

06-99

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JUN 27 2006  
BY:

1. GENERAL PROVISIONS

1.1 This rezoning petition relates to that certain .46 acre parcel lying within Mecklenburg County, located at 201 Grandin Road, hereinafter referred to as the "Site".

1.2 Development of the Site will be controlled by the standards depicted on this Rezoning Plan and by the standards of the Charlotte Zoning Ordinance (the "Ordinance"). The development depicted on the Rezoning Plan is intended to reflect the arrangements of proposed buildings, features and uses on the Site, but the exact configurations, placements and sizes of individual elements may be altered or modified within the limits prescribed by the Ordinance during the design, development and construction phases.

2. STATEMENTS WITH RESPECT TO THE GRAPHICS WHICH ARE SET FORTH ON EXHIBITS ACCOMPANYING THE REZONING PLAN

2.1 Any Exhibits accompanying the Rezoning Plan are conceptual images of portions of the Site. They are not to be considered as development plans but rather as preliminary representations of the types and quality of development proposed for the Site.

3. PERMITTED USES AND MAXIMUM DEVELOPMENT

3.1 The Site shall be restricted to residential uses along with associated accessory uses and parking and service areas allowed under the Ordinance in a MUDD District.

3.2 No more than 15 residential units may be developed on the Site.

4. DESIGN AND PERFORMANCE STANDARDS

4.1 The existing church building and parsonage shall remain. Existing structures shall be redeveloped to accommodate residential units. Efforts will be made to preserve the historical and architectural significance of the existing structures.

4.2 The Site shall comply with all requirements of the Charlotte Tree Ordinance.

4.3 A 5' sidewalk shall be provided along West Fourth Street.

4.4 Setback requirements along West Fourth Street may be reduced or waived in order to allow the existing structure to remain.

4.5 The existing rolled curb along West Fourth Street shall be removed to accommodate parallel parking. Petitioner shall install a vertical curb along West Fourth Street.

4.6 Open spaces will be provided generally as shown on the Rezoning Plan.

4.7 The proposed new construction shall not exceed 41'-6" in height.

4.8 Existing Stormwater structures will be used to control runoff. No space is available for surface detention and underground detention would endanger the historic structures.

5. PARKING

5.1 The Petitioner, in coordination with CDOT, shall stripe portions of Grandin Road and West Fourth Street in order to accommodate on-street parallel parking.

5.2 On-street parking on portions of West Fourth Street and Grandin Road abutting the site may be counted toward the minimum number of parking spaces as required by the ordinance.

6. LIGHTING

6.1 Site lighting will be designed to minimize glare onto off-site properties. Free standing lights shall not exceed 20 feet in height. No wall "pak" type lighting shall be used, but attached decorative lighting fixtures such as sconces may be used.

6.2 Capped and shielded lighting will be provided at all public right of ways. Internal capped and shielded lighting will also be installed at the courtyard directed away from the adjacent Owner.

7. ALTERATIONS TO PLAN

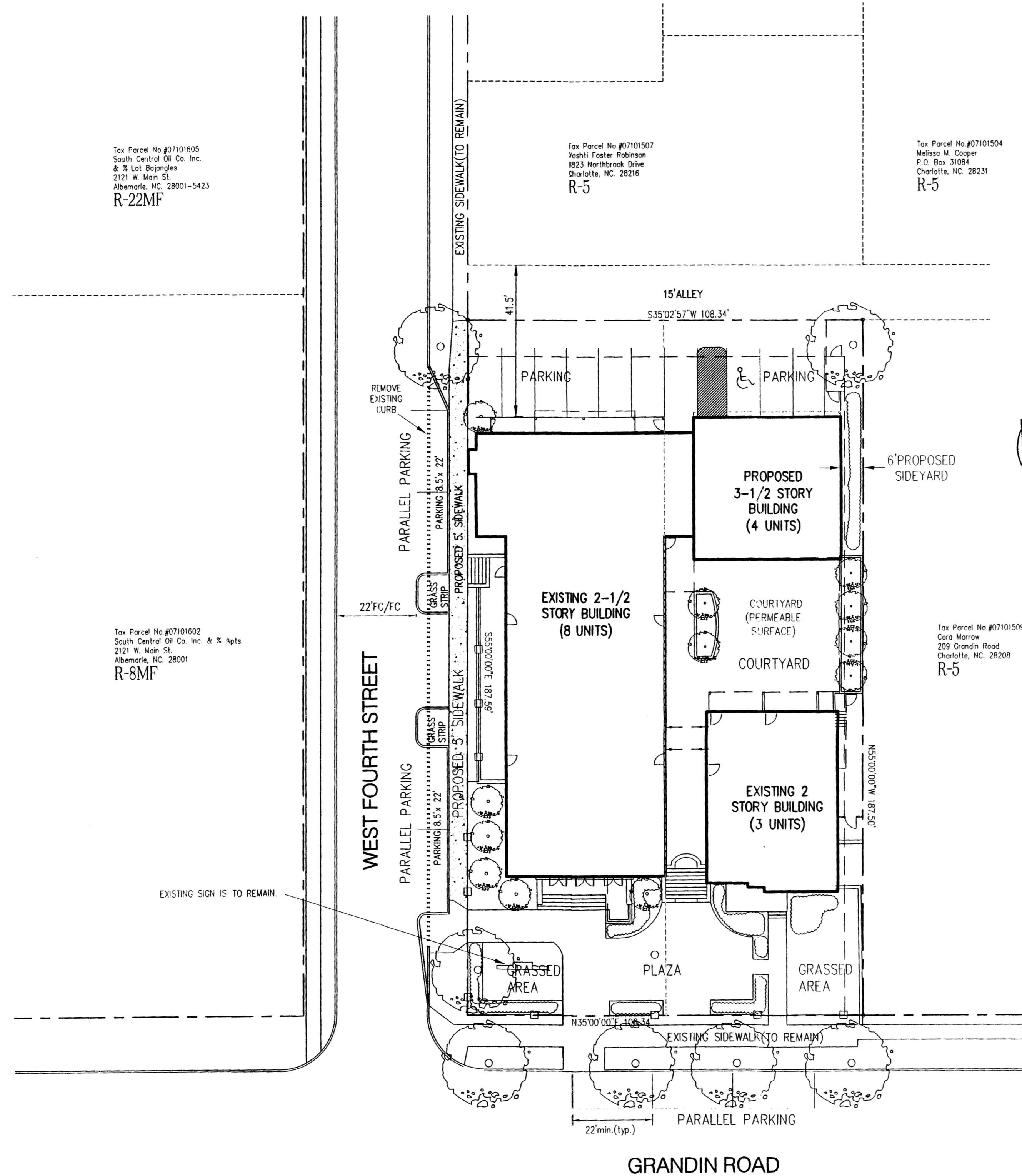
7.1 Future amendments to the Rezoning Plan and these Development Notes may be applied for by the then owner or owners of the tract or tracts within the Site involved in accordance with the provisions of Chapter 6 of the Ordinance.

7.2 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 6, 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.

8. BINDING EFFECT

8.1 Upon approval, all conditions applicable to development of the Site imposed under the Rezoning Plan and these Development Standards will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioners and the current and subsequent owners of the Site and their respective successors in interest and assigns.

8.2 Throughout these Development Notes, the terms "Developer", "Petitioner", "Owner" or "Owners," shall, with respect to each parcel within the Site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assignees of the owner or owners of the Site who may be involved in its development from time to time.



Tax Parcel No #07101605  
South Central Oil Co. Inc.  
& % Lot Bojangles  
2121 W. Main St.  
Albemarle, NC 28001-5423  
R-22MF

Tax Parcel No #07101507  
Yoshi Foster Robinson  
823 Northbrook Drive  
Charlotte, NC 28216  
R-5

Tax Parcel No #07101504  
Melissa M. Cooper  
P.O. Box 31084  
Charlotte, NC 28231  
R-5

Tax Parcel No #07101602  
South Central Oil Co. Inc. & % Apts.  
2121 W. Main St.  
Albemarle, NC 28001  
R-8MF

Tax Parcel No #07101509  
Core Morrow  
209 Grandin Road  
Charlotte, NC 28208  
R-5

Tax Parcel No #07101102  
Isadora Rozzell  
9945 60th Ave.  
Corona, NY 11368-4442  
R-8MF

Tax Parcel No #07101205  
Edna M. Dean & Ms. James, Jr. by ENT.  
200 Grandin Road  
Charlotte, NC 28208  
R-5

Tax Parcel No #07101204  
Inez Melvin  
204 Grandin Road  
Charlotte, NC 28208  
R-5

Tax Parcel No #07101203  
Joseph B. Sutter Jr. & Marouf Campos  
214 Grandin Road  
Charlotte, NC 28208  
R-5

PARKING SPACE TABLE	
Zoning:	MUDD District (CD)
SPACES REQUIRED:	1/Unit for 15 Units = 15 spcs
SPACES PROVIDED:	18
HANDICAP SPACES:	1 VAN

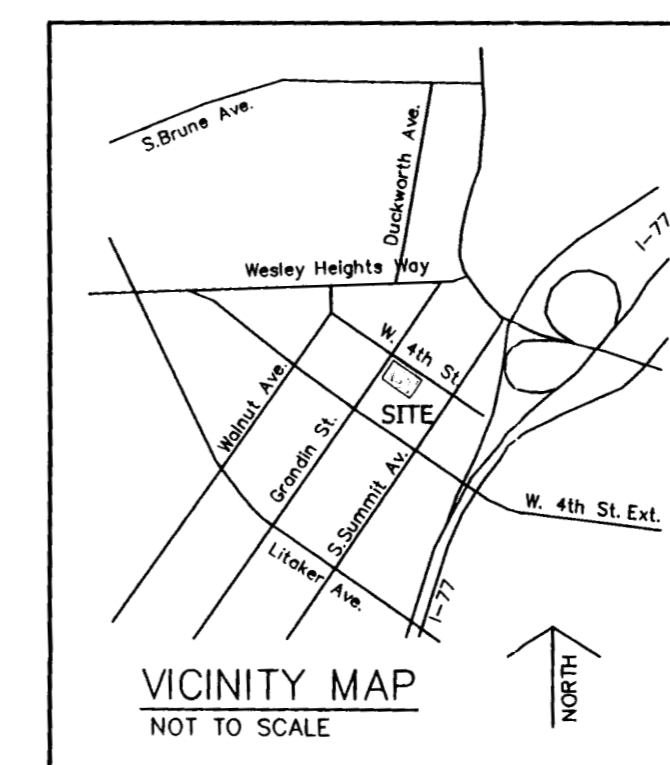
Development Data

Tax Parcel Numbers	07-101508
Existing Zoning	R-5
Proposed Zoning	MUDD (CD)
Site Area	0.46 Ac.
Maximum Number of Residential Units	15 units

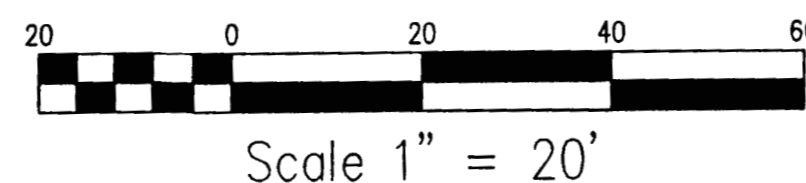
APPROVED BY  
CITY COUNCIL  
SEP 10 2006

Legend

- LIMITS OF BUILDING AREA
- LIMITS OF PARKING AREA
- CONCRETE SIDEWALK
- PROPOSED STREET TREE
- DECORATIVE FENCE



1 PROPOSED SITE PLAN  
1" = 20'-0"



Conditional Zoning Plan  
(FOR PUBLIC HEARING)

Bethel Church Rehabilitation  
201 Grandin Road  
City of Charlotte, North Carolina  
For Diamond Oak Development

**L** LASH ENGINEERING  
Consulting Civil Engineer/Planner  
1226 Mann Drive, Suite 100  
Matthews, NC 28105  
Phone: 704/847-3031  
Fax: 704/847-3041

June 26, 2006  
Revisions:  
1. 6/26/06 Revisions by Owner & initial review by City.

NORTH CAROLINA  
PROFESSIONAL SEAL  
14265  
ENGINEER  
MICHAEL W. LASH

RZ-1  
SHEET 1 OF 2