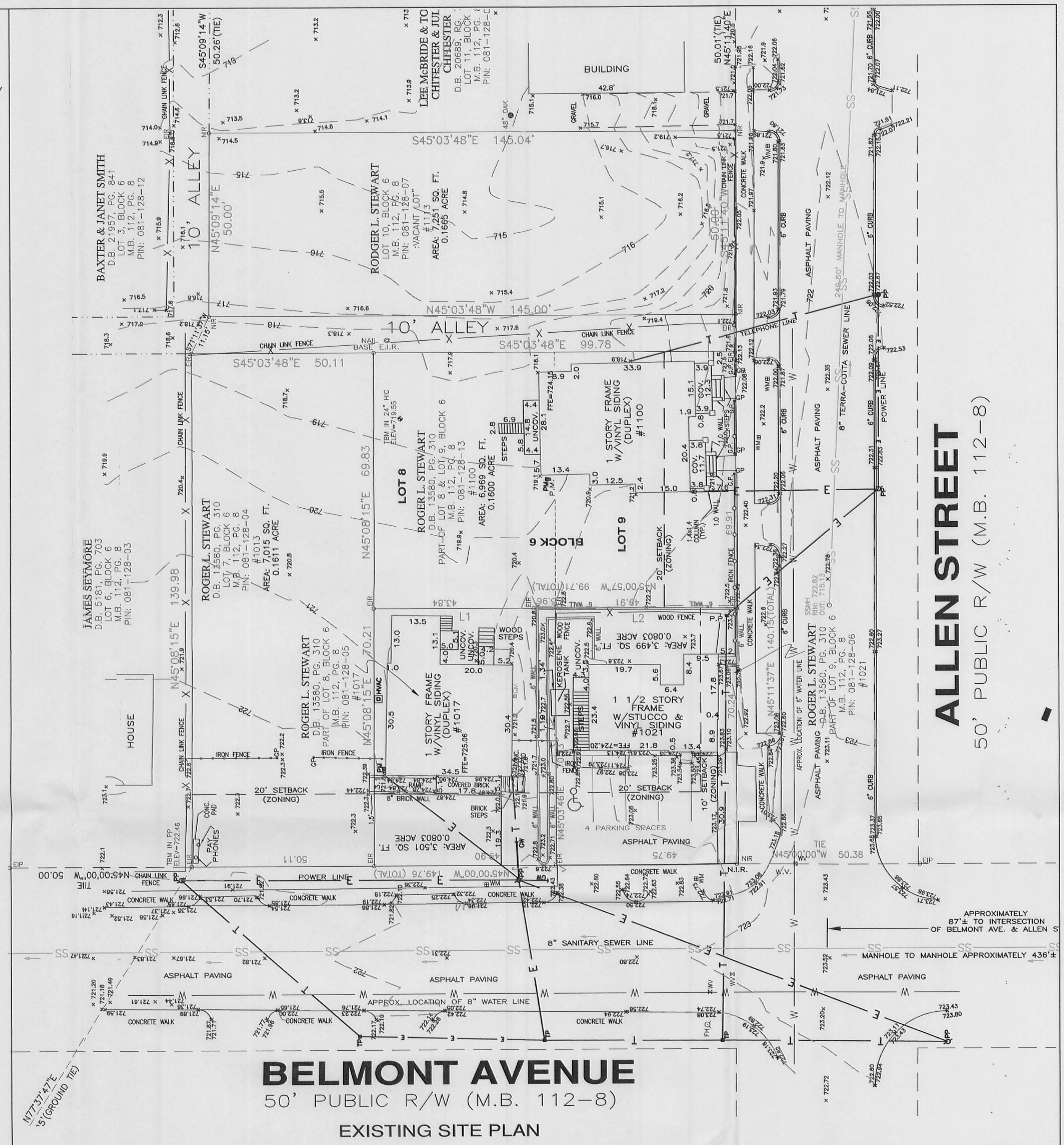
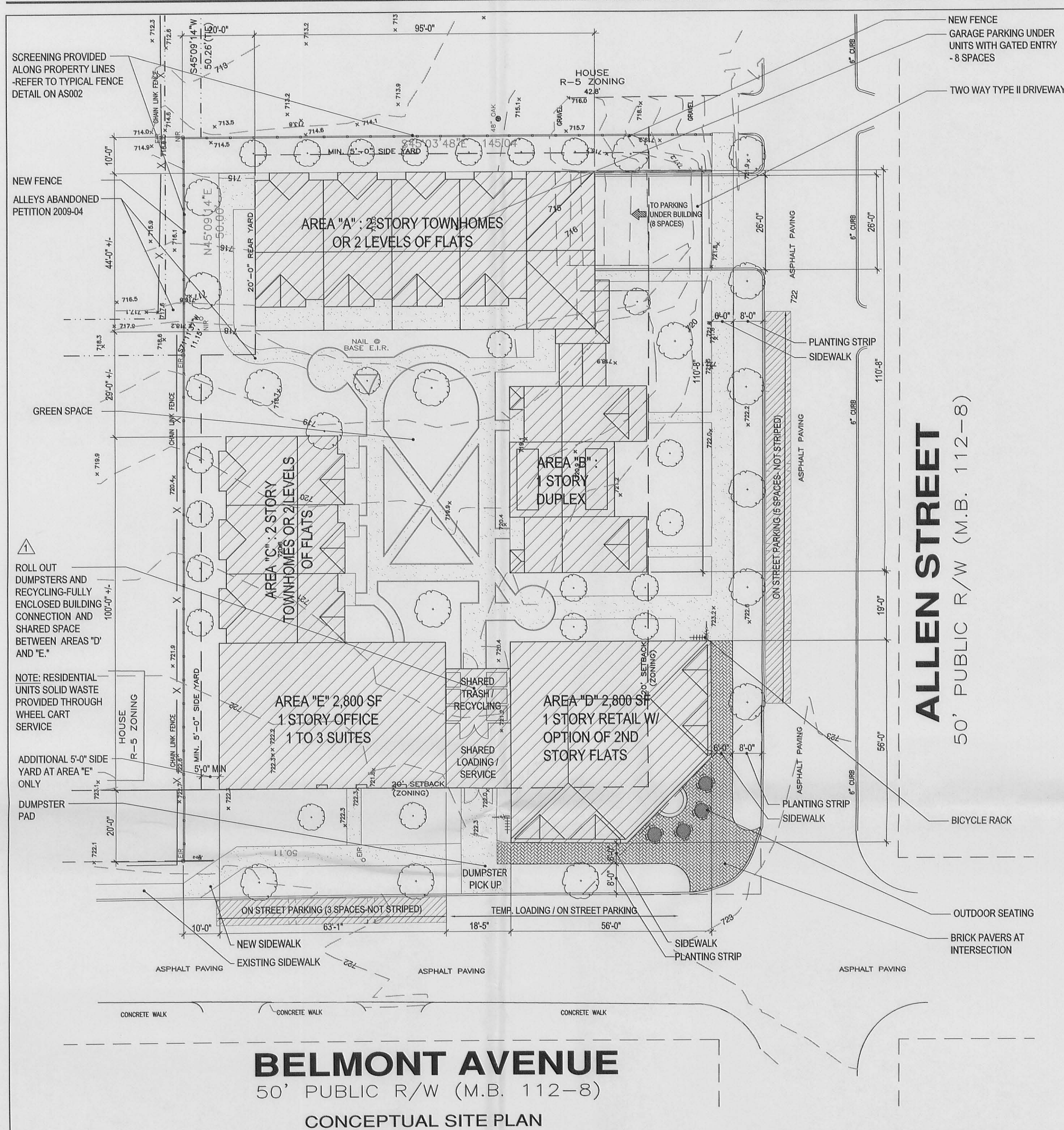


