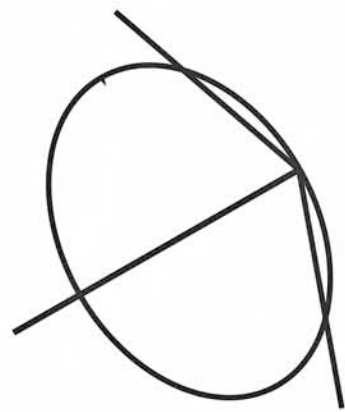


VICINITY MAP
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EXISTING CONDITIONS MAP

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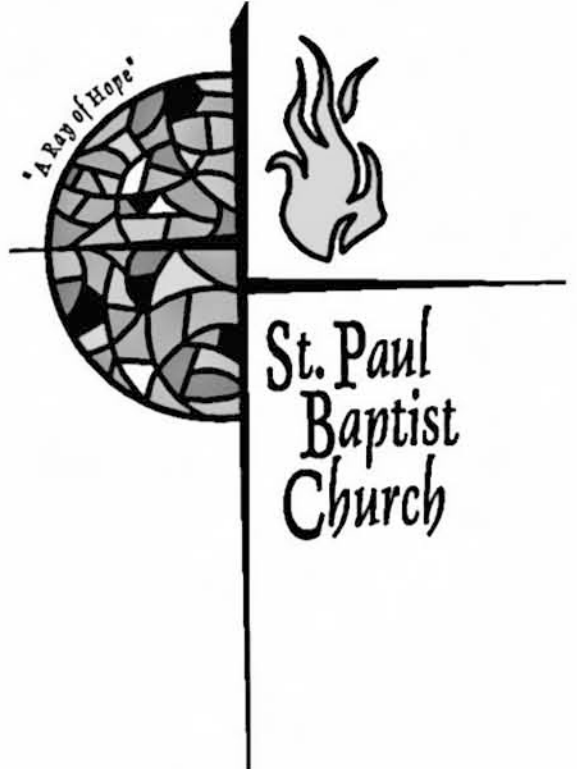
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Prepared by:
Neighboring Concepts, PLLC

Prepared For:



Saint Paul Missionary Baptist Church
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Tele: 704.334.5309 Fax: 704.376.0072

St Paul Baptist Church Rezoning

Petition #2010-009
Charlotte, NC

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REV. 1 DATE	5/21/2010	Rev. Per Staff Comments (4/14/2010)
REV. 2 DATE		
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

Technical Data Sheet	
ISSUE DATE	MAY 21, 2010
CHECKED	CO
SHEET BY	EO
PROJECT NUMBER	NC 09-015
RZ-1	

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** (33 DUA)
Maximum Building Height: Up to **Three Levels**
Parking Data:

- Required Off-Street Parking Spaces: Min. 15 p.s. (Min. 0.25 / DU; Max. 0.5 / DU)
- Off-Street Parking Available for St. Paul Baptist Church (SPBC): **37** p.s.
- Off-Street Parking Provided for Senior Housing: **15** p.s. (includes 4 reserved)
- TOTAL** Off-Street Parking: **52** p.s. (includes 4 reserved p.s.; includes 9 compact p.s. of 8'-0" x 14'-0", which is 17% of total off-street spaces)
- TOTAL** On-Street Parking: **21** p.s.
- TOTAL** Parking: **73** p.s. (58 total p.s. available for SPBC)

BLOCK "B"

Existing Zoning: 0-2 (CD)
Proposed Zoning Category: **UR-C (CD)**
Proposed Use(s): **Townhouses**
Total Lot Area: 2.32 Acres (includes an 0.08 acre alley right-of-way)
Maximum No. of Dwelling Units: **20** (9 DUA)
Maximum Building Height: Up to **Three Levels**
Parking Data:

- Required Off-Street Parking Spaces: Min. 20 p.s. (Min. 1.0 / DU; Max. 2.0 / DU)
- Off-Street Parking Available for SPBC: **145** p.s.
- Off-Street Parking Provided for Townhouses: **40** p.s.
- TOTAL** Off-Street Parking: **185** p.s. (includes 38 compact p.s. of 8'-0" x 14'-0", which is 21% of total off-street spaces)
- TOTAL** On-Street Parking: **30** p.s.
- TOTAL** Parking: **215** p.s. (175 total p.s. available for SPBC)

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** (12 DUA)
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**
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 SPBC: **56** 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: **106** p.s. (includes 16 reserved p.s.; includes 4 compact p.s. of 8'-0" x 14'-0", which is 4% of total off-street p.s.)
- TOTAL** On-Street Parking: **33** p.s.
- TOTAL** Parking: **139** p.s. (89 total p.s. available for SPBC)

