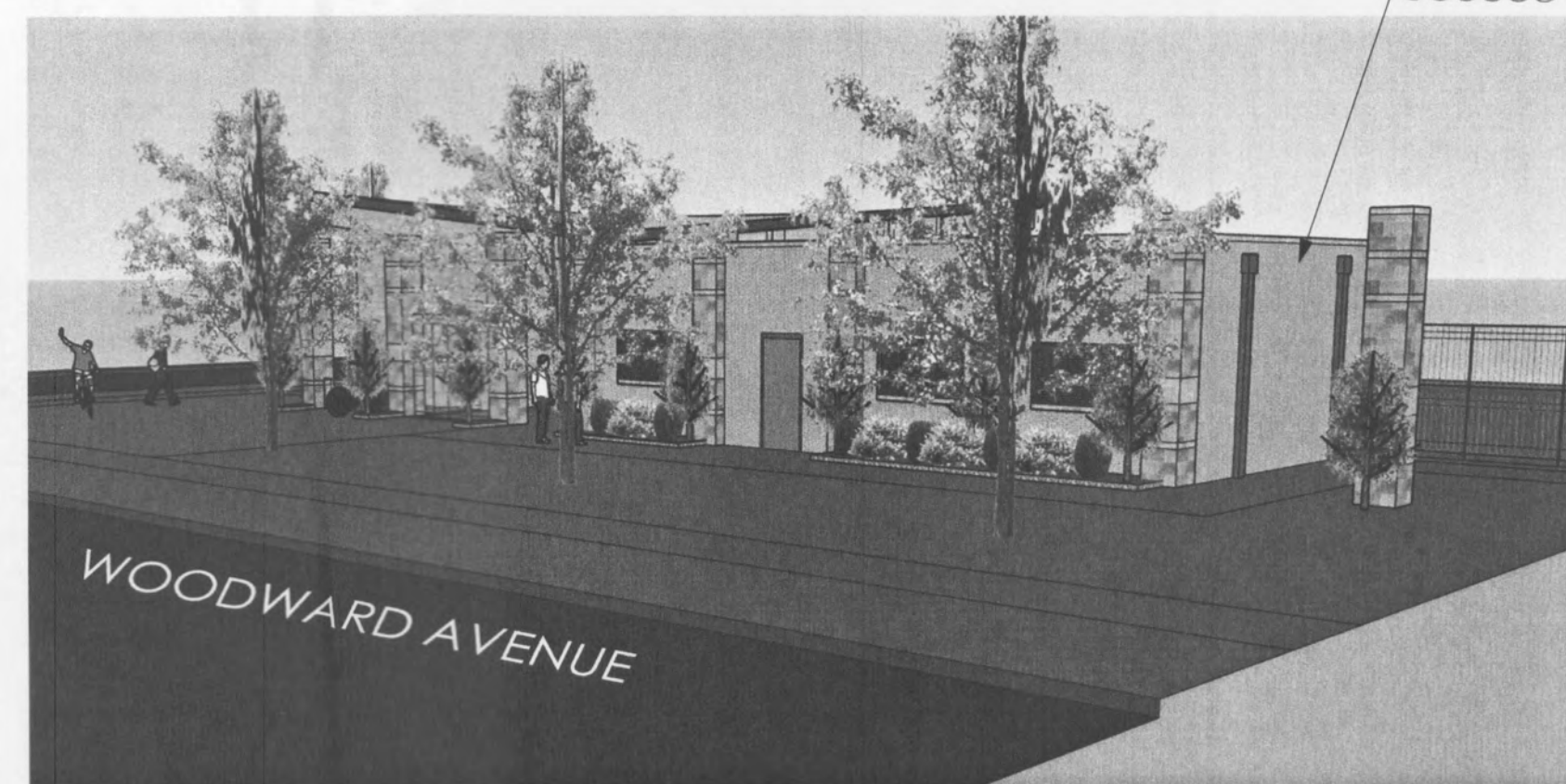
BUILDING ELEMENTS (LOUVERS) TO CREATE RHYTHM TO BREAK UP STATESVILLE ROAD FACADE AND ARE ONLY USED FOR AIR INTAKE. THEY DO NOT HAVE ANY GLAZING

PLANTER TO DEVELOP DEPTH TO WOODWARD AVENUE FACADE

SOLAR SHADE TO CAST SHADOWS TO DEVELOP DEPTH TO WOODWARD AVENUE FACADE

BUILDING ELEMENTS (LOUVERS) TO CREATE RHYTHM TO BREAK UP STATESVILLE ROAD FACADE AND ARE ONLY USED FOR AIR INTAKE. THEY DO NOT HAVE ANY GLAZING

CHANGE IN MATERIAL TO ADD DEPTH TO THE STATESVILLE ROAD FACADE



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# Statesville & Woodward Ave. Mecklenburg County Pool Rezoning

Issue: 1/26/15 Rezoning Submittal Package  
Mark Date Description  
Revision:

## Building Study Perspectives

Scale: Sheet Scale 07024.111 Project  
Statesville\_Woodward Rezoning Plan.vwx Filename

NOT FOR CONSTRUCTION

Prepared for:  
The Housing Partnership  
Fred Dodson  
704-342-0933  
  
Rezoning Petition # 2015-042  
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SP002 OF

