

- 1. Development Data Table**
- a. Site Acreage 2,501 AC Total (Lot #1 - Recombination Area)
1,537 AC Development Area 1
0,964 AC Development Area 2
 - b. Tax Parcels included in Rezoning
07904303 Development Area 1
(Portion of) 07904305 Development Area 2
 - c. Existing Zoning (including overlays and vesting)
NS Development Area 1
I-2 Development Area 2
 - d. Proposed Zoning (including overlays and vesting)
NS (SPA) Development Areas 1
NS Development Area 2
 - e. Existing and Proposed Uses
Existing - Vacant
Proposed - New Mecklenburg County Parks and Recreation Pool Facility
 - h. Square footage of Non-Residential Uses by Type
Up to 15,000 GSF Exterior Pool(s)
Up to 10,000 GSF Pool Administration/Reception/ Service Building(s) with Community Meeting Room(s)
Up to 12,000 GSF Outdoor Activity [Sports Court(s)]
 - i. Floor Area Ratio - Up to maximum of FAR 2.0
 - j. Maximum Building Height - Up to maximum of 60 Feet
 - k. Number and/or Ratio of Parking Spaces - 114 parking spaces
100 minimum - Exterior Pool(s), per requirements of the Ordinance
7 minimum - Pool Administration/Reception/ Service Building(s), per requirements of the Ordinance
7 minimum - Outdoor Activity [Sports Court(s)], per final coordination with Planning and requirements of the Ordinance

- 2. General Provisions**
- a. Final Site Plans to comply with all applicable Ordinances
 - b. Alterations to the conditional plan are subject to Section 6.207 Alterations to Approval.

- 5. Transportation**
- a. Dedication and reservation of Woodward Ave. & Statesville Ave. street right-of-way to City/ NCDOT per coordination of previously approved #2008-73
 - b. Transportation Improvements constructed in conjunction with development - NA
 - c. Public streets - As Existing, per CDOT/NCDOT coordination of previously approved #2008-73
 - d. Parking location - Surface
 - e. Transit facilities - NA
 - f. Right-of-way abandonment - Carter Ave. R/W Abandonment per Petition #02-17 for Parcel 07904305. Petitioner Acceptance of R/W coordination per CDOT.
 - g. Location of existing and proposed Pedestrian improvements per Plan Notes
 - h. Location of existing thoroughfares per Plan Notes

- 6. Architectural Standards**
- a. Building Materials - Quality Materials including Masonry, Cementitious Products, Architectural Metals, Shingles
 - b. Building Scale and number of buildings - Up to 3
 - c. Treatment of urban design and architectural elements - Pedestrian-Friendly Street Walls, Building Entrances and Porches/Canopies with translucent glazed openings
 - d. Treatment of solid waste and recycling enclosures as prescribed by the Ordinance
 - e. Fence/Wall standards - Pedestrian-Friendly Decorative Urban-Style Fence/Walls to be used for required safety/security separation and or screening of Pool and Activity areas

