

neighboring concepts

ARCHITECTURE ■ PLANNING ■ INTERIORS

1230 West Morehead Street, Suite 204
Charlotte, North Carolina 28208
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www.neighboringconcepts.com

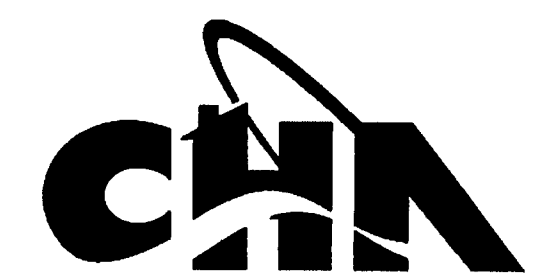
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Prepared by Neighboring Concepts, PLLC and:

Wallace + Perdomo, Inc.
340 Minorca Ave, Suite 3
Coral Gables, FL 33134
305.446.2302

Boulevard Group, Inc.
484 Boulevard SE
Atlanta, GA 30312
404.622.7879

Prepared For:
Charlotte Housing Authority
1301 South Blvd.
Charlotte, NC 28203
704.336.8332



Charlotte Housing Authority Boulevard Homes HOPE VI Redevelopment Plan

Petition #2009-???
Charlotte, NC

Tax Parcel ID #s: 115-042-01
115-042-02
115-042-03
115-043-01
115-043-02
115-044-01
115-044-02
115-046-08
115-046-09

ZONING:

ZONING RESTRICTIONS AS PER ZONING ORDINANCE:
SUBJECT PROPERTY ZONED: R22-MF

Minimum setback (feet)
- Detached, duplex, triplex and quadplex dwellings 20'
- All other buildings, including planned multi-family developments (except as provided below)
for in Section 9.303(f) (Petition No. 2001-129, § 9.303(1)(g), 11-19-01)

Minimum side yard (feet)
- Detached, duplex, triplex and quadplex dwellings 5'
- All other buildings, including planned multi-family developments (except as required below)
- Planned multi-family developments adjoining single family developed or zoned land 10'

Minimum rear yard (feet)
- Detached, duplex, triplex and quadplex dwellings 20'
- All other buildings, including planned multi-family developments (except as required below) 40'
- Planned multi-family developments adjoining single family developed or zoned land 50'
(Petition No. 2006-18 § 9.303(1)(g), 03/20/06)

Maximum Height 40'
FOR FURTHER INFORMATION CONTACT THE
CHARLOTTE-MECKLENBURG ZONING DEPARTMENT
AT 704-336-3369.

Rezoning Petition

FOR PUBLIC HEARING
Petition # 2009-???