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** (11 DUA)
Maximum Building Height: Up to **Three Levels**
Parking Data:

- Required Off-Street Parking Spaces: Min. 9 p.s. (Min. 1.0 / DU; Max. 2.0 / DU)
- Off-Street Parking Available for SPBC: **17** p.s.
- Off-Street Parking Provided for Townhouses: **18** p.s.
- TOTAL** Off-Street Parking: **35** p.s.
- TOTAL** On-Street Parking: **0** p.s.
- TOTAL** Parking: **35** p.s. (17 total p.s. available for SPBC)

BLOCK "E"

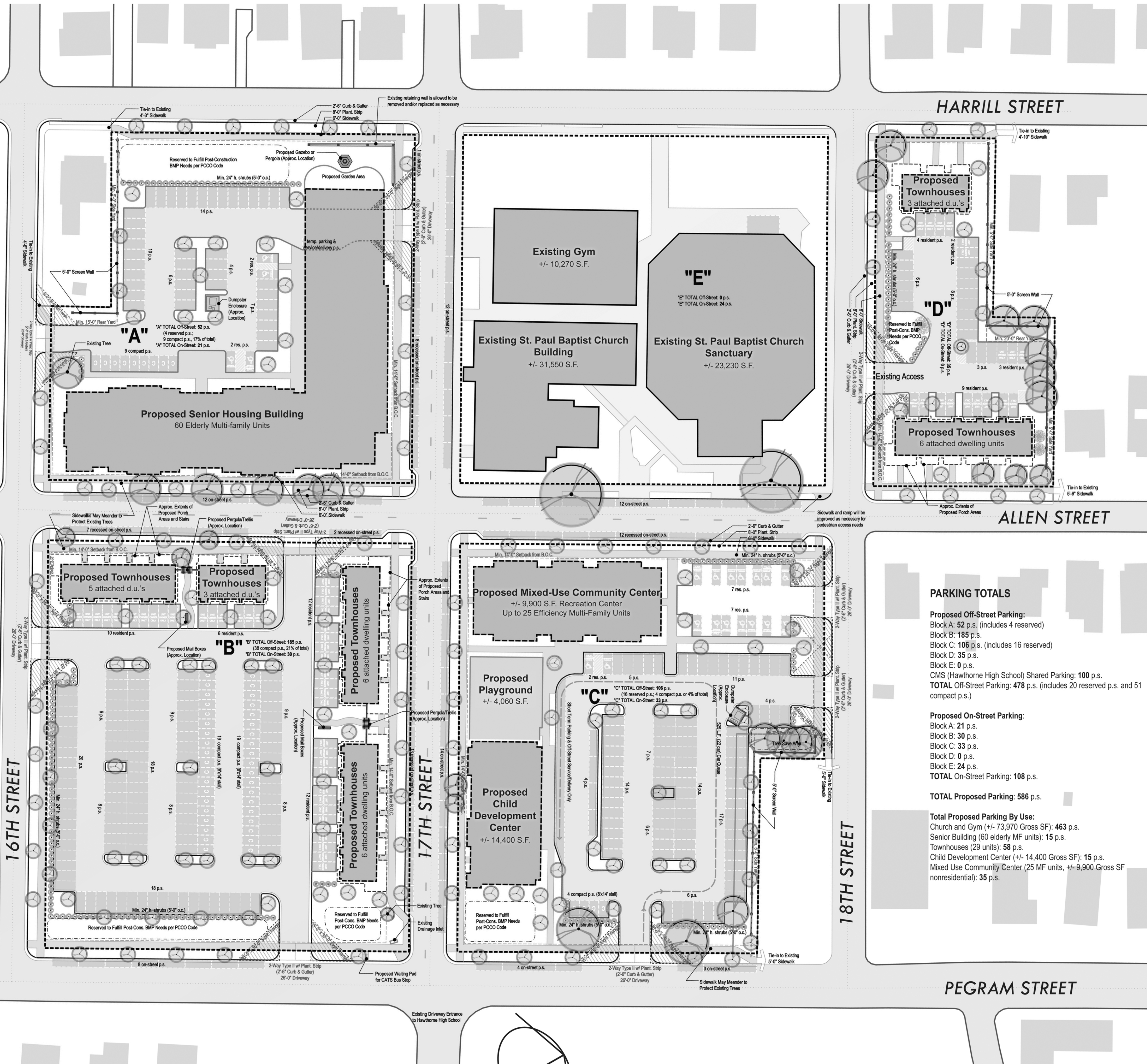
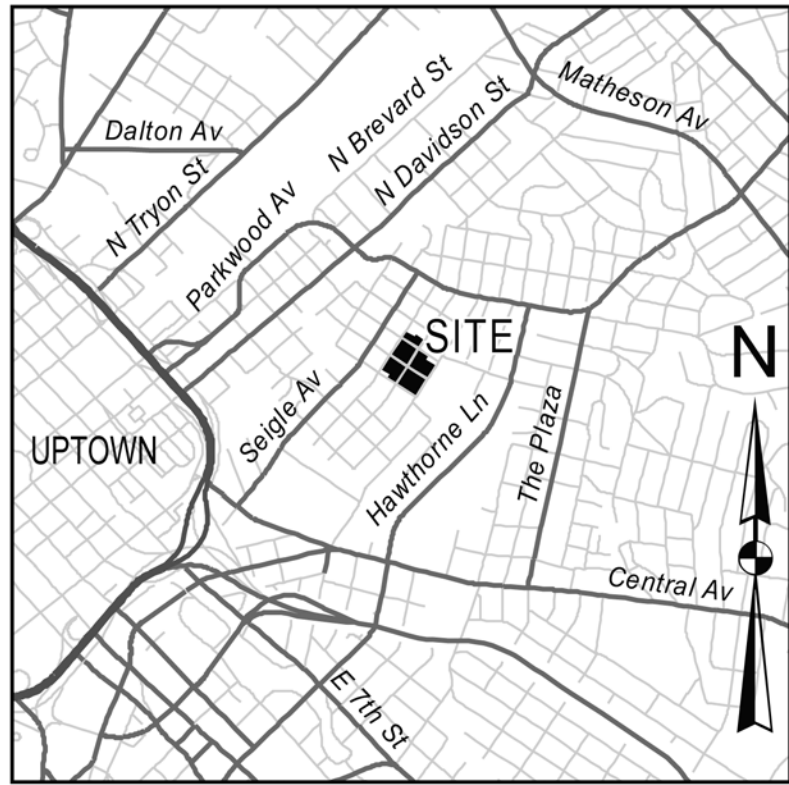
Existing Zoning: 0-2 (CD)
Proposed Zoning Category: **MUDD-0**
Existing Use(s): **Existing Church, Gym and Playground**
Areas (no proposed new development)

