

COMMUNITY MEETING REPORT
Petitioner: Dilworth Center for Chemical
Dependency, Inc.
Rezoning Petition No. 2013-083

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning Commission pursuant to the provisions of the City of Charlotte Zoning Ordinance.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:

A representative of the Petitioner mailed a written notice of the date, time and location of the Community Meeting to the individuals and organizations set out on Exhibit A attached hereto by depositing such notice in the U.S. mail on August 23, 2013. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Wednesday, September 25th, 2013 at 6:00 p m at Dilworth Center for Chemical Dependency, Inc., 2240 Park Road, Charlotte, NC 28203-5941.

PERSONS IN ATTENDANCE AT MEETING (see attached copy of sign-in sheet):

The Community Meeting was attended by those individuals identified on the sign-in sheet attached hereto as Exhibit C. The Petitioner was represented at the Community Meeting by John B. Fryday, AIA/ASID/LEED AP from Fryday & Doyne and Charles Odell of the Dilworth Center for Chemical Dependency.

SUMMARY OF PRESENTATION/DISCUSSION:

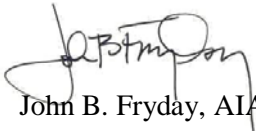
Mr. Fryday welcomed Ms. Katie Zender the only attendee and introduced Mr. Odell. We walked the property and sat down to review the plans and general presentation. We discussed our proposal to rezone an approximately 0.50 site from B-1 (CD) zoning district to B-1 (CD) site plan amendment. Ms. Zender is very familiar with the rezoning process as a representative of the Sedgefield Neighborhood and had some specific questions relative to the project. The following was discussed:

1. Ms. Zender asked: Why is this rezoning necessary?
 - a. We answered that with the original 1984 rezoning, conditions listed allowed no change at all to the building. We reviewed the 1984 rezoning document with Ms. Zender. It was stated that the purpose of our rezoning was to allow for addition to the building as shown in our plans. Ms. Zender had a copy of the staff analysis comments and we reviewed each of those in detail. We noted that it was decided that the sidewalk requirements did not work well for this site given that we were surrounded by parking lots and the sidewalks would simply go to the adjacent parking lot. Ms. Zender stated she at first had thought the reason for the rezoning was lack of parking, and saw that was not an issue in the staff comments.
2. We discussed the legal agreement between the Dilworth Center for Chemical Dependency and all the adjacent property owners relative to the shared parking that they all utilize.
3. Ms. Zender asked about the architectural style, and Mr. Odell indicated the intention was to follow that of the house as they did not want to disrupt the Center's character. Mr. Fryday added

that while they could not duplicate features of the house, the scale and massing of any addition would be meant to complement the existing building. It's placement on the side furthest from any possible public view was intentional so the house remains the most visible object across the Greenway.

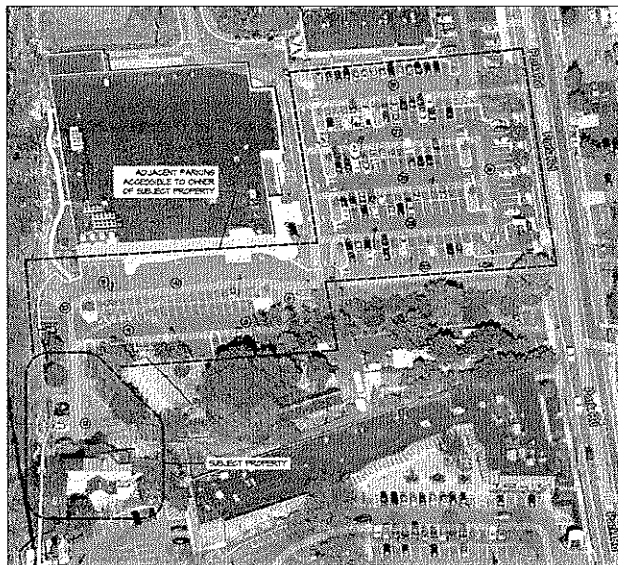
4. The Greenway was discussed at length and its current appearance and lack of maintenance, although they have no bearing on this rezoning.

Respectfully submitted, this 26th day of September, 2013.

