

**REZONING INFORMATION**

ADDRESS: 3628 WILKINSON BLVD., CHARLOTTE, NC

CURRENT ZONING: B-2  
 PROPOSED ZONING: UR-C(CD)

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 7,512 SF
- 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 (3,600 SF BLDG. / 7,512 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 - BONUS PARKING: PETITIONER REQUESTS THAT NO ADDITIONAL PARKING IS REQUIRED FOR USING THE ROOF AREA DESIGNED AS LIMITED OPEN AND RECREATIONAL SPACE. 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 - SCREENING SHALL BE PROVIDED IN ACCORDANCE WITH REQ. 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:**

- NO. OF OFF-STREET PARKING SPACES PER GROSS S.F. FOR NONRESIDENTIAL USE: 1/400 G.S.F. REQUIRED & PROVIDED: 3 P.S. @ 450S.F./P.S. = 3,600S.F.
- 2 - SIZE OF PARKING SPACES: @ P.S. @ 25% = 2 SPACES ALLOWED TO BE COMPACT - WE HAVE 2-COMPACT PARKING SPACES SHOWN ON THE PROPOSED PLAN.
- 4 - GRADE LEVEL PARKING AND DRIVEWAYS: DESIGN CONFORMS TO SECT. 12.206(b) EXCLUDING THE REQ. THAT OFF-ST. PARKING MUST BE FIVE FEET FROM ANY LOT LINE.
- 6 - BICYCLE PARKING: CONFORMS TO SECT. 12.202 AND 12.202A.

**SECT. 12.501 BUFFERS AND SCREENINGS:** 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). NO BUFFER IS REQUIRED BETWEEN THE PROJECT AND THE PROPERTY TO THE WEST ZONED B-2 WHOSE USE IS BUSINESS (TIRE SHOP).  
 - (12.502(1)) THE BUFFER TO THE NORTH ABUTS A PUBLIC ALLEY. THEREFORE 1/2 OF THE ALLEY IS USED TO SATISFY THE BUFFER WIDTH REQUIREMENT

