# Greater Galilee Baptist Church
# 501 West Park Avenue
# Rezoning Petition 2008-158

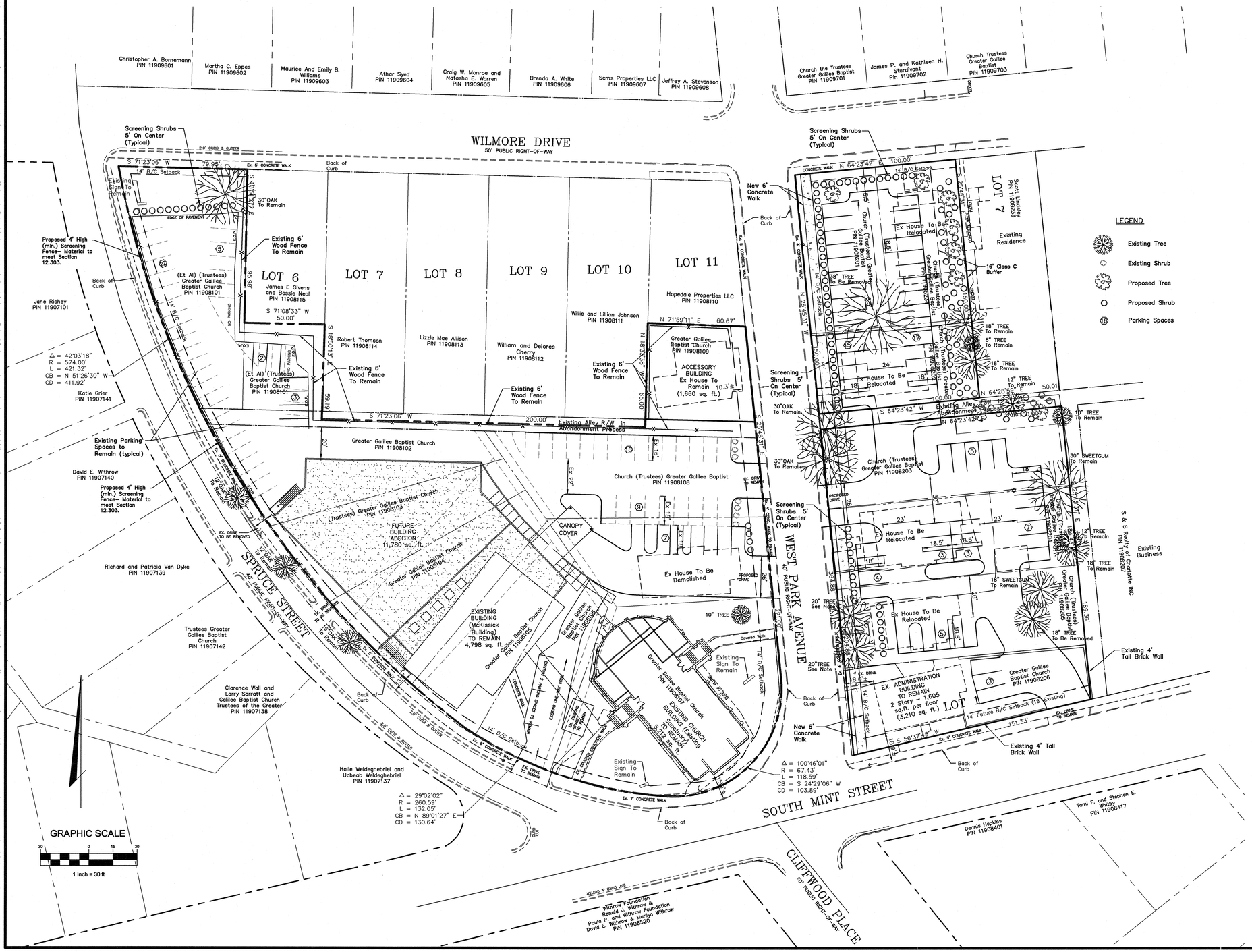
Future Variances
The church reserves the right to request a variance at a later date if necessary.

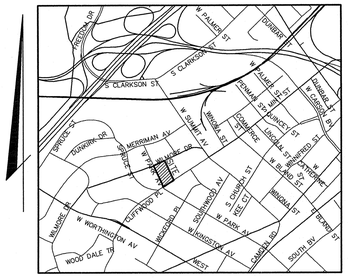
Tree Note
Existing trees are to be saved if possible. Removal of some trees may be necessary for relocation of the existing houses. Every effort will be made to save trees 12" and larger on the site.

Existing Alleys:
The existing alleys located within and adjoining the parcels are in the process of abandonment.

Parking and Drive Configurations:
The exact alignments of driveways and number of parking spaces are subject to final design and engineering plans. Accordingly, modifications or alterations of these alignments may take place during design development and construction phases. Reason for modification may include, but not be limited to, utility design, storm water control, tree save, building changes, etc.

Building Configuration
The exact building addition dimensions are subject to change upon final design. Dimensions shown are approximate and subject to change.




Location Map
Not To Scale

Development Data

| | |
|---|---|
| Existing Zoning: | R-5 |
| Proposed Zoning: | MUDD-O<br>Mixed Use Development District-Optional |
| Use: | Institutional |
| Tax Parcel Nos.: | 119-081-01, 119-081-02, 119-081-03, 119-081-04, 119-081-05, 119-081-06, 119-081-07, 119-081-08, 119-081-09, 119-082-01, 119-082-02, 119-082-03, 119-082-04, 119-082-05, 119-082-06, 119-082-34 |
| Site Area: | 2.76± Acres Total<br>(1.72± West of Park Avenue,<br>1.04± East of Park Avenue) |

Site Building Area
(Existing Buildings to Remain)

| | |
|---|---|
| House on PIN 11908109 | 1,660 sq. ft. |
| Existing Administration Building | 3,210 sq. ft. |
| Original Church Building | 5,212 sq. ft. |
| Existing Sanctuary Building | 4,798 sq. ft. |
| Total of Existing Buildings | 14,880 ± sq. ft. |
| Proposed Building Addition | 11,780 ± sq. ft. |
| Total at Proposed Build Out | 26,680 ± sq. ft. |

Building Data

| | |
|---|---|
| Maximum Building Height: | 40 feet |
| Sanctuary Capacity: | 750 seats |

Parking

| | |
|---|---|
| Required Parking Spaces: | 1 space per 600 gross sq. ft.<br>25,000 / 600 = 42 spaces |
| Provided Parking Spaces: | 128 spaces<br>(Includes 5 Accessible Spaces) |

LEGEND

- Existing Tree
- Existing Shrub
- Proposed Tree
- Proposed Shrub
- (16) Parking Spaces

Variations from MUDD Development Standards

The Petitioner is requesting the following variations from the MUDD minimum standards for development as part of this MUDD-O application:

1. Allow existing sidewalks less than six feet (6') in width and without an eight foot (8') tree lawn to remain in place, except those abutting the proposed parking area on the east side of West Park Avenue. Any new sidewalks along that area shall be constructed six feet (6') wide with an eight foot (8') tree lawn. The exact route shall be subject to existing trees.
2. The existing parking spaces along the east side of Spruce Street are requested to remain as shown on the plan. The existing spaces encroach into the 14' back of curb setback.
3. Building setback along Spruce Street for the church expansion to be 13' from back of curb. Existing building along Spruce Street is 13.4' from back of curb.
4. Building wall along Spruce Street to be exempt from the Street Walls requirements, Section 9.8506 (2) (a).
5. The existing signs on the site is to be exempt from the MUDD signage requirements. All existing signage on the site is to remain in its current location and current size.
6. Parking between West Park Avenue and the existing building/proposed addition are requested to be allowed as an exception to Section 9.8507 (2), which does not allow parking between the permitted use and the required setback.

NORTH CAROLINA CERTIFICATE OF AUTHORIZATION — EVANS MECHWART HAMBLETON & TILTON, INC. No. F-1016

NORTH CAROLINA PROFESSIONAL SEAL PE-035723 ENGINEER JAMES SMITH 8.14.09

Petition 2008-158

REVISIONS

| MARK | DATE | DESCRIPTION |
|---|---|---|
| | | |

GREATER GALILEE BAPTIST CHURCH
501 W. Park Avenue
Charlotte, N.C. 28208
REZONING PETITION NUMBER : 2008-158

CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA
CONDITIONAL/ZONING PLAN
FOR
GREATER GALILEE BAPTIST CHURCH
501 W. PARK AVENUE
AMENDED PETITION #2008-158


EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
301 McCullough Dr., Ste. 100, Charlotte, NC 28204
Phone: 704.562.6700 Fax: 704.562.6773 Toll Free: 888.775.3648
emht.com


DATE
July 9, 2009
Revised:Aug. 14, 2009

SCALE
1" = 30'

JOB NO.
2009-0717

SHEET
1

Spruce Street View
Building Addition
Greater Galilee Baptist Church
501 W. Park Ave., Charlotte, NC