## 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
- NS Development Area 2
- e. Existing and Proposed Uses

  - Proposed New Mecklenburg County Parks and Recreation Pool Facility
- h. Square footage of Non-Residential Uses by Type
  - Up to 9,000 GSF Exterior Pool(s)
  - Up to 3,500 GSF Pool Administration/Reception/ Service Building(s) with Community Meeting Room(s)
- Floor Area Ratio Up to maximum of FAR 2.0 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

## 2. General Provisions

- a. Final Site Plans to comply with all applicabable 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

- b. Transportation Improvements constructed in conjunction with development NA
- c. Public streets As Existing
- d. Parking location Surface e. Transit facilities - NA
- Right-of-way abandonment NA
- 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 Suildings located on Statesville and Woodward Avenues will be oriented to the street with Pedestrian-Friendly Street Walls, Building Entrances and Porches/Canopies with transluscent glazed openings

- d. Treatment of solid waste and recycling enclosures as prescribed by the Ordinance and will be located to the rear of the site
- 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. Chain link will not be used as a fencing material

# 7. Streetscape and Landscaping

- a. Streetscape (sidewalk and planting strip) standards. When using on street parking, 8' Planting stip will still be maintianed
- Woodward Ave. 8' Planting Strip with 6' Sidewalk Statesville Ave. - 8' Planitng Strio with 8' Sidewalk

- a. Tree save areas Petitioner will comply with City of Charlotte Tree Ordinance
- b. PCCO treatment The location, size and type of storm water managment 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 rezoniong. 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

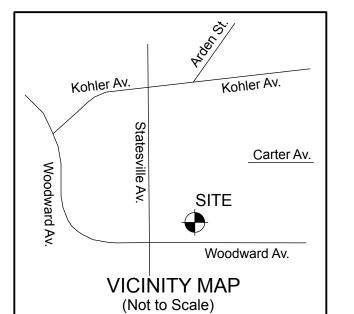
c. Existing Accessible Sidewalk and Curb-cut Connections to Anita Stroud Park

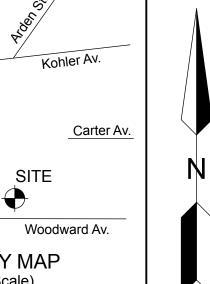
# 11. Signage

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





T 704 377 0661

This Drawing is the property of Shook Kelley, Inc. and is not to be reproduced in whole or in part. It is to be used for the project and site specifically identified herein and is not to be used on any other project. This Drawing is to be returned upon the written request of Shook Kelley, Inc.

Statesville & Woodward Ave. Mecklenburg County Pool Rezoning

NS

**R-8** 

EXISTING

ZONING

10' SIDE YARD SETBACK

FROM BACK OF CURB

EXISTING TREES TO

REMAIN\*

8' LANDSCAPE STŘIP WITH

TREE PROTECTION PER CITY

ARBORIST GUIDELINES.

NCDOT TO APPROVE ANY

TREE PLAN

Proposed Rezoning Site Plan
Scale: 1" = 50 ft

8' SIDEWALK (EXISTING) PROTECT EXIST. STREET TREES DURING ALL PHASES

> OF CONSTRUCTION. FENSING, UTILITIES AND

16' FRONT YAŔD SETBACK

**EXISTING** 

ZONING

3/20/15 Rezoning Revision

ALTERNATE WOODWARD AVE. SITE ACCESS

PER FINAL COORDINATION WITH CDOT

**B-2** 

EXISTING ZONING

NOW OR FORMERLY

Char.-Meck. Housing Partnership, Inc.

Deed Bk. 16606, Pg. 390

Parcel #07904402

Map Bk. 40, Pg. 209

Mecklenburg Co. Registry

**DEVELOPMENT AREA 1** 

USE SEPARATION PER APPROVED WAIVER

BY ZONING ADMINISTRATOR

PEDESTRIAN CONNECTION:

Char.-Meck. Housing Partnership, Inc

Deed Bk. 1660 Pg 390

Mecklenburd Co. Registry

S 88;20'49" W 159.77

NOW OR FORMERLY

Parcel #07904301

Mecklenbura Co. Registry N 88¡12'39" E 151.83' Tota

BUILDING

ENVELOPE

POOL ENVELOPE

& Accessory Building(s)

Adams Outdoor Advertising Deed Bk. 6848, Pg. 749

EXISTING PROPERTY/NEIGHBORHOOD ACCESS TO PUBLIC

ROW ADJACENT TO PROPOSED POOL FACILITY

Proposed Rezoning Development Area Plan

Double Oaks Development, LLC

Deed Bk. 22805, Pg. 464 Mecklenburg Co Registry

RW per Map Bk, 56, Pg, 485

LOT 1

Recombination Area

2.501 AC

Double Oaks Development, LLC

Deed Bk. 22805, Pg. 464

Mecklenburg Co. Registry

Parcel #07904303

R/W per Map Bk. 56, Pg. 485

PROPOSED ZONING - NS (SPA)

EXISTING ZONING - NS

1.537 AC

S 88i20'49" W 150.77

NOW OR FORMERLY

Adams Outdoor Advertising

Deed Bk. 6848. Pa. 749 Parcel #07904301

Mecklenburg Co. Registry N 88;12'39" E 151.83' Total 1/2" REBAR 54.39' REBAR

**EXISTING** 

NOW OR FORMERLY

Druid Hills, LLC

Deed Bk. 13301, Pg. 839

Parcel #07904401

Map Bk. 40, Pg. 209

Mecklenburg Co. Registry

NOW OR FORMERLY

Druid Hills, LLC

Deed Bk. 13301, Pg. 83

Parcel #0790440

Map Bk. 40, Pg. 209

N 88<sub>i</sub>20'49" E 155.40'

**EXISTING** 

Char.-Meck. Housing Partnership, Inc

Deed Bk. 28985, Pg. 660

Parcel #07904305

Mecklenburg Co. Registry

Lot #2

35900.56 sf

0.824 AC

138.14'

PROVIDE A MINIMUM 5-FT WIDE SCREENING

OR A BUFFER BETWEEN THE PARKING AT

THE NORTHERN PROPERTY LINE, PARKING

N 88;20'49" E 155.40'

SHOULD ALSO BE SCREENED FROM THE

STREET WITH A MINIMUM 5-FT WIDE

LANDSCAPE STRIP OR FENSE/WALL

- 10' REAR YARD SETBACK

Char.-Meck. Housing Partnership, Inc

Parcel #07904305

Deed Bk. 28985, Pg. 660

Mecklenburg Co. Registry

Lot #2

35900.56 sf

0.824 AC

Woodward Avenue

PROPOSED WOODWARD AVE

- 8' LANDSCAPE STRIP WITH 6' SIDEWALK

14' SETBACK FROM BACK OF CURB

STREET TREES PER CHARLOTTE TREE ORDINACE 21-96

Scale: Sheet Scale

- SITE ACCESS

BETWEEN 4 AND 5FT IN HEIGHT

S 88i02'45" W 191.99' Total

Woodward Avenue 50' Public R/W

(Collector Street)

ZONING

REBAR

39.14'

N 88i02'45" E

REBAR

REBAR

N 88i20'49" E 212.88'

108955.61 sf 2.501 AC

DEVELOPMENT AREA 2

N 87 57'22" E 160.11' Tie Line

Lot #1

108955.61 sf

2.501 AC

PARKING ENVELOPE

N 87;57'22" E 160.11' Tie Line

Manage Ma

ACCEPTABLE TO WITHIN 100' FROM INTERSECTION RADIUS

EXISTING ZONING - 12

0.964 AC

**I-2** 

**EXISTING** 

ZONING

PROPOSED ZONING - NS

ZONING

Rezoning Plan & Technical Notes

Statesville\_Woodward Rezoning Plan.vwx Filename

REBAR 39.14' PIPE

N 88;02'45" E

SP001

**NOT FOR CONSTRUCTION** 

Prepared for: The Housing Partnership Fred Dodson

704-342-0933

Rezoning Petition # 2015-042 **Statesville Ave Charlotte NC 28206** 

shook kelleu 2151 Hawkins Street

Charlotte, NC 28203 F 704 377 0953

www.shookkelley.com

Suite 400

Charlotte - Los Angeles

**07024.111** Project

Carter Avenue

40' Public R/W

N 88;10'10" E 224.30'

Char.-Meck. Housing Partnership, Inc

Parcel #07904204 Mecklenburg Co. Registry

N 88¡02'45" E 149.01

Carter Avenue

40' Public R/W

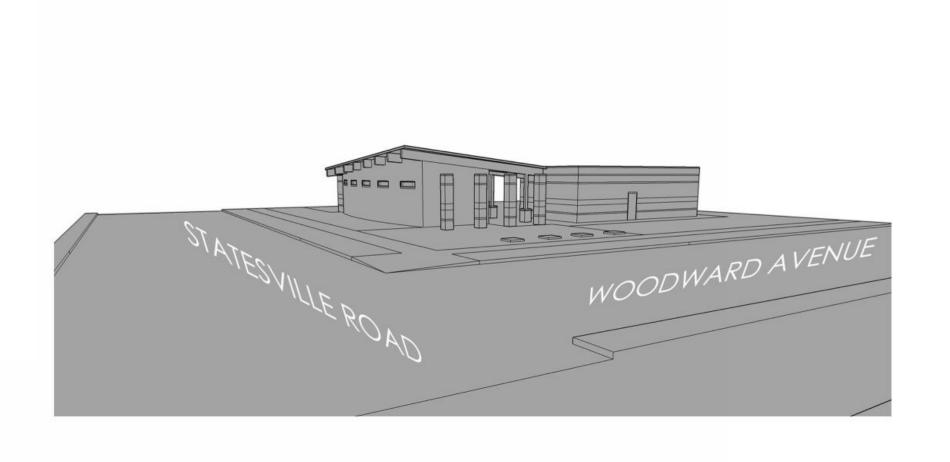
N 88;10'10" E 224.30

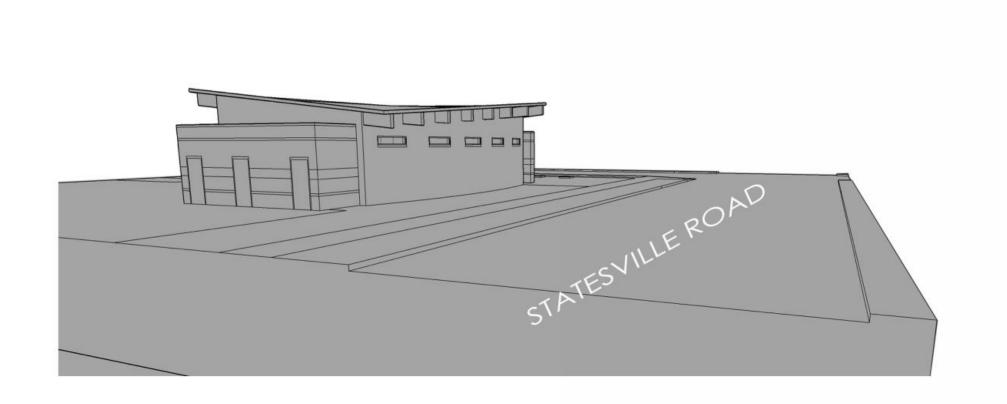
Deed Bk. 28985, Pg. 660 Parcel #07904204

Mecklenburg Co. Registry

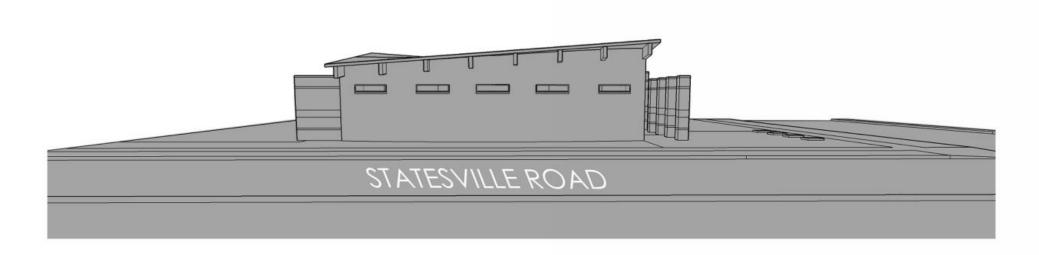
N 88i02'45" E 149.01

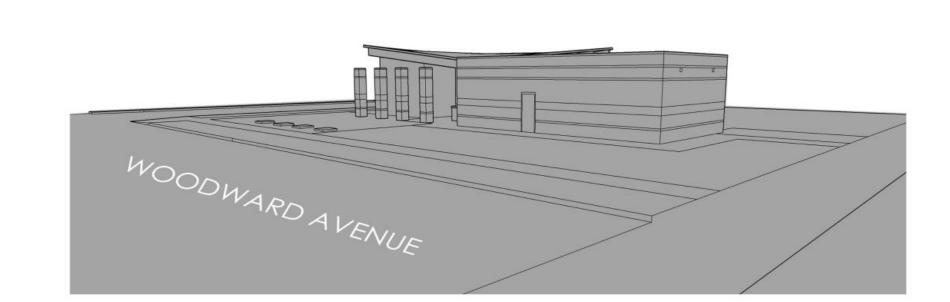
Deed Bk. 28985, Pg. 660

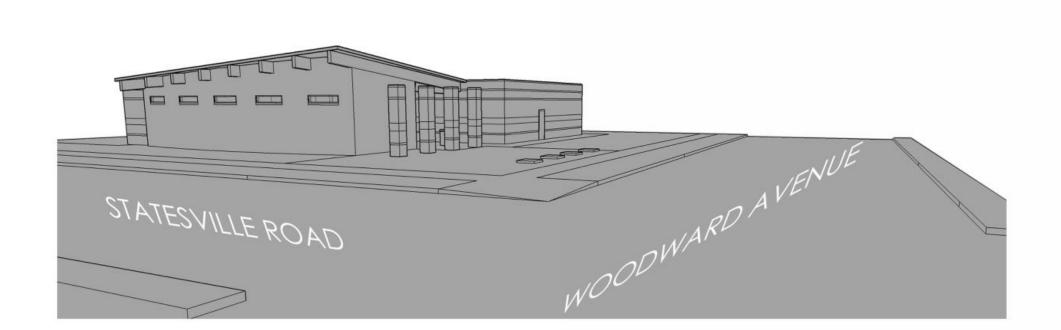


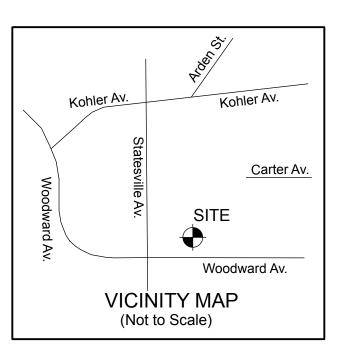












shook kelley

NOT FOR CONSTRUCTION

2151 Hawkins Street Suite 400 T 704 377 0661 Charlotte, NC 28203 F 704 377 0953

www.shookkelley.com

Charlotte - Los Angeles

Statesville & Woodward Ave. Mecklenburg County Pool Rezoning A 1/26/15 Rezoning Submittal Package | Statesville & Woodward Ave. Mecklenburg County Pool Rezoning | A 1/26/15 | Rezoning Submittal Package | Mark Date | Description | Revision:

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

Rezoning Petition # 2015-042 Statesville Ave **Charlotte NC 28206** 



Scale: Sheet Scale **07024.111** Project Statesville\_Woodward Rezoning Plan.vwx Filename

