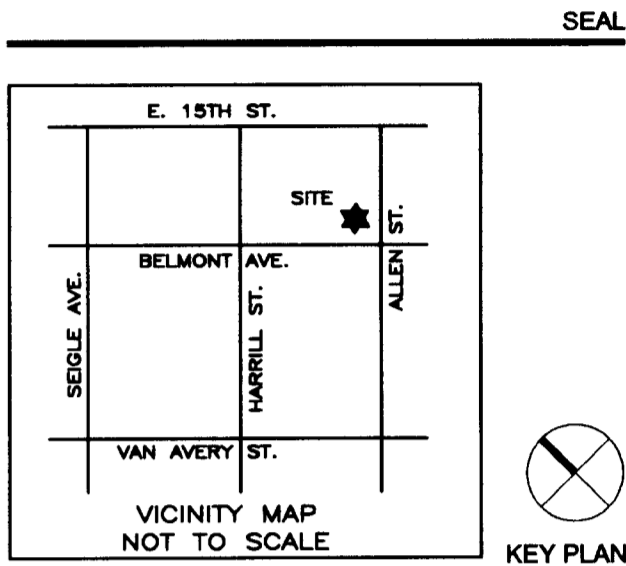


NO.	DATE	REVISION
1	5-13-09	REZONING STAFF REVIEW COMMENTS



PERKINS EASTMAN ARCHITECTS PC  
 223 NORTH GRAHAM ST.  
 CHARLOTTE, NC 28202  
 704 940 0501  
 Fax 704 362 4602

Owner:  
**ROGER & PERINA STEWART**  
 1021 BELMONT AVE  
 CHARLOTTE NC, 28205

Construction Manager:  
**COMPANY**  
 STREET ADDRESS  
 CITY, STATE, TEL.#

Civil / Site:  
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Landscape:  
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Other: (Delete as required.)  
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Other: (Delete as required.)  
**COMPANY**  
 STREET ADDRESS  
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PROJECT TITLE:  
**BELMONT KORNERS -**

**REZONING PETITION:**

**2009-031**

**PROPOSED ZONING:**

**UR-3 (CD)**

1021 BELMONT AVE  
 CHARLOTTE, NC 28205

PROJECT NO: 33261.00

DRAWING TITLE:  
**TECHNICAL**

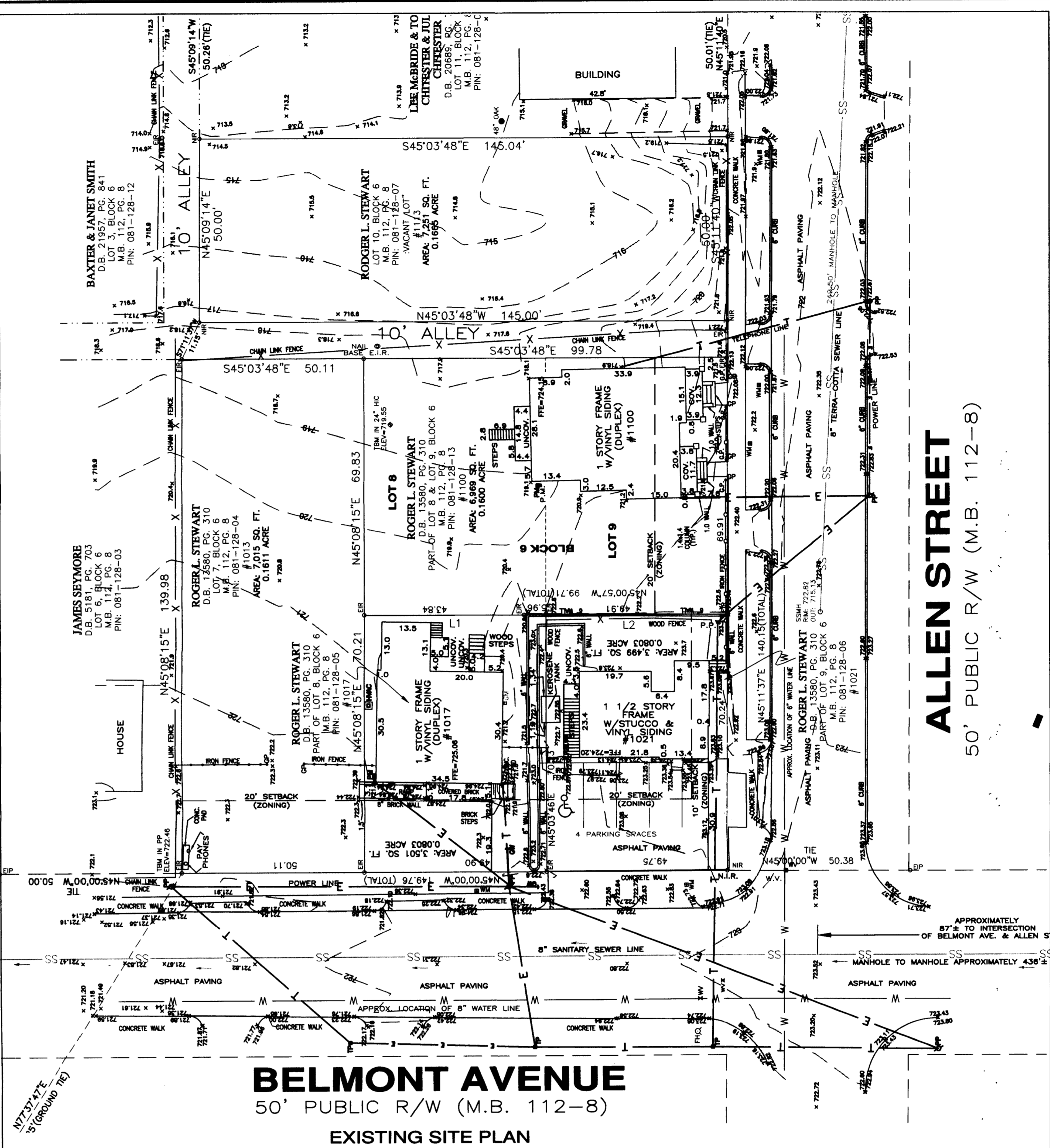
**SITE PLAN**

**& SURVEY**

SCALE: 1" = 20'-0"