- +/- 23,230 SF (1800 Seat) 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 SPBC:
 - Block A: **37** off-street p.s. + **21** on-street p.s. = **58** total p.s.
 - Block B: **145** off-street p.s. + **30** on-street p.s. = **175** total p.s.
 - Block C: **56** off-street p.s. + **33** on-street p.s. = **89** total p.s.
 - Block D: **17** off-street p.s. + **0** on-street p.s. = **17** total p.s.
 - Total Blocks A-D: **255** off-street p.s. + **84** on-street p.s. = **339** 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 SPBC: **355** p.s.
- TOTAL** On-Street Parking Available for SPBC: **108** p.s.
- TOTAL** Parking Available for SPBC: **463** p.s.

VICINITY MAP NOT TO SCALE



PARKING TOTALS

Proposed Off-Street Parking:
Block A: **52** p.s. (includes 4 reserved)
Block B: **185** p.s.
Block C: **106** p.s. (includes 16 reserved)
Block D: **35** p.s.
Block E: **0** p.s.
CMS (Hawthorne High School) Shared Parking: **100** p.s.
TOTAL Off-Street Parking: **478** p.s. (includes 20 reserved p.s. and 51 compact p.s.)

Proposed On-Street Parking:
Block A: **21** p.s.
Block B: **30** p.s.
Block C: **33** p.s.
Block D: **0** p.s.
Block E: **24** p.s.
TOTAL On-Street Parking: **108** p.s.

TOTAL Proposed Parking: 586 p.s.

Total Proposed Parking By Use:
Church and Gym (+/- 73,970 Gross SF): **463** p.s.
Senior Building (60 elderly MF units): **15** p.s.
Townhouses (29 units): **58** p.s.
Child Development Center (+/- 14,400 Gross SF): **15** p.s.
Mixed Use Community Center (25 MF units, +/- 9,900 Gross SF nonresidential): **35** p.s.

PEGRAM STREET

CONCEPTUAL SITE PLAN

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Rezoning Petition

FOR PUBLIC HEARING
Petition # 2010-009

Technical Data Sheet

ISSUE DATE	May 21, 2010
CHECKED	CO
SHEET BY	EQ
PROJECT NUMBER	NC 09-015

RZ-2

Petition #2010-009
DEVELOPMENT DATA

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
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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:

- Maximum of 29 Total for rent and/or for sale Townhouse/Flat/Live-Work Units
- Maximum of 60 Total for rent Elderly and/or Disabled Multi-Family Dwelling Units
- Mixed Use Community Center with:
 - Maximum of 25 efficiency Multi-Family Dwelling Units
 - +/- 9,900 Gross SF Recreation Center
- Child Development Center:
 - +/- 14,400 Gross SF
 - Not to exceed 100 total children

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

BLOCK 'A':

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

BLOCK 'B':

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

BLOCK 'C':

- Mixed Use Community Center (25 maximum total multi-family dwelling units and +/- 9,900 gross SF recreation center)
- 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)
 - Total Off-Street Parking Provided: **35 spaces** (25 spaces reserved for dwelling units; 10 spaces reserved for recreation center use)
- Child Development Center (+/- 14,400 gross SF facility; not to exceed 100 total children)
- 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)
 - Total Off-Street Parking Provided: **15 spaces**

BLOCK 'D':

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

MUDD Required Parking:

BLOCK 'E':

- St. Paul Baptist Church Facilities and Gym (+/- 65,050 gross SF of existing space; includes 1,800 seat sanctuary):
- 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)
 - Total Parking Provided (On-Street and/or Off-Street): **463 spaces** (of which 100 spaces are provided off-site at adjacent CMS school facility, per shared parking agreement with CMS)

TOTAL Overall Parking:

- Minimum Total Overall Parking Required: **203 spaces**
- Total Overall Parking Provided: **586 spaces** (108 spaces provided on-street; 100 spaces provided at CMS site per shared parking agreement; and 378 spaces provided off-street in Blocks "A"- "D", of which 20 are reserved spaces and 51 are compact spaces)

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 Senior Housing Building with elderly multi-family apartments; (2) for sale and/or for rent townhouse/flat and/or live-work dwelling 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 configuration, placement and size of the building footprints, parcel lines, off-street parking areas, open space areas, accessory buildings and/or tenant amenities, alleys, and driveways will be conceptually developed at a later stage to be reviewed and approved by the Charlotte-Mecklenburg Planning Department at the MUDD review stage. The exact number of dwelling units will also be established for each of the four blocks (Blocks A, B, C and D) at the review stage. In addition to meeting all MUDD requirements (including those for parking and off-street loading spaces), with the exception of the Options listed in item C1 below, 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. For each block, designated open space areas shall be provided to meet or exceed the minimum requirements of the UR-3 Zoning District. Final locations of open spaces and amenities within the open spaces will depend on final building layouts and design. Exact location and size of open spaces, along with description of its amenities, is to be provided by the Petitioner at the MUDD review stage. Amenities may include any of the following: grill and picnic shelter, community garden, outdoor seating, pergola and trellis, shuffleboard court, tennis court, and/or other such amenities.

B2-b. The total maximum number of dwelling units established for each block on a per block basis, as depicted on sheet RZ-2, shall not be exceeded. **100 dwelling units.** (This number includes elderly and/or disabled units). The Petitioner reserves the right to (1) alter the block dwelling unit maximums (as listed for each Block on sheet RZ-1); and (2) move all or distribute a portion of the elderly and/or disabled units on Block A to locations on Blocks B or C, provided: (1) the total number of dwelling units for the entire development does not exceed **100 dwelling units**; (2) no block shall exceed the maximum number of units or maximum building heights listed for each respective block on RZ-2; and (3) the Petitioner secures the written approval of the Planning Director of Charlotte-Mecklenburg Planning. Any location of elderly and/or disabled housing units shall provide a min. 0.25 parking spaces per elderly and/or disabled housing unit, as per Section 9.408(1) of the Ordinance.

B2-d. Subject to the MUDD review process, internal parking areas shall be contained within the off-street parking envelope as indicated for each block in this plan. Building footprints may be contained within the parking envelope; however, no off-street parking areas will be allowed between the right-of-way and the building envelope facing the right-of-way.

C. Optional Provisions

C1. The following Options are included:

C1-a. **OPTION A - Senior Housing Parking Amount:** Off-street minimum parking provision of 0.25 spaces per dwelling unit for the Elderly and/or Disabled Multi-Family building shall be allowed. **NOTE:** Parking standard is min. 0.25 spaces per dwelling unit of Elderly and/or Disabled MF housing (as specified in Table 12.202 of the Ordinance). For the max. 84 total Elderly and/or Disabled dwelling units established for Block A, conventional MUDD zoning would require a min. one space per dwelling unit, or a min. total of **84 spaces on-site based on 84 dwelling units.**

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. Setbacks, Side Yards and Rear Yards

D1. The buildings and/or structures to be constructed on this site shall satisfy the setback, rear yard and side yard requirements established under the Ordinance for the UR-3 Zoning District.

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, alleys, and on-street parking spaces is subject to the approval of the Charlotte Department of Transportation.

- F3. 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.
- F4. 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 in the design development construction and landscaping plans presented for review and approval by the Charlotte-Mecklenburg Planning Department during the MUDD review process 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 replaced.

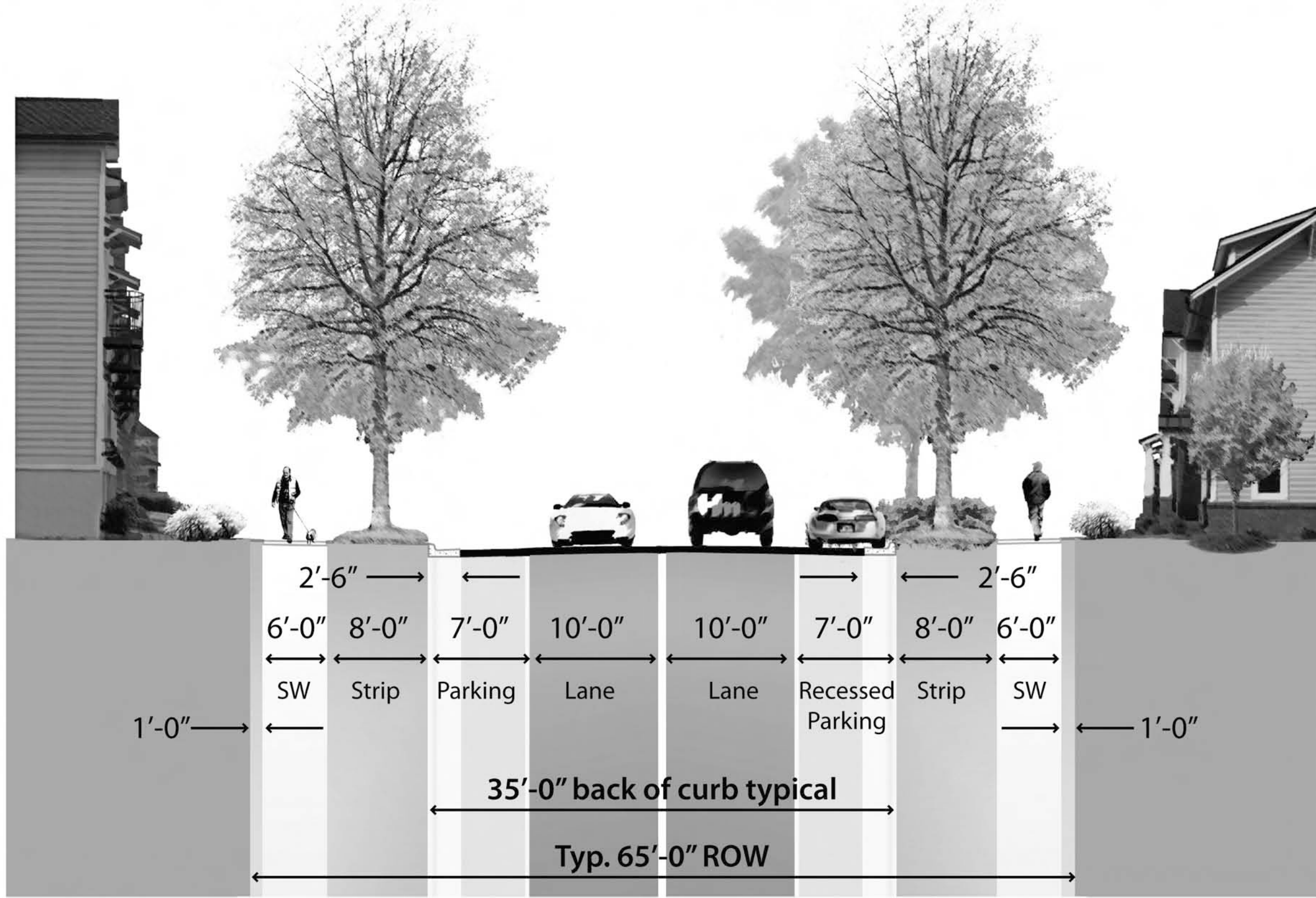
I. Charlotte Area Transit System (CATS)

- I1. 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, all MUDD standards will be observed; 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. For buildings exceeding five stories in height, base of building will be clearly defined.
- 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.
- 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.

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



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EQ
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RZ-3