

BILLINGSLEY BEHAVIORAL CENTER REZONING

I. GENERAL COMMITMENT:

A. Development of the real estate identified on this Technical Data Sheet, consisting of 2.165 acres, more or less (the "Site"), will be governed by the standards established under the zoning ordinance of City of Charlotte (the "Ordinance") for the O-1 Zoning District unless more stringent standards are established by these Development Standards or this Technical Data Sheet.

B. The configuration, placement, and size of the medical office building, parking areas, driveways and common open spaces shown on the Schematic Site Plan which accompanies this Technical Data Sheet are schematic and conceptual in nature and may be altered and/or modified based upon final design, development and construction documents and site and topographical constraints within the building/parking/service areas established on this Technical Data Sheet and in accordance with Section 5.206(2) of the Ordinance.

C. The petitioner acknowledges that other standard development requirements imposed by other city ordinances, standards, policies, and appropriate design manuals will exist. Those criteria (for example, those that require buffers, regulate streets, sidewalks, trees, stormwater, and site development, etc.) will apply to the development site. This includes chapters 5, 9, 12, 17, 18, 19, 20, and 21 of the city code. Conditions set forth in this petition are supplemental requirements imposed on the development in addition to other standards. Where conditions on this plan differ from ordinances, standards, policies, and approaches in existence at the time of formal engineering plan review submission, the stricter condition or existing requirements shall apply.

II. PERMITTED DEVELOPMENT WITHIN THE SITE:

A. Surface parking may be developed on the Site which is permitted under the Ordinance by right or under prescribed conditions in an O-1 Zoning District.

III. VEHICULAR ACCESS POINTS/CONSTRUCTION TRAFFIC:

A. The number of access points to/from the Site shall be limited to those shown on the Technical Data Sheet. The access points to/from Billingsley Road shall be full access.

B. These access points shall be located in the existing locations depicted on this Technical Data Sheet.

C. Subject to approval of CDOT, Petitioner shall have construction equipment access the Site from Billingsley Road during the site development phase of the project (i.e., clearing and grading of the Site) and shall obligate Petitioner's contractors to provide street cleaning services on a weekly basis on Billingsley Road during the site development and unit construction phase of the project. Construction traffic and all vehicular access entering the site is prohibited from Ellington Street.

IV. DESIGN GUIDELINES:

A. YARD RESTRICTIONS AND BUFFER REQUIREMENTS

In every instance the side yard, setback, and rear yard requirements imposed under the Ordinance will be satisfied with respect to the development taking place within the Site, unless more stringent requirements are established under these Development Standards.

B. OFF STREET PARKING

Off street parking shall meet the minimum standards established under the Ordinance. Phase I parking to serve the future footage of the expansion of the Billingsley Behavioral Health Center. Phase II parking to meet square footage of future expansion of the Billingsley Behavioral Health Center (square footage yet to be determined).

C. STORM WATER MANAGEMENT

(1) Storm water shall be managed in accordance with the requirements of the City of Charlotte. Furthermore, Petitioner agrees to provide to Charlotte-Mecklenburg Storm Water Services ("Storm Water Services"), during the permitting stage of the development, an engineering review, completed by a professional engineer licensed in North Carolina, of the drainage system located directly downstream from the Site (at the next receiving channel and drainage pipe) to ensure that such system is not taken out of standard due to the development contemplated by this rezoning (i.e. such system is not already out of standard or the contemplated development will not take the system out of standard) as submitted at the permitting stage of the development. If such review indicates that the proposed development will cause such drainage system located directly downstream to be taken out of standard, the Petitioner shall provide adequate detention on Site or otherwise take such reasonable steps as may be needed to avoid this from occurring.

(2) Storm water detention facilities shall not be located within any setback nor required yard or within 15 feet from the exterior boundary line of any designated landscaped area as shown on this Technical Data Sheet.

(3) Phase I parking runoff shall be detained within the existing, modified detention basin.

(4) Phase II parking shall be detained in a proposed detention basin and shall comply with post-construction ordinances for water quality when adopted by the City of Charlotte.

