



**Town of Cornelius
Architectural Review Board**

**Agenda
July 26, 2019
12:00 PM
Room 204**

- 1. Call To Order**
- 2. Determination of Quorum**
- 3. Approval of Minutes**
 - A. June 28, 2019**
- 4. Review And Recommendation On Agenda Items**
 - A. North Mecklenburg Regional Recreation Center SITE 07-18**
- 5. Old Business**
- 6. New Business**
- 7. Next Meeting**
- 8. Adjournment**

REQUEST FOR BOARD ACTION

 [Print](#)

Date of Meeting: July 26, 2019

To: Architectural Review Board

From:

Action Requested:

Manager's Recommendation:

<u>ATTACHMENTS:</u>		
Name:	Description:	Type:
No Attachments Available		

REQUEST FOR BOARD ACTION

 [Print](#)

Date of Meeting: July 26, 2019

To: Architectural Review Board

From: Aaron Tucker, Assistant Planning Director





Action Requested:

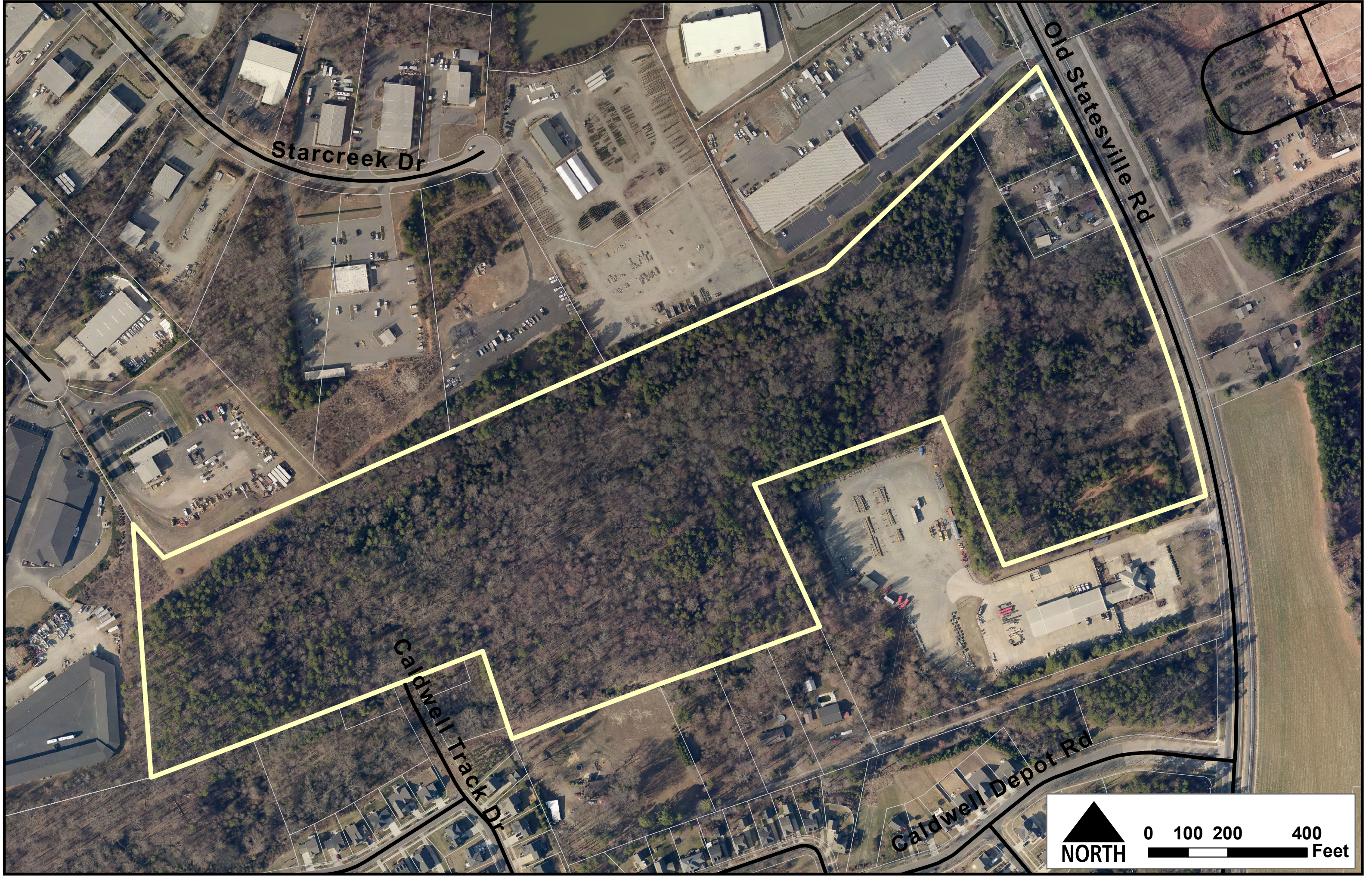
Mecklenburg County is in the process of completing the design of the North Mecklenburg Regional Recreation Center. The current design is a roughly 100,000 sq ft recreation center fronting Hwy 115 (Old Statesville Road). Parking for this site will be located in the side and rear yards. Attached are elevations, site plans, and conceptual floor plans.

Manager's Recommendation:

Review and provide feedback on the proposed elevations.

ATTACHMENTS:

Name:	Description:	Type:
 NRRC_Property.pdf	Property Map	Cover Memo
 Site_Plan.pdf	Site Plan	Cover Memo
 Floor_Plan.pdf	Floor Plan	Cover Memo
 ElevationsR.pdf	Elevations	Cover Memo



Starcreek Dr

Old Statesville Rd

Caldwell Track Dr

Caldwell Depot Rd



0 100 200 400 Feet



SITE PLAN

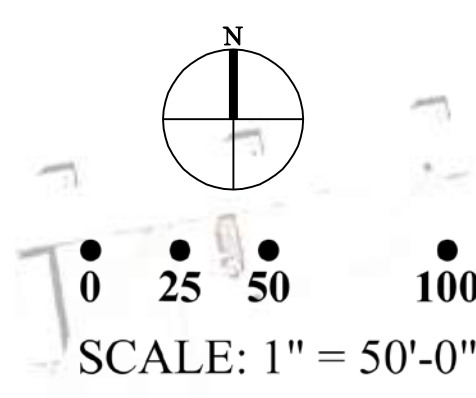




ENLARGED SITE PLAN

RECO
COUNTY
CENTER

NORTHERN REGIONAL
12 JULY 2019





FLOOR PLANS

RECO
COUNTY
CENTER
NORTHERN REGIONAL
12 JULY 2019

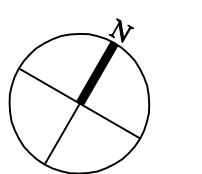


GROUND FLOOR PLAN

- | | |
|--------------------------|------------------------------|
| 1 VESTIBULE | 16 FITNESS |
| 2 PRE-CONTROL LOBBY | 17 CHILD WATCH |
| 3 CONTROL DESK | 18 ADMIN OFFICES |
| 4 LOBBY | 19 RESTROOMS |
| 5 MEN'S LOCKER ROOM | 20 TENANT SPACE |
| 6 WOMEN'S LOCKER ROOM | 21 CLASSROOM |
| 7 FAