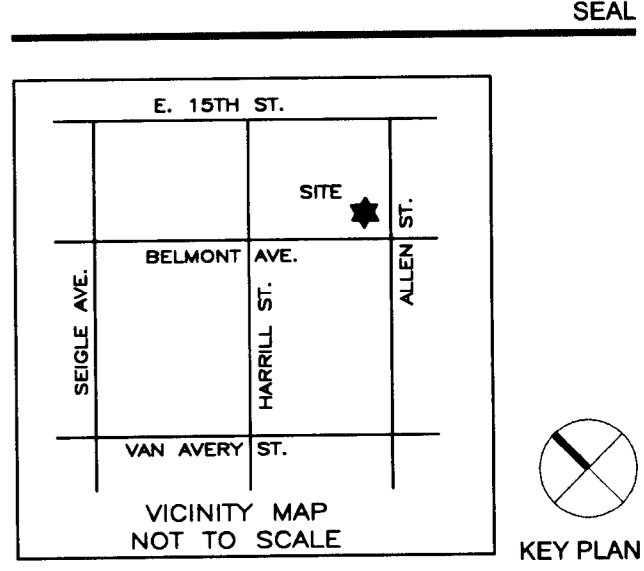


NO.	DATE	REVISION
1	1-15-10	REZONING STAFF REVIEW COMMENTS
2	2-19-10	STAFF REVIEW COMMENTS-CYCLE 2



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.#

Civil / Site:  
**COMPANY**  
STREET ADDRESS  
CITY, STATE, TEL.#

Structural:  
**COMPANY**  
STREET ADDRESS  
CITY, STATE, TEL.#

MEP:  
**COMPANY**  
STREET ADDRESS  
CITY, STATE, TEL.#

Landscape:  
**COMPANY**  
STREET ADDRESS  
CITY, STATE, TEL.#

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

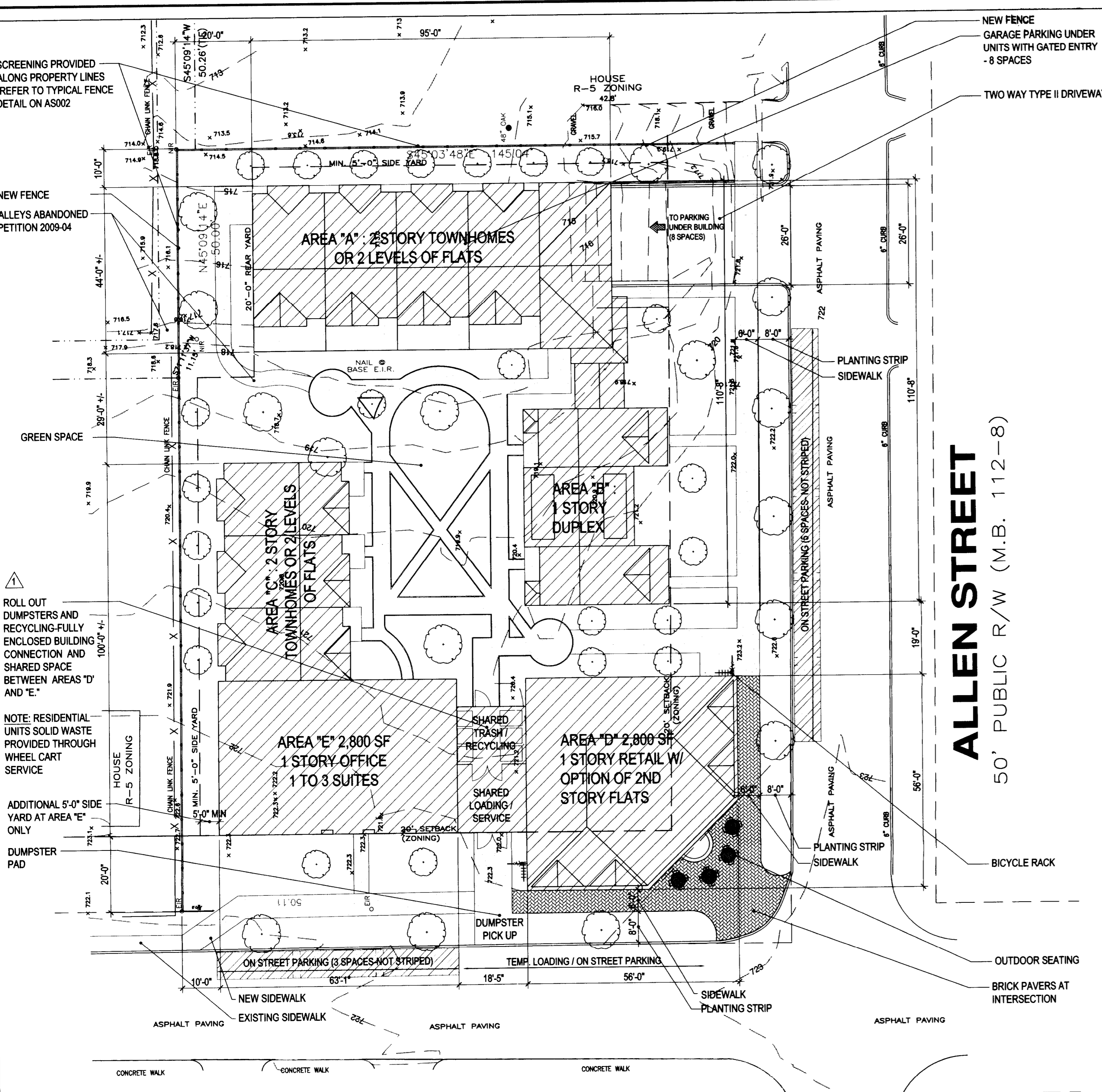
PROJECT No: 33261.00

DRAWING TITLE:  
**TECHNICAL SITE PLAN & SURVEY**

SCALE: 1" = 20'-0"  
**AS001**

FOR REZONING SUBMITTAL  
NOVEMBER 23, 2009

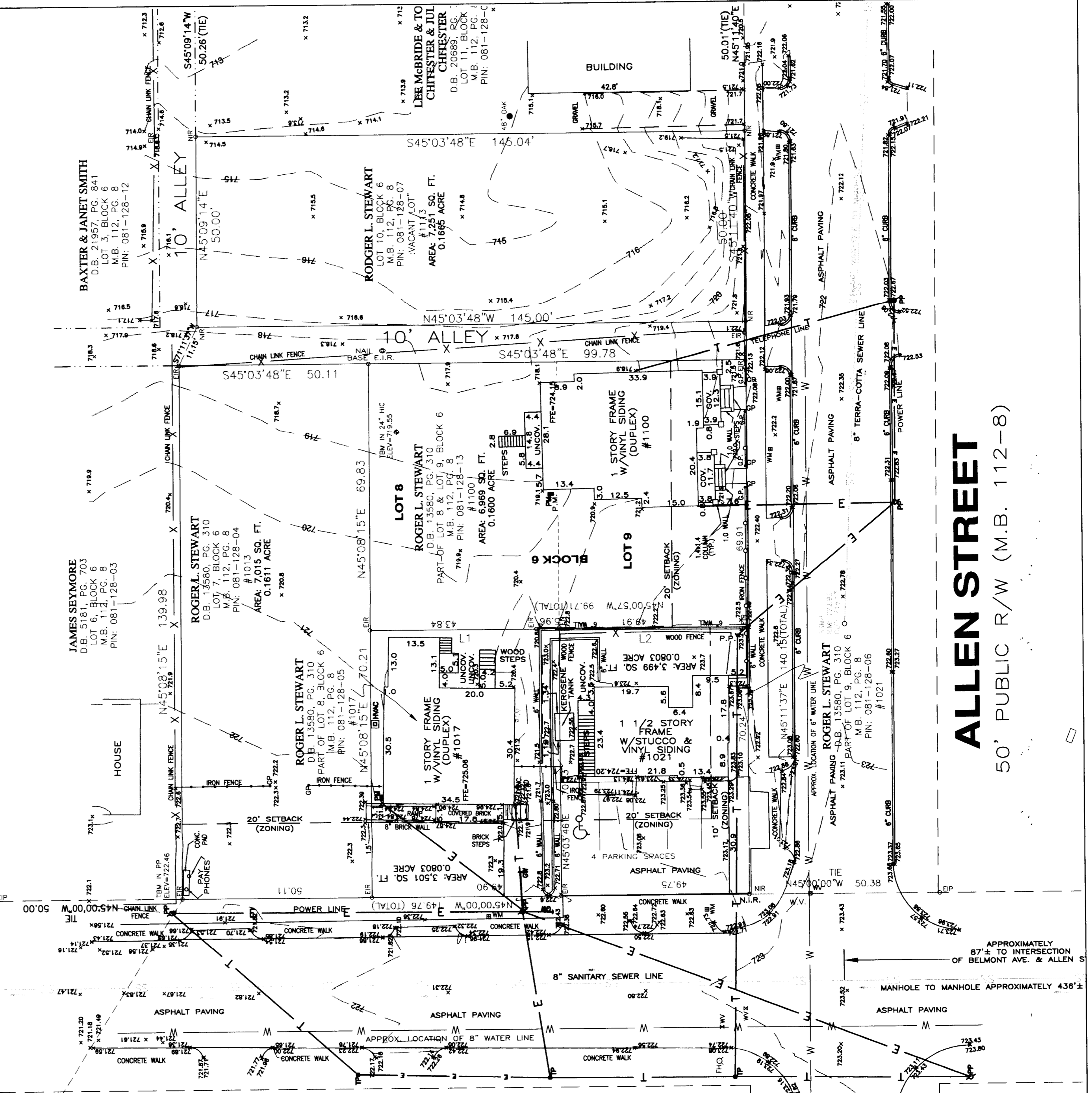
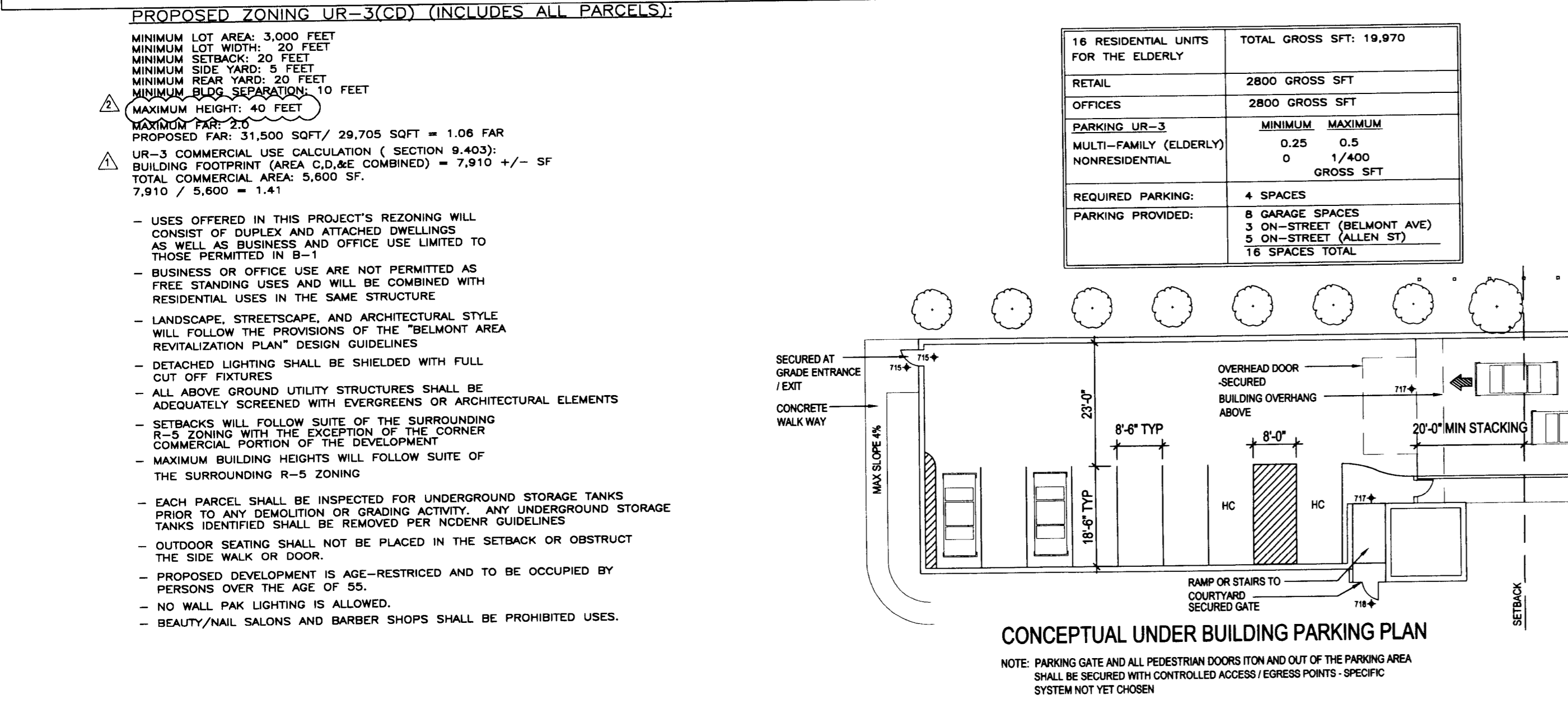
2010-013



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

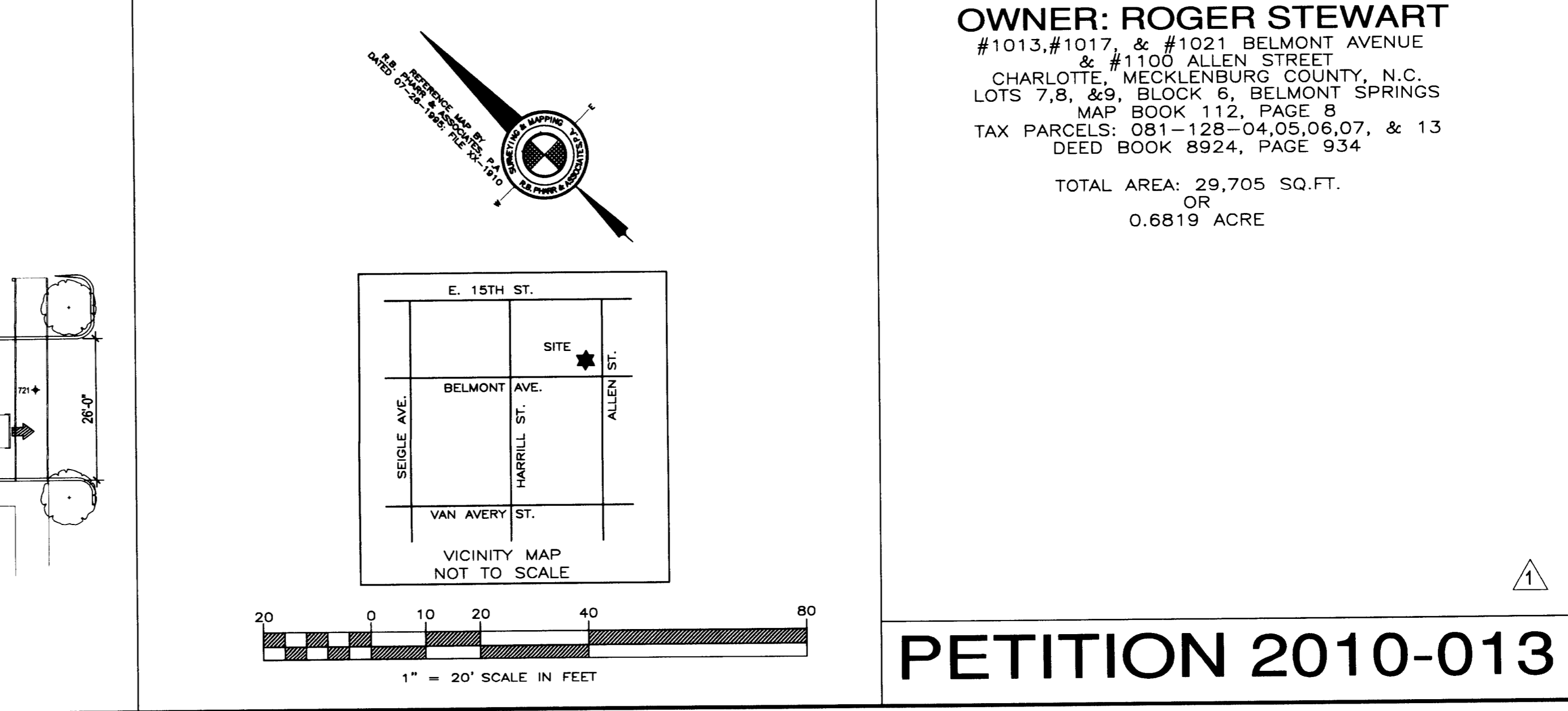
MINIMUM LOT AREA: 3,000 FEET  
MINIMUM LOT WIDTH: 50 FEET  
MINIMUM SETBACK: 20 FEET  
MINIMUM SIDE YARD: 5 FEET  
MINIMUM REAR YARD: 20 FEET  
MINIMUM SIDE SEPARATION: 10 FEET  
(MAXIMUM HEIGHT: 40 FEET)  
MAXIMUM FSR: 2.0  
PROPOSED FAR: 31,500 SQFT / 29,705 SQFT = 1.08 FAR  
UR-3 COMMERCIAL USE CALCULATION (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 NCEM'S 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.



**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**