



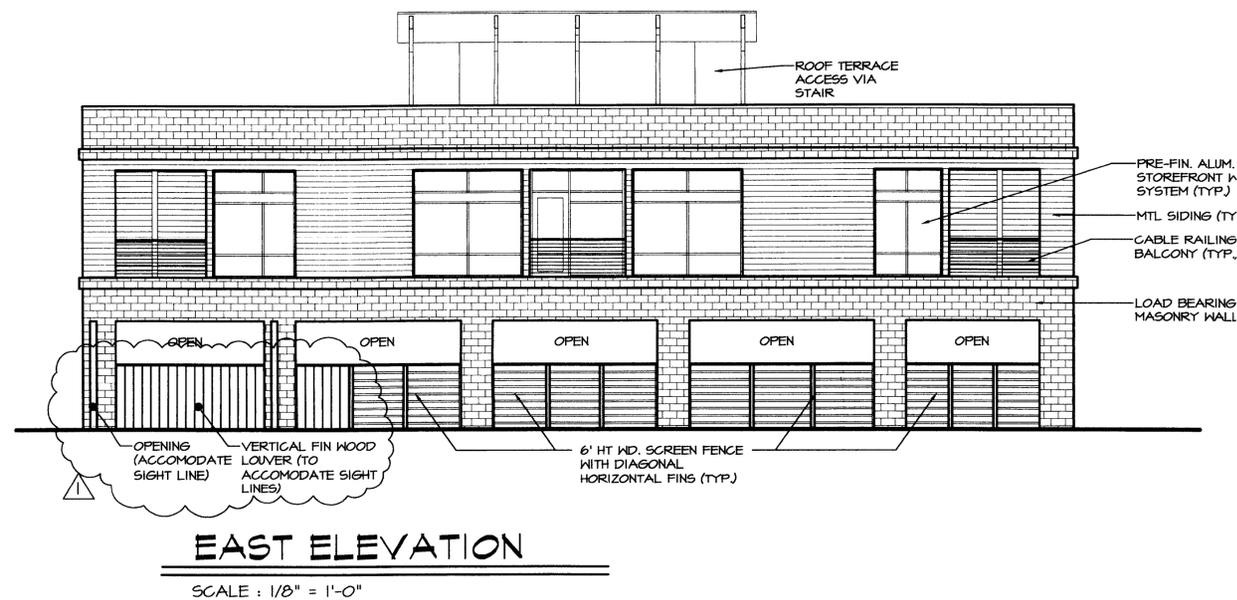
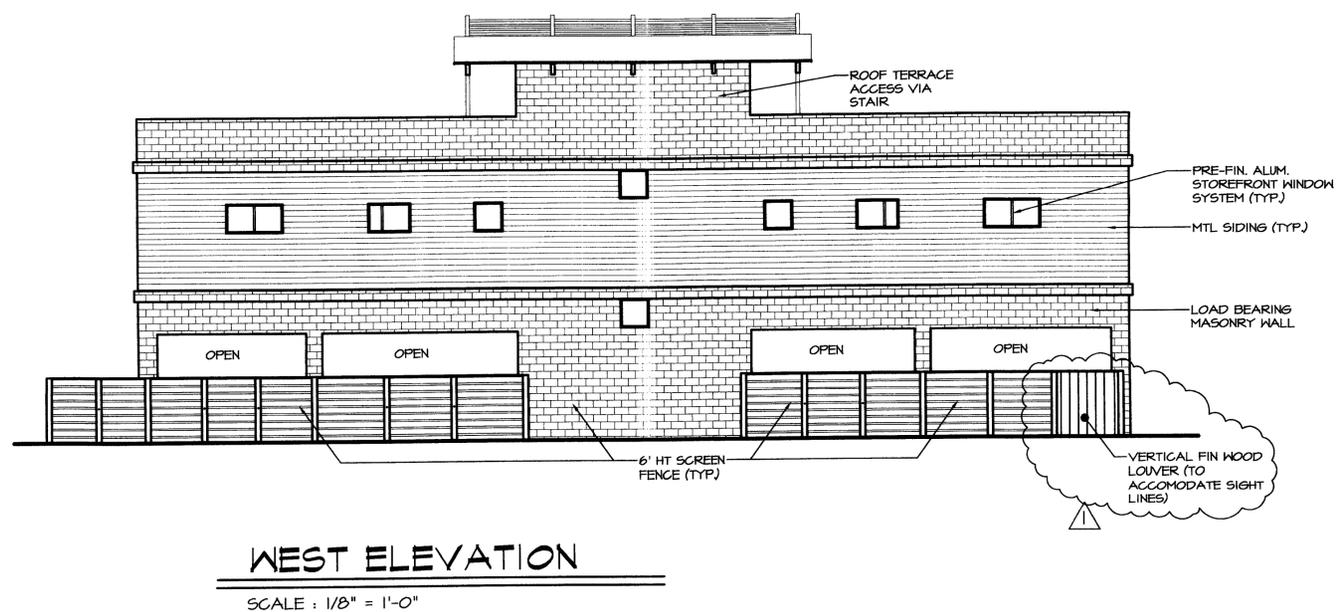
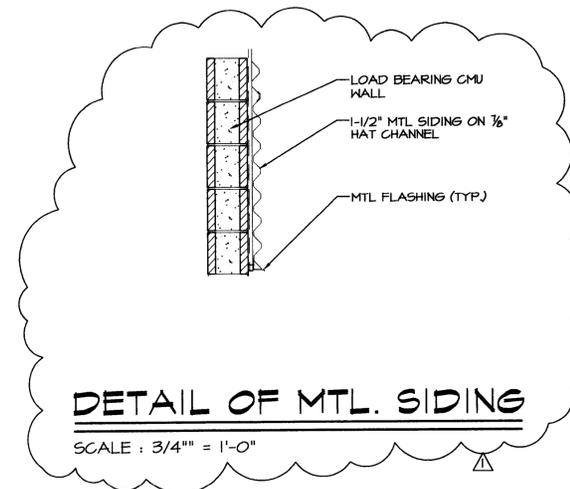
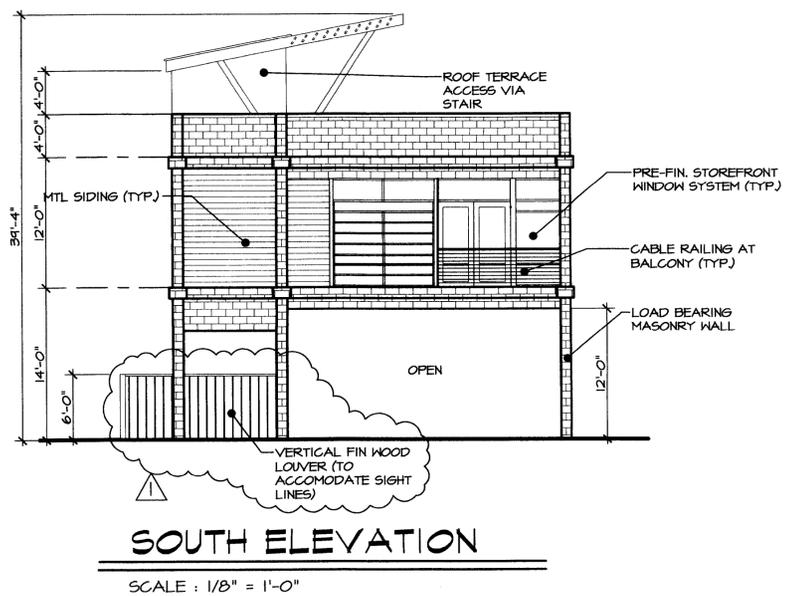
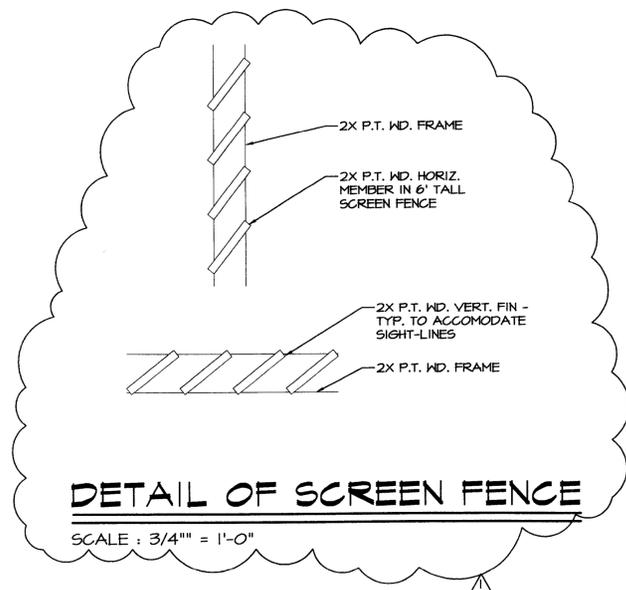
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METRO-W
WILKINSON BLVD. OFFICE CONDOMINIUMS
3628 WILKINSON BLVD., CHARLOTTE, NC

RECEIVED
NOV 21 2008

ISSUE DATE:
SEPT. 5, 2008
REVISION DATE:
OCTOBER 17, 2008
FOR PUBLIC
HEARING
PETITION NO.:
2008-126



REZONING INFORMATION

ADDRESS: 3628 WILKINSON BLVD., CHARLOTTE, NC

CURRENT ZONING: B-2

PROPOSED ZONING: UR-C(GD)

CURRENT USE: VACANT LOT

PROPOSED USE: OFFICE CONDOMINIUMS

SECT. 9.406(4)(UR-C) AREA, YARD AND HEIGHT REGULATIONS:

- MIN. LOT AREA: 5,000 SF - LOT AREA IS 7512 SF (0.17 ACRES)
- MIN. SIDE YARD: 5'
- MIN. SETBACK: 14' FROM B.O. CURB
- MIN. REAR YARD: 20' (25% REDUCTION ALLOWED TO MAKE MORE EFFICIENT USE OF SITE - NOTE 4) (20' X 25% = 15')
- MAX. FLOOR AREA RATIO: 3.0 (3600 SF BLDG. / 7512 SF SITE = 0.48)
- MAX. HEIGHT: 40'
- MIN. LOT WIDTH: 20' - EXISTING LOT IS 30' WIDE.

SECT. 9.407 DEVELOPMENT STANDARDS FOR VARIOUS USES

- 2 - THE ROOF TERRACE AREA WILL HAVE ACCESS FROM THE STAIR AND WILL HAVE A COVERED / SEMI-COVERED SEATING - LOUNGING AREA FOR RECREATION AND VIEWS OF THE CITY SKYLINE
- 3 - SCREENINGS SHALL BE PROVIDED IN ACCORDANCE WITH REG. OF SECT. 12.505.
- 4 - STREETScape IMPROVEMENTS: PROJECT WILL COMPLY WITH THE CHARLOTTE TREE ORDINANCE.
- 5 - SIGNS: PROJECT WILL CONFORM WITH SECTION 9.407(B)(c)

SECT. 9.408 OFF-STREET PARKING AND LOADING:

- 1 - NO. OF OFF-STREET PARKING SPACES PER GROSS S.F. FOR NONRESIDENTIAL USE: 100 G.S.F. REQUIRED & PROVIDED: 6 P.S. @ 450S.F./P.S. = 2700S.F.
- 2 - SIZE OF PARKING SPACES (6 P.S. @ 28% = 2 SPACES ALLOWED TO BE COMPACT - WE HAVE 2-COMPACT PARKING SPACES SHOWN ON THE PROPOSED PLAN.
- 3 - BICYCLE PARKING: CONFORMS TO SECT. 12.202 AND 12.202A.

