

A NEW COSMETOLOGY
SCHOOL

CPCC
CITYVIEW

1609 ALLEGHANY ST.
CHARLOTTE, NC 28208

NCCCS #1972
DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION

SCHEMATIC SITE PLAN

DATE 11.26.2012
PROJECT NO 12058

REVISIONS		
NO	DATE	DESCRIPTION:
1	01.17.13	ZONING SUBMITTAL NO. 2

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REZONING
PETITION
2013-008
FOR PUBLIC
HEARING

SEAL

SHEET NUMBER

RZ-01

DEVELOPMENT DATA

SITE ACREAGE	1.96 AC
TAX PARCEL(S)	067-113-43
EXISTING ZONING	INST(CD)
PROPOSED ZONING	INST(CD)SPA
EXISTING USE	INSTITUTIONAL
PROPOSED USE	INSTITUTIONAL
BUILDING AREA	10,472 SF EXISTING
	1,650 SF PROPOSED
	12,122 SF TOTAL
FLOOR AREA RATIO	0.14
MAXIMUM BLDG. HEGHT	40 FT (AS MEASURED FROM THE AVERAGE FINAL GRADE)
PROPOSED PARKING	1 SPACE/2 STUDENTS MIN. 75 MIN. SPACES FOR 150 PROPOSED STUDENTS
OPEN SPACE AMOUNT	N/A

1. GENERAL PROVISIONS:

a. These Development Standards form a part of the Rezoning Plan associated with this INST(CD)SPA petition to redevelop on an approximately 1.96 acres site located on the southeast corner of the intersection of Alleghany Street and Ashley Road as more particularly shown on the rezoning plan (the "Site"). Development of the Site will be governed by the attached plans and these Development Standards (together with the plans referred to as the "Rezoning Plan") as well as the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance). Unless the Rezoning Plan (including these Development Standards) establish more stringent standards, the regulations established under the Ordinance for the INST Zoning Classification shall govern development on the Site.

b. The layout of the development; the size, configuration, and placement of the building and parking area, the exact alignment of the a road; and the depictions of such other site elements on the Rezoning Plan are graphic representations of the proposed development which may be subject to change during the design/development/construction phases. Consequently, except as otherwise expressly specified on the Rezoning Plan, these elements may be subject to alterations or modifications, during the design/development/construction phases, as long as the proposed improvements are in compliance with the accompanying Development Standards and Section 6.207 of the Ordinance.

c. To the extent of any conflict between the matters contained in other areas of the Rezoning Plan and the matters set forth in the Development Standards, the Development Standards shall govern.

d. The Petitioner seeks the provision to allow more additional building area than allowed in the previously approved conditional zoning permit. The Petitioner seeks an allowable building area of 12,122 square feet.

e. The Petitioner seeks the provision to allow for additional students occupying the premissis than allowed in the previously approved conditional zoning permit. The petitioner seeks a building occupancy of 150 students.

2. PERMITTED USES:

a. The Petitioner's intent for the site is to redevelop the existing building on-site and add (2) modular classroom buildings. The proposed use will be Institutional.

△ b. In the event that the petitioner decides not to use modular buildings, the existing building may be expanded in the area where the modular buildings are identified on sheet RZ-01 by up to 1,650 square feet.

3. TRANSPORTATION:

- a. The Site will be accessed via the existing driveways.
- b. The interior parking will remain as existing and shall meet all aplicable design standards.

4. ARCHITECTURAL STANDARDS:

- a. The site will comply with all architectural standards set forth in the Ordinance.

5. STREETScape AND LANDSCAPING:

- a. To the extent possible, the Petitioner seeks to protect and preserve as many existing large mature trees on site.
- b. Street planting strips and interior parking lot plantings will be maintained.

6. ENVIRONMENTAL FEATURES:

- a. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.
- b. The Site will comply with Chapter 21 - The Tree Ordinance.

7. PARKS, GREENWAYS AND OPEN SPACE:

- a. The Petitioner shall adhere to the requirements of the Ordinance for Open Space within this development area.

8. FIRE PROTECTION:

- a. The Petitioner shall adhere to the requirements of the Charlotte Fire Department for this development area.

9. SIGNAGE:

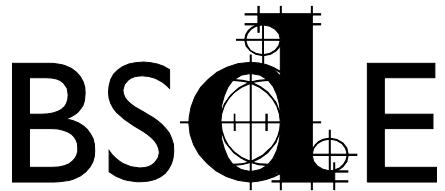
- a. All project signs, banners, flags and pennants for identification or decoration must conform to the Ordinance.

10. LIGHTING:

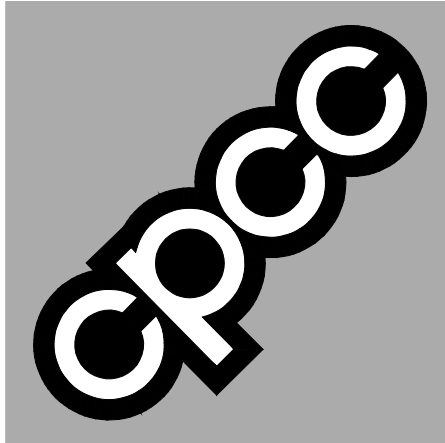
- a. All new lighting shall conform to the Ordinance.

11. PHASING:

- a. Development to be constructed in one phase.



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1609 ALLEGHANY ST.
CHARLOTTE, NC 28208

NCCCS #1972
DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION

SITE DEVELOPMENT
STANDARDS

DATE 11.26.2012
PROJECT NO 12058

REVISIONS		
NO	DATE	DESCRIPTION:
1	01.17.13	ZONING SUBMITTAL NO. 2
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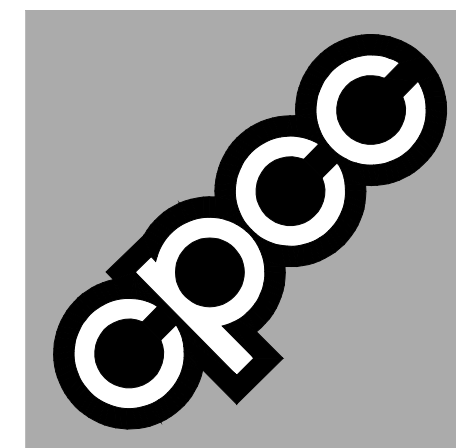
REZONING
PETITION
2013-008
FOR PUBLIC
HEARING

SEAL

SHEET NUMBER RZ-02

BSDE

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CHARLOTTE, NC 28208

NCCCS #1972
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EXISTING CONDITIONS