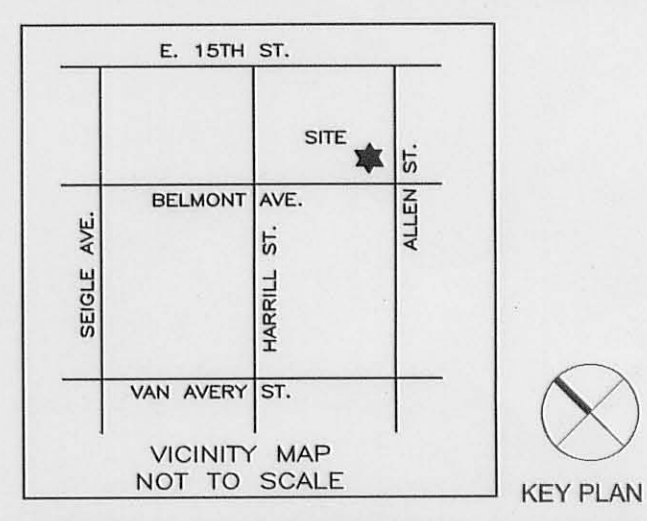


NO.	DATE	REVISION
1	1-15-10	REZONING STAFF REVIEW COMMENTS
2	2-19-10	STAFF REVIEW COMMENTS-CYCLE 2

APPROVED BY
CITY COUNCIL

MAR 18 2010

SEAL



PERKINS EASTMAN ARCHITECTS PC

520 WEST SIXTH 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#

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Landscape:
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Other: (Delete as required.)
COMPANY
STREET ADDRESS
CITY, STATE, TEL#

Other: (Delete as required.)
COMPANY
STREET ADDRESS
CITY, STATE, TEL#

PROJECT TITLE:

BELMONT KORNERS

REZONING PETITION:
2010-013

PROPOSED ZONING:
UR-3 (CD) S.P.A.

1021 BELMONT AVE
CHARLOTTE, NC 28205

PROJECT No: 33261.00

DRAWING TITLE:

TECHNICAL
SITE PLAN
& SURVEY

SCALE: 1" = 20'-0"

AS001

FOR REZONING SUBMITTAL

NOVEMBER 23, 2009

FEB 19 2010

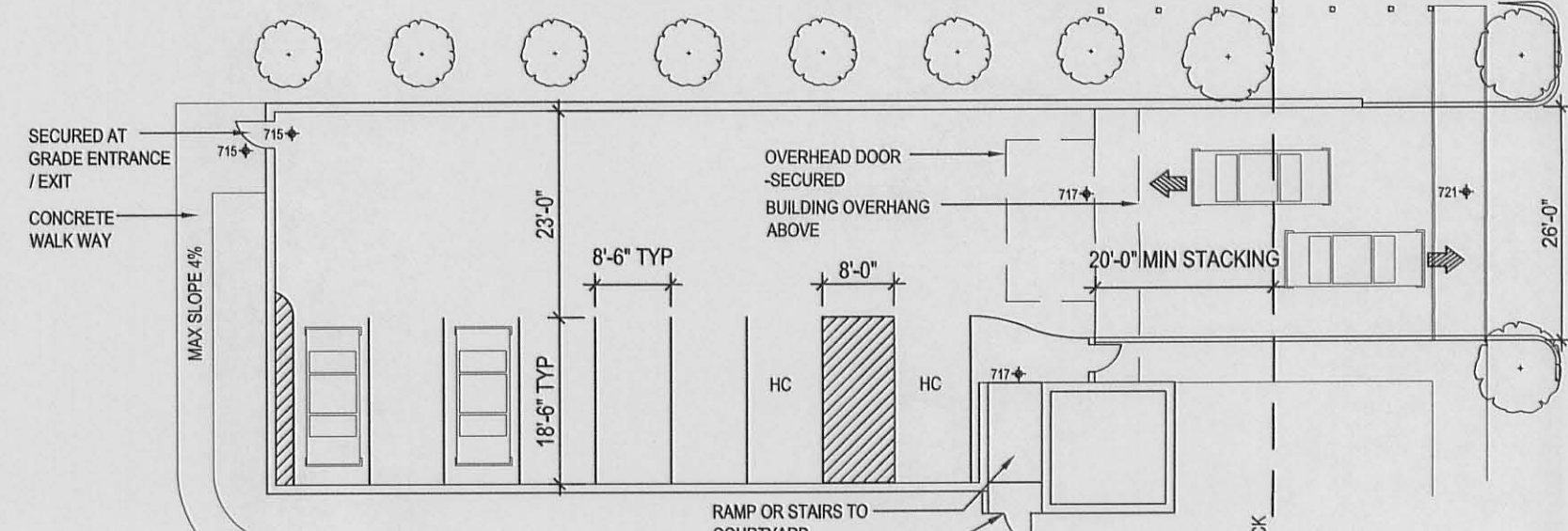
2010-013

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 BLOCK SEPARATION: 10 FEET
(MAXIMUM HEIGHT: 40 FEET)
MAXIMUM FAR: 2.0
PROPOSED FAR: 31,500 SQFT / 29,705 SQFT = 1.06 FAR
UR-3 COMMERCIAL USE CALCULATION (SECTION 9-403):
BUILDING FOOTPRINT (AREA C,D,E COMBINED) = 7,910 +/- SF
TOTAL COMMERCIAL AREA: 5,600 SF
7,910 / 5,600 = 1.41

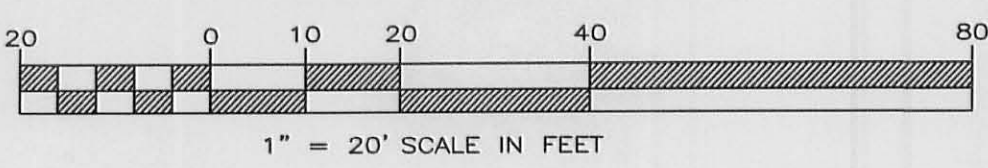
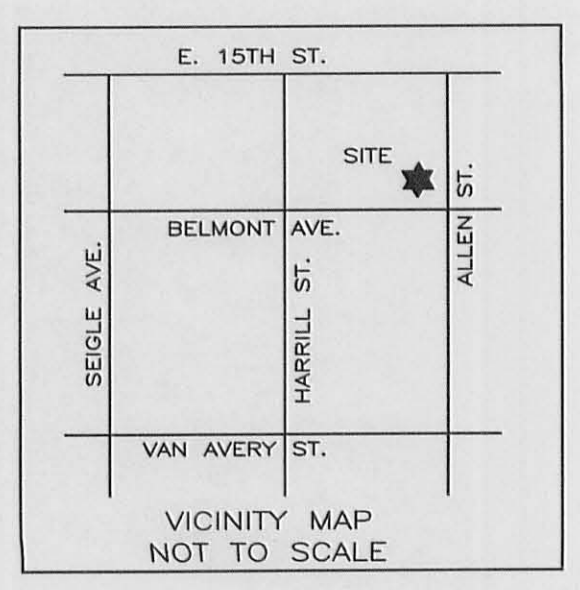
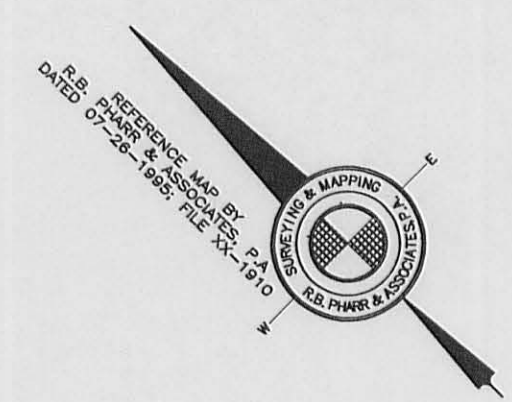
- USES OFFERED IN THIS PROJECT'S REZONING WILL CONSIST OF DUPLEX AND ATTACHED DWELLINGS AS WELL AS BUSINESS AND OFFICE USE LIMITED TO THOSE PERMITTED IN B-1
- BUSINESS OR OFFICE USE ARE NOT PERMITTED AS FREE STANDING USES AND WILL BE COMBINED WITH RESIDENTIAL USES IN THE SAME STRUCTURE
- LANDSCAPE, STREETSCAPE, 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
- EACH PARCEL SHALL BE INSPECTED FOR UNDERGROUND STORAGE TANKS PRIOR TO ANY DEMOLITION OR GRADING ACTIVITY. ANY UNDERGROUND STORAGE TANKS IDENTIFIED SHALL BE REMOVED PER NODERN GUIDELINES
- OUTDOOR SEATING SHALL NOT BE PLACED IN THE SETBACK OR OBSTRUCT THE SIDE WALK OR DOOR.
- PROPOSED DEVELOPMENT IS AGE-RESTRICTED AND TO BE OCCUPIED BY PERSONS OVER THE AGE OF 55.
- NO WALL PAK LIGHTING IS ALLOWED.
- BEAUTY/NAIL SALONS AND BARBER SHOPS SHALL BE PROHIBITED USES.