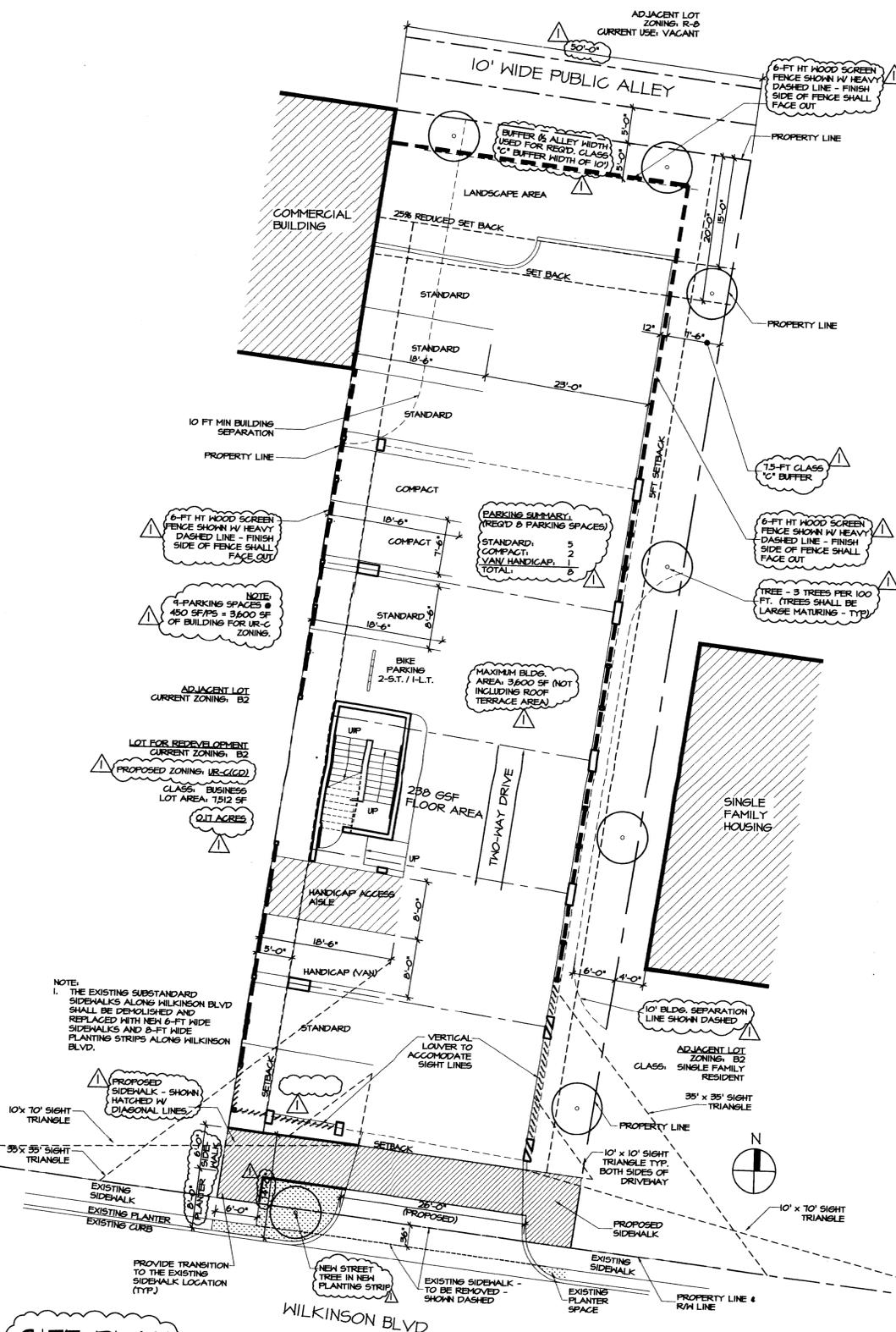
**SECT. 12.502 BUFFER REQUIREMENTS:**

**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 SCREENED OR SHIELDED WITH FULL CUT-OFF IN A MANNER AS NOT TO CAUSE GLARE OR IMPAIR THE VISION OF MOTORISTS.  
 2- THE MAXIMUM HEIGHT OF OUTDOOR LIGHTING SHALL BE 30'.  
 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.

**SITE PLAN**  
 1"=10'-0"



**METRO-W**  
**WILKINSON BLVD. OFFICE CONDOMINIUMS**  
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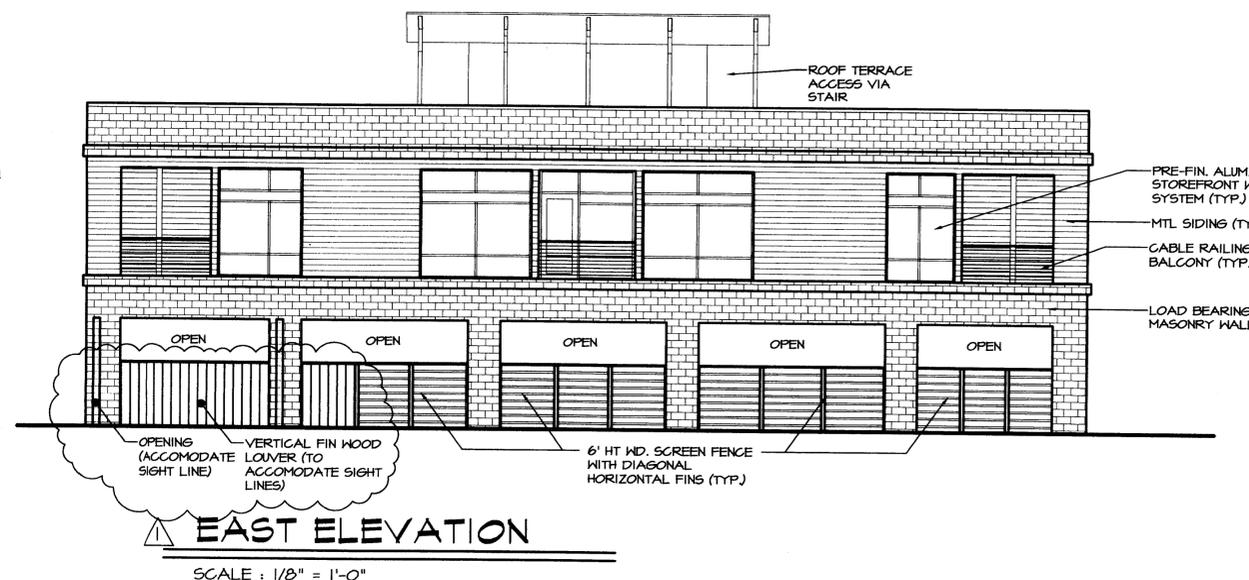
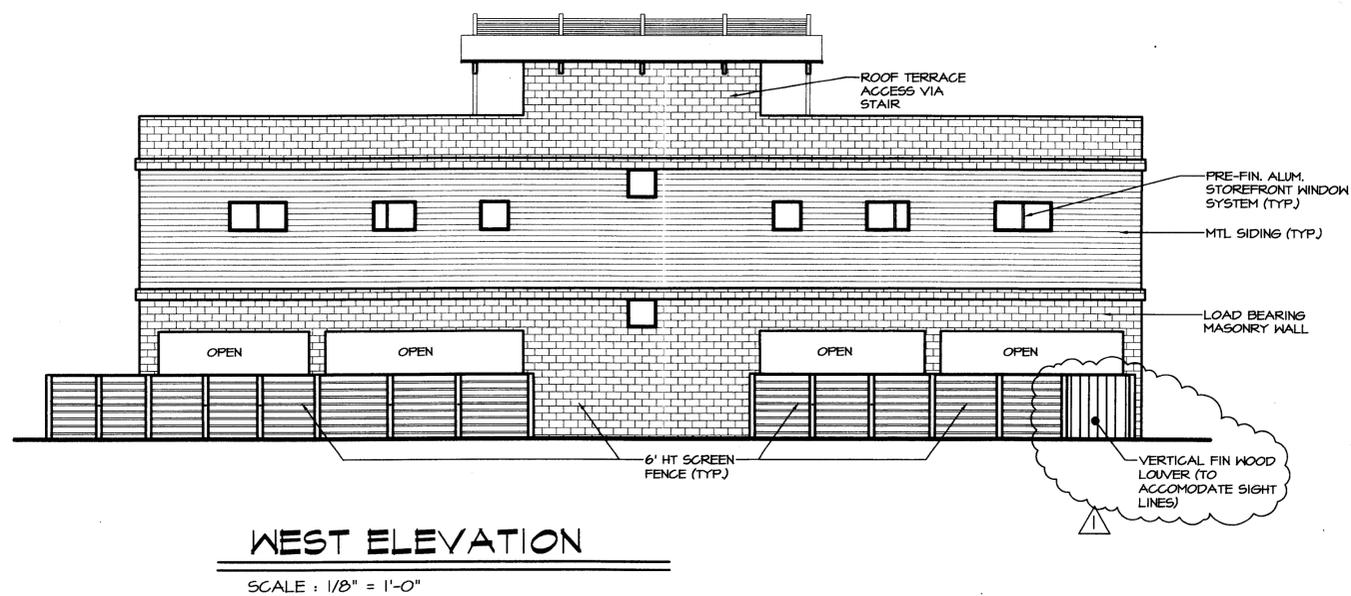
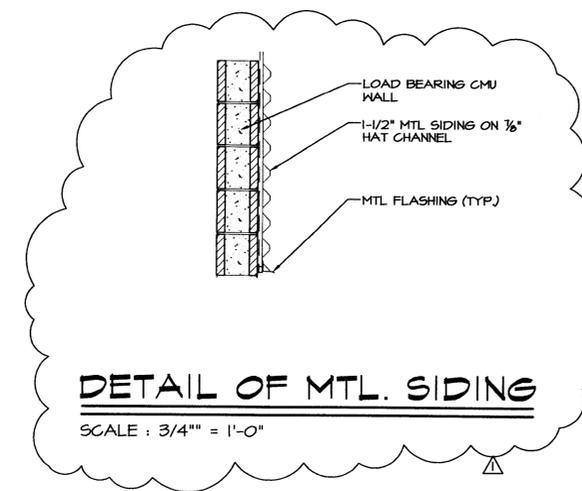
