

**REZONING PETITION  
2012-XXX  
FOR PUBLIC HEARING**

Drawn Steven H. Doe, P.E.  
Checked Jeffrey I. Smith, P.E.  
Date June 25, 2012  
Revisions

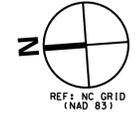
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**New Science Center  
Johnson C. Smith  
University**  
Charlotte, NC

Project Number 696  
Title  
**Existing  
Conditions**

Sheet  
**RZ-01**  
Plate of



**BOUNDARY LINE TABLE**

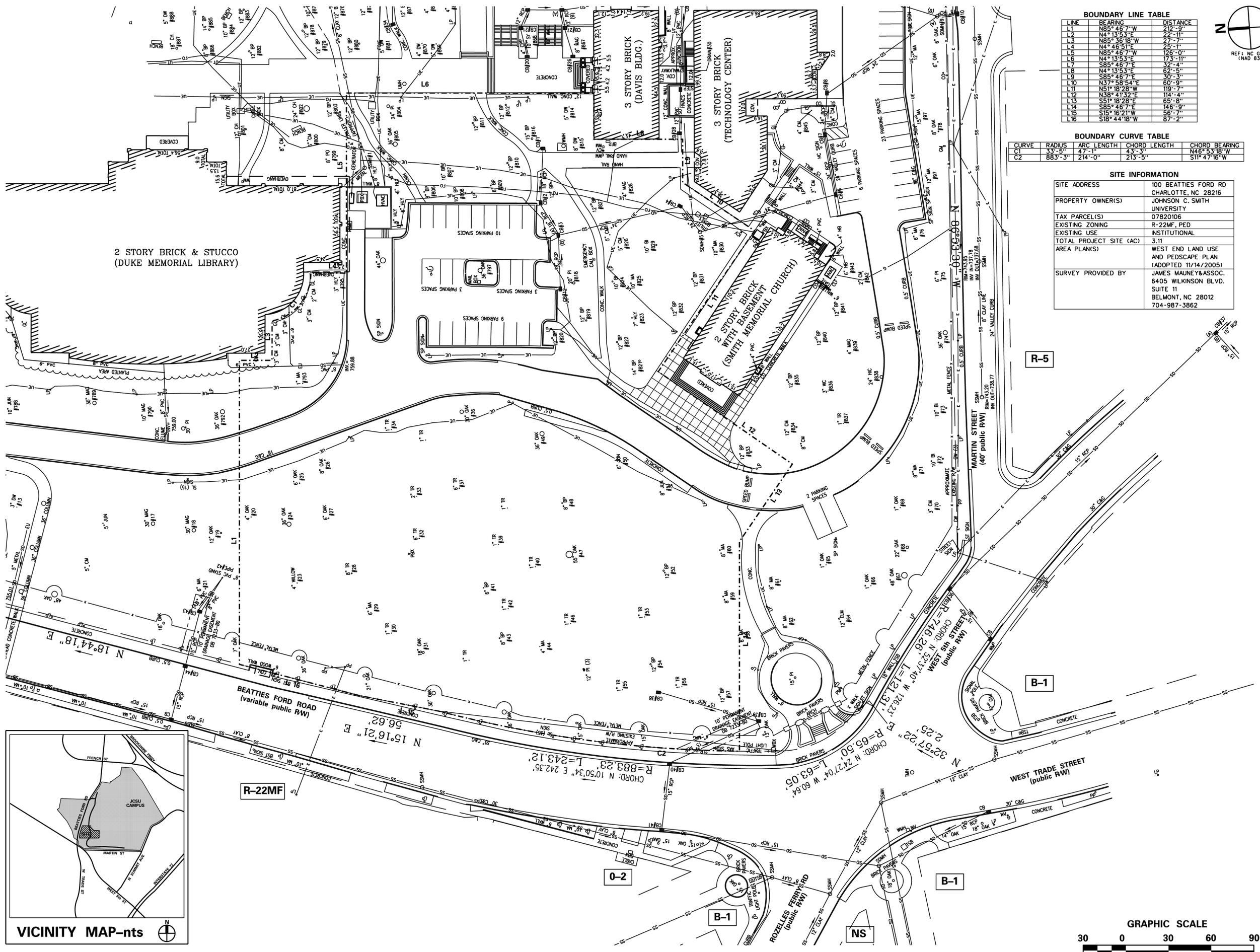
LINE	BEARING	DISTANCE
L-1	N85° 46' 11" W	292'-9"
L-2	N4° 13' 53" E	292'-11"
L-3	N85° 36' 18" W	297'-7"
L-4	N4° 46' 51" E	295'-7"
L-5	N85° 46' 11" W	126'-0"
L-6	N4° 13' 53" E	173'-11"
L-7	S85° 46' 7" E	32'-4"
L-8	N4° 13' 53" E	62'-5"
L-9	S85° 46' 7" E	30'-5"
L-10	N37° 58' 54" E	60'-8"
L-11	N51° 18' 28" W	119'-7"
L-12	N38° 41' 32" E	114'-4"
L-13	S51° 18' 28" W	65'-8"
L-14	S85° 46' 7" E	146'-9"
L-15	S16° 16' 21" W	56'-7"
L-16	S18° 44' 18" W	87'-2"