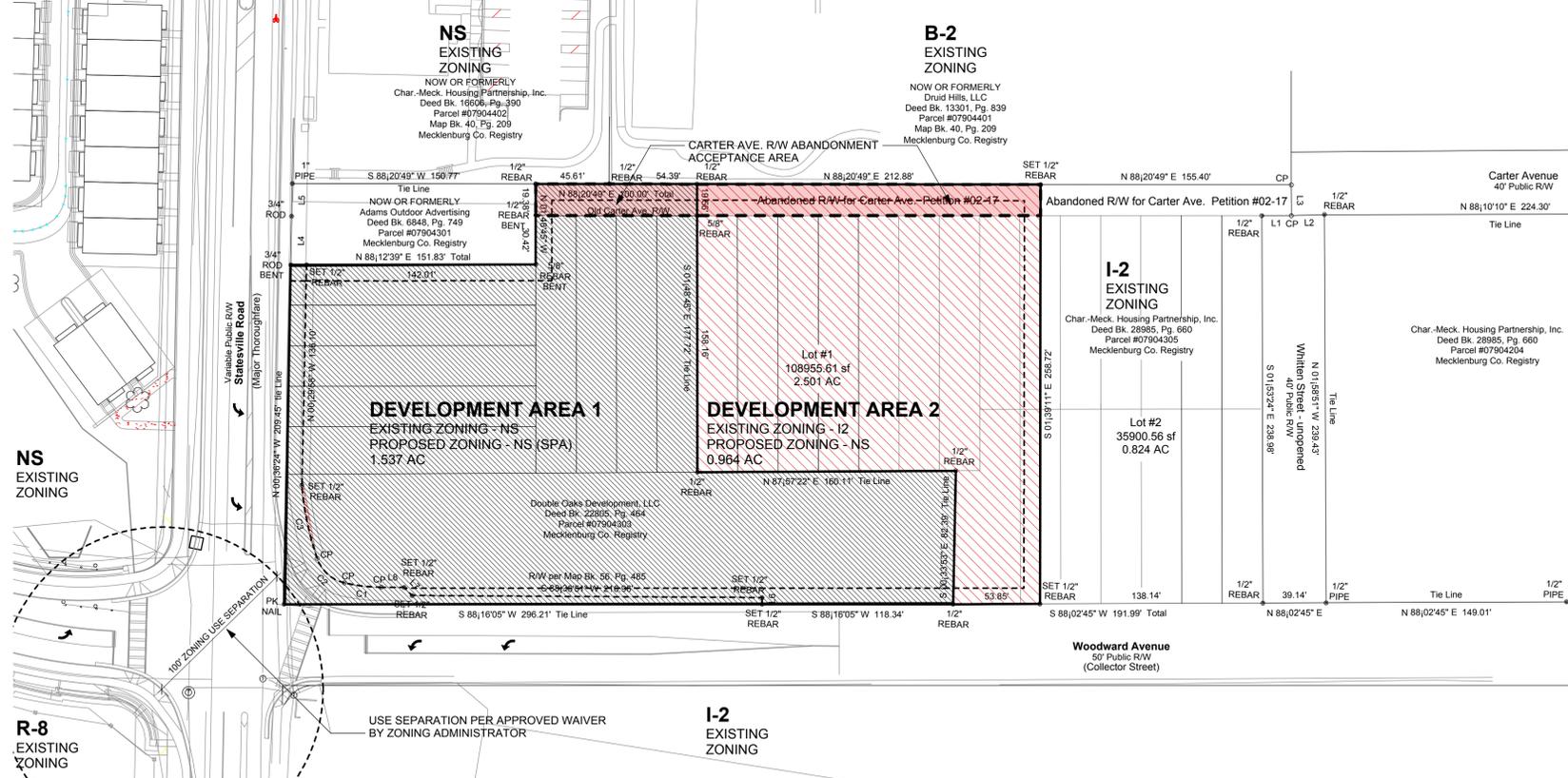
- 7. Streetscape and Landscaping**
- a. Streetscape (sidewalk and planting strip) standards
Woodward Ave. - 8' Planting Strip with 6' Sidewalk
Statesville Ave. - 8' Planting Strip with 8' Sidewalk (Existing Improvements per approved #2008-73)

- 8. Environmental Features**
- a. Tree save areas - Petitioner will comply with City of Charlotte Tree Ordinance
 - b. PCCO treatment - The location, size and type of storm water management systems required of the rezoning plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements & natural site discharge points.
 - c. Environmental provisions per Environmental General Development Policies