D. SIDEWALKS

(1) Petitioner will provide internal sidewalks in substantially the manner as conceptually depicted on the Conceptual Schematic Site Plan attached hereto and as required by Section 12.529 of the Ordinance. Sidewalks will connect to walks and sidewalks along Billingsley Road and Ellington Street.

E. LANDSCAPING, SCREENING AND TREE PRESERVATION

(1) Landscaping and screening shall, at a minimum, satisfy the requirements of Section 12.303 of the Ordinance.

(2) Landscaping will be installed in stages in accordance with the Ordinance as the Site is developed.

(3) Those trees 4" DBH or larger located within the setback along Billingsley Road and Ellington Street designated on this Technical Data Sheet will be preserved.

(4) All dumpsters or trash receptacle "corrals," if provided, will be screened with solid enclosures with gates. Pursuant to Section 12.403 of the Ordinance, if public trash collection is provided to the Site, any required dumpsters, trash receptacles and recycling facilities will be located in the areas generally depicted on the Conceptual Schematic Site Plan, provided, however, other improvements, such as parking and landscaping areas may be located in such areas in the event private roll-out trash collection is used.

(5) Large maturing street trees shall be planted 40 feet on-center along Ellington Street, within a planting strip or behind the sidewalk, to be determined by the condition of the existing sidewalk.

(6) Damage to trees being preserved shall be limited, including eliminating continuous footings where necessary.

F. LIGHTING

(1) All freestanding lighting fixtures installed will be uniform in design and the maximum height of any such lighting fixture, including its base, may not exceed 20 feet in height.

(2) All direct lighting within the site (except streetlights which may be erected along the private drives and streets) will be copped to project light downward and otherwise designed such that direct illumination does not extend past any adjacent property line. Consideration will be given to the impact of lighting both within and without the perimeter of the Site. Items for consideration will include intensity, cutoff angles, color, energy efficiency, and shielding sources of light, the intent being to eliminate glare towards public streets and adjacent properties.

(3) Pedestrian scale light fixtures shall be installed along the sidewalk to Ellington Street.

G. FIRE HYDRANTS

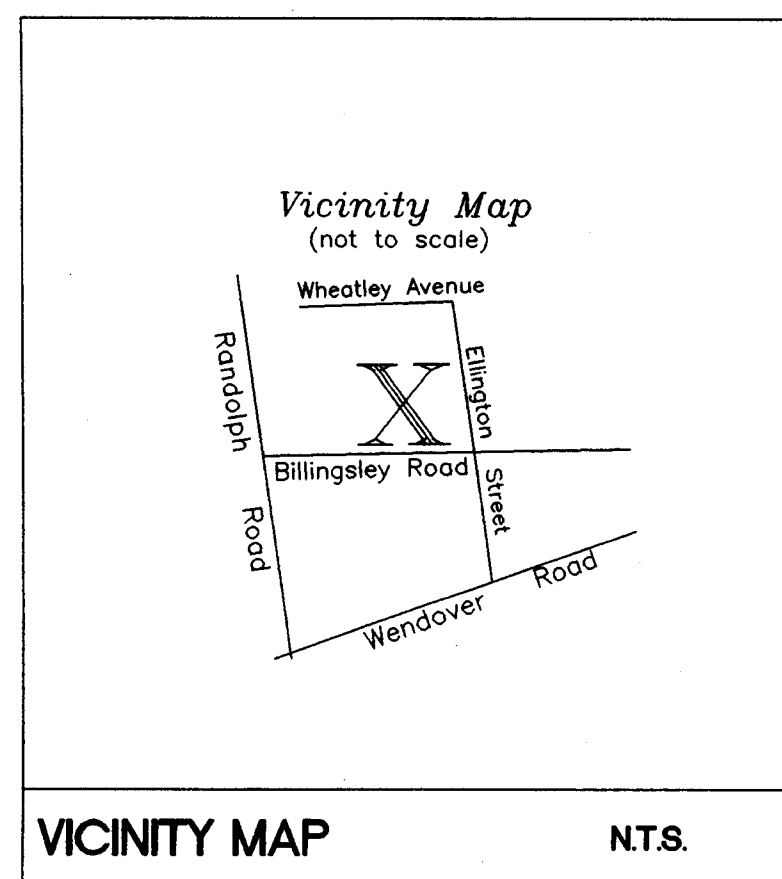
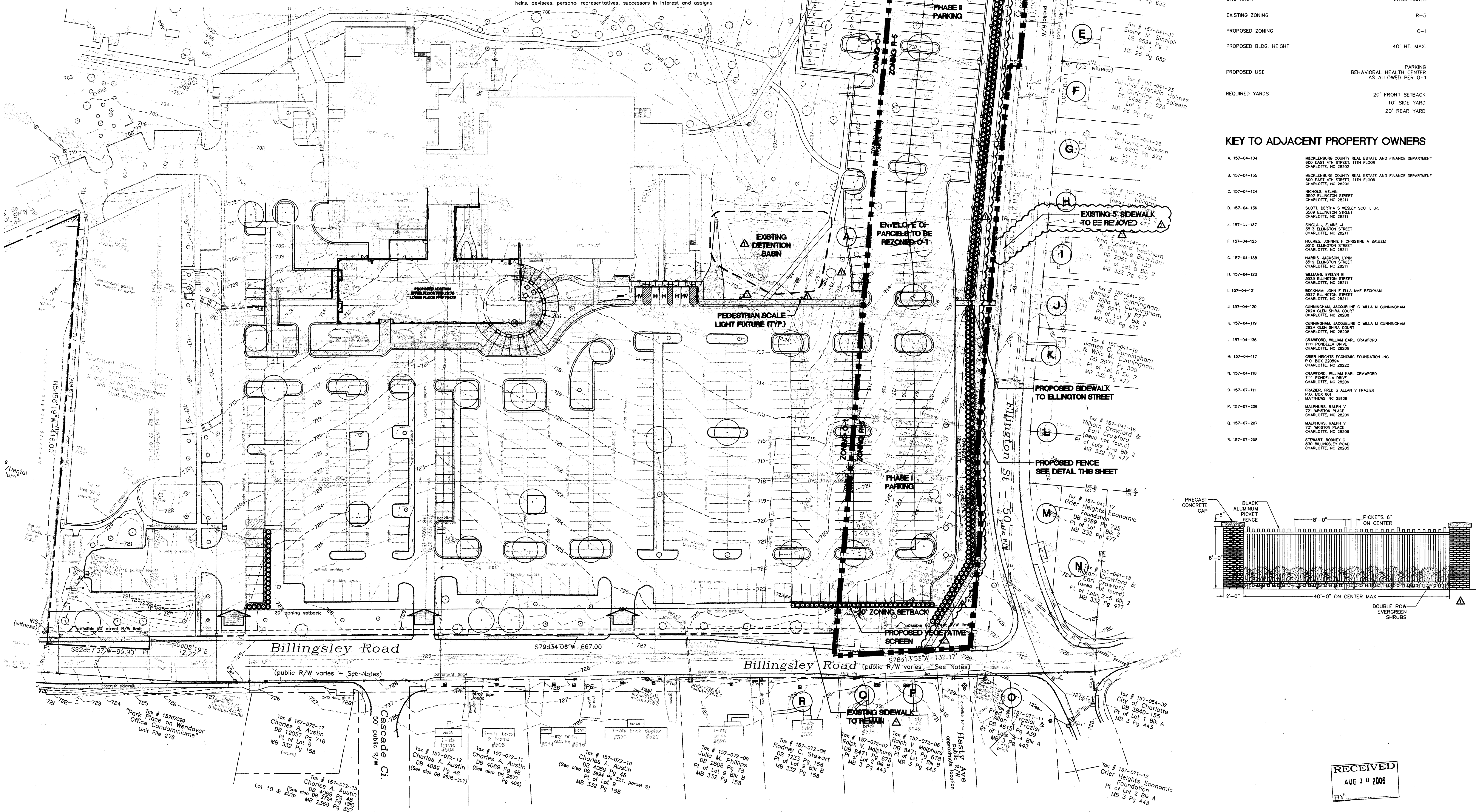
Fire hydrants shall be located within 750 feet of the most remote point of buildings as the truck travels.

V. AMENDMENTS TO THE REZONING PLAN:

The owner or owners of the Site, in accordance with the Ordinance, may apply for future amendments to this Technical Data Sheet and these Development Standards.

VI. BINDING EFFECT OF THE REZONING PETITION:

If the Petitioner's rezoning petition is approved, the development program established under these Development Standards and this Technical Data Sheet shall, unless amended in the manner provided under the Ordinance, be binding upon and to the benefit of the Petitioner and the owners (from time to time) and their respective heirs, devisees, personal representatives, successors in interest and assigns.



VICINITY MAP N.T.S.

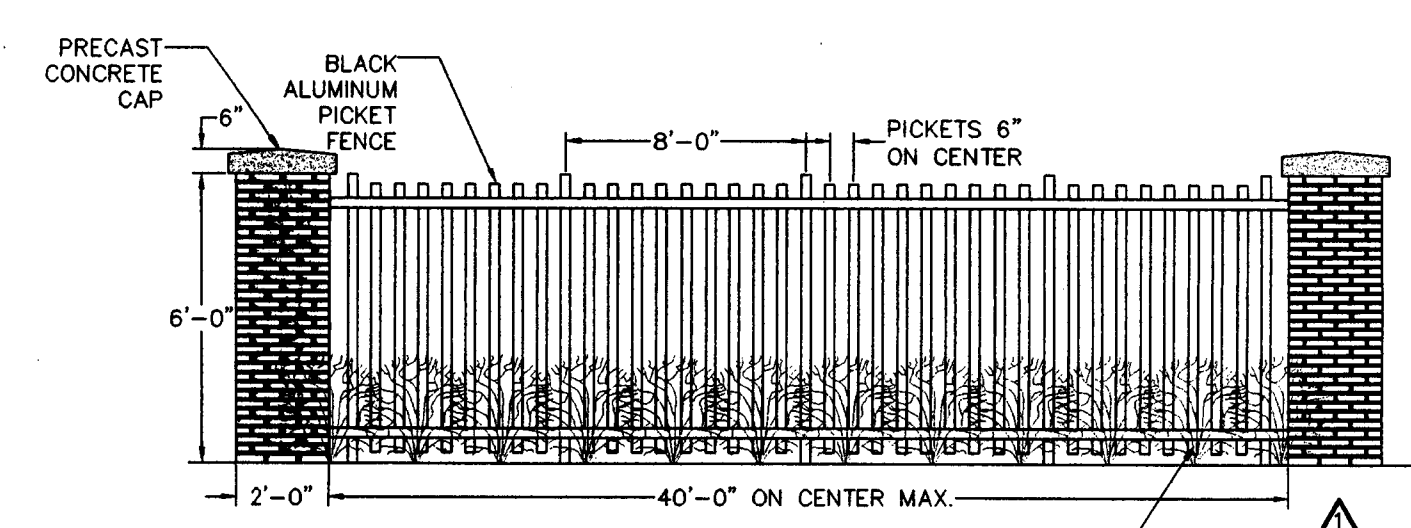
SURVEY DISCLAIMER
TOPOGRAPHIC SURVEY DATED FEBRUARY 1, 2005, PROVIDED BY A.G. ZOUTENELLE SURVEYORS, 1418 EAST FIFTH STREET, CHARLOTTE, NORTH CAROLINA 28204. (704.372.9555)

SITE SUMMARY

TAX PARCEL NUMBERS	157-041-26 157-041-27 157-041-28 157-041-29 157-041-30 157-041-31 157-041-34 157-041-32 157-041-16
SITE AREA	2.165 ACRES
EXISTING ZONING	R-5
PROPOSED ZONING	O-1
PROPOSED BLDG. HEIGHT	40' HT. MAX.
PROPOSED USE	PARKING BEHAVIORAL HEALTH CENTER AS ALLOWED PER O-1
REQUIRED YARDS	20' FRONT SETBACK 20' REAR YARD

KEY TO ADJACENT PROPERTY OWNERS

A. 157-04-104	MECKLENBURG COUNTY REAL ESTATE AND FINANCE DEPARTMENT 600 EAST 4TH STREET, 11TH FLOOR CHARLOTTE, NC 28202
B. 157-04-135	MECKLENBURG COUNTY REAL ESTATE AND FINANCE DEPARTMENT 600 EAST 4TH STREET, 11TH FLOOR CHARLOTTE, NC 28202
C. 157-04-124	NICHOLS, MELVIN 3007 ELLINGTON STREET CHARLOTTE, NC 28211
D. 157-04-136	SCOTT, BERTHA S. & WELBY SCOTT, JR. 3008 ELLINGTON STREET CHARLOTTE, NC 28211
E. 157-04-137	SWAN, ELAN W. 3013 ELLINGTON STREET CHARLOTTE, NC 28211
F. 157-04-123	HOLMES, JOHNNIE F. & CHRISTINE A. SALEEM 3015 ELLINGTON STREET CHARLOTTE, NC 28211
G. 157-04-138	HARRIS-JACKSON, LYNN 3016 ELLINGTON STREET CHARLOTTE, NC 28211
H. 157-04-122	WILLIAMS, EVELYN B. 3023 ELLINGTON STREET CHARLOTTE, NC 28211
I. 157-04-121	BECKHAM, JOHN C. & ELA MAC BECKHAM 3027 ELLINGTON STREET CHARLOTTE, NC 28211
J. 157-04-120	CUNNINGHAM, JACQUELINE C. & WILLA M. CUNNINGHAM 3028 ELLINGTON STREET CHARLOTTE, NC 28211
K. 157-04-119	CUNNINGHAM, JACQUELINE C. & WILLA M. CUNNINGHAM 3029 ELLINGTON STREET CHARLOTTE, NC 28211
L. 157-04-135	CRAWFORD, WILLIAM EARL CRAWFORD 1111 PONDELLA DRIVE CHARLOTTE, NC 28206
M. 157-04-117	ORIG HEIGHTS ECONOMIC FOUNDATION INC. P.O. BOX 23004 CHARLOTTE, NC 28222
N. 157-04-118	CRAWFORD, WILLIAM EARL CRAWFORD 1111 PONDELLA DRIVE CHARLOTTE, NC 28206
O. 157-07-111	FRAZER, FRED S. & ALLAN V. FRAZER P.O. BOX 801 MATTHEWS, NC 28106
P. 157-07-206	MALPHEUS, RALPH V. 721 WESTON PLACE CHARLOTTE, NC 28209
Q. 157-07-207	MALPHEUS, RALPH V. 721 WESTON PLACE CHARLOTTE, NC 28209
R. 157-07-208	STEWART, ROONEY C. 530 BILLINGSLEY ROAD CHARLOTTE, NC 28205



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Structural Engineer:

KingGunn Associates
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Charlotte, NC 28206
704.597.1340 Tel

Plumbing, Mechanical, Electrical Engineer:

Charlotte Engineers, LLP
5838 Monroe Road, Suite 100
Charlotte, NC 28212
704.531.3000 Tel

Drawn	MEK
Checked	KJB
Date	January 23, 2005
Revisions	March 17, 2006
	August 18, 2006

For Public Hearing

Charlotte
Range



ColeJenest & Stone

Shaping the Environment
Realizing the Possibilities

- Land Planning
- Landscape Architecture
- Civil Engineering
- Urban Design

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Addition and Renovation Task B

Behavioral Health Center
for Mecklenburg County and
Carolinas HealthCare System
Charlotte, NC

SCALE: 1" = 40'

0 20 40 80

Project Number 590B (CJS JOB #3133)

Title

Technical Data Sheet
Petition 2006-57

Sheet of

RZ100

Plate

2006-57

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AUG 18 2006
BY: