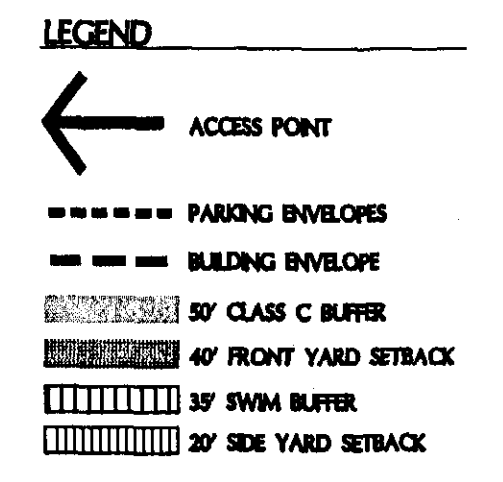
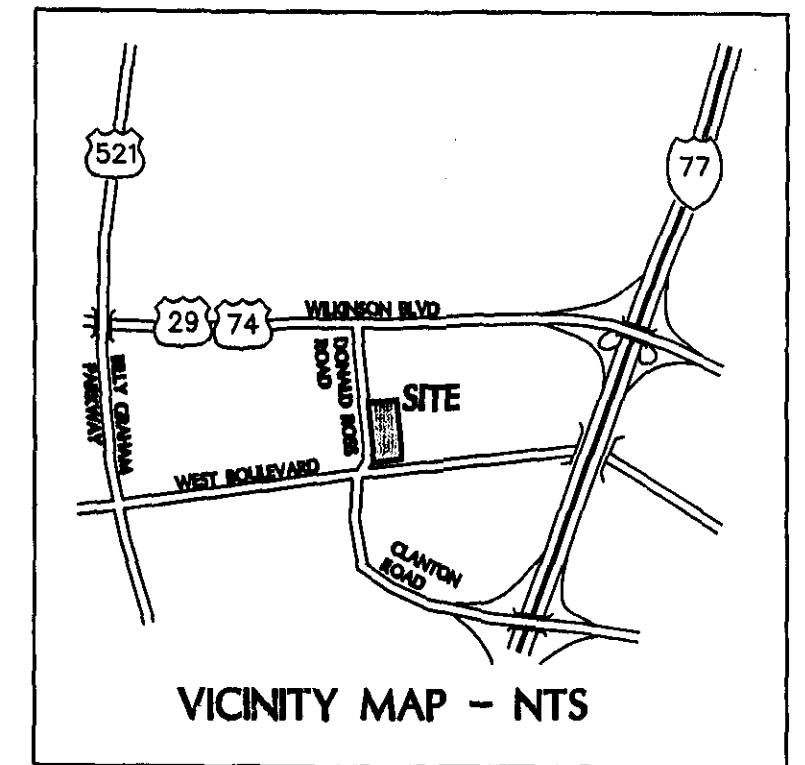


YMCA

PETITIONER : Young Men's Christian Assoc. of Greater Charlotte (YMCA)
 LAND PLANNER: LANDESIGN, INC.
 Andy Calhoun
 Metropolitan YMCA
 500 East Morehead Street, Suite 300
 Charlotte, N.C. 28202
 (704) 339-0397

SURVEYOR : S. Tierney
 GEOSCIENCE
 300-K Clanton Road
 Charlotte, North Carolina 28217
 (704) 525-2008

SITE DATA
 TOTAL SITE AREA +/- 23.18 ACRES
 EXISTING ZONING: R-22 & O-2
 EXISTING USES: DETACHED SINGLE FAMILY, VACANT
 PROPOSED ZONING: INSTITUTIONAL (CD)
 PROPOSED USES: To accommodate institutional uses on the site including without limitation development operation of a YMCA facility on the site.



TECHNICAL DATA SHEET

FOR PUBLIC HEARING
 PETITION NO. 2002-42

LandDesign

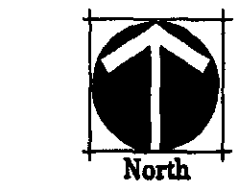


223 North Graham Street
 Charlotte, NC 28202
 Phone: 704.333.6345
 Phone: 704.376.7777
 Fax: 704.339.3246
 Fax: 704.376.8235

Scale: 1"=100'
 0 50 100 200

Date: 25 Feb 02
 Project Number: 1002001
 Revision 1: 15 March 02
 Revision 2: 22 April 2002
 Revision 3:

APPROVED BY CITY COUNCIL
 DATE: 3/26/02



ADJACENT PROPERTY OWNERS		PARCELS INCLUDED IN REZONE	
1 17-02-03 Wenderson Post No. 262 Inc. P.O. Box 66023 Charlotte, NC 28266 Date Acquired 07/02/1995	17-02-11 Daryl L. Walsh 193 West Boulevard Charlotte, NC 28206904	1 17-02-03 Thomas 1226 1201 Woodside Ave. Charlotte, NC 28205	17-02-13 Lyle Thomas Sweet Occasion 404 West Lynn Street Charlotte, NC 28209948
2 17-02-07 CBI Atlanta 405 Leno Lane Dr. Charlotte, NC 28216	17-02-30 Mary McDonald 193 West Boulevard Charlotte, NC 28206903	17-02-09 James E. Hunt 203 West Boulevard Charlotte, NC 28206904	17-02-04 James E. Hunt 203 West Boulevard Charlotte, NC 28206903
3 17-02-23 Wilbur H. Trotter 193 West Boulevard Charlotte, NC 28206926	17-02-31 Lynn Tatum 247 S. Street St. Pine, NJ 07658	17-02-07 Dennis Deak 248 S. Street St. Charlotte, NC 28206904	17-02-06 James E. Hunt 203 West Boulevard Charlotte, NC 28206903
4 17-02-22 Wilbur H. Trotter 193 West Boulevard Charlotte, NC 28206926	17-02-32 Dennis Corporation Carolina Golf Club Inc. P.O. Box 66023 Charlotte, NC 28266	17-02-05 Terry L. Lyle 193 West Boulevard Charlotte, NC 28206904	17-02-08 Terry L. Lyle 193 West Boulevard Charlotte, NC 28206904
5 17-02-20 Wilbur H. Trotter 193 West Boulevard Charlotte, NC 28206926	17-02-33 Dennis Corporation Carolina Golf Club Inc. P.O. Box 66023 Charlotte, NC 28266	17-02-04 Terry L. Lyle 193 West Boulevard Charlotte, NC 28206904	17-02-03 Terry L. Lyle 193 West Boulevard Charlotte, NC 28206904
6 17-02-21 Wilbur H. Trotter 193 West Boulevard Charlotte, NC 28206926	17-02-34 Dennis Corporation Carolina Golf Club Inc. P.O. Box 66023 Charlotte, NC 28266	17-02-02 Terry L. Lyle 193 West Boulevard Charlotte, NC 28206904	17-02-01 Terry L. Lyle 193 West Boulevard Charlotte, NC 28206904
7 17-02-24 Wilbur H. Trotter 193 West Boulevard Charlotte, NC 28206926	17-02-35 Dennis Corporation Carolina Golf Club Inc. P.O. Box 66023 Charlotte, NC 28266	17-02-01 Terry L. Lyle 193 West Boulevard Charlotte, NC 28206904	17-02-00 Terry L. Lyle 193 West Boulevard Charlotte, NC 28206904
8 17-02-25 Wilbur H. Trotter 193 West Boulevard Charlotte, NC 28206926	17-02-36 Dennis Corporation Carolina Golf Club Inc. P.O. Box 66023 Charlotte, NC 28266	17-02-00 Terry L. Lyle 193 West Boulevard Charlotte, NC 28206904	17-01-99 Terry L. Lyle 193 West Boulevard Charlotte, NC 28206904
9 17-02-26 Wilbur H. Trotter 193 West Boulevard Charlotte, NC 28206926	17-02-37 Dennis Corporation Carolina Golf Club Inc. P.O. Box 66023 Charlotte, NC 28266	17-01-98 Terry L. Lyle 193 West Boulevard Charlotte, NC 28206904	17-01-97 Terry L. Lyle 193 West Boulevard Charlotte, NC 28206904
10 17-02-27 Wilbur H. Trotter 193 West Boulevard Charlotte, NC 28206926	17-02-38 Dennis Corporation Carolina Golf Club Inc. P.O. Box 66023 Charlotte, NC 28266	17-01-96 Terry L. Lyle 193 West Boulevard Charlotte, NC 28206904	17-01-95 Terry L. Lyle 193 West Boulevard Charlotte, NC 28206904
11 17-02-28 Wilbur H. Trotter 193 West Boulevard Charlotte, NC 28206926	17-02-39 Dennis Corporation Carolina Golf Club Inc. P.O. Box 66023 Charlotte, NC 28266	17-01-94 Terry L. Lyle 193 West Boulevard Charlotte, NC 28206904	17-01-93 Terry L. Lyle 193 West Boulevard Charlotte, NC 28206904
12 17-02-29 Wilbur H. Trotter 193 West Boulevard Charlotte, NC 28206926	17-02-40 Dennis Corporation Carolina Golf Club Inc. P.O. Box 66023 Charlotte, NC 28266	17-01-92 Terry L. Lyle 193 West Boulevard Charlotte, NC 28206904	17-01-91 Terry L. Lyle 193 West Boulevard Charlotte, NC 28206904
13 17-02-30 Wilbur H. Trotter 193 West Boulevard Charlotte, NC 28206926	17-02-41 Dennis Corporation Carolina Golf Club Inc. P.O. Box 66023 Charlotte, NC 28266	17-01-90 Terry L. Lyle 193 West Boulevard Charlotte, NC 28206904	17-01-89 Terry L. Lyle 193 West Boulevard Charlotte, NC 28206904
14 17-02-31 Wilbur H. Trotter 193 West Boulevard Charlotte, NC 28206926	17-02-42 Dennis Corporation Carolina Golf Club Inc. P.O. Box 66023 Charlotte, NC 28266	17-01-88 Terry L. Lyle 193 West Boulevard Charlotte, NC 28206904	17-01-87 Terry L. Lyle 193 West Boulevard Charlotte, NC 28206904
15 17-02-32 Wilbur H. Trotter 193 West Boulevard Charlotte, NC 28206926	17-02-43 Dennis Corporation Carolina Golf Club Inc. P.O. Box 66023 Charlotte, NC 28266	17-01-86 Terry L. Lyle 193 West Boulevard Charlotte, NC 28206904	17-01-85 Terry L. Lyle 193 West Boulevard Charlotte, NC 28206904
16 17-02-33 Wilbur H. Trotter 193 West Boulevard Charlotte, NC 28206926	17-02-44 Dennis Corporation Carolina Golf Club Inc. P.O. Box 66023 Charlotte, NC 28266	17-01-84 Terry L. Lyle 193 West Boulevard Charlotte, NC 28206904	17-01-83 Terry L. Lyle 193 West Boulevard Charlotte, NC 28206904
17 17-02-34 Wilbur H. Trotter 193 West Boulevard Charlotte, NC 28206926	17-02-45 Dennis Corporation Carolina Golf Club Inc. P.O. Box 66023 Charlotte, NC 28266	17-01-82 Terry L. Lyle 193 West Boulevard Charlotte, NC 28206904	17-01-81 Terry L. Lyle 193 West Boulevard Charlotte, NC 28206904
18 17-02-35 Wilbur H. Trotter 193 West Boulevard Charlotte, NC 28206926	17-02-46 Dennis Corporation Carolina Golf Club Inc. P.O. Box 66023 Charlotte, NC 28266	17-01-80 Terry L. Lyle 193 West Boulevard Charlotte, NC 28206904	17-01-79 Terry L. Lyle 193 West Boulevard Charlotte, NC 28206904
19 17-02-36 Wilbur H. Trotter 193 West Boulevard Charlotte, NC 28206926	17-02-47 Dennis Corporation Carolina Golf Club Inc. P.O. Box 66023 Charlotte, NC 28266	17-01-78 Terry L. Lyle 193 West Boulevard Charlotte, NC 28206904	17-01-77 Terry L. Lyle 193 West Boulevard Charlotte, NC 28206904
20 17-02-37 Wilbur H. Trotter 193 West Boulevard Charlotte, NC 28206926	17-02-48 Dennis Corporation Carolina Golf Club Inc. P.O. Box 66023 Charlotte, NC 28266	17-01-76 Terry L. Lyle 193 West Boulevard Charlotte, NC 28206904	17-01-75 Terry L. Lyle 193 West Boulevard Charlotte, NC 28206904
21 17-02-38 Wilbur H. Trotter 193 West Boulevard Charlotte, NC 28206926	17-02-49 Dennis Corporation Carolina Golf Club Inc. P.O. Box 66023 Charlotte, NC 28266	17-01-74 Terry L. Lyle 193 West Boulevard Charlotte, NC 28206904	17-01-73 Terry L. Lyle 193 West Boulevard Charlotte, NC 28206904
22 17-02-39 Wilbur H. Trotter 193 West Boulevard Charlotte, NC 28206926	17-02-50 Dennis Corporation Carolina Golf Club Inc. P.O. Box 66023 Charlotte, NC 28266	17-01-72 Terry L. Lyle 193 West Boulevard Charlotte, NC 28206904	17-01-71 Terry L. Lyle 193 West Boulevard Charlotte, NC 28206904
23 17-02-40 Wilbur H. Trotter 193 West Boulevard Charlotte, NC 28206926	17-02-51 Dennis Corporation Carolina Golf Club Inc. P.O. Box 66023 Charlotte, NC 28266	17-01-70 Terry L. Lyle 193 West Boulevard Charlotte, NC 28206904	17-01-69 Terry L. Lyle 193 West Boulevard Charlotte, NC 28206904
24 17-02-41 Wilbur H. Trotter 193 West Boulevard Charlotte, NC 28206926	17-02-52 Dennis Corporation Carolina Golf Club Inc. P.O. Box 66023 Charlotte, NC 28266	17-01-68 Terry L. Lyle 193 West Boulevard Charlotte, NC 28206904	17-01-67 Terry L. Lyle 193 West Boulevard Charlotte, NC 28206904
25 17-02-42 Wilbur H. Trotter 193 West Boulevard Charlotte, NC 28206926	17-02-53 Dennis Corporation Carolina Golf Club Inc. P.O. Box 66023 Charlotte, NC 28266	17-01-66 Terry L. Lyle 193 West Boulevard Charlotte, NC 28206904	17-01-65 Terry L. Lyle 193 West Boulevard Charlotte, NC 28206904
26 17-02-43 Wilbur H. Trotter 193 West Boulevard Charlotte, NC 28206926	17-02-54 Dennis Corporation Carolina Golf Club Inc. P.O. Box 66023 Charlotte, NC 28266	17-01-64 Terry L. Lyle 193 West Boulevard Charlotte, NC 28206904	17-01-63 Terry L. Lyle 193 West Boulevard Charlotte, NC 28206904
27 17-02-44 Wilbur H. Trotter 193 West Boulevard Charlotte, NC 28206926	17-02-55 Dennis Corporation Carolina Golf Club Inc. P.O. Box 66023 Charlotte, NC 28266	17-01-62 Terry L. Lyle 193 West Boulevard Charlotte, NC 28206904	17-01-61 Terry L. Lyle 193 West Boulevard Charlotte, NC 28206904