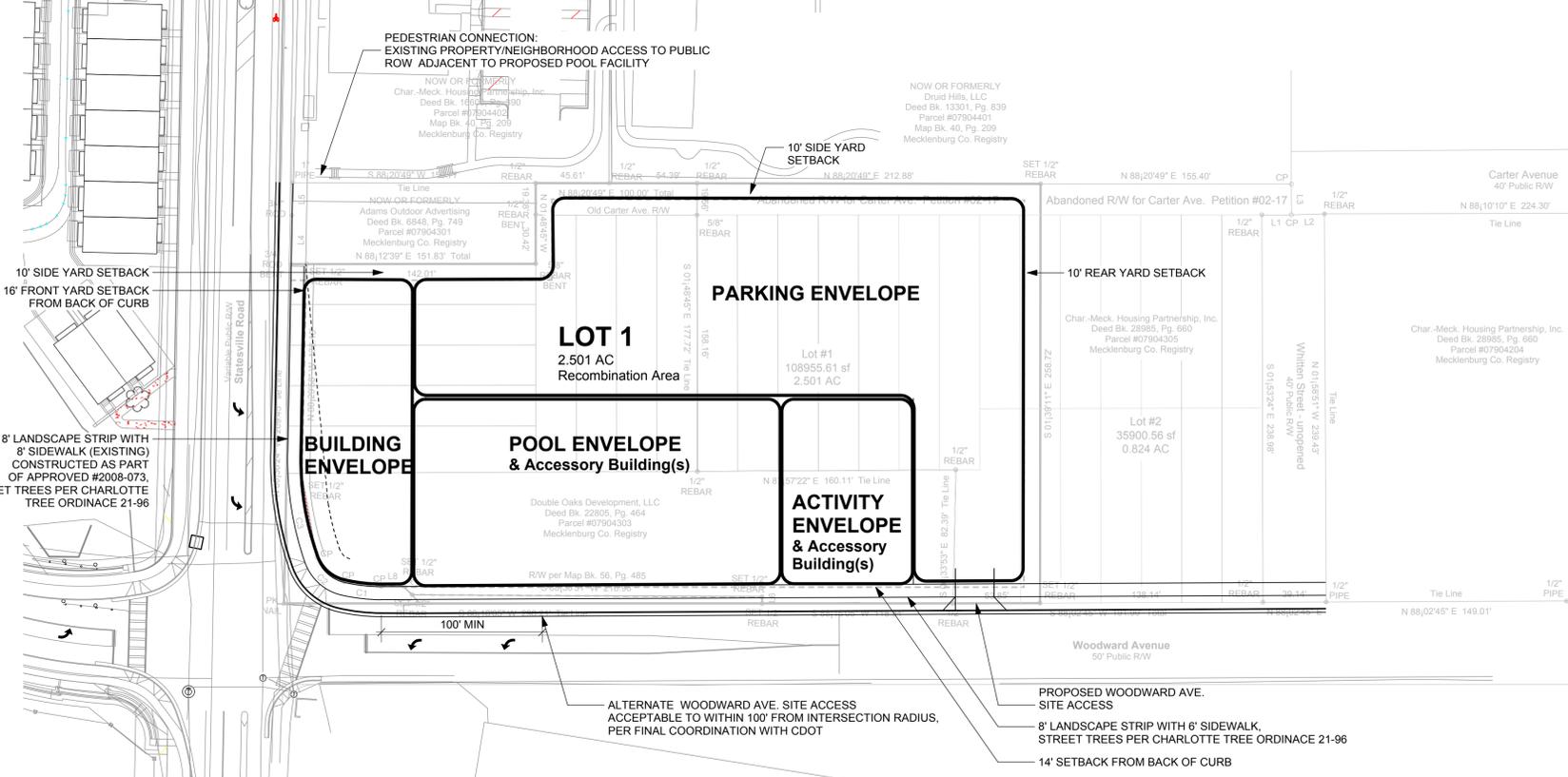
- 9. Parks, Greenways and Open Space**
- c. Existing Accessible Sidewalk and Curb-cut Connections to Anita Stroud Park, per previous Dedication by Petitioner per approved #2008-73

- 11. Signage**
- a. Sign size, type, location as prescribed by the Ordinance

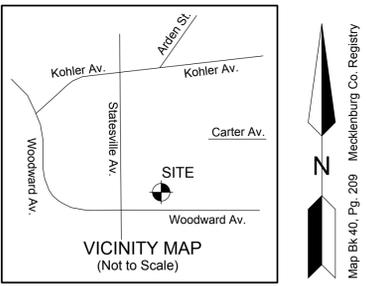
- 12. Lighting**
- a. Height Limitation of (20') Twenty Feet for Detached Lighting Fixtures, shielded with full cut-off, no wall "pak" type



1 Proposed Rezoning Development Area Plan
Scale: 1" = 50 ft



2 Proposed Rezoning Site Plan
Scale: 1" = 50 ft



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NOT FOR CONSTRUCTION

Statesville & Woodward Ave. Mecklenburg County Pool Rezoning

Prepared for:
The Housing Partnership
Fred Dodson
704-342-0933

Statesville Ave
Charlotte NC 28206

Issue/Mark/Revision	Date	Description
1/28/15	Rezoning Submittal Package	

Rezoning Plan & Technical Notes

Scale: Sheet Scale
07024.111 Project
Statesville_Woodward Rezoning Plan.vwx Filename

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