2009-043

Survey Sheet

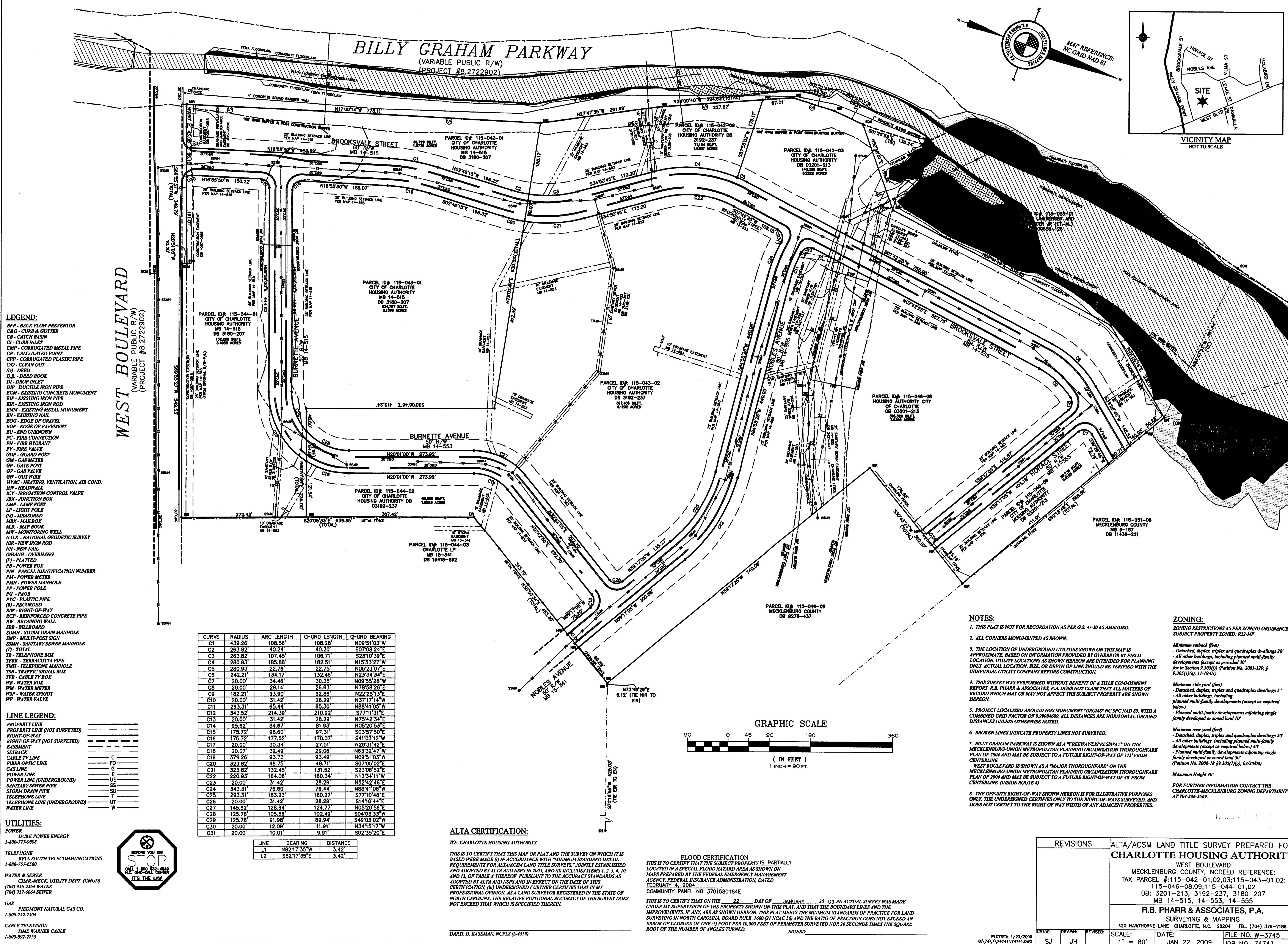
ISSUE DATE: MAR 23, 2009

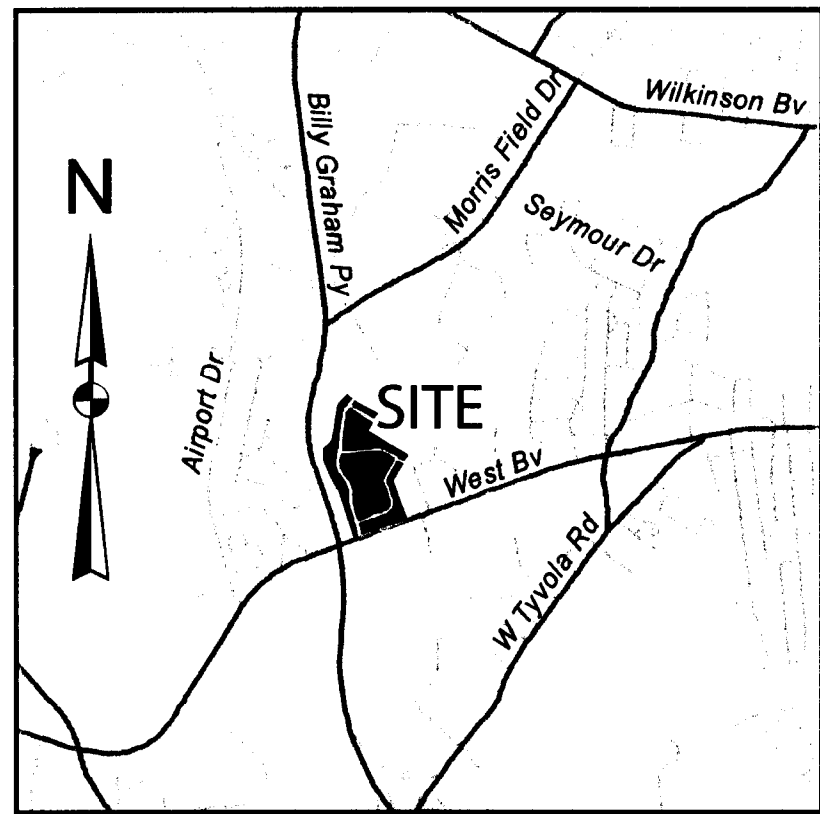
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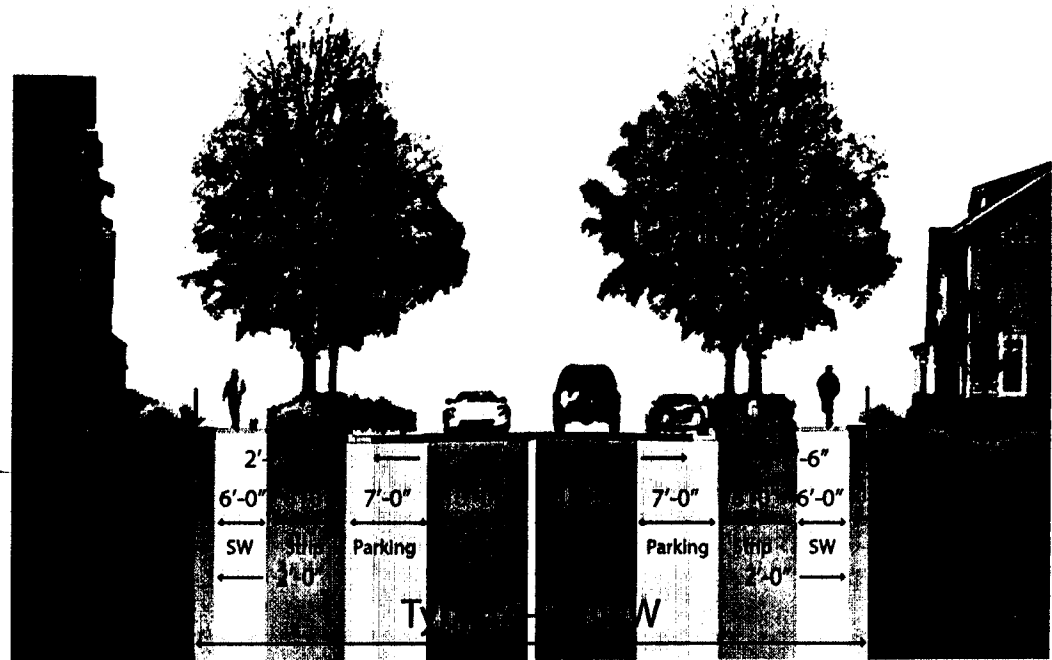
PROJECT NUMBER: NC 09-003