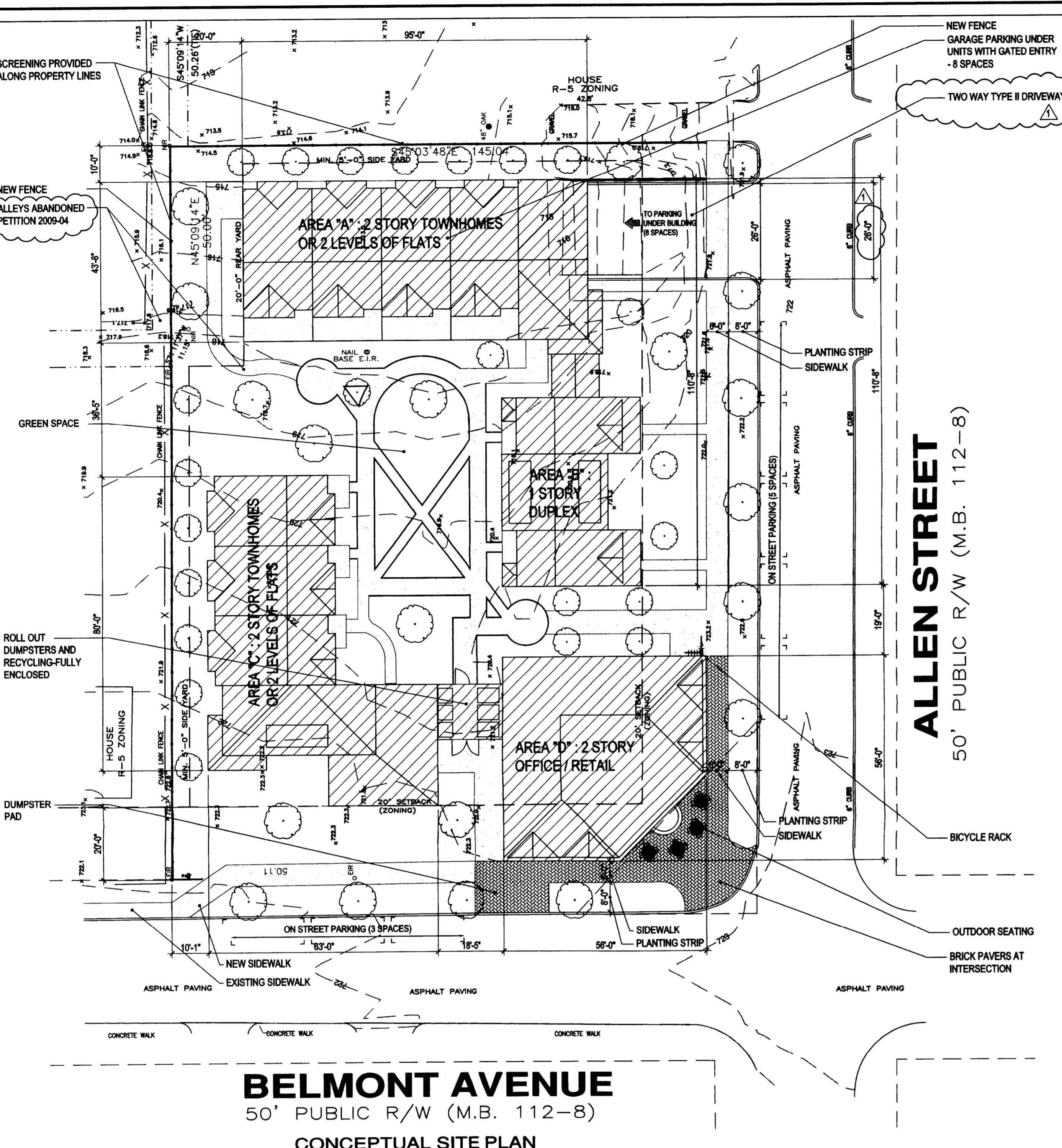
**AS001**

FOR REZONING SUBMITTAL  
 REVISED MAY 13, 2009



**BELMONT AVENUE**  
 50' PUBLIC R/W (M.B. 112-8)

EXISTING SITE PLAN



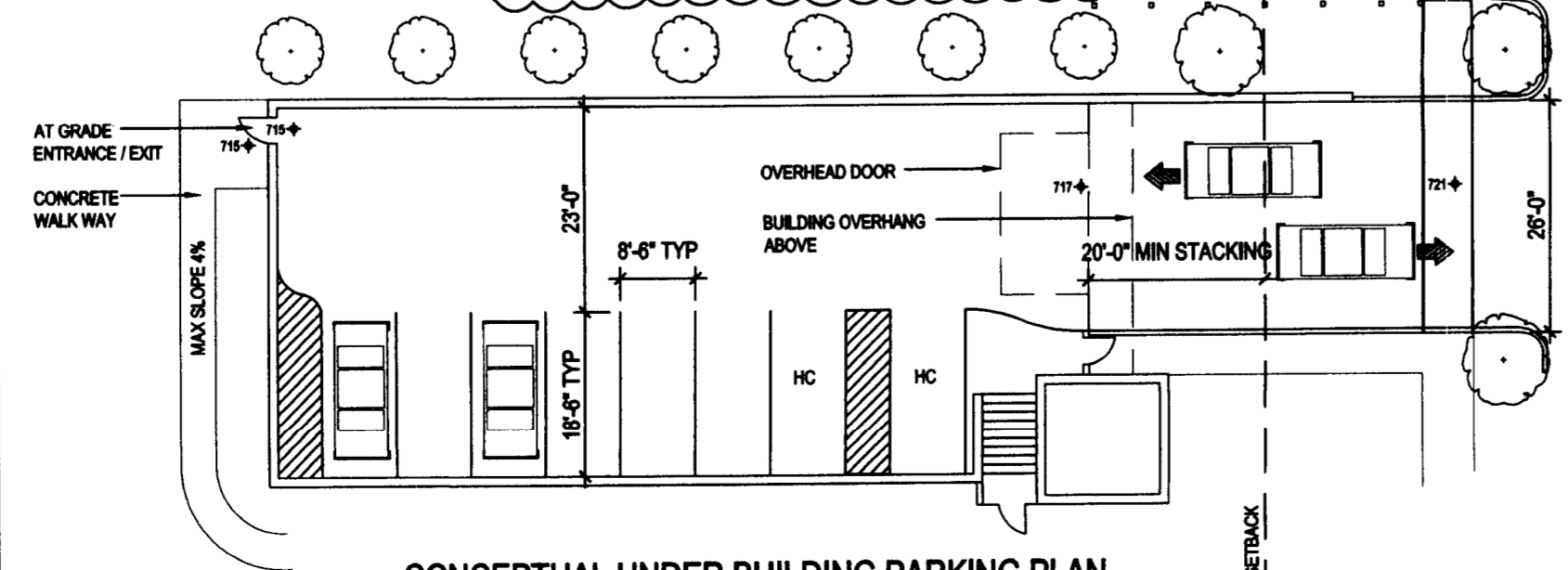
**BELMONT AVENUE**  
 50' PUBLIC R/W (M.B. 112-8)

