



Saint Paul Missionary Baptist Church
1401 Allen Street
Charlotte, NC 28205
Tele: 704.334.5309 Fax: 704.376.0072

**St Paul Baptist
Church Rezoning**

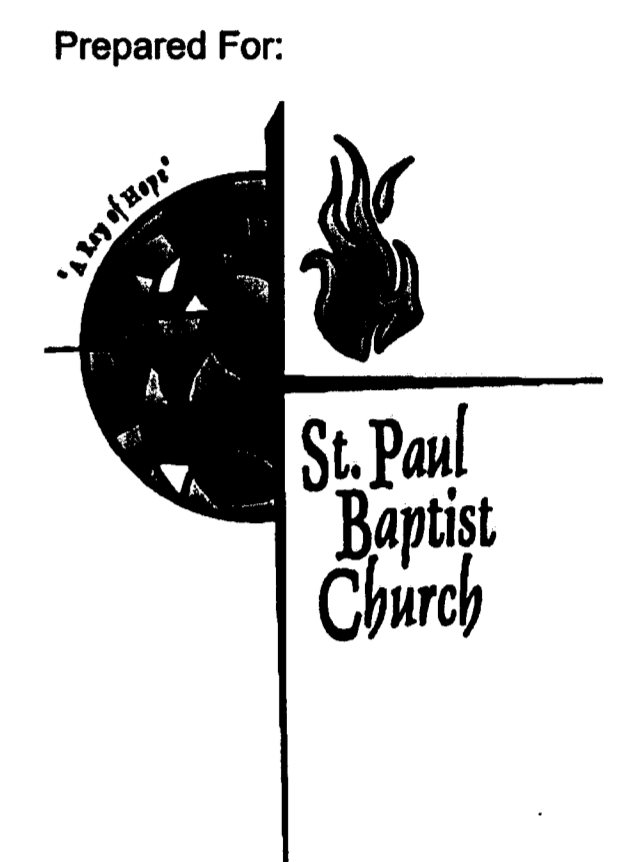


ST. PAUL BAPTIST CHURCH MASTER PLAN
CHARLOTTE, NORTH CAROLINA

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Neighboring Concepts, PLLC

Prepared by:
 Neighboring Concepts, PLLC



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St Paul Baptist Church Rezoning

Petition #2009-???
 Charlotte, NC

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
081-135-13	081-137-01
081-137-02	081-137-04
081-137-05	081-137-06
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081-138-01	081-138-02
081-144-01	081-144-02
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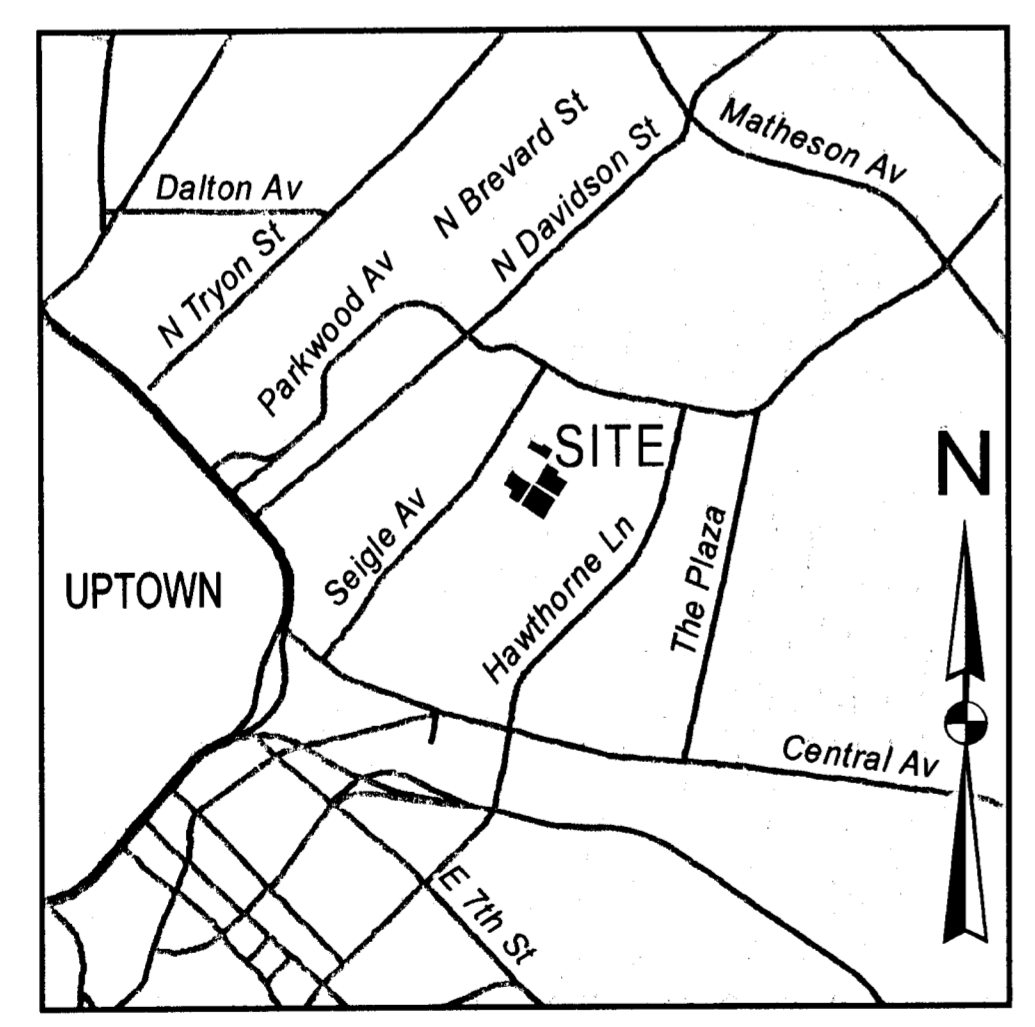
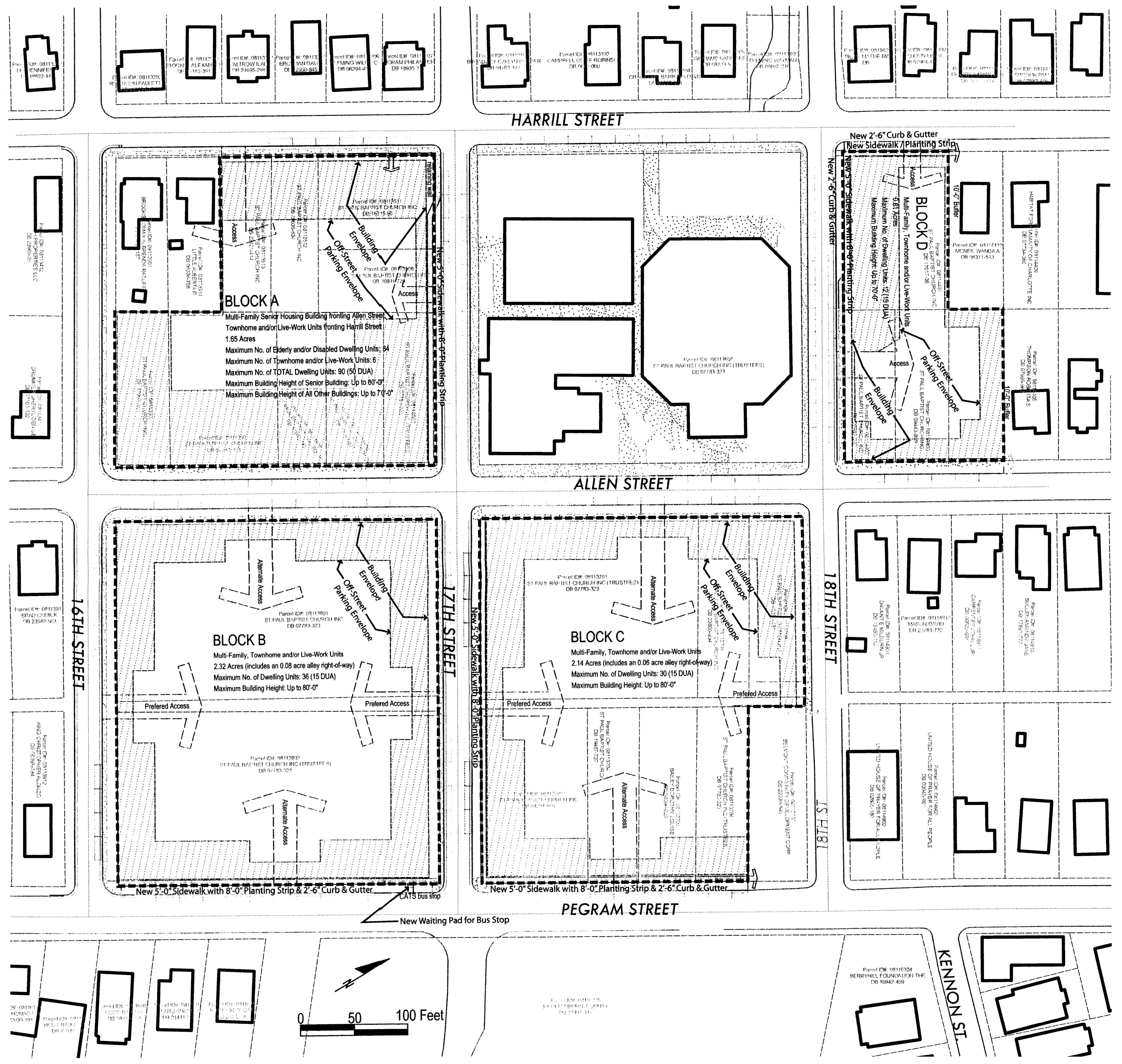
REV. 1 DATE	
REV. 2 DATE	
REV. 3 DATE	
REV. 4 DATE	
REV. 5 DATE	
REV. 6 DATE	
REV. 7 DATE	
REV. 8 DATE	

Rezoning Petition

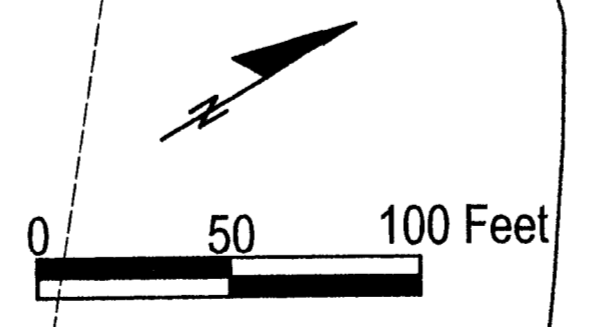
FOR PUBLIC HEARING
 Petition # 2009-???

Technical Data Sheet

ISSUE DATE	OCT 26, 2009
CHECKED	CO
SHEET BY	EO
PROJECT NUMBER	RZ-2
NC 09-015	



VICINITY MAP
 NOT TO SCALE



- 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 MUDD Zoning District.
- E. Design and Performance Standards**
 E1. All dumpster areas shall be screened with 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.
 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 MUDD standards.

- 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.

- 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.

- 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.

- I. Charlotte Area Transit System (CATS)**
 I1. The Petitioner will develop a concrete waiting pad for the bus stop location indicated on this plan. 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 MUDD standards.
 J4. For buildings exceeding five stories in height, base of building will be clearly defined.
 J5. All buildings shall be oriented to face the public streets.

BLOCK A
 Multi-Family Senior Housing Building fronting Allen Street
 Townhome and/or Live-Work Units fronting Harrill Street
 1.65 Acres
 Maximum No. of Elderly and/or Disabled Dwelling Units: 84
 Maximum No. of Townhome and/or Live-Work Units: 6
 Maximum No. of TOTAL Dwelling Units: 90 (54 DUA)
 Maximum Building Height of Senior Building: Up to 80'-0"
 Maximum Building Height of All Other Buildings: Up to 70'-0"

BLOCK B
 Multi-Family, Townhome and/or Live-Work Units
 2.32 Acres (includes an 0.08 acre alley right-of-way)
 Maximum No. of Dwelling Units: 36 (15 DUA)
 Maximum Building Height: Up to 80'-0"

BLOCK C
 Multi-Family, Townhome and/or Live-Work Units
 2.14 Acres (includes an 0.06 acre alley right-of-way)
 Maximum No. of Dwelling Units: 30 (15 DUA)
 Maximum Building Height: Up to 80'-0"