RZ-0

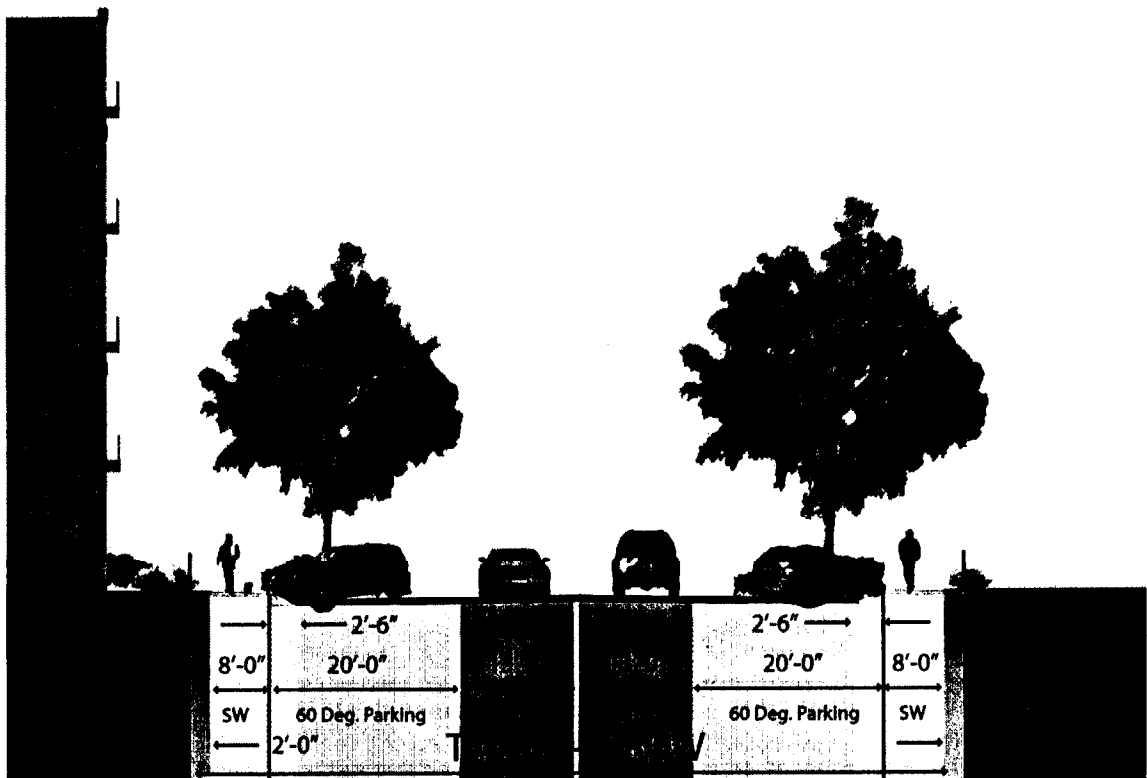




VICINITY MAP
NOT TO SCALE



NOT TO SCALE



NOT TO SCALE

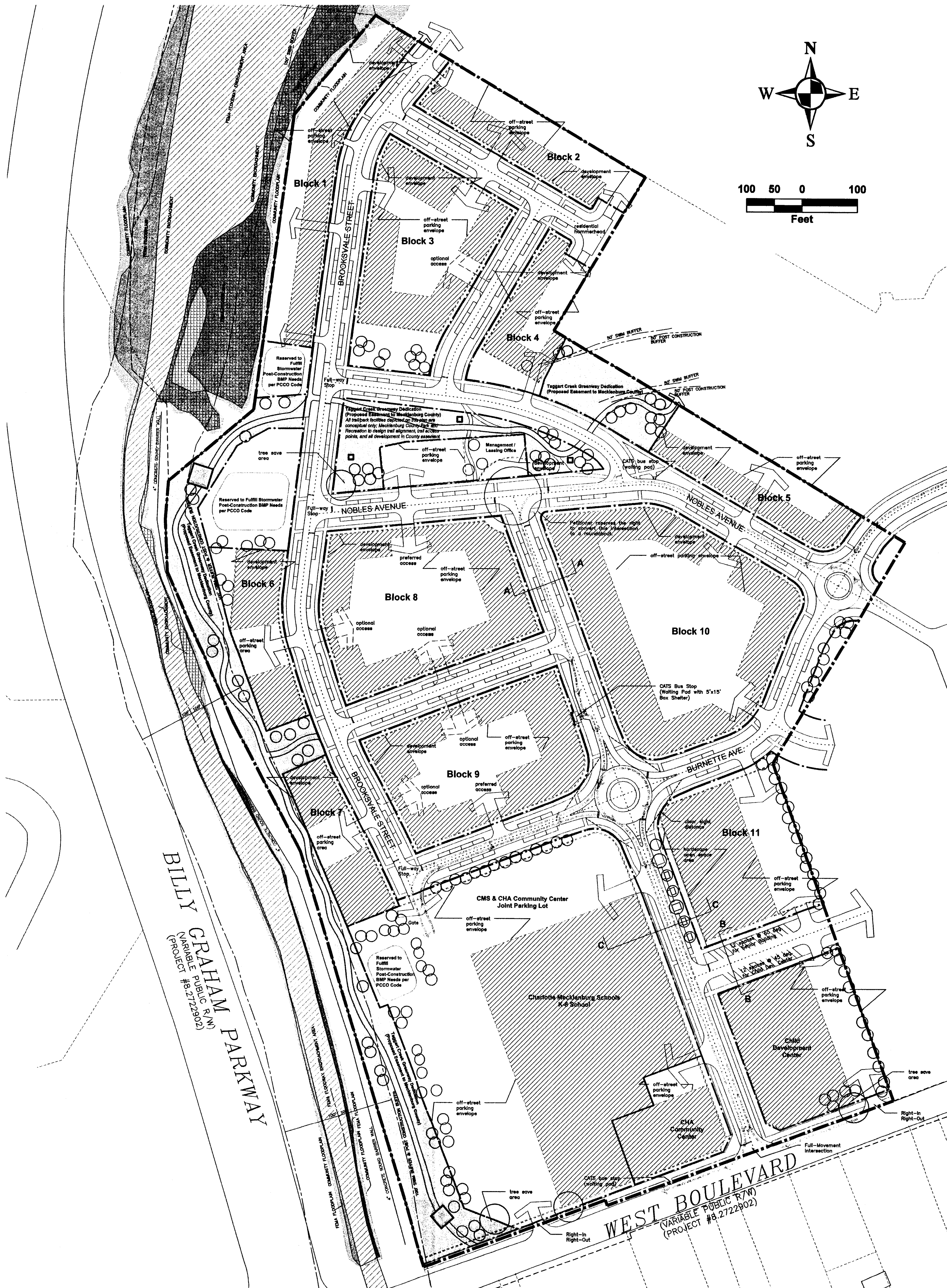


NOT TO SCALE

Section C-C
Typical

Section A-A Typical
(all public streets unless
otherwise noted)

Section B-B
Typical



Block 1
Multi-Family
• 1.27 acres
Maximum No. of Dwelling Units: 26 (24 DUA)
Maximum Building Height: Up to 70'-0"

Block 2
Multi-Family
• 0.94 acres
Maximum No. of Dwelling Units: 23 (24 DUA)
Maximum Building Height: Up to 70'-0"

Block 3
Multi-Family
• 1.54 acres
Maximum No. of Dwelling Units: 37 (24 DUA)
Maximum Building Height: Up to 70'-0"

Block 4
Multi-Family
• 0.63 acres
Maximum No. of Dwelling Units: 13 (21 DUA)
Maximum Building Height: Up to 70'-0"

Block 5
Multi-Family
• 0.85 acres
Maximum No. of Dwelling Units: 20 (24 DUA)
Maximum Building Height: Up to 70'-0"

Block 6
Multi-Family
• 0.74 acres
Maximum No. of Dwelling Units: 16 (22 DUA)
Maximum Building Height: Up to 70'-0"

Block 7
Multi-Family
• 0.64 acres
Maximum No. of Dwelling Units: 16 (25 DUA)
Maximum Building Height: Up to 70'-0"

Block 8
Multi-Family
• 2.23 acres
Maximum No. of Dwelling Units: 53 (24 DUA)
Maximum Building Height: Up to 70'-0"

Block 9
Multi-Family
• 1.87 acres
Maximum No. of Dwelling Units: 45 (24 DUA)
Maximum Building Height: Up to 70'-0"

Block 10
Multi-Family
• 3.24 acres
Maximum No. of Dwelling Units: 77 (24 DUA)
Maximum Building Height: Up to 70'-0"

Block 11
Senior Housing Building
• 1.46 acres
• At least 12 on-street parking spaces provided
• 1 off-street service/delivery parking space to be provided
Maximum No. of Dwelling Units: 120 (83 DUA)
Maximum Building Height: Up to 80'-0"

Child Development Center
• 1.42 acres
• At least 12 on-street parking spaces
Maximum Building Area: 20,000 S.F.
Maximum Building Height: Up to 70'-0"

CHA Community Center
• 0.67 acres
• +/- 19 off-street parking spaces (1 per 600 SF; 16 sh: parking spaces with CMS K-8 School, 3 handicap sp: dedicated on-site)
Maximum Building Area: 20,500 SF (1.00 FAR)
Maximum Building Height: Up to 70'-0"

Charlotte Mecklenburg Schools
Only Grades 9 and Below
• 6.46 acres
• min. 18 bus spaces
• min. 125 off-street spaces for staff (0 visitors)
• 1 off-street service/delivery parking space
Maximum Building Area: 180,000 S.F.
Maximum Building Height: Up to 70'-0"

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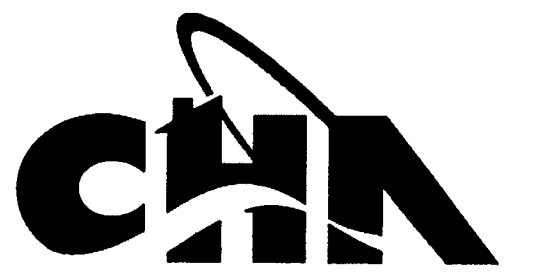
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REV. 1 DATE
REV. 2 DATE
REV. 3 DATE
REV. 4 DATE
REV. 5 DATE
REV. 6 DATE
REV. 7 DATE
REV. 8 DATE

Rezoning Petition

FOR PUBLIC HEARING
Petition # 2009-???

Technical Data Sheet

ISSUE DATE	MAR 11, 2009
CHECKED	CO
SHEET BY	EO
PROJECT NUMBER	NC 09-003

RZ-1

Petition #: 2009-???