**BOUNDARY CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C-1	33'-5"	47'-1"	43'-3"	N46° 53' 18" W
C-2	883'-3"	214'-0"	213'-5"	S11° 47' 16" W

**SITE INFORMATION**

SITE ADDRESS	100 BEATTIES FORD RD CHARLOTTE, NC 28216
PROPERTY OWNER(S)	JOHNSON C. SMITH UNIVERSITY
TAX PARCEL(S)	07820106
EXISTING ZONING	R-22MF, PED
EXISTING USE	INSTITUTIONAL
TOTAL PROJECT SITE (AC)	3.11
AREA PLAN(S)	WEST END LAND USE AND PEDSCAPE PLAN (ADOPTED 11/14/2005)
SURVEY PROVIDED BY	JAMES MAUNEY & ASSOC. 6405 WILKINSON BLVD. SUITE 11 BELMONT, NC 28012 704-987-3862



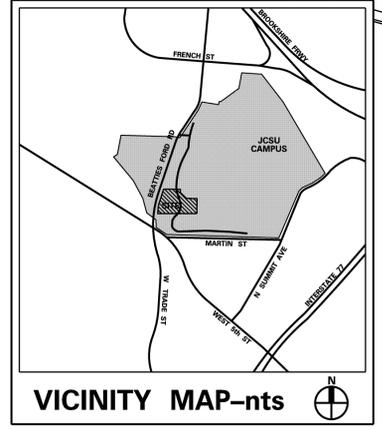
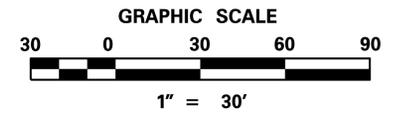
R-5

B-1

0-2

B-1

B-1



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New Science Center  
Johnson C. Smith University

Charlotte, NC

Project Number 696

Schematic  
Site Plan

Sheet

RZ-02

Plate of



**BOUNDARY LINE TABLE**

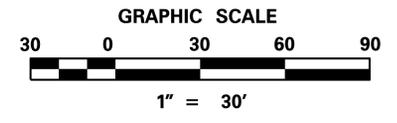
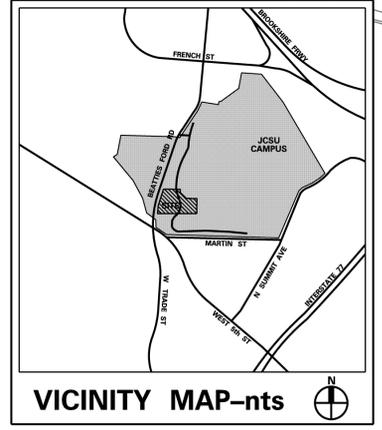
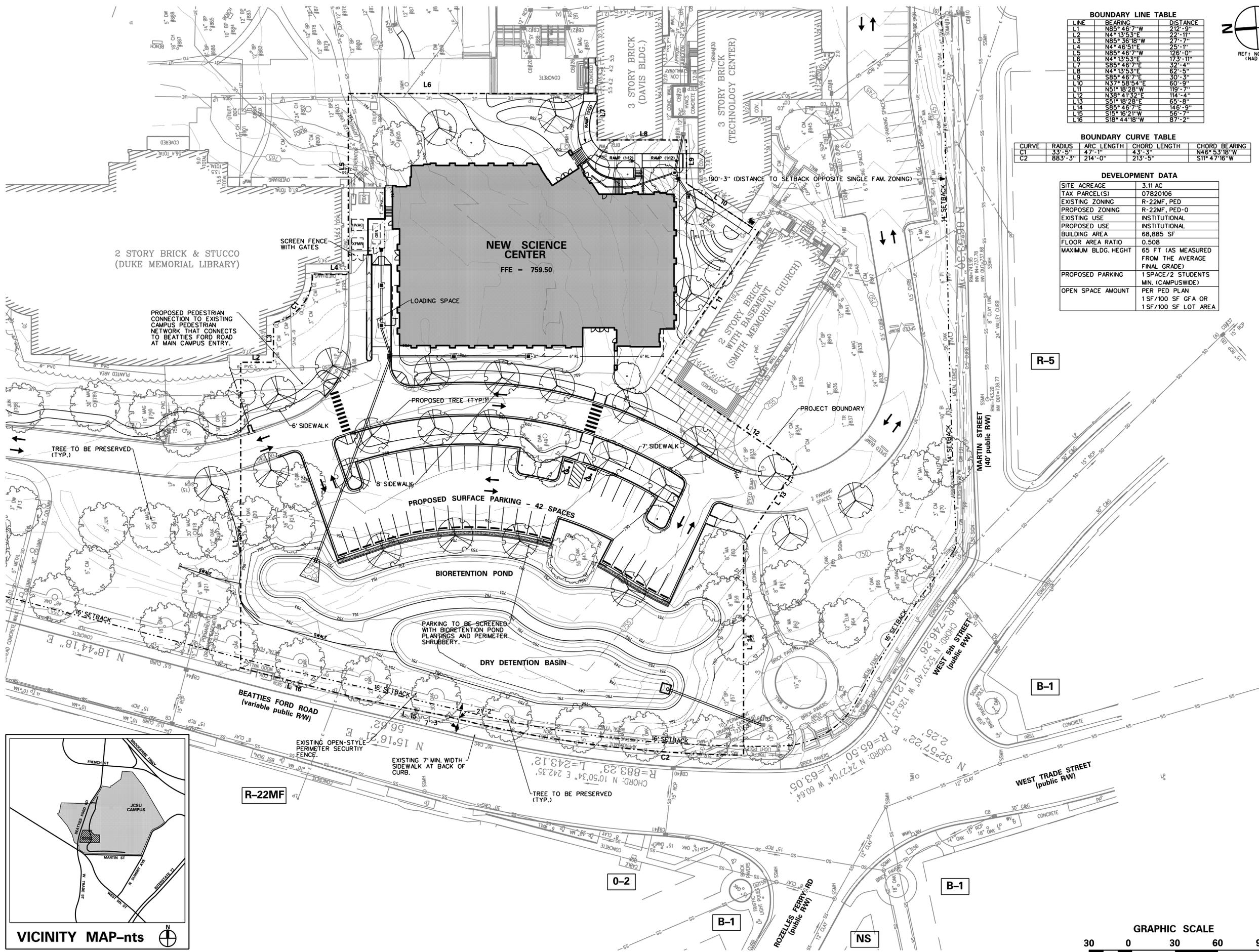
LINE	BEARING	DISTANCE
L1	N85° 46' 11" W	212'-9"
L2	N4° 13' 53" E	29'-11"
L3	N85° 36' 18" W	29'-7"
L4	N4° 46' 51" E	25'-11"
L5	N85° 46' 11" W	126'-0"
L6	N4° 13' 53" E	173'-11"
L7	S85° 46' 7" E	32'-4"
L8	N4° 13' 53" E	62'-5"
L9	S85° 46' 7" E	30'-5"
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**BOUNDARY CURVE TABLE**

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C1	33'-5"	47'-1"	43'-3"	N46° 53' 18" W
C2	883'-3"	214'-0"	213'-5"	S11° 47' 16" W

**DEVELOPMENT DATA**

SITE ACREAGE	3.11 AC
TAX PARCEL(S)	07820106
EXISTING ZONING	R-22MF, PED
PROPOSED ZONING	R-22MF, PED-O
EXISTING USE	INSTITUTIONAL
PROPOSED USE	INSTITUTIONAL
BUILDING AREA	68,885 SF
FLOOR AREA RATIO	0.508
MAXIMUM BLDG. HEIGHT	65 FT (AS MEASURED FROM THE AVERAGE FINAL GRADE)
PROPOSED PARKING	1 SPACE/2 STUDENTS MIN. (CAMPUSWIDE)
OPEN SPACE AMOUNT	PER PED PLAN 1 SF/100 SF GFA OR 1 SF/100 SF LOT AREA



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New Science Center  
Johnson C. Smith  
University

Charlotte, NC

Project Number 696

Title

Site  
Development  
Standards

Sheet

RZ-03

Plate of

DEVELOPMENT DATA

SITE ACREAGE	3.11 AC
TAX PARCEL(S)	07820106
EXISTING ZONING	R-22MF, PED
PROPOSED ZONING	R-22MF, PED-O
EXISTING USE	INSTITUTIONAL
PROPOSED USE	INSTITUTIONAL
BUILDING AREA	68,885 SF
FLOOR AREA RATIO	0.508
MAXIMUM BLDG. HEIGHT	65 FT (AS MEASURED FROM THE AVERAGE FINAL GRADE)
PROPOSED PARKING	1 SPACE/2 STUDENTS MIN. (CAMPUSWIDE)
OPEN SPACE AMOUNT	PER PED PLAN 1 SF/100 SF GFA OR 1 SF/100 SF LOT AREA

1. GENERAL PROVISIONS:

- These Development Standards form a part of the Rezoning Plan associated with this R-22MF PED-O petition to redevelop on approximately 3.11 acres of the Johnson C. Smith University located on the northeast corner of the intersection of Beatties Ford Road and West 5th Street as more particularly shown on the rezoning plan (the "Site"). Development of the Site will be governed by the attached plans and these Development Standards (together with the plans referred to as the "Rezoning Plan") as well as the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Rezoning Plan (including these Development Standards) establish more stringent standards, the regulations established under the Ordinance for the R-22 Multi-Family District with Pedestrian Overlay District (R-22MF PED) Zoning Classification and the adopted West End Land Use Pedscope Plan (the "Pedscope Plan") shall govern development on the Site.
- The layout of the development; the size, configuration, and placement of the building and parking area, the exact alignment of the road; and the depictions of such other site elements on the Rezoning Plan are graphic representations of the proposed development which may be subject to change during the design/development/construction phases. Consequently, except as otherwise expressly specified on the Rezoning Plan, these elements may be subject to alterations or modifications, during the design/development/construction phases, as long as the proposed improvements are in compliance with the accompanying Development Standards and Section 6.207 of the Ordinance.
- To the extent of any conflict between the matters contained in other areas of the Rezoning Plan and the matters set forth in the Development Standards, the Development Standards shall govern.

2. OPTIONAL PROVISIONS:

- The Petitioner seeks the optional provision to allow surface parking and vehicular maneuvering between the setback along Beatties Ford Road and the proposed building.
- The Petitioner seeks the optional provision to allow modification to the Beatties Ford Road Streetscape from the required 8' planting strip and 8' sidewalk to preserve the existing mature trees and existing perimeter fence configuration.
- The Petitioner seeks the optional provision to deviate from the minimum parking requirement of 1 space/600 sf as outlined in the PED Overlay District and to revert to the requirement of providing 1 space/2 students as outlined in Table 12.202 of the Ordinance. Parking minimums shall then be calculated based upon the campus-wide student population and all available parking on Campus shall be counted toward meeting that minimum requirement.
- The Petitioner seeks the optional provision to base the minimum required amount of short-term bicycle parking spaces as outlined in Table 12.202 of the Ordinance on only the amount of new vehicular parking spaces provided, and the Petitioner seeks the optional provision to base the minimum required amount of long-term bicycle parking spaces as outlined in Table 12.202 on only the new principal building.
- The Petitioner seeks the optional provision to increase the rate at which the building height can increase relative to its distance from the setback line from one foot building height increase over a horizontal distance of ten feet to one foot building height increase over a horizontal distance of five feet.

3. PERMITTED USES:

- The Petitioner's intent for the site is to develop a new educational building. The proposed use will be Institutional.

4. TRANSPORTATION:

- The Site will be accessed via the existing interior Campus loop road with the primary Campus access point off of Beatties Ford Road.
- The interior loop road alignment will be slightly modified to accommodate the new building footprint.
- A new surface parking lot is proposed to be located between the Beatties Ford Road setback and the proposed building, located on the west side of the re-aligned interior loop road.
- The Petitioner seeks the optional provision to allow surface parking and vehicular maneuvering between the setback along Beatties Ford Road and the proposed building.

5. ARCHITECTURAL STANDARDS:

- The proposed building to be developed on site will not exceed 65 feet in height as measured from average grade around the building.
- The Petitioner seeks the optional provision to increase the rate at which the building height can increase relative to its distance from the setback line from one foot building height increase over a horizontal distance of ten feet to one foot building height increase over a horizontal distance of five feet.
- Roof top HVAC and related mechanical equipment will be screened from public view at grade.
- The attached elevations associated with the building to be located on the Site are included to reflect the architectural style and quality of the building that will be constructed, it being understood that the actual building so constructed may vary from this illustration as long as the general architectural concept and intent shown is maintained. The proposed building material will be Red Carolina Brick, matching the red of existing Campus brick. Cast stone and precast light in color shall be used as building accents and details. Colors should be similar and/or compatible with existing campus building's stone details.
- Most of Johnson C. Smith University's buildings are two-to-three story structures not exceeding 100 feet in height. The Petitioner intends to maintain the proposed building's scale to be compatible with the existing building heights.
- Design of the first floor should be articulated in a way that is welcoming and relates to human scale. Facades shall be transparent or translucent to a practical extent, and should offer visibility into the building where possible. Entries shall be transparent and clearly articulated through use of well detailed canopies and elements allowing them to relate to human scale.
- Fences, walls, and barriers should be used only where required for security, screening, grade retention, or delineation of private property boundaries. These should be well articulated and allow for visibility where not serving as screening. Solid fences and walls not used for required screening should be avoided to the extent possible.

6. STREETScape AND LANDSCAPING:

- The Petitioner seeks the optional provision to allow modification to the Beatties Ford Road Streetscape from the required 8' planting strip and 8' sidewalk to preserve the existing mature trees and existing perimeter fence configuration.
- To the extent possible, the Petitioner seeks to protect and preserve as many existing large mature trees on site. In addition, new trees will be planted between the proposed surface lot and the Beatties Ford Road setback to preserve the "Green Bond" that currently exists along the campus perimeter.
- A combination of parking area perimeter shrubs and the tree and shrub planting of the proposed bioretention pond will serve to screen the proposed surface parking lot from public view.
- Planting strips with street trees will be established along the portion of the Campus interior loop road that falls within the Site.
- Bike racks to satisfy long-term and short-term bike parking requirements will be provided at both the east and west entrances of the proposed building.
- The Petitioner seeks the optional provision to base the minimum required amount of short-term bicycle parking spaces as outlined in section 12.202 of the Ordinance on only the amount of new vehicular parking spaces provided, and the Petitioner seeks the optional provision to base the minimum required amount of long-term bicycle parking spaces as outlined in section 12.202 on only the new principal building.

7. ENVIRONMENTAL FEATURES:

- The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.
- The Site will comply with Chapter 21 - The Tree Ordinance.
- The Petitioner is seeking LEED Silver Certification for the proposed building.
- The layout shown on the Site Plan proposes to preserve as many existing trees on the Site as possible. In an attempt to preserve existing trees along Beatties Ford Road, the existing sidewalk/planting strip layout is to remain.

8. PARKS, GREENWAYS AND OPEN SPACE:

- The Petitioner shall adhere to the requirements of the Ordinance for Urban Open Space within this development area.

9. FIRE PROTECTION:

- The Petitioner shall adhere to the requirements of the Charlotte Fire Department for this development area.
- A Charlotte Fire Department approved truck turn around shall be provided at the south terminal end of an existing fire access lane located east of the proposed building and running north to south through Campus

10. SIGNAGE:

- All project signs, banners, flags and pennants for identification or decoration must conform to the Ordinance.

11. LIGHTING:

- All new lighting shall conform to the Ordinance.

12. PHASING:

- Development to be constructed in one phase.

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 Johnson C. Smith  
 University

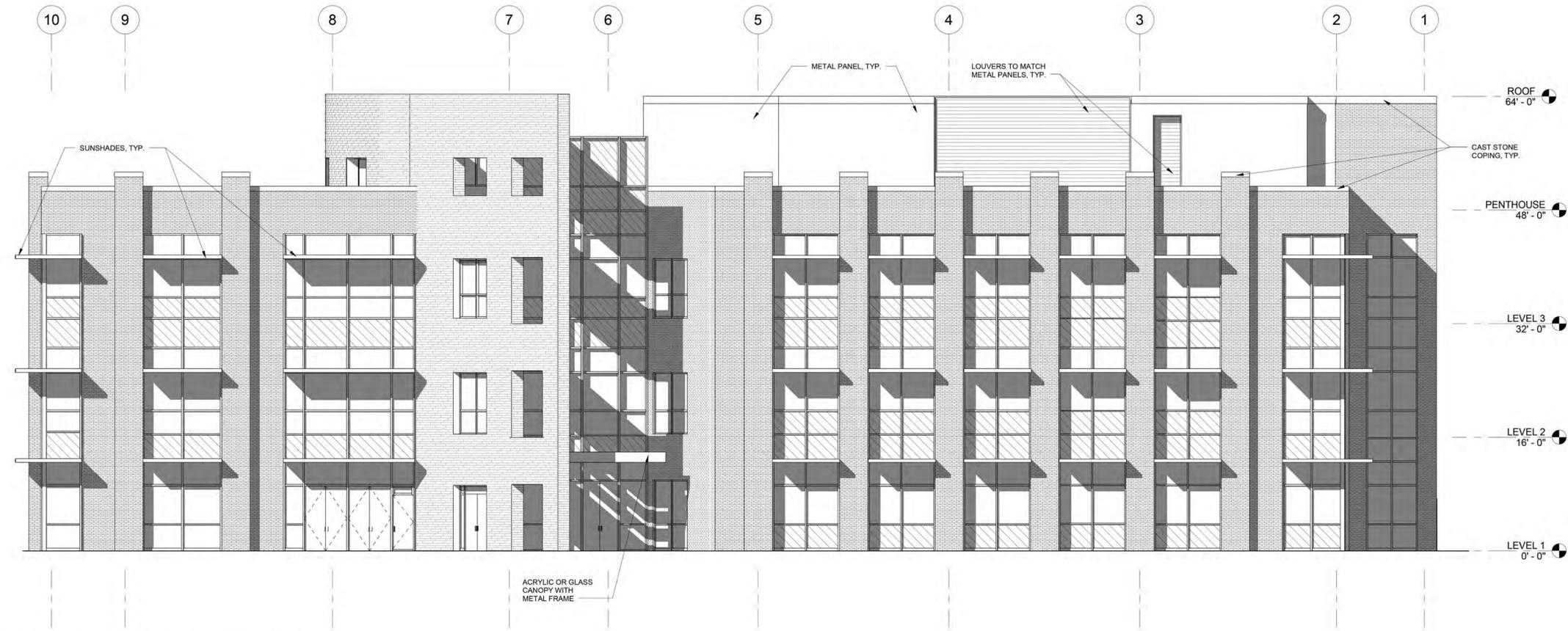
Charlotte, NC

Project Number 696

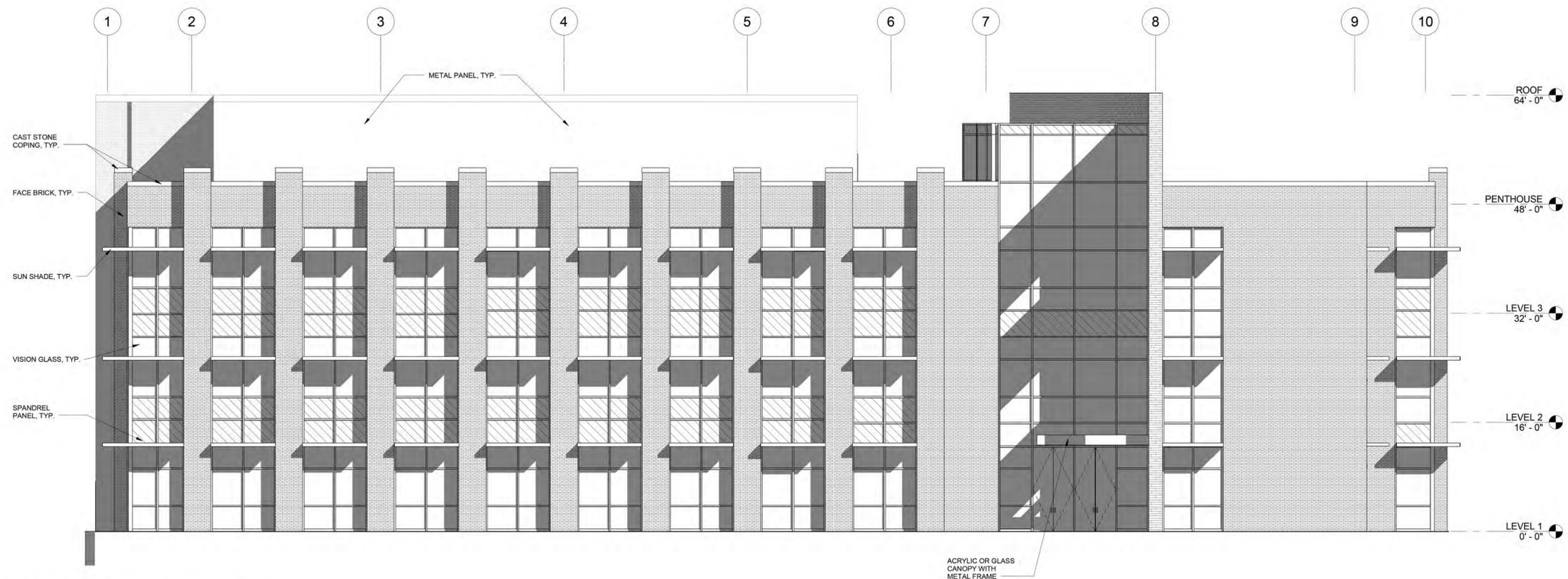
East and West  
 Elevations

Sheet  
**RZ-04**

Plate of



1 EAST ELEVATION - FACING CAMPUS MAIN HISTORIC PROMENADE  
 RZ-04 1/8" = 1'-0"



2 WEST ELEVATION - FACING BEATTIES FORD ROAD SIDE  
 RZ-04 1/8" = 1'-0"

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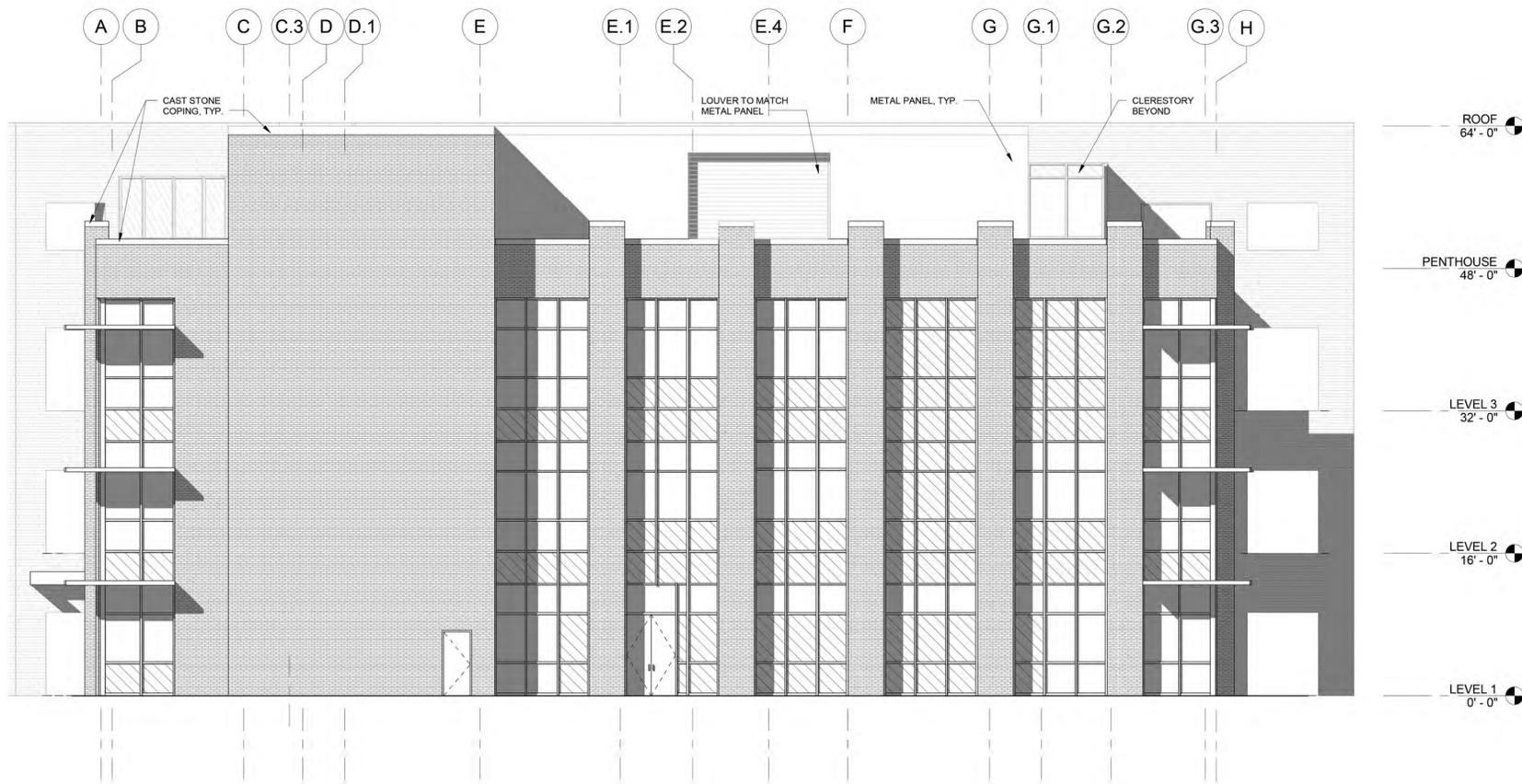
Charlotte, NC