16 RESIDENTIAL UNITS FOR THE ELDERLY	TOTAL GROSS SFT: 10,970
RETAIL	2800 GROSS SFT
OFFICES	2800 GROSS SFT
PARKING UR-3	MINIMUM MAXIMUM
MULTI-FAMILY (ELDERLY)	0.25 0.5
NONRESIDENTIAL	0 1/400
	GROSS SFT
REQUIRED PARKING:	4 SPACES
PARKING PROVIDED:	8 GARAGE SPACES (5.0 ON-STREET (BELMONT AVE) ON-STREET (ALLEN ST) 16 SPACES TOTAL



CONCEPTUAL UNDER BUILDING PARKING PLAN

NOTE: PARKING GATE AND ALL PEDESTRIAN DOORS FROM AND OUT OF THE PARKING AREA SHALL BE SECURED WITH CONTROLLED ACCESS / EGRESS POINTS - SPECIFIC SYSTEM NOT YET CHOSEN



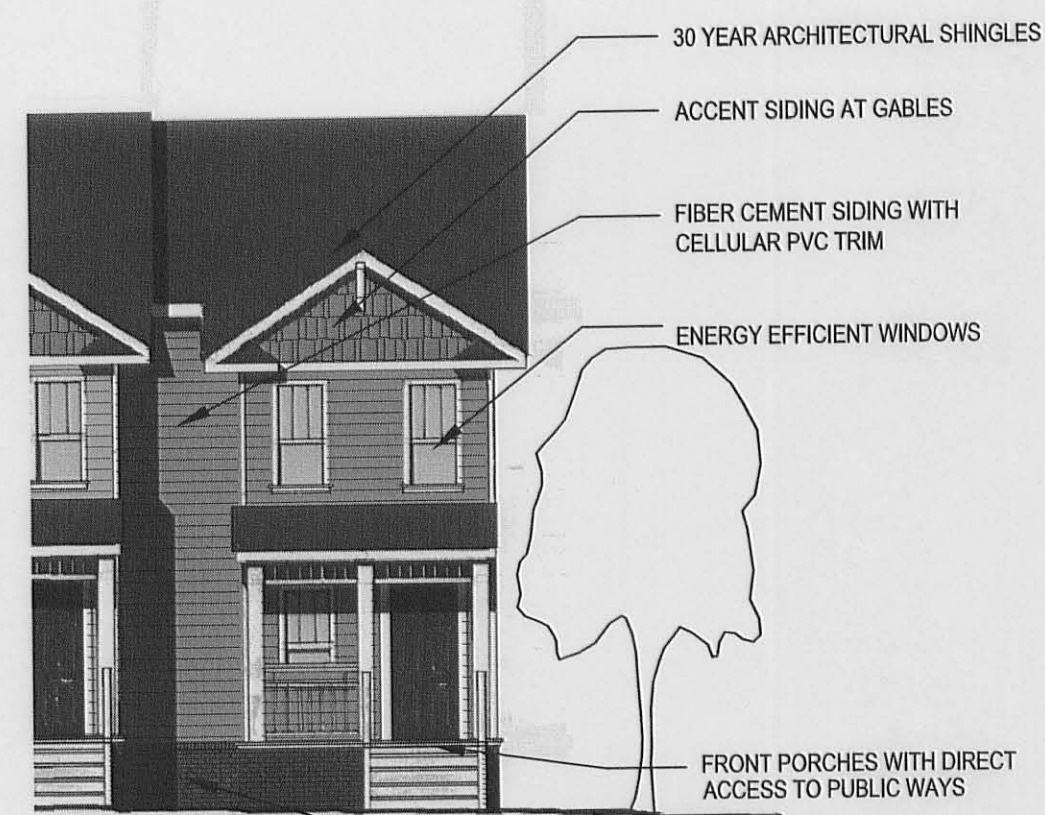
OWNER: ROGER STEWART
#1013, #1017, & #1021 BELMONT AVENUE
& #1100 ALLEN STREET
CHARLOTTE, MECKLENBURG COUNTY, N.C.
LOTS 7, 8, & 9, BLOCK 6, BELMONT SPRINGS
MAP BOOK 112, PAGE 8
TAX PARCELS: 081-128-04, 05, 06, 07, & 13
DEED BOOK 8924, PAGE 934