DEVELOPMENT DATA

Tax Parcel ID #'s:	115-042-01 (1.8778 ac); 115-042-02 (1.6337 ac); 115-042-03 (3.2222 ac); 115-043-01 (5.1599 ac); 115-043-02 (9.1232 ac); 115-044-01 (3.4955 ac); 115-044-02 (1.5863 ac); 115-046-08 (7.2389 ac); 115-046-09 (0.9123 ac)
Total Parcel Area:	34.250 Acres
Total ROW Area:	6.410 Acres
Total Site Area:	40.660 Acres Total
Existing Zoning:	R22-MF
Proposed Zoning:	Mixed Use Development District - Optional (MUDD-O)

Proposed Use:

- o Up to 180,000 S.F. CMS School (will serve only grades 9 and lower)
- o Up to 10,000 S.F. CHA Community Center
- o Up to 2,600 S.F. Apartment Management Office
- o Up to 16,600 S.F. Child Development Center
- o Maximum of 370 Total Multi-Family Dwelling Units

Required Off-Street Parking:

- o CMS School (grades 9 and lower): min. one space per 600 S.F. of building area. **NOTE: Seeking optional provision for min. one space per classroom.**
- o Community Center: min. one space per 600 S.F. of building area
- o Apartment Management Office: min. one space per 600 S.F. of building area
- o Child Development Center: min. one space per 600 S.F. of building area
- o Multi-Family Elderly / Disabled Housing: min. one space per dwelling unit. **NOTE: Seeking optional provision for 0.25 spaces per dwelling unit.**
- o Other Multi-family: min. one space per dwelling unit

Proposed Parking:

- o CMS School (grades 9 and lower): min. 18 bus spaces; min. 125 spaces for staff (0 visitors). **NOTE: A minimum of 300 parking spaces will be required by MUDD zoning for 180,000 S.F. building.**
- o Community Center: min. 19 spaces. **NOTE: Provided by school site pending optional provision for a school parking requirement of min. one space per classroom.**
- o Apartment Management Office: min. 5 spaces
- o Child Development Center: min. 28 spaces
- o Multi-Family Elderly and/or Disabled Housing: min. 30 spaces. **NOTE: Enough for up 120 dwelling units with optional provision; min. one space per dwelling unit will be required by MUDD zoning.**
- o Multi-Family - All Other: min. 340 spaces
- o Multi-Family - Total: min. 370 spaces

DEVELOPMENT NOTES:

A. Binding Effect of the Rezoning Documents & Definitions

- A1. Throughout these Development Notes, the term “Petitioner” and “Owner” shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owner or owners of the site who may be involved in any future development thereof.
- A2. The proposed use of the site will be for the development of a CMS school facility, a child development center, an apartment management office, Multi-Family Elderly and/or Disabled apartments and multi-family housing with a variety of tenant amenities.

B. General Provision

- B1. The following optional provisions are included:
- B1-a. Off-street minimum parking provision of one space per classroom for the CMS school shall be allowed. **NOTE: The facility shall serve only grades 9 and lower. Current standard is min. one space per classroom for elementary, middle and junior high facilities (as specified in Table 12.202 of the Ordinance), or a min. total of 55 spaces on-site based on a 55 classroom building (as is estimated for the number of classrooms for this CMS facility); MUDD zoning requires min. one space per 600 square feet, or a min. total of up to 300 spaces on-site based on a 180,000 SF building.**
- B1-b. Off-street minimum parking provision of 0.25 spaces per dwelling unit for the Elderly and/or Disabled Multi-Family building shall be allowed. **NOTE: Current standard is min. 0.25 spaces per dwelling unit of Elderly and/or Disabled MF housing (as specified in Table 12.202 of the Ordinance), requiring a min. total of 30 spaces on-site (as is estimated for the max. 120 total Elderly and/or Disabled dwelling units for Block 11); MUDD zoning requires min. one space per dwelling unit, or a min. total of 120 spaces on-site based on 120 dwelling units.**
- B1-c. Off-street parking areas between the rights-of-way and building street frontage shall be allowed for the CMS school as depicted on this plan.
- B1-d. The Child Development Center will be allowed to construct two identity signs integrated into the architecture of the building. Each identity sign consists of a wall and false gable structure in which one of the large letters “R” and “H” are architecturally integrated respectively. The larger identity sign will have a maximum 1200 S.F. in surface area (with an “R” approx. 20’-0” high from the base) and will structurally support the canopy covering the driveway drop-off area before the main entrance to the building. A smaller identity sign, at a maximum of 700 S.F. in surface area (with an “H” approx. 15’-0” high from the base), will have the same elevation profile and will protrude 8 feet from the building, supporting a smaller canopy over a secondary entrance to the building.
- B1-e. No screening requirements will be observed between off-street parking areas and the greenway easement, so that visibility to greenway trail areas from adjacent areas will remain unimpeded.
- B2. Unless more stringent standards are established by this Technical Data Sheet or these Development Notes, all requirements established under the Charlotte Zoning Ordinance (the “Ordinance”) for the Mixed Use Development District (MUDD) zoning district classification shall be followed, with the exception of the aforementioned optional provisions.
- B3. For the development blocks depicted on this plan, the configuration, placement and size of the building footprints, parcel lines, off-street parking areas, open space areas, accessory buildings and/or tenant amenities, alleys, and driveways will be conceptually developed at a later stage to be reviewed and approved by the Charlotte Mecklenburg Planning Department at the MUDD review stage. The exact number of dwelling units will also be established for each of the eleven residential blocks (Blocks 1-11) at the review stage, as long as the Petitioner observes the following provisions:
- B3-a. The maximum building height established for each respective block, as depicted on this plan, shall not be exceeded.