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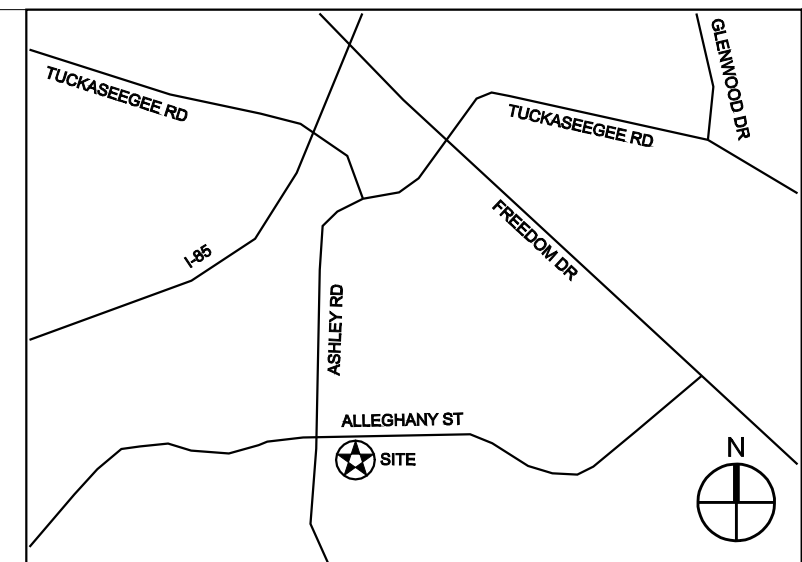
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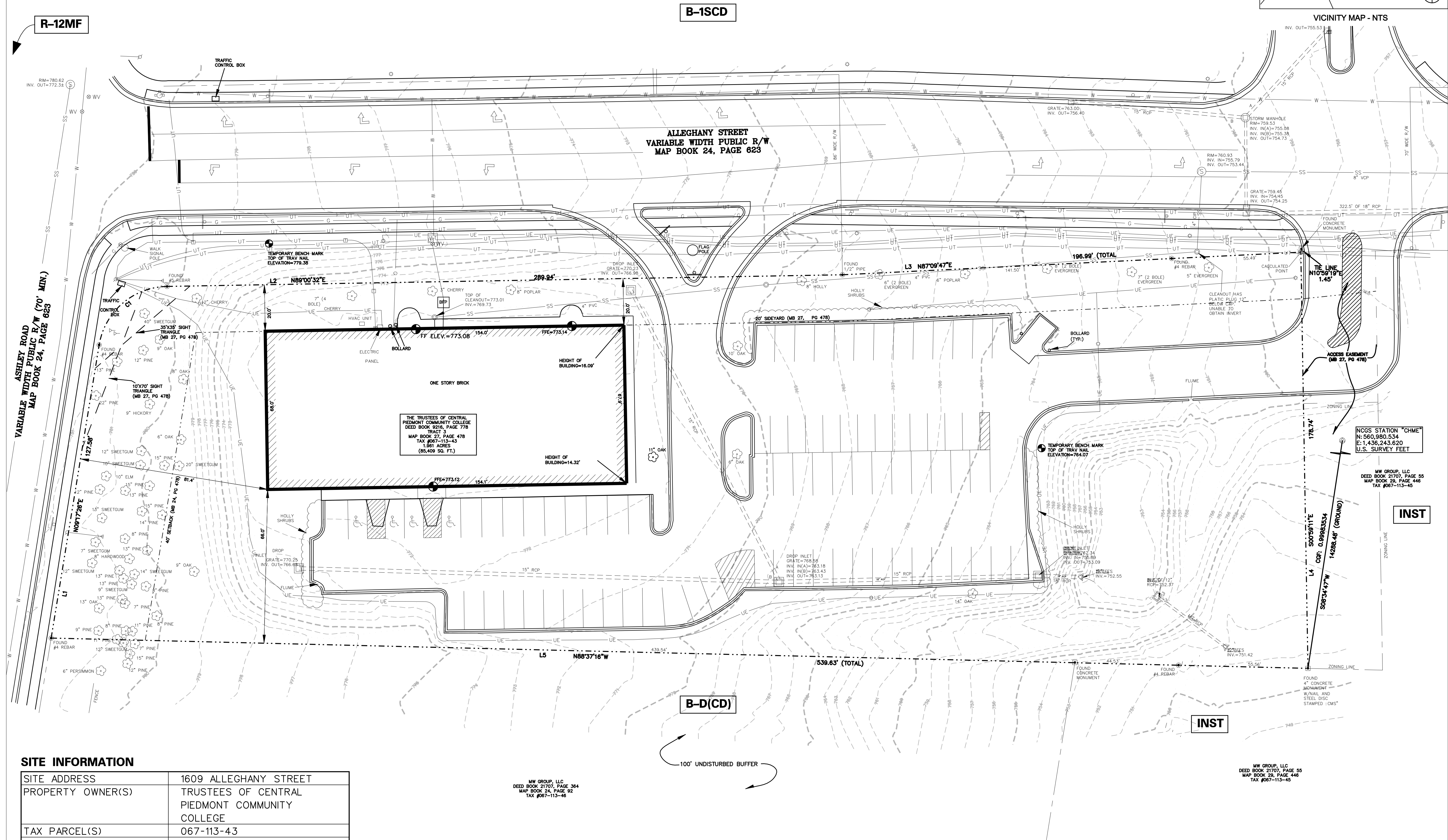
SEAL

SHEET NUMBER

RZ-03



VICINITY MAP - NTS



SITE INFORMATION

SITE ADDRESS	1609 ALLEGHANY STREET
PROPERTY OWNER(S)	TRUSTEES OF CENTRAL PIEDMONT COMMUNITY COLLEGE
TAX PARCEL(S)	067-113-43
EXISTING ZONING	INST(CD)
EXISTING USE	INSTITUTIONAL
TOTAL PROJECT SITE (AC)	1.96
AREA PLAN(S)	N/A
SURVEY PROVIDED BY	THE SURVEY COMPANY, INC. 4105-B STUART ANDREW BLVD. CHARLOTTE, NC 28217
DATE OF SURVEY	SEPTEMBER 26, 2012

BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
L1	N85° 46' 7" W	212'-9"
L2	N4° 13' 53" E	22'-11"
L3	N85° 36' 18" W	27'-7"
L4	N4° 46' 51" E	25'-1"
L5	N85° 46' 7" W	126'-0"

CURVE TABLE

CURVE *	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	41.76	30.00'	079.7538	S49.1656W	38.47