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

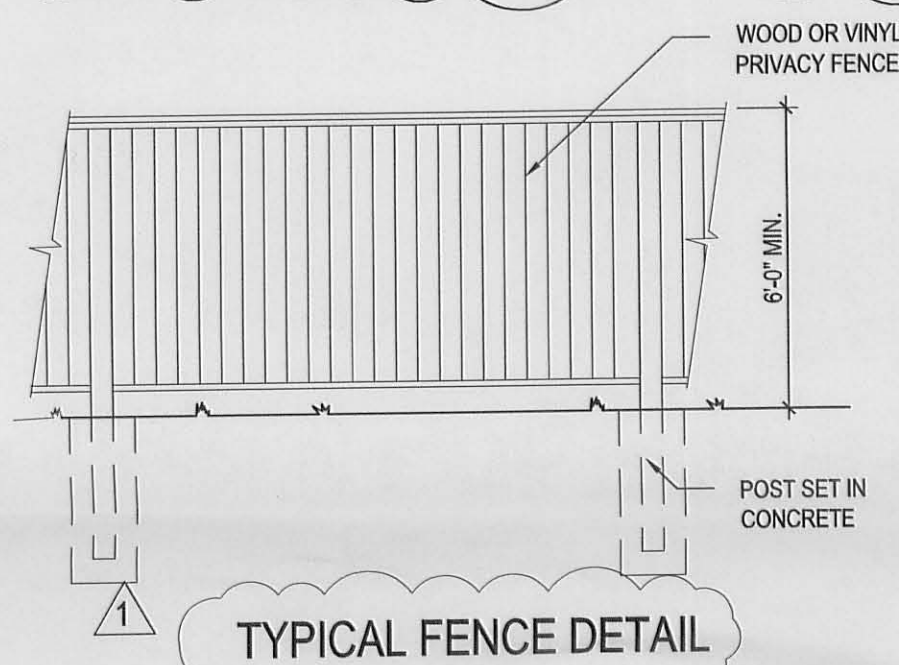
PETITION 2010-013

ELEVATION NOTES:

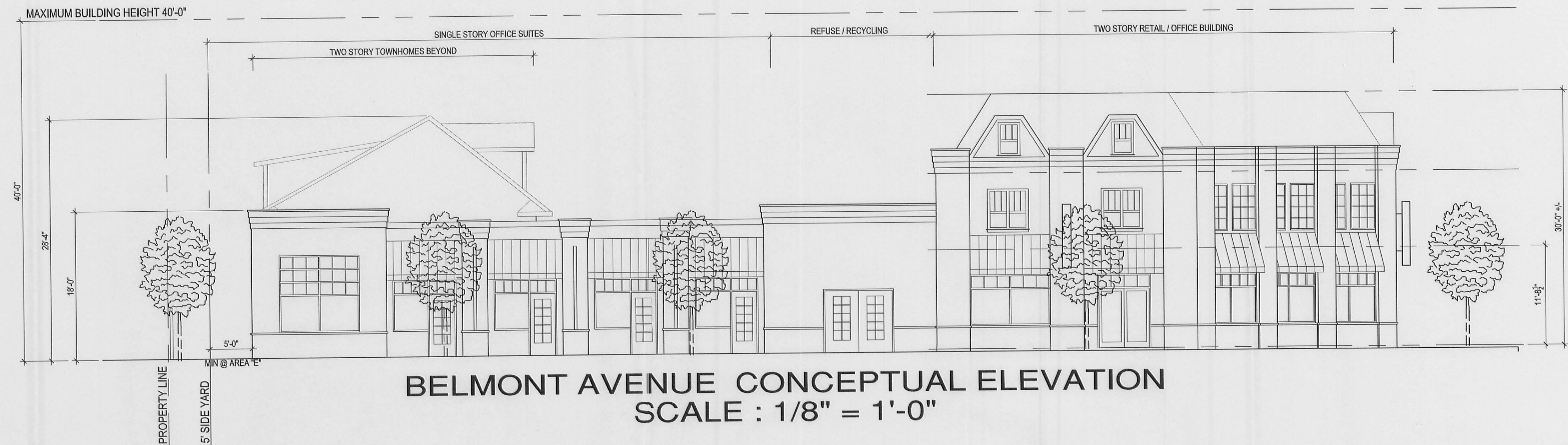
1. ELEVATIONS ARE CONCEPTUAL IN NATURE TO INDICATE APPROXIMATE RELATIONSHIPS, SCALE, AND AESTHETIC. THEY DO NOT REPRESENT THE FINAL DESIGN.
2. FINAL DESIGN SHALL FOLLOW BELMONT AREA REVITALIZATION PLAN DESIGN GUIDELINES FOR AESTHETIC AND MATERIALS AND CONFORM WITH UR-3 REQUIREMENTS.
3. MAXIMUM BUILDING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