SECT. 12.501 BUFFERS AND SCREENING: THESE PROVISIONS WILL NOT APPLY TO DEVELOPMENTS IN UR ZONING. HOWEVER, THE UR DEVELOPMENT STANDARDS REQUIRE CONFORMANCE WITH SECT. 12.505 FOR SCREENING (SECT. 9.407(B)). THERE IS NO REQUIREMENT FOR BUFFERS PER THIS SAME SECTION. HOWEVER, BASED ON CONVERSATIONS WITH PLANNING STAFF, THE PETITIONER IS PROVIDING BUFFERS BETWEEN THE ADJACENT PROPERTY TO THE EAST WHICH IS ZONED B-2, WHOSE USE IS MULTI-FAMILY. (THIS BUFFER IS CLASS 'C' AND 7.5' WIDE) ANOTHER BUFFER IS BEING PROVIDED BETWEEN THE PROJECT AND THE ADJACENT SITE TO THE NORTH ZONED R-8, AND WHOSE USE IS CURRENTLY VACANT. (THIS BUFFER IS CLASS 'C' AND 10' WIDE)

(12.502) THE BUFFER TO THE NORTH ABUTS A PUBLIC ALLEY. THEREFORE 1/2 OF THE ALLEY IS USED TO SATISFY THE BUFFER WIDTH REQUIREMENT

SECT. 12.502 BUFFER REQUIREMENTS:

1 - USES REQUIRED TO BE SCREENED FROM ABUTTING PROPERTIES AND FROM PUBLIC VIEW FROM A PUBLIC STREET.

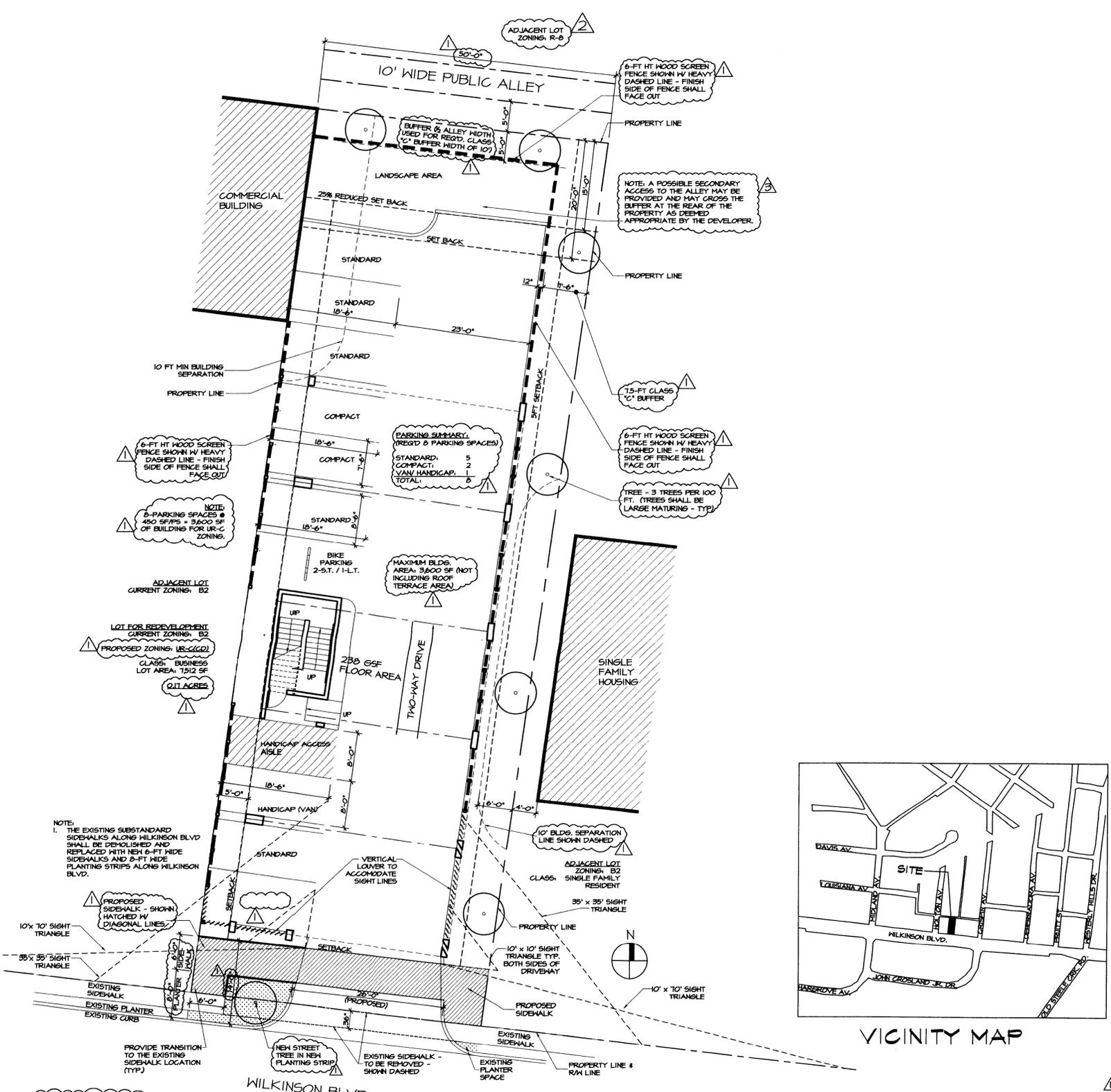
SECT. 12.502 SCREENING REQUIREMENTS:

1 - USES REQUIRED TO BE SCREENED FROM ABUTTING PROPERTIES AND FROM PUBLIC VIEW FROM A PUBLIC STREET.

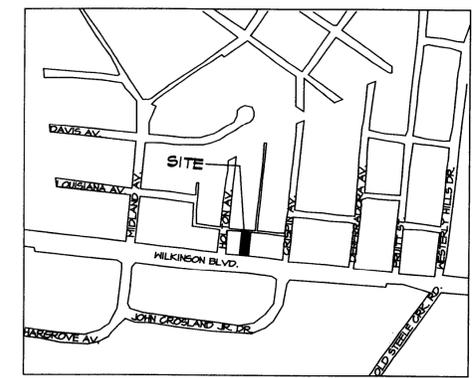
(b) NO DUMPSTERS OR RECYCLING CONTAINERS ARE PLANNED FOR THIS PROJECT B/C A CLEANING SERVICE WILL BE CONTRACTED TO REMOVE ALL TRASH AND RECYCLABLES FROM EACH OF THE BUSINESSES. THIS WILL BE INCLUDED AS A REQUIREMENT IN THE PURCHASE AGREEMENT COVENANTS AND COVENANT RESTRICTIONS FOR FUTURE DEVELOPMENT OF THE PROPERTY.

ADDITIONAL NOTES:

- 1- ALL OUTDOOR LIGHTING SHALL BE FULL CUT-OFF FIXTURES.
- 2- THE MAXIMUM HEIGHT OF OUTDOOR LIGHTING SHALL BE 50'.
- 3- THE PETITION SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION ORDINANCE - IF APPLICABLE.
- 4- PETITIONER WILL SUBMIT A SOLID WASTE MANAGEMENT PLAN PRIOR TO INITIATING DEMOLITION AND/OR CONSTRUCTION ACTIVITIES TO LUESA.
- 5- PETITIONER WILL SUBMIT A SOLID WASTE MANAGEMENT PLAN TO MECKLENBURG COUNTY SOLID WASTE PRIOR TO INITIATING DEMOLITION AND/OR CONSTRUCTION ACTIVITIES. THE SITE WILL BE FULLY SECURED DURING NON-WORKING HOURS.



SITE PLAN
1"=10'-0"



VICINITY MAP

McCLURE NICHOLSON MONTGOMERY
architect

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3628 WILKINSON BLVD., CHARLOTTE, NC

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SEPT. 5, 2008

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OCTOBER 17, 2008
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NOVEMBER 14, 2008

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NOVEMBER 21, 2008