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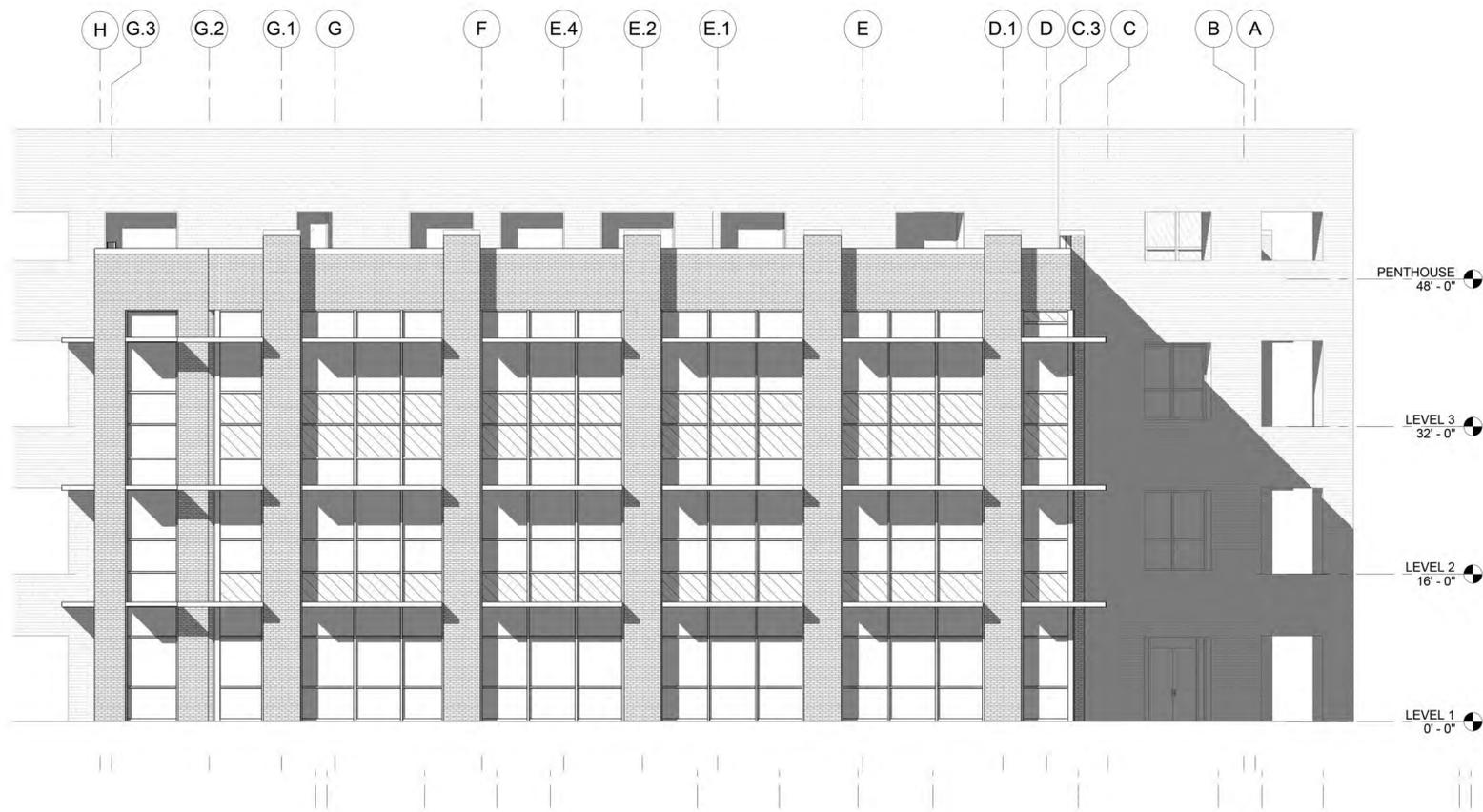
Title  
**North and South  
 Elevations**

Sheet  
**RZ-05**

Plate of



1 NORTH ELEVATION - FACING UNIVERSITY LIBRARY  
 RZ-05 1/8" = 1'-0"



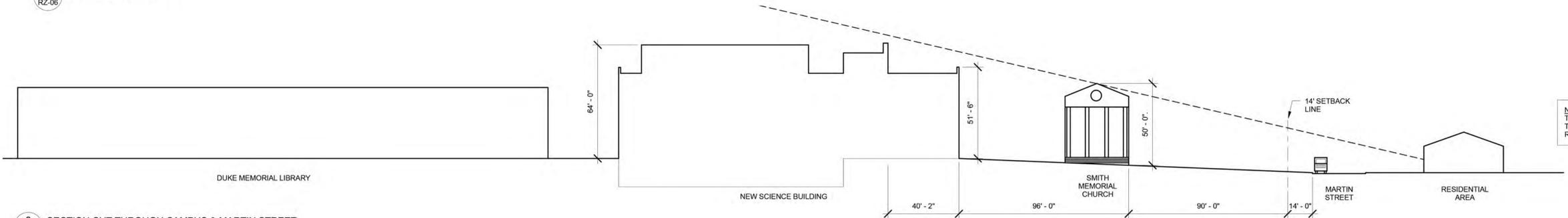
2 SOUTH ELEVATION - FACING UNIVERSITY CHURCH  
 RZ-05 1/8" = 1'-0"



1 VIEW FROM BEATTIES FORD ROAD  
 RZ-06



2 VIEW FROM CAMPUS  
 RZ-06



NOTE:  
 THE UNIVERSITY CHURCH SCREENS  
 THE NEW SCIENCE BUILDING FROM  
 RESIDENCES ALONG MARTIN STREET

3 SECTION CUT THROUGH CAMPUS & MARTIN STREET  
 RZ-06 1/32" = 1'-0"

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Perspective Views

Sheet  
**RZ-06**  
 Plate of