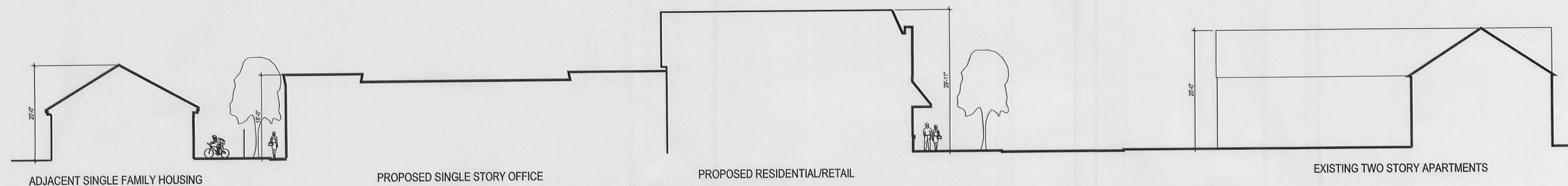
1
TYPICAL INTERIOR COURTYARD TOWNHOME ELEVATIONS, MATERIALS, AND DESIGN ELEMENTS



TYPICAL FENCE DETAIL



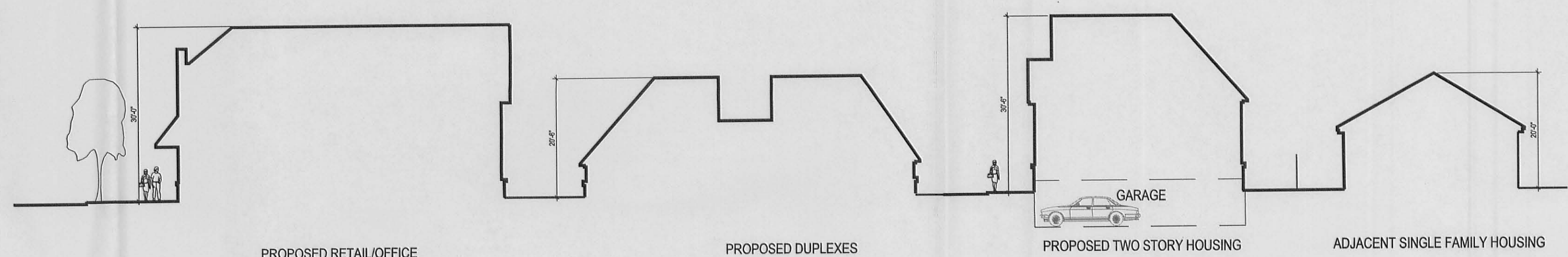
BELMONT AVENUE CONCEPTUAL ELEVATION
SCALE : 1/8" = 1'-0"



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



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



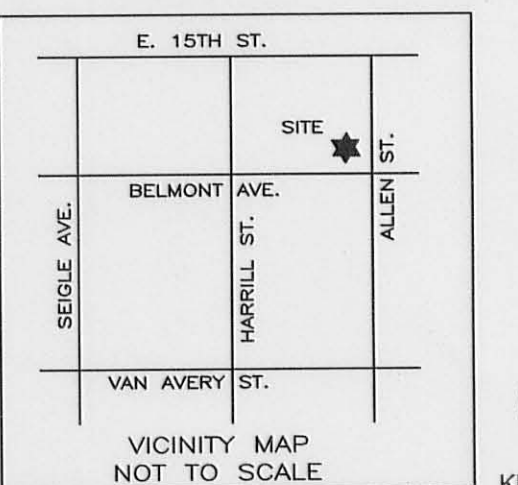
STREET SECTION ALONG ALLEN STREET
SCALE : 1/16" = 1'-0"

NO.	DATE	REVISION
1	1-15-10	REZONING STAFF REVIEW COMMENTS

APPROVED BY
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MAR 18 2010

SEAL



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PROJECT TITLE:

**BELMONT KORNERS
REZONING PETITION:
2010-013**

**PROPOSED ZONING:
UR-3 (CD) S.P.A.**

1021 BELMONT AVE
CHARLOTTE, NC 28205

PROJECT No: 33261.00

DRAWING TITLE:

**CONCEPTUAL
ELEVATIONS**

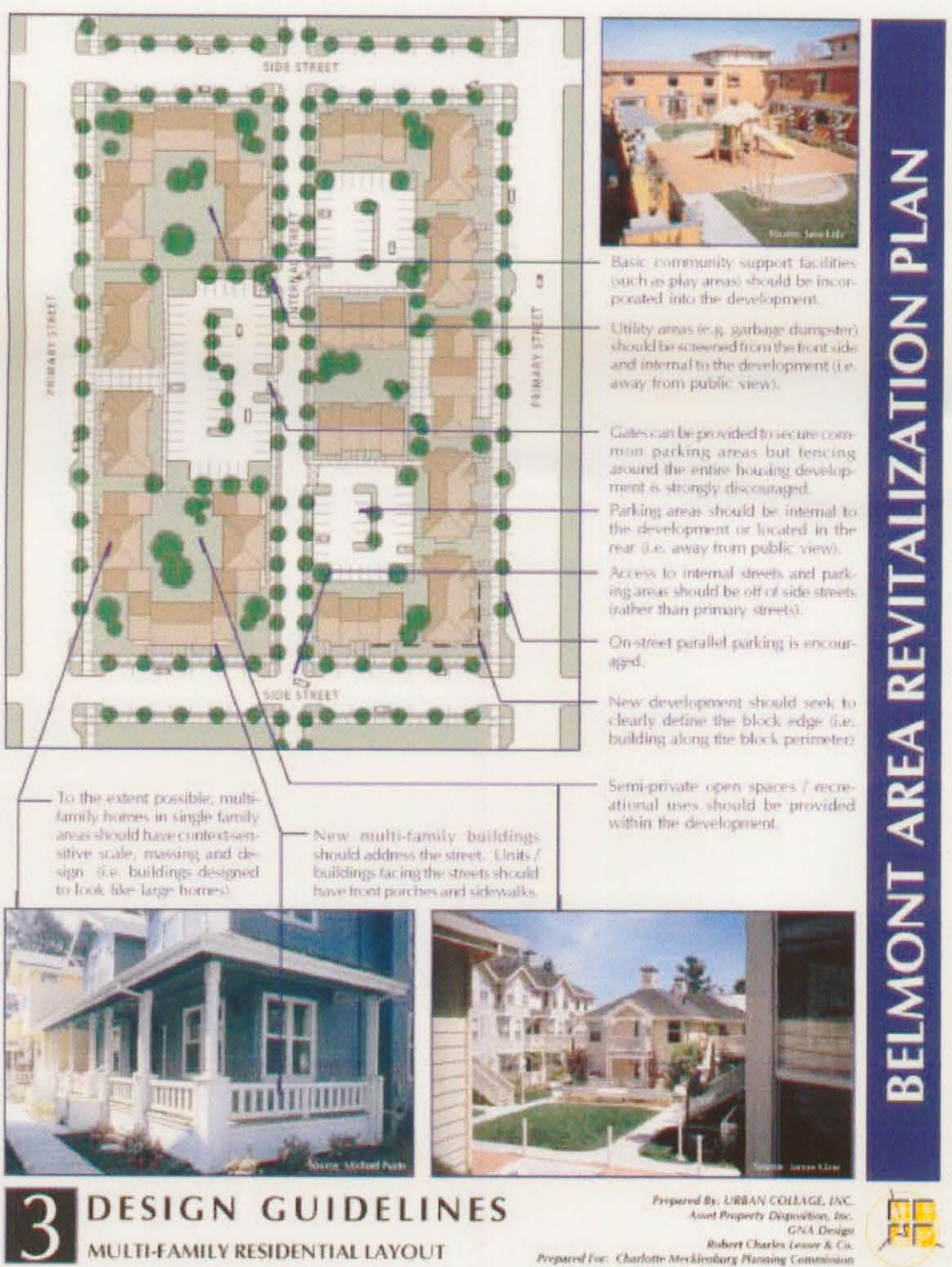
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AS002

