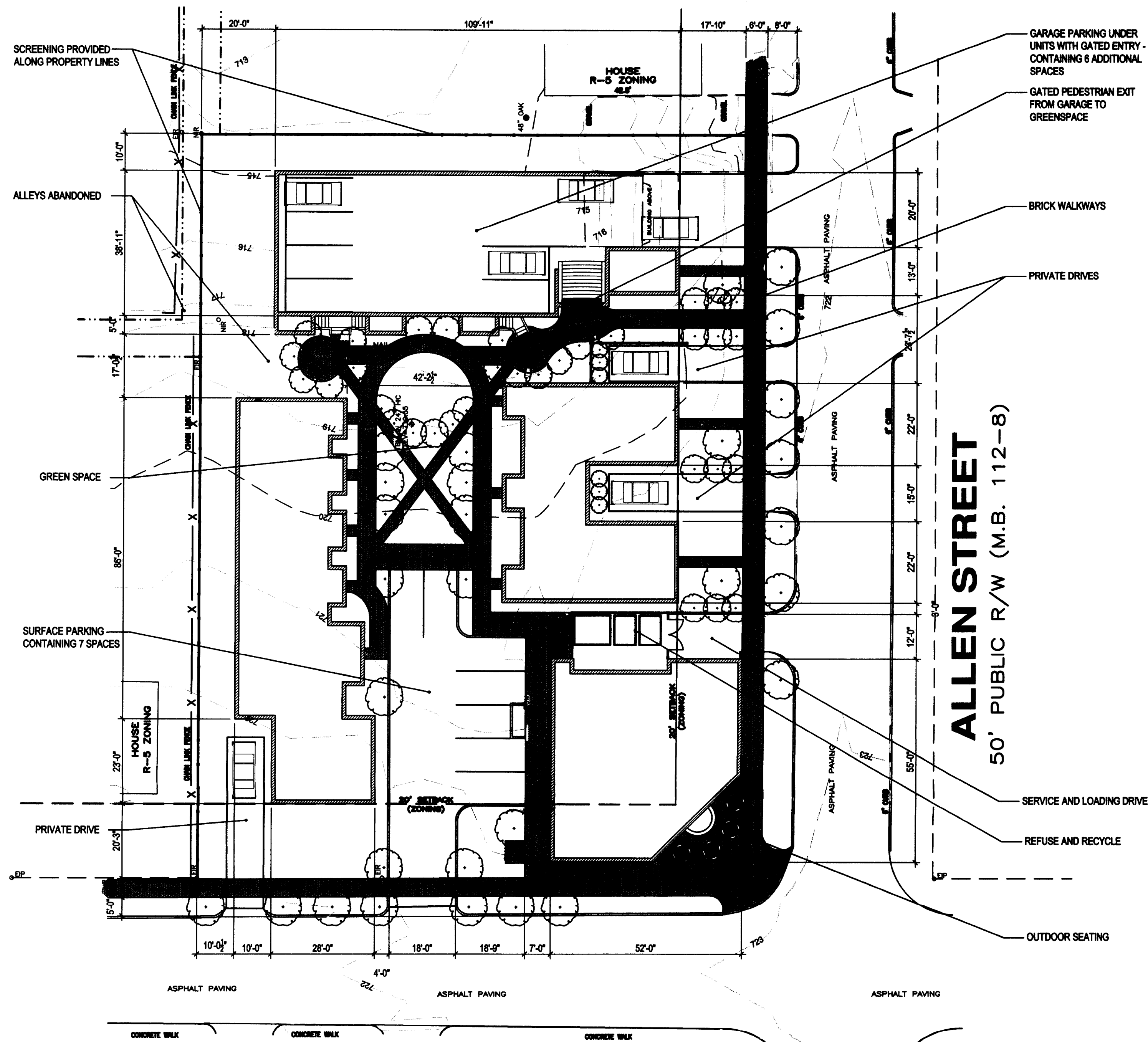




BELMONT AVENUE

50' PUBLIC R/W (M.B. 112-8)

CONCEPTUAL SITE PLAN

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

MINIMUM LOT AREA: 3,000 FEET
MINIMUM LOT WIDTH: 20 FEET
MINIMUM SETBACK: 20 FEET*
MINIMUM SIDE YARD: 5 FEET
MINIMUM REAR YARD: 20 FEET
MAXIMUM HEIGHT: 40 FEET**
MAXIMUM FAR: 2.0
PROPOSED FAR: 29,705 SQFT/ 23,030 SQFT = 1.30 FAR

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

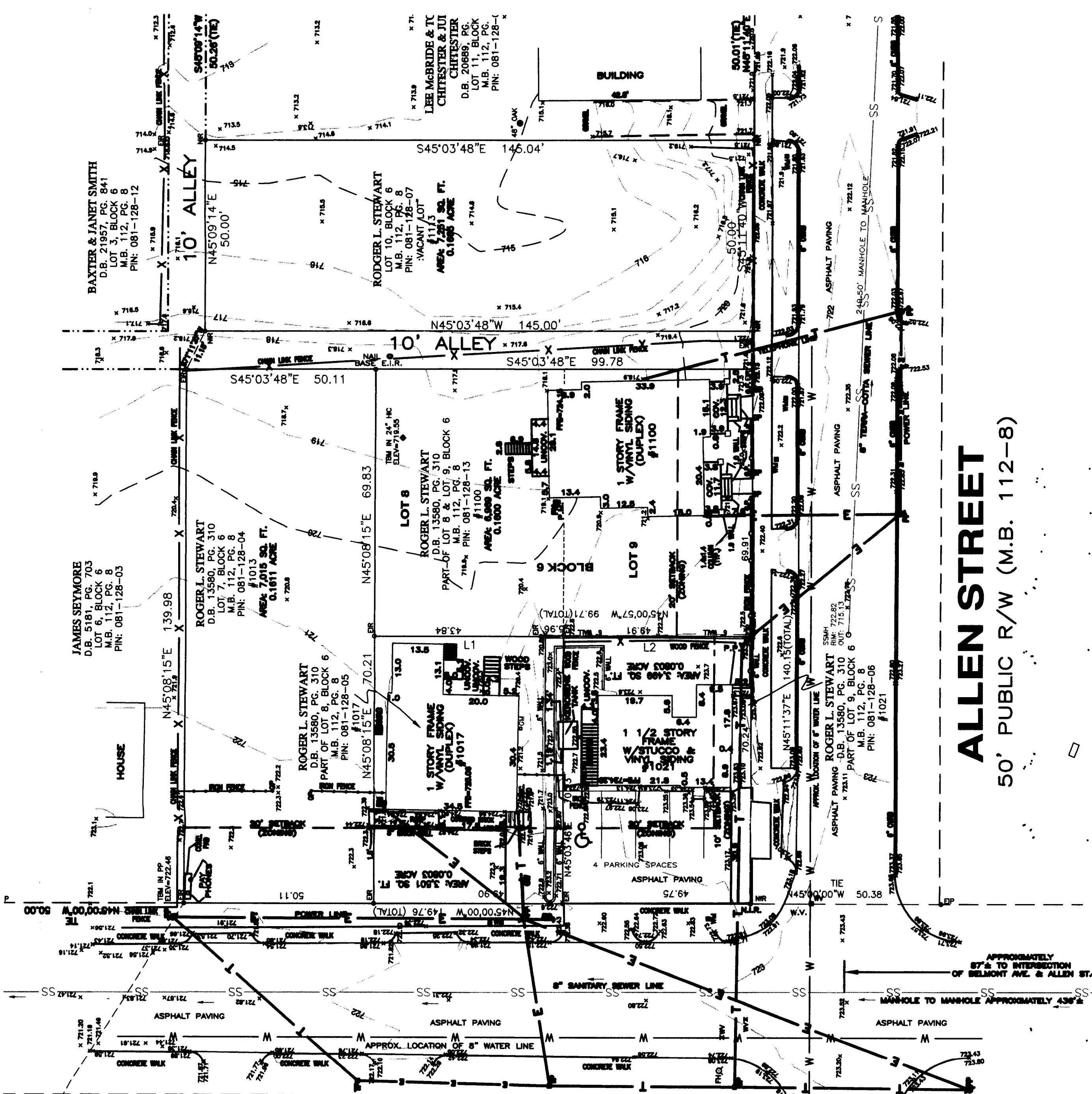
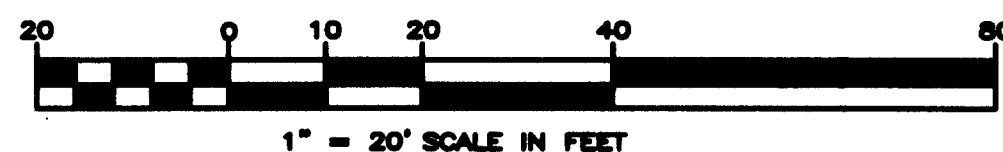
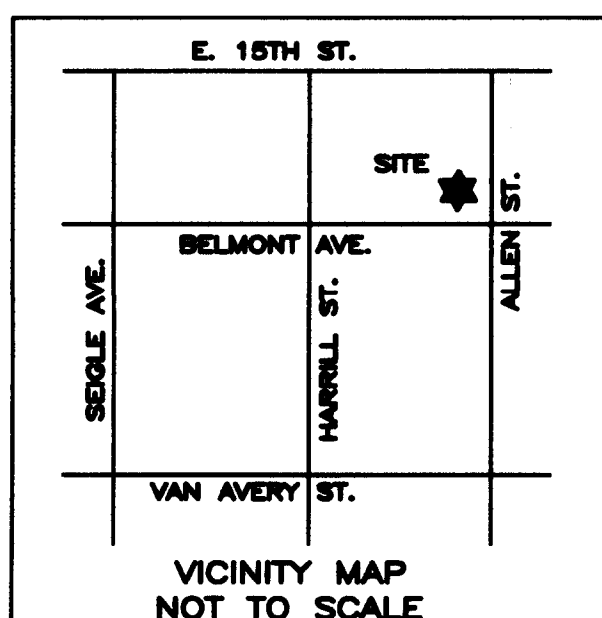
SETBACKS WILL FOLLOW SUITE OF THE SURROUNDING R-5 ZONING WITH THE EXCEPTION OF THE CORNER COMMERCIAL PORTION OF THE DEVELOPMENT

MAXIMUM BUILDING HEIGHTS WILL FOLLOW SUITE OF THE SURROUNDING R-5 ZONING

16 RESIDENTIAL UNITS	TOTAL GROSS SFT: 19,970
RETAIL	2800 GROSS SFT
OFFICES	2800 GROSS SFT
PROPOSED UR-3	MINIMUM MAXIMUM
MULTI-FAMILY	1 2
NONRESIDENTIAL	0 1/400
16 SPACES TOTAL:	10 OFF STREET 6 GARAGE SPACES ON STREET PARKING ALLOWED ON ALLEN ST. AND BELMONT AVE.

TOTAL AREA: 29,705 SQ.FT.
OR
0.6819 ACRE

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



BELMONT AVENUE

50' PUBLIC R/W (M.B. 112-8)

EXISTING SITE PLAN

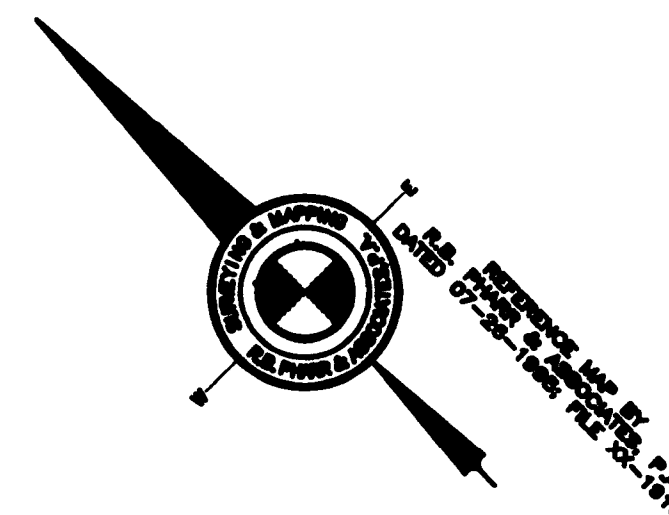
EXISTING ZONING CONDITIONS

PARCELS 081-128-04, 05, 07, 13 (R-8)
MINIMUM LOT AREA: 10,000 FEET (FOR DUPLEX DWELLINGS)
MINIMUM LOT WIDTH: 50 FEET
MINIMUM SETBACK: 20 FEET
MINIMUM SIDE YARD: 6 FEET
MINIMUM REAR YARD: 35 FEET
MAXIMUM HEIGHT: 40 FEET

PARCELS 081-128-06 (B-1)
MINIMUM LOT AREA: 8,000 FEET (FOR NON-RESIDENTIAL BUILDINGS)
MINIMUM LOT WIDTH: 50 FEET (FOR NON-RESIDENTIAL BUILDINGS)
MINIMUM SETBACK: 20 FEET
MINIMUM SIDE YARD: NONE *
MINIMUM REAR YARD: 10 FEET
MAXIMUM HEIGHT: 40 FEET**

* - NO SIDEYARD IS REQUIRED, BUT IF THEY ARE PROVIDED THEN THE FIRST MUST BE A MINIMUM OF 8 FEET AND IF A SECOND ONE IS PROVIDED, IT MUST BE A MINIMUM OF 4 FEET.

** - EXCEPT NO STRUCTURE MAY EXCEED 40 FEET IN HEIGHT IF LOCATED WITHIN 200 FEET OF A RESIDENTIAL ZONING DISTRICT.



NO.	DATE	REVISION

SEAL



PERKINS EASTMAN ARCHITECTS PC

223 NORTH GRAHAM 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:
2009-031

PROPOSED ZONING:
UR-3 (CD)

1021 BELMONT AVE
CHARLOTTE, NC 28205

PROJECT No: 33261.00

DRAWING TITLE:

TECHNICAL
SITE PLAN
& SURVEY

SCALE: 1" = 20'-0"

AS001

FOR REZONING SUBMITTAL

01/23/09

SCREENING PROVIDED
ALONG PROPERTY LINES

ALLEYS ABANDONED

GREEN SPACE

SURFACE PARKING
CONTAINING 7 SPACES

PRIVATE DRIVE

SINGLE FAMILY DWELLING
APPEARANCE ALONG
STREET FRONT

5' SIDEWALK &
5' PLANTER ALONG
BELMONT AVENUE

GATED ENTRANCE TO
GARAGE PARKING UNDER
UNITS -
CONTAINING 6 ADDITIONAL
SPACES

SINGLE FAMILY DWELLING
APPEARANCE ALONG
STREET FRONT

GATED PEDESTRIAN EXIT
FROM GARAGE TO
GREENSPACE

BRICK WALKWAYS

PRIVATE DRIVES

SINGLE FAMILY DWELLING
APPEARANCE ALONG
STREET FRONT

SERVICE AND LOADING DRIVE

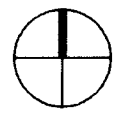
REFUSE AND RECYCLE

6' SIDEWALK & 8' PLANTER
ALONG ALLEN STREET

OUTDOOR SEATING

NO.	DATE	REVISION

SEAL



KEY PLAN

PERKINS EASTMAN ARCHITECTS PC

223 NORTH GRAHAM 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:
2009-031**

**PROPOSED ZONING:
UR-3 (CD)**

1021 BELMONT AVE
CHARLOTTE, NC 28205

PROJECT No: 33261.00

DRAWING TITLE:

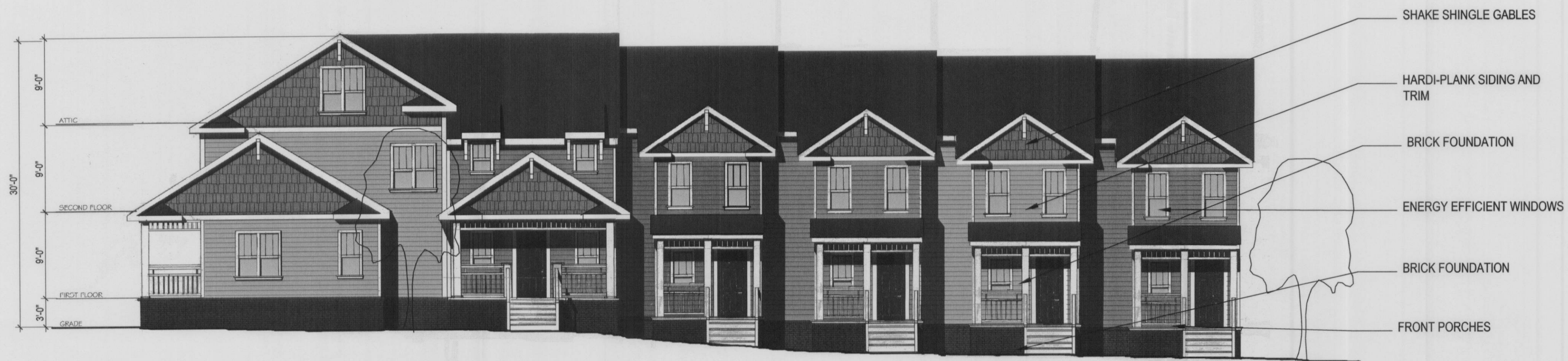
**CONCEPTUAL
SITE PLAN**

SCALE: NO SCALE

AS002

FOR REZONING SUBMITTAL

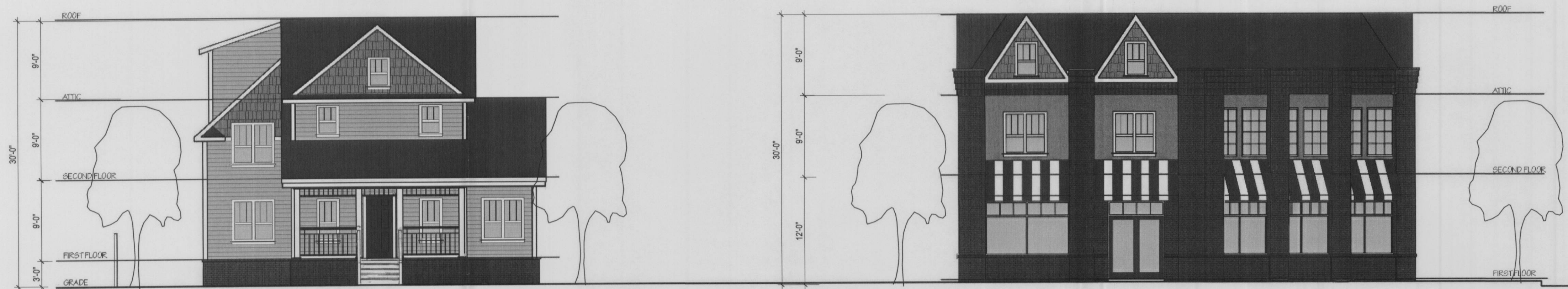
01/23/09



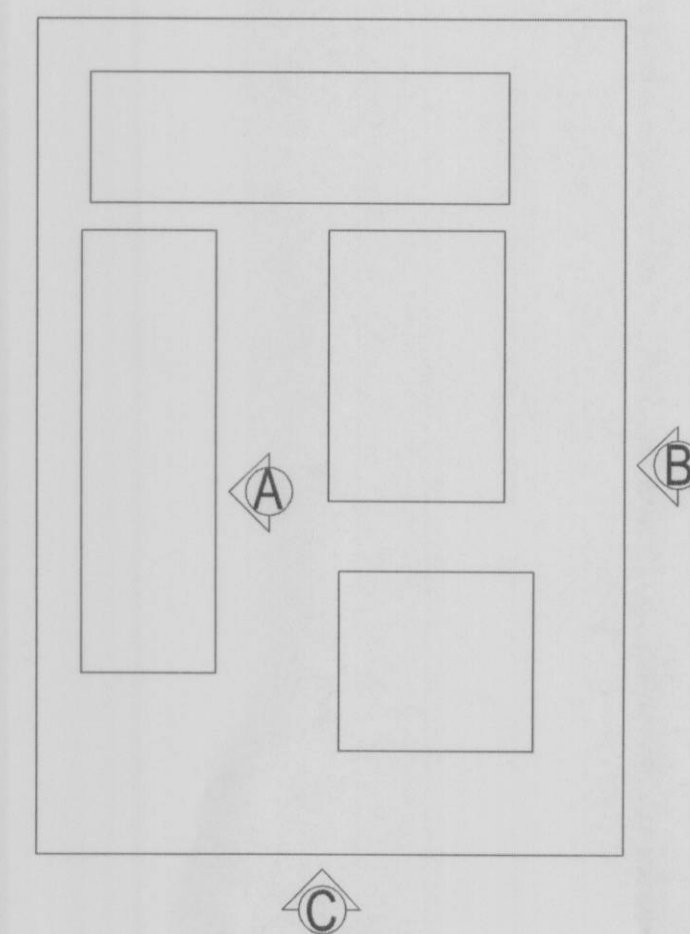
A SCALE: $\frac{1}{8}" = 1'-0"$



B SCALE: $\frac{3}{32}" = 1'-0"$



C SCALE: $\frac{1}{8}" = 1'-0"$



BELMONT KORNER - ELEVATIONS

PERKINS EASTMAN