- DEVELOPMENT STANDARDS**
- I. Development Data**
 Existing Zoning: R-22 and O-2
 Total Site Acres: 23.5 Acres
 Proposed Zoning: Institutional (CD)
- II. General Provisions**
 1. All development standards established under the City of Charlotte Zoning Ordinance (the "Ordinance") for the institutional Zoning District Classification shall be followed in connection with development taking place on the property that is the subject of the Technical Data Sheet (the "Site"), unless higher standards are established under these Development Standards or the Rezoning Plan.
 2. No buildings or parking area may be constructed outside the building/parking envelopes established on the Technical Data Sheet. Building and parking layouts may be modified during the design, development and construction phases to accommodate final building locations and parking and vehicular circulation may occur within building envelope line and the parking envelope lines established on the Technical Data Sheet.
 3. The Technical Data Sheet depicts the approximate location of the Clanton Road Extension thoroughfare alignment (the "Thoroughfare Alignment") as recently approved by the Mecklenburg - Union Metropolitan Planning Organization (MUP/O). Petitioner reserves the right to use the entire northern building/parking envelope shown on the Technical Data Sheet for parking and outdoor recreation purposes and use that portion of the northern building/parking envelope not located within the Thoroughfare Alignment and the accompanying setbacks for building purposes provided that (a) such uses otherwise comply with the Ordinance requirements and (b) Petitioner, its successors and assigns, shall not be entitled to compensation for the value of any parking or outdoor recreational facilities in connection with any eminent domain proceeding or negotiation regarding land located within the Thoroughfare Alignment.
- III. Permitted Uses**
 1. The Site may only be devoted to accommodate institutional use on the Site including without limitation development and operation of a YMCA facility on the Site. Accordingly, the Site may be used for all uses permitted by right in the institutional zoning district or under prescribed conditions; provided that the Site will not be used for Group Home, Jail Detention, outdoor seasonal sales, beneficial use or land clearing and tree debris landfill.
 2. The total gross floor area of all buildings placed on the Site cannot exceed 70,000 square feet.
- IV. Setbacks**
 Building and parking setbacks for all further improvements will in all cases comply with the minimum yard requirements established under the ordinance.
- V. Buffers**
 All buffer areas depicted on the Technical Data Sheet shall at a minimum satisfy the requirements of Sections 12302 or 12304 of the Ordinance.
- VI. Screening and Landscaping**
 1. Screening shall, at a minimum, satisfy the requirements of Section 12303 of the Ordinance.
 2. All dumpsters and service areas will be screened from public streets and from adjacent properties as required by the Ordinance.
 3. All parking lots shall be landscaped in accordance with Section 12206 of the Ordinance.
 4. All landscaping shall at a minimum satisfy the requirements of the Zoning Ordinance and the City of Charlotte Tree Ordinance.
- VII. Off-Street Parking**
 Off-street parking may only take place within the building/parking envelopes depicted on the Technical Data Sheet.
- VIII. Lighting**
 1. A uniform lighting system will be employed throughout the Site with consideration given to the impact of lighting upon adjoining properties.
 2. Lighting fixtures associated with building and parking areas constructed on the Site may not exceed 20 feet in height and may not be directed toward adjacent residential lots.
 3. No "wall pack" lighting will be allowed.
- IX. Fire Protection**
 Adequate fire protection in the form of fire hydrants will be provided to the Fire Marshal's specifications. Plans for each building will be submitted to the Fire Marshal's office for approval before construction of the building commences.
- X. Stormwater Management**
 1. Stormwater runoff from the Site will be managed through a variety of proven techniques which satisfy standards imposed by the City of Charlotte.
 2. No required or optional stormwater detention facility will be constructed within any required buffers.
3. Based on the preliminary review of the Site and contemplated development by Storm Water Services, no significant downstream impacts due to increased drainage are foreseen due to the rezoning of this parcel. Petitioner agrees, however, if requested by Storm Water Services during the permitting stage of the development, to provide an engineering review, completed by a professional engineer licensed in North Carolina, of the drainage system located directly downstream (under Donald Ross Road and West Boulevard) from the Site to ensure that such system is not taken out of standard due to the development contemplated by this rezoning as submitted at the permitting stage of the development. If such review indicates that the proposed development will cause such drainage system located directly downstream to be taken out of standard, the Petitioner shall provide adequate detention on Site or otherwise take such reasonable steps as may be needed to avoid this from occurring.