- B3-b. For each block, designated open space areas shall be provided to meet or exceed the minimum requirements of the MUDD Zoning District.
- B3-c. The total maximum number of dwelling units for the entire site shall not exceed **370 dwelling units**.
- B3-d. Internal parking areas shall be contained within the off-street parking envelope as indicated for each residential block in this plan. Other development may be contained within the parking envelope, but no off-street parking areas will be allowed between the right-of-way and the building envelope facing the right-of-way.

C. Setbacks, Side Yards and Rear Yards

- C1. The buildings and/or structures to be constructed on this site shall satisfy the setback, rear yard and side yard requirements established under the Ordinance for the MUDD Zoning District.

D. Design and Performance Standards

- D1. All dumpster areas shall be screened with opaque enclosures on all four sides with one side being a hinged opaque gate.
- D2. All mechanical equipment including roof top equipment shall be screened from view from abutting streets and adjoining properties.
- D3. Only full-cut off luminaries will be allowed on all parking areas. No wall pak lighting will be allowed.
- D4. All off-street parking locations will be screened from sight from the public rights-of-way as specified by Section 12.303 of the Ordinance.

E. Building Design Standards for All Development

- E1. Buildings shall have minimum 10’-0” separation from each other.
- E2. For street walls, all MUDD standards will be observed; no expanse of solid wall will exceed 20’-0” in length.
- E3. Buildings and units will be identified with signage and numbers, as subject to MUDD standards.

F. Additional Building Design Standards for Multi-Family Development and Apartment Management Office

- F1. All lobbies or dwelling unit primary entries on the ground floor will face the public right-of-way, with the exception of garden apartments. For garden apartments, at least half of the unit primary entries on the ground floor must either face the public right-of-way or be within a breezeway that leads directly to the public right-of-way. Breezeways will have a minimum roof covering of 3’-0” deep by 5’-0” wide and include a corresponding porch or concrete pad. All ground floor entryways facing the right-of-way will have a separate walk (minimum 5’-0” wide) leading directly to sidewalks in the public right-of-way.
- F2. Only non-vinyl and non-metal siding, brick veneer, stucco or fiber cement siding, such as Hardie Plank, will be used.
- F3. Wide window and door trim may be used to better accent siding. If horizontal banding is used between floor levels, separate color tones will be used for upper and lower levels. Horizontal and vertical siding application will add detail to any dormers, gables, and extended front facade areas. Vinyl trim and shutters are allowed.
- F4. All building foundations will have a minimum of 12 inches exposed brick veneer above finished grade level (after landscaping).
- F5. Breezeway and stairwell ceilings will be constructed of materials rated for exterior exposure. All exterior stairs will have a minimum clear width of 40 inches and be substantially under roof cover.

G. Additional Building Design Standards for CMS Facilities

- G1. Building design will use building walls consisting of masonry veneer on the exterior.
- G2. Elevations facing and adjacent to West Boulevard will be architecturally articulated with openings, changes in surface depth and/or materials.

H. Additional Building Design Standards for CHA Community Center

- H1. Building design will use building walls consisting of masonry veneer, stone, wood, stucco (or any combination of these materials) on the exterior.
- H2. The primary entry will face West Boulevard. Fenestration will be provided along West Boulevard and the entry roadway as required by MUDD zoning for first floor street frontage.
- H3. Wide window and door trim may be used to better accent siding. If horizontal banding is used between floor levels, separate color tones will be used for upper and lower levels. Horizontal and vertical siding application will add detail to any dormers, gables, and extended front facade areas. Vinyl trim and shutters are allowed.