FOR REZONING SUBMITTAL

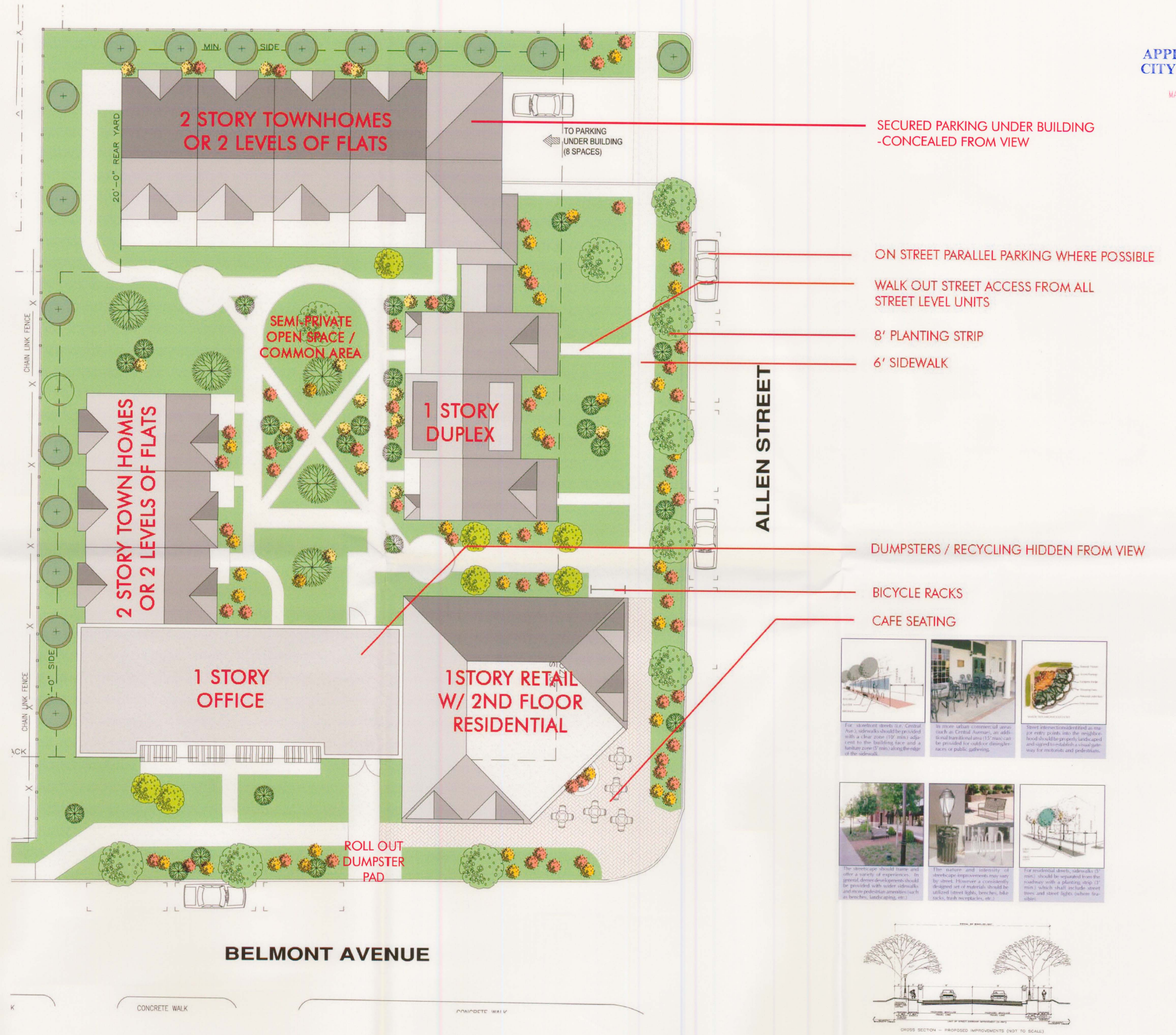
NOVEMBER 23, 2009

PETITION 2010-013



"The cornerstone of the plan is a commitment to **preserving the single family character** of Belmont's neighborhood core...and to propose improvements that support revitalization and **improve neighborhood livability**"

From the Belmont Revitalization Plan, May 12, 2003



BELMONT KORNERS REDEVELOPMENT

Belmont Avenue and Allen Street

PERKINS EASTMAN



BELMONT AVE. STREETSCAPE - VIEW LOOKING SOUTH



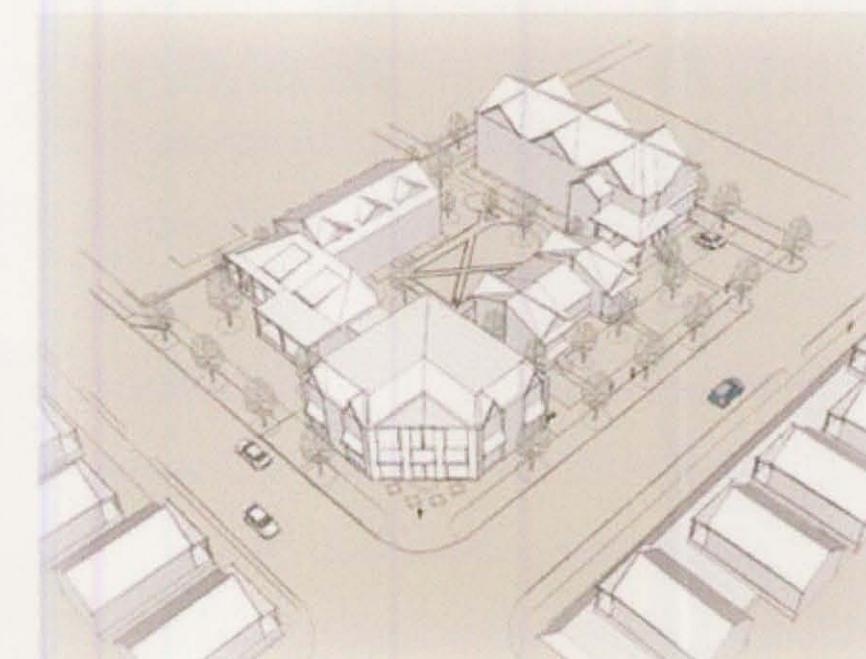
ALLEN ST. STREETSCAPE - VIEW LOOKING WEST

Belmont will be a family oriented community, diverse in age, culture, and income, that promotes **public safety, economic and social development, affordable housing, and community pride** -- A place to live, work, and play.

From the Belmont Area Revitalization Plan, May 12, 2003



BELMONT AVE. AND ALLEN ST. INTERSECTION -VIEW LOOKING NORTH



BELMONT KORNER'S REDEVELOPMENT

Belmont Avenue and Allen Street

PERKINS EASTMAN