CONCEPTUAL SITE PLAN

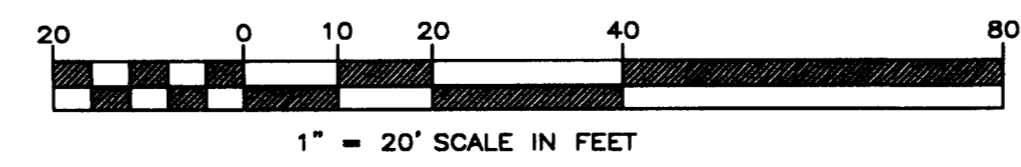
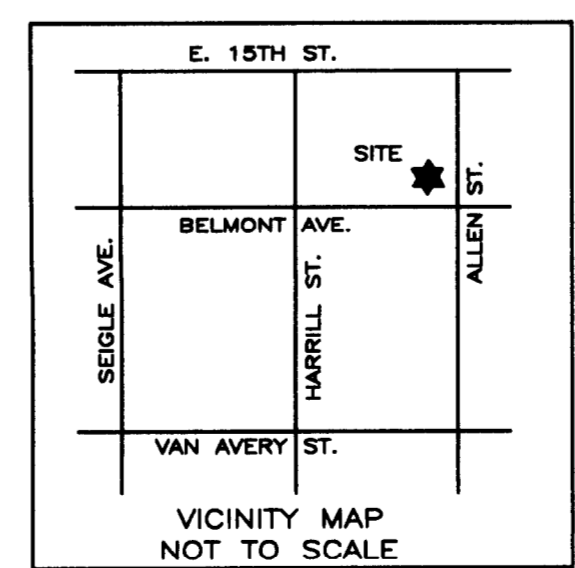
**PROPOSED ZONING UR-3(CD) (INCLUDES ALL PARCELS):**

- MINIMUM LOT AREA: 3,000 FEET
- MINIMUM LOT WIDTH: 20 FEET
- MINIMUM SETBACK: 20 FEET
- MINIMUM SIDE YARD: 5 FEET
- MINIMUM REAR YARD: 20 FEET
- MINIMUM BLDG SEPARATION: 10 FEET
- MAXIMUM HEIGHT: 40 FEET\*\*
- MAXIMUM FAR: 2.0
- PROPOSED FAR: 29,705 SQFT / 23,030 SQFT = 1.30 FAR
- USES OFFERED IN THIS PROJECT'S REZONING WILL CONSIST OF DUPLEX AND ATTACHED DWELLINGS AS WELL AS BUSINESS AND OFFICE USE LIMITED TO THOSE PERMITTED IN B-1
- BUSINESS OR OFFICE USE ARE NOT PERMITTED AS FREE STANDING USES AND WILL BE COMBINED WITH RESIDENTIAL USES IN THE SAME STRUCTURE
- LANDSCAPE, STREETScape, AND ARCHITECTURAL STYLE WILL FOLLOW THE PROVISIONS OF THE "BELMONT AREA REVITALIZATION PLAN" DESIGN GUIDELINES
- DETACHED LIGHTING SHALL BE SHIELDED WITH FULL CUT OFF FIXTURES
- ALL ABOVE GROUND UTILITY STRUCTURES SHALL BE ADEQUATELY SCREENED WITH EVERGREENS OR ARCHITECTURAL ELEMENTS
- SETBACKS WILL FOLLOW SUITE OF THE SURROUNDING R-5 ZONING WITH THE EXCEPTION OF THE CORNER COMMERCIAL PORTION OF THE DEVELOPMENT
- \*\* - MAXIMUM BUILDING HEIGHTS WILL FOLLOW SUITE OF THE SURROUNDING R-5 ZONING

18 RESIDENTIAL UNITS FOR THE ELDERLY	TOTAL GROSS SFT: 19,870
RETAIL	2800 GROSS SFT
OFFICES	2800 GROSS SFT
PARKING UR-3	MINIMUM 0.25
MULTI-FAMILY (ELDERLY) NONRESIDENTIAL	MAXIMUM 0.5
REQUIRED PARKING:	4 SPACES
PARKING PROVIDED:	8 GARAGE SPACES 3 ON-STREET (BELMONT AVE) 1 ON-STREET (ALLEN ST) 16 SPACES TOTAL



CONCEPTUAL UNDER BUILDING PARKING PLAN



**OWNER: ROGER STEWART**

#1013, #1017, & #1021 BELMONT AVENUE  
 & #1100 ALLEN STREET  
 CHARLOTTE, MECKLENBURG COUNTY, N.C.  
 LOTS 7, 8, & 9, BLOCK 6, BELMONT SPRINGS  
 MAP BOOK 112, PAGE 8  
 TAX PARCELS: 081-128-04, 05, 06, 07, & 13  
 DEED BOOK 8924, PAGE 934

TOTAL AREA: 29,705 SQ.FT.  
 OR  
 0.6819 ACRE

**EXISTING ZONING CONDITIONS**

**PARCELS 081-128-04, 05, 07, 13 (R-5)**  
 MINIMUM LOT AREA: 10,000 FEET (FOR DUPLEX DWELLINGS)  
 MINIMUM LOT WIDTH: 50 FEET  
 MINIMUM SETBACK: 20 FEET  
 MINIMUM SIDE YARD: 6 FEET  
 MINIMUM REAR YARD: 35 FEET  
 MAXIMUM HEIGHT: 40 FEET

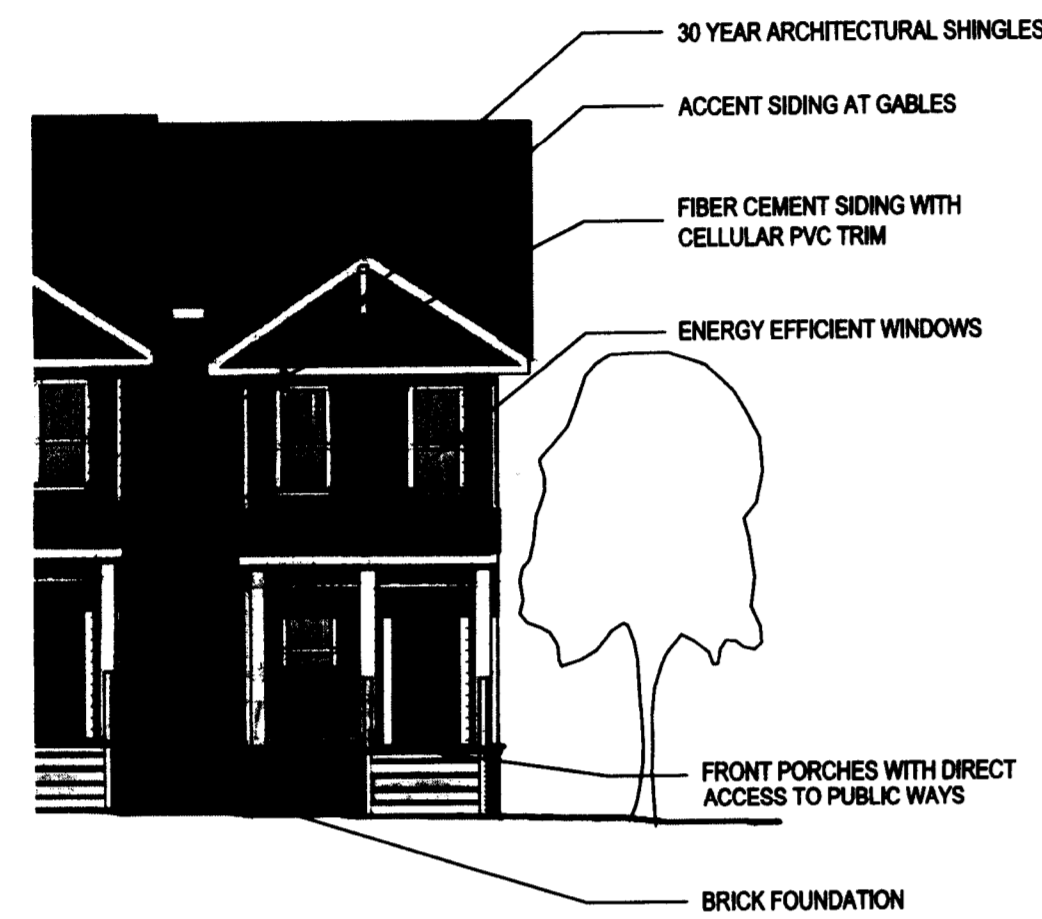
**PARCEL 081-128-06 (B-1)**  
 MINIMUM LOT AREA: 8,000 FEET (FOR NON-RESIDENTIAL BUILDINGS)  
 MINIMUM LOT WIDTH: 50 FEET (FOR NON-RESIDENTIAL BUILDINGS)  
 MINIMUM SETBACK: 20 FEET  
 MINIMUM SIDE YARD: NONE  
 MINIMUM REAR YARD: 10 FEET  
 MAXIMUM HEIGHT: 40 FEET\*\*

\* - NO SIDEYARD IS REQUIRED, BUT IF THEY ARE PROVIDED THEN THE FIRST MUST BE A MINIMUM OF 8 FEET AND IF A SECOND ONE IS PROVIDED, IT MUST BE A MINIMUM OF 4 FEET.  
 \*\* - EXCEPT NO STRUCTURE MAY EXCEED 40 FEET IN HEIGHT IF LOCATED WITHIN 200 FEET OF A RESIDENTIAL ZONING DISTRICT.

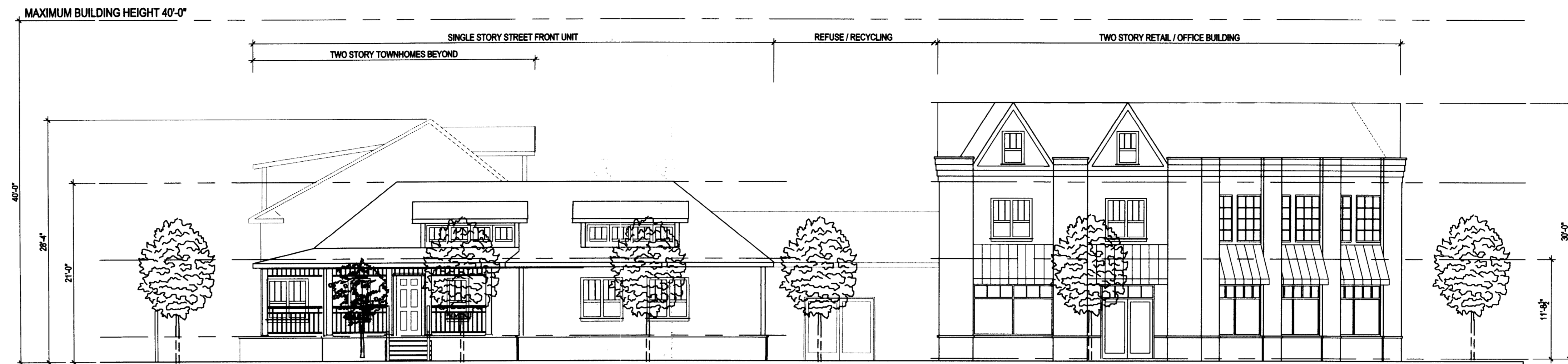
**PETITION 2009-31**

**ELEVATION NOTES:**

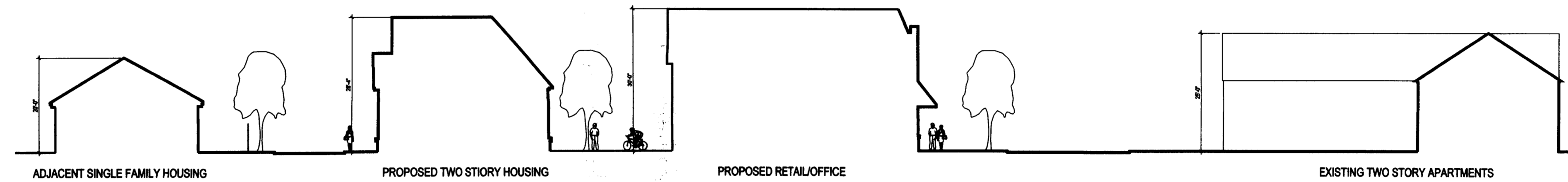
1. ELEVATIONS ARE CONCEPTUAL IN NATURE TO INDICATE APPROXIMATE RELATIONSHIPS, SCALE, AND AESTHETIC. THEY DO NOT REPRESENT THE FINAL DESIGN.
2. FINAL DESIGN SHALL FOLLOW BELMONT AREA REVITALIZATION PLAN DESIGN GUIDELINES FOR AESTHETIC AND MATERIALS AND CONFORM WITH UR-3 REQUIREMENTS.
3. MAXIMUM BUILDING HEIGHTS SHALL BE LIMITED TO R-5 HEIGHT LIMITS.