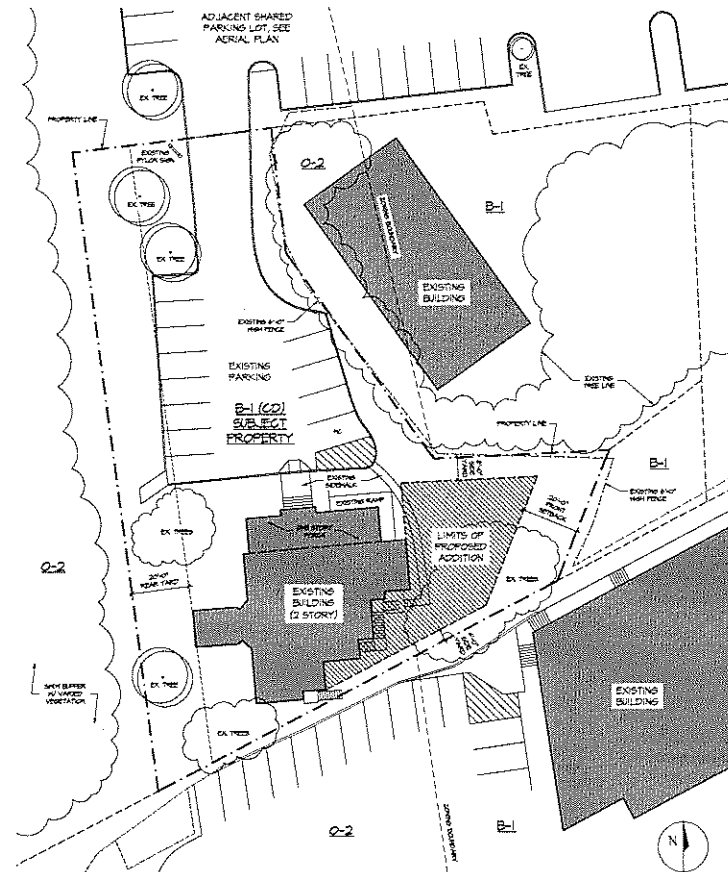


John B. Fryday, AIA/ASID/LEED AP

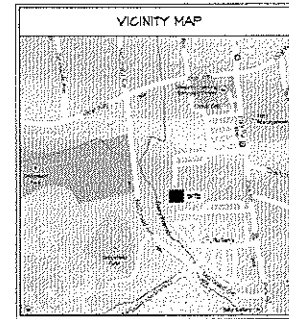
cc: Penny Cothran, Charlotte-Mecklenburg Planning Department



NO SCALE EXTENDED SITE AERIAL PHOTO 02



SCALE: 1" = 20' SITE PLAN 01






- ### SITE PLAN NOTES
- DEVELOPMENTAL DATA TABLE**

SITE AREA	80
TAX PARCELS	13/24
MAP SHEET DISTRICT	UPPER LITTLE ROCK
EXISTING ZONING	B-1 (CO)
EXISTING USE	OFFICE
EXISTING LOT AREA	3200 SQ. FT.
EXISTING COVERED AREA	4400 SQ. FT.
EXISTING PAVED AREA	2400 SQ. FT. MAX.
ADDITION AREA	4400 SQ. FT. MAX.
MAX. BUILDING HEIGHT	30'
MAX. BUILDING FOOTPRINT	40'
MAX. LOT WIDTH	100 FT. MIN. REQUIRED BY ORDINANCE
MAX. SETBACK	30'
MIN. SIDE YARD	5'-6"
MIN. REAR YARD	20'
 - GENERAL PROVISIONS**

DEVELOPMENT OF THE SITE SHALL BE GOVERNED BY THE FOLLOWING:

 - ALL THE SITE PLAN AND DEVELOPMENT STANDARDS LISTED HEREIN.
 - ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE, AS AMENDED, AND ALL APPLICABLE ORDINANCES.
 - ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE CITY OF CHARLOTTE ZONING ORDINANCE, AS AMENDED, AND ALL APPLICABLE ORDINANCES.
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 - PERMITTED USES**
 - OFFICE USE.
 - TRANSFORMATION**
 - EXISTING AUTOMOBILE SPACES TO REMAIN, 20% TOTAL, ON PROPERTY.
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 - ARCHITECTURAL STANDARDS**
 - EXISTING BUILDINGS TO REMAIN WITH EXTERIOR AND INTERIOR MODIFICATIONS TO BE CONSTRUCTED IN A MANNER THAT WILL BE COMPATIBLE WITH THE CHARACTER OF THE EXISTING BUILDING AND COMPLY WITH THE ZONING CLASSIFICATION.
 - STREETSCAPE AND LANDSCAPE**
 - TREES AND VEGETATION ON SITE TO REMAIN AND REPLACEMENTS TO BE MADE AS NECESSARY TO MAINTAIN THE CITY OF CHARLOTTE TREE ORDINANCE REQUIREMENTS.
 - EXISTING VEGETATION MAY BE UTILIZED TO COMPLY WITH TREE SAVE, SOIL RETENTION AND SUPPLY REQUIREMENTS.
 - EXISTING VEGETATION TO REMAIN EXCEPT FOR THAT REMOVED FOR EXPANSION, IF NECESSARY.
 - ALL TREE REMOVALS TO BE REPLACED WITH EQUIVALENTS.
 - ENVIRONMENTAL FEATURES**
 - IF THIS SAUC AREA SHALL BE EXPOSED AS REQUIRED BY THE ORDINANCE BY INCLUDING EXISTING FEATURES.
 - NO MORE THAN 10% OF THIS AREA SHALL BE EXPOSED.
 - LIGHTING**
 - RESIDENTIAL STYLE LIGHT FIXTURES ON BUILDING FAÇADES WILL BE PERMITTED. NO WALL MOUNTED LIGHTS WILL BE USED.

PROJECT NAME: P2602 ADDITION
2240 PARK ROAD
CHARLOTTE, NORTH CAROLINA

DATE: 1/20/20
DRAWN BY: [Name]

SHEET TITLE: SITE PLAN

SHEET NUMBER: SP-1