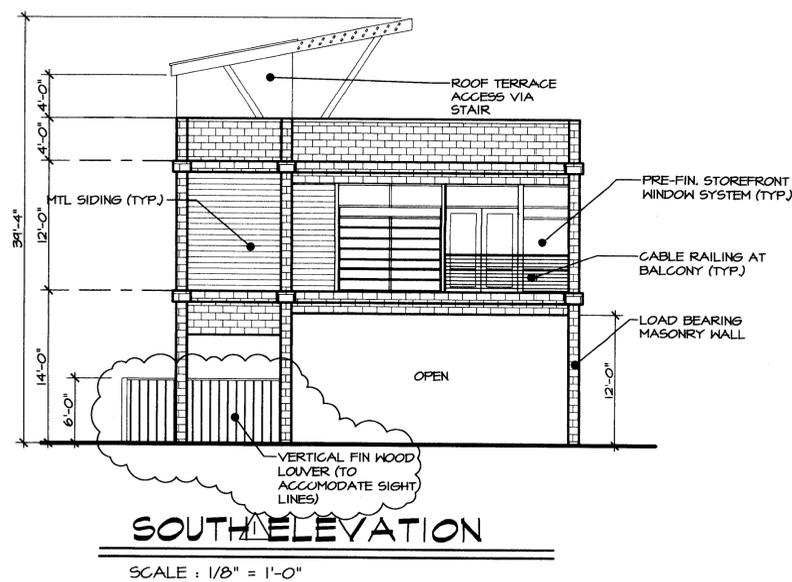
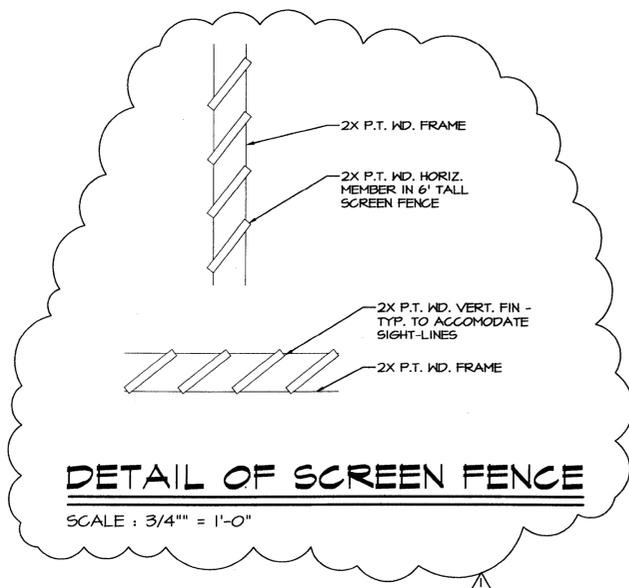
ISSUE DATE: SEPT. 5, 2008  
 REVISION DATE: OCTOBER 17, 2008  
**FOR PUBLIC HEARING**  
 PETITION NO: 2008-126



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