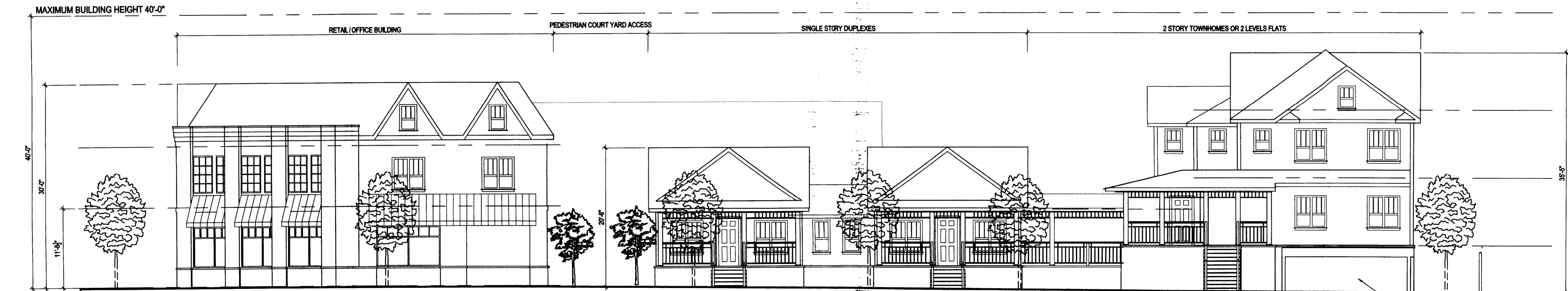
TYPICAL MATERIALS AND DESIGN ELEMENTS



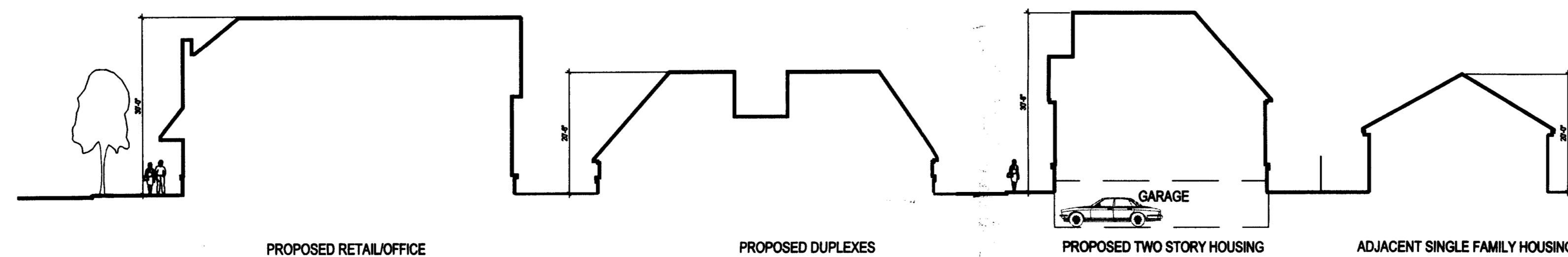
**BELMONT AVENUE CONCEPTUAL ELEVATION**  
SCALE : 1/8" = 1'-0"



**STREET SECTION ALONG BELMONT AVENUE**  
SCALE : 1/16" = 1'-0"



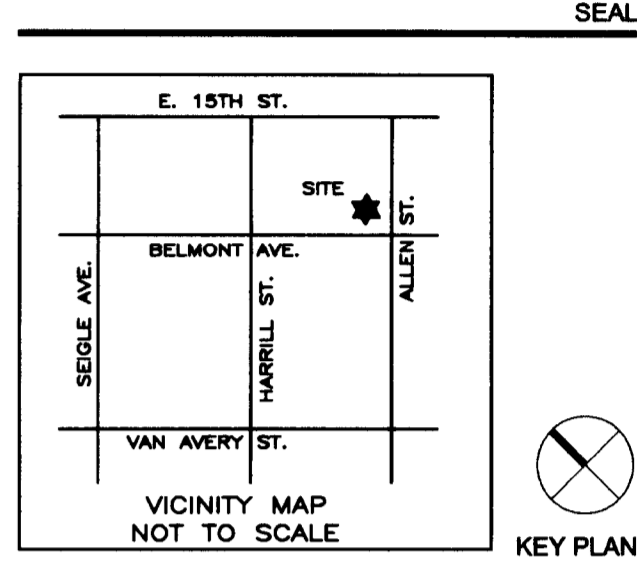
**ALLEN STREET CONCEPTUAL ELEVATION**  
SCALE : 1/8" = 1'-0"



**STREET SECTION ALONG ALLEN STREET**  
SCALE : 1/16" = 1'-0"

**PETITION 2009-31**

NO.	DATE	REVISION
1	5-13-09	REZONING STAFF REVIEW COMMENTS



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PROJECT TITLE:  
**BELMONT KORNERS -  
REZONING PETITION:  
2009-031  
PROPOSED ZONING:  
UR-3 (CD)**

1021 BELMONT AVE  
CHARLOTTE, NC 28205

PROJECT No: 33261.00

DRAWING TITLE:  
**CONCEPTUAL  
ELEVATIONS**

SCALE: 1" = 20'-0"

**AS002**

FOR REZONING SUBMITTAL

REVISED MAY 13, 2009