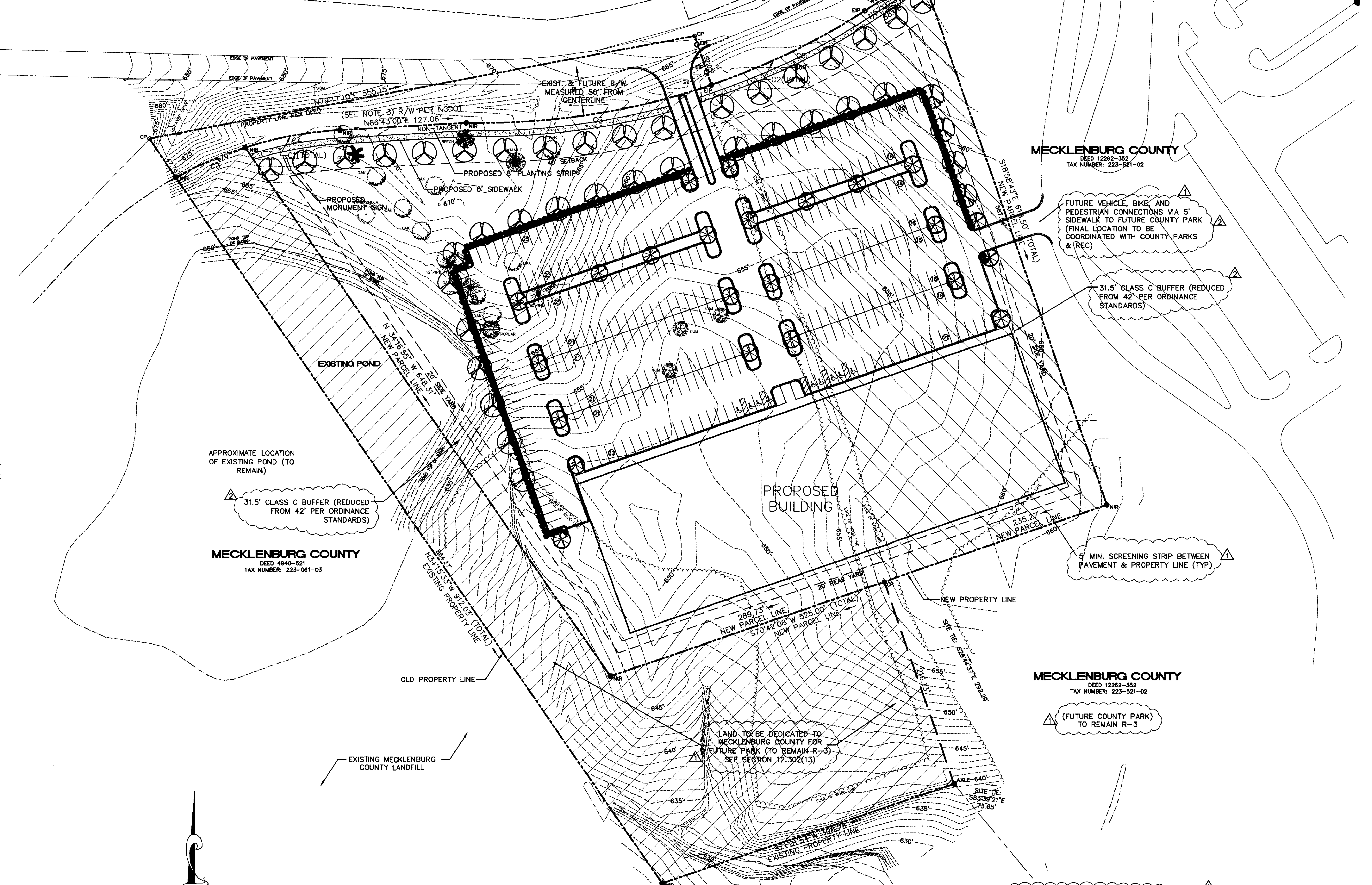


VICINITY MAP N.T.S.

**ARDREY KELL ROAD**  
(VARIABLE PUBLIC RIGHT-OF-WAY)



- DEVELOPMENT DATA:**
- TAX PARCEL NO'S: 223-521 AND 223-521-02 (PORTION OF EACH)
  - TOTAL ACRES: 7.789 ACRES
  - CURRENT ZONING: R-3
  - PROPOSED ZONING: INST (CD)
  - CURRENT USE: SINGLE FAMILY RESIDENCE
  - PROPOSED USE: INDOOR RECREATION CENTER (ALSO INCLUDES ASSOCIATED USES)
  - MAXIMUM BUILDING SQUARE FOOTAGE: 90,000 SF (INCLUDES ALL PROPOSED USES)
  - IMPERVIOUS AREA: 228,189 SF±
  - PERVIOUS AREA: 112,494 SF±

- CONDITIONAL NOTES:**
- THE DEVELOPMENT OF THIS SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THIS ILLUSTRATIVE SITE PLAN AND BY THE STANDARDS OF THE CITY OF CHARLOTTE ZONING ORDINANCE. THE DEVELOPMENT DEPICTED BY THIS PLAN IS INTENDED TO REFLECT THE GENERAL ARRANGEMENT OF PROPOSED USES ON THE SITE, BUT THE EXACT DETAILS OF THE CONFIGURATION, PLACEMENT AND SIZE OF THE INDIVIDUAL BUILDING AND/OR SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE AS SPECIFIED IN SECTION 6.206(2). MINOR AND INCIDENTAL CHANGES OF DETAIL WHICH DO NOT ALTER THE BASIC OVERALL LAYOUT AND/OR THE RELATIONSHIPS TO ADJUTING SITES ARE PERMITTED AS A MATTER OF RIGHT FOR THE PETITIONER/DEVELOPER.
  - ALL PROPOSED DEVELOPMENT ON THE SITE SHALL COMPLY WITH APPLICABLE ORDINANCE REQUIREMENTS REGARDING THE NUMBER AND ARRANGEMENT OF OFF-STREET PARKING, SETBACK/YARD DIMENSIONS, SIGNAGE, BUFFERS, SCREENING OPEN SPACE, LANDSCAPING, TREE ORDINANCE, ETC., UNLESS OTHERWISE INDICATED.
  - VEHICULAR POINTS OF ACCESS SHALL BE LIMITED TO THOSE SHOWN ON THIS ILLUSTRATIVE SITE PLAN. THE EXACT LOCATION MAY VARY FROM THAT DEPICTED, BUT SHALL COMPLY WITH ALL APPLICABLE DESIGN/LOCATIONAL REQUIREMENTS OF THE CHARLOTTE DEPT. OF TRANSPORTATION AND/OR THE NORTH CAROLINA DEPT. OF TRANSPORTATION.
  - MAXIMUM BUILDING HEIGHTS SHALL BE LIMITED TO 40'.
  - THE PRINCIPAL USE SHALL BE RESTRICTED TO AN INDOOR SPORTS CENTER. THE MAXIMUM BUILDING SIZE SHALL BE 90,000 SQUARE FEET AS INDICATED. FURTHERMORE, THE INDOOR SPORTS CENTER SHALL ALSO INCLUDE ANY PERMITTED ANCILLARY FUNCTIONS. ALSO, OTHER USES WHICH ARE GENERALLY COMPLIMENTARY IN NATURE SUCH AS SPORTS MEDICINE, MEDICAL OFFICE, KIDS GYM, MARTIAL ARTS STUDIO, ETC. SHALL BE PERMITTED AS ADDITIONAL USES AND MAY BE DESIGNED AS "STORE FRONTS" ALONG THE FRONT OF BUILDING.

- THE PETITIONER SHALL DEDICATE LAND ALONG THE SITE'S ROAD FRONTAGE WITH ARDREY KELL ROAD FOR FUTURE RIGHT-OF-PURPOSES AS MEASURED 50 FOOT FROM THE EXISTING CENTERLINE IN ORDER TO COMPLY WITH MAJOR THOROUGHFARE STANDARDS. SUCH DEDICATION SHALL OCCUR PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY ASSOCIATED WITH THE PROPOSED DEVELOPMENT. PETITIONER WILL INSTALL CURB & GUTTER ALONG THE SITE'S FRONTAGE WITH ARDREY KELL ROAD FOLLOWED BY AN 8 FOOT PLANTING STRIP AND A 6 FOOT SIDEWALK. THE LOCATION OF THE NEW CURB LINE WILL BE ESTABLISHED BY CDOT TO ACCOMMODATE THE ULTIMATE CROSS SECTION FOR A MAJOR THOROUGHFARE.
- A 5 FOOT SIDEWALK, AS REQUIRED, SHALL BE CONSTRUCTED TO CONNECT THE BUILDING ENTRANCE TO THE PUBLIC SIDEWALK ALONG ARDREY KELL ROAD.
- FREESTANDING LIGHT POLE FIXTURES SHALL BE LIMITED TO A MAXIMUM OF 30 FEET IN HEIGHT AND SHALL ALSO BE CAPPED AND FULLY SHIELDED.
- ABOVE GROUND STORM WATER DETENTION FACILITIES WILL NOT BE PERMITTED IN THE 40 FOOT FRONT SETBACK ADJACENT TO THE ARDREY KELL RIGHT-OF-WAY.
- DEVELOPMENT WILL COMPLY WITH REQUIRED BICYCLE PARKING STANDARDS PER THE CITY OF CHARLOTTE ZONING ORDINANCE.
- A TREE SURVEY IN THE 40 FOOT FRONT SETBACK AREA ADJACENT TO THE ARDREY KELL RIGHT-OF-WAY WILL BE PROVIDED AS PART OF THE BUILDING PERMIT PROCESS.
- PETITIONER RESERVES THE RIGHT TO SEEK A VARIANCE(S) TO ELIMINATE THE 31.5 FOOT CLASS C BUFFER AS SHOWN ON THIS SITE PLAN. IN SUCH EVENT, THE PETITIONER MAY THEN UTILIZE THE BUFFER AREAS FOR PARKING, BUILDING AREA, CIRCULATION, OPEN SPACE, ETC. AT THE DISCRETION OF THE PETITIONER.
- THE DEVELOPER MAY, THROUGH AN AGREEMENT WITH MECKLENBURG COUNTY, UTILIZE AND IMPROVE THE EXISTING POND, LOCATED ON AND ADJACENT TO THE SITE, IN ORDER TO ACHIEVE THE REQUIRED 85% TSS REMOVAL AND A DRAWDOWN OF THE 1 YEAR- 24 HOUR STORM OF 2-5 DAYS. THESE IMPROVEMENTS MAY INCLUDE CONSTRUCTION OF A FOREBAY AT THE SITE'S STORM WATER DISCHARGE POINT, CONSTRUCTION OF A LITORAL SHELF AROUND THE PERIMETER OF THE POND, AND CONSTRUCTION OF AN OUTLET CONTROL STRUCTURE TO MEET THE DETENTION REQUIREMENTS AS WELL AS DRAWDOWN REQUIREMENTS. THE SIZE OF A STORM WATER/ BMP FACILITY WILL BE BASED UPON THE IMPERVIOUS AREA OF THE SPORTS CENTER SITE ONLY. AN OUTLET CONTROL STRUCTURE WILL BE CONSTRUCTED TO MEET FLOW REQUIREMENTS OF THE ENTIRE DRAINAGE BASIN.
- SHOULD THE DEVELOPER NOT UTILIZE THE POND AS DESCRIBED IN NOTE 13, THE DEVELOPER MAY CONSTRUCT AN UNDERGROUND STORM WATER DETENTION FACILITY ON THE SITE. THE DEVELOPER WOULD STILL MEET THE 85% TSS REMOVAL REQUIREMENT THROUGH A LAND DEVELOPMENT APPROVED BEST MANAGEMENT PRACTICE, DESIGNED ACCORDING TO NCDEM STANDARDS.
- THE ATTACHED ARCHITECTURAL ELEVATION PROVIDES THE GENERAL ARCHITECTURAL STYLE OF THE FRONT FACADE OF THE PROPOSED BUILDING (SEE ATTACHED). CHANGES TO THE ELEVATION ARE ALLOWED IF THE OVERALL ARCHITECTURAL DESIGN CONCEPT, AS ILLUSTRATED, IS NOT SUBSTANTIALLY CHANGED.
- PETITIONER SHALL CONSTRUCT THE PROPOSED VEHICULAR DRIVEWAY CONNECTION TO BOYS TOWN ROAD AS PART OF THE INITIAL DEVELOPMENT AND CONSTRUCTION OF THE FACILITY.
- THE PETITIONER SHALL EXTEND A PREVIOUSLY PROPOSED MEDIAN LOCATED IN THE ARDREY KELL ROAD RIGHT OF WAY SUCH THAT THE VEHICULAR CONNECTION TO ARDREY KELL ROAD, FROM THE SPORTS FACILITY WILL BE ESTABLISHED AS A RIGHT IN/ RIGHT OUT DRIVEWAY. THE PETITIONER WILL WORK WITH CDOT TO DETERMINE THE PRECISE LENGTH AND CONFIGURATION OF THE MEDIAN EXTENSION.

**PARKING SUMMARY:**  
90,000 SF TOTAL PROPOSED

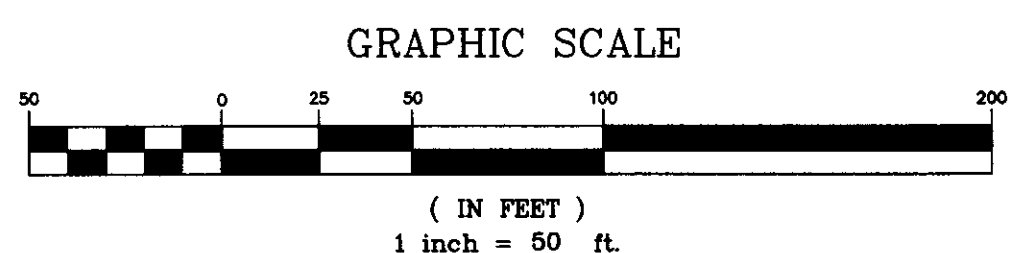
- INDOOR SOCCER FIELD 22,000 SF- 20 PARKING SPACES REQUIRED
- INDOOR BASKETBALL COURT 7,000 SF- 16 PARKING SPACES REQUIRED
- SQUARE FOOTAGE BALANCE OTHER INDOOR RECREATION 61,000 SF- 1 SPACE PER 200 SF- 305 SPACES REQUIRED
- 341 PARKING SPACES REQUIRED/359 PARKING SPACES SHOWN

**LAND SWAP SUMMARY:**

- SPORTS CENTER LAND TO COUNTY 121,125 SQFT. = 2.781 ACRES
- COUNTY LAND TO SPORTS CENTER 127,995 SQFT. = 2.938 ACRES

**CURVE TABLE**

| CURVE     | CENTRAL ANGLE | RADIUS | LENGTH | TANGENT | CHORD BEARING | CHORD   |
|-----------|---------------|--------|--------|---------|---------------|---------|
| C1(TOTAL) | 26°01'15"     | 379.58 | 172.38 | 87.70   | N73°42'23"E   | 170.91' |
| C2(TOTAL) | 34°06'20"     | 704.81 | 419.54 | 216.19  | N74°10'40"E   | 413.38' |
| C3        | 11°29'44"     | 379.58 | 76.15  | 38.21   | N66°26'37"E   | 76.03'  |
| C4        | 14°31'31"     | 379.58 | 96.23  | 48.37   | N79°27'14"E   | 95.97'  |
| C5        | 20°17'50"     | 704.81 | 243.86 | 125.74  | N81°06'55"E   | 247.57' |
| C6        | 13°52'30"     | 704.81 | 170.68 | 85.76   | N64°03'45"E   | 170.26' |



9/26/05: PETITION #2005-137 REVISED FOR PUBLIC HEARING

**GNA DESIGN ASSOCIATES, Inc.**  
428 East Fourth Street  
Suite 408 (704) 373-1907  
Charlotte, NC 28202  
Surveying • Landscape Architecture • Civil Engineering

**PRELIMINARY NOT FOR CONSTRUCTION**

©Copyright The use of these drawings without written permission from the architect/engineer is prohibited. Violators will be subject to legal action.

CHARLOTTE SPORTS CENTER  
ARDREY KELL ROAD, CHARLOTTE, NC  
CONDITIONAL REZONING REQUEST  
ILLUSTRATIVE SITE PLAN

PROJECT: 58666  
SHEET TITLE:

Project No. 58666

Checked by TLH  
Drawn by GSB

Initial Filing Date: 09.20.05

Revisions:

09.26.05 REV. PER CITY COMMENTS FOR PUBLIC HEARING  
10.17.05 REV. PER STAFF PRE HEARING ANALYSIS  
11.1.05 REV. PER ZONING COMMITTEE

Sheet

APPROVED BY CITY COUNCIL  
DATE 11/21/05