I. Additional Building Design and Material Standards for Child Development Center

- I1. Only non-vinyl and non-metal siding, brick veneer, stucco or fiber cement siding, such as Hardie Plank, will be used.
- I2. Wide window and door trim will be used to better accent siding. Horizontal and vertical siding application will add detail to any dormers, gables, and extended front facade areas. Vinyl trim and shutters are allowed.
- I3. All building foundations will have a minimum of 12 inches exposed brick veneer above finished grade level (after landscaping).

J. Vehicular Access, Driveways and Streets

- J1. Access to the site from West Boulevard will be provided by the following:
- J1-a. A new public roadway will serve as the primary entryway to the site; the roadway will create a full-movement intersection on West Boulevard.
- J1-b. A Right-In, Right-Out driveway connection to the CMS school bus parking lot.
- J1-c. A Right-In, Right-Out driveway connection to the Child Development Center.
- J2. Access to adjacent properties shall be provided by the following:
- J2-a. Two two-lane street connections to the site will connect to Noble Avenue on the easternmost portion of the site; one connection shall provide a new two-way access to the Mecklenburg County Southwest Recreation Center, and one shall preserve the two-way Noble Avenue access to the Little Rock Apartments complex.
- J2-b. A future local residential, two-way street access to the Little Rock Apartments site will be stubbed out; the access will connect to Burnette Avenue near the bend below Block 10, approximately midway between the two roundabouts on Burnette Avenue, as indicated on this plan.
- J2-c. A two-way street with diagonal parking between the Senior Housing site and the Child Development Center will be stubbed out to provide future two-way access to the Little Rock Apartments site.
- J2-d. Near the northernmost end on the site a local residential, two-way street will stubbed to provide future access to Southwest Park (and CPCC Harris Campus).
- J3. All new streets shall be public streets, to be designed to the street standards as described in the City of Charlotte Urban Street Design Guidelines (USDG) and the Charlotte-Mecklenburg Land Development Standards Manual.
- J4. The Petitioner will design and construct all proposed roads to Charlotte Department of Transportation requirements. The exact alignment and design of all streets and driveway connections is subject to the approval of the Charlotte Department of Transportation.

K. Signs

- K1. Signage will be permitted in accordance with applicable zoning standards. The exact location of site signs will be determined in the design development construction and landscaping plans presented for review and approval by the Charlotte Mecklenburg

Planning Department during the MUDD review process.

L. Tree Ordinance Compliance

- L1. It is the intent of the Petitioner to preserve a minimum of 10% of all existing trees during site development. Existing trees to be preserved will have tree protection fencing placed around their drip lines to prevent disturbances to root zones during all phases of construction. A certified arborist shall be hired to create a tree preservation plan for the site prior to any site work.
- L2. Site development procedures will comply with the City of Charlotte Tree Ordinance.
- L3. Internal street trees along public rights-of-way and internal drives shall be planted at 40’-0” o.c.

M. Mecklenburg County Park and Recreation (MCPR)

- M1. The Petitioner will dedicate the proposed trail easement as shown on site plan to the County in order for MCPR to develop and maintain a greenway trail facility and other such amenities. The greenway trail will meander along the east side of Taggart Creek, cut across the site on the Apartment Leasing Office block, and connect to Southwest Park near the culvert / pipe entrance of the Taggart Creek Branch. The Petitioner will work with MCPR to establish the exact limits of the MCPR dedication, including the conceptual trail alignment and its access points.
- M2. An 8’-0” sidewalk will be constructed by the Petitioner on the West side of Brooksvale Street north of the Greenway crossing of Brooksvale Street, as indicated on this plan.

N. Charlotte Area Transit System (CATS)

- N1. The Petitioner will develop the concrete pads for the three bus stop locations conceptually indicated on this plan. The pads are to be constructed as required by the development standards of CATS. If the Petitioner and CATS are both in agreement, bus stop configurations and locations may change.
- N2. The Petitioner will ensure that pavement, alignments, and turning radii on bus route streets (on all lanes of the street) are built to CATS specifications for bus travel (note: both CATS and CMS bus routes are indicated as the light gray dashed lines on the plan). The Petitioner will also construct the full length of Brooksvale Street, Nobles Avenue, and Burnette Avenue to CATS bus travel road construction standards; the Petitioner understands that CATS (and CMS) may need to utilize these streets for bus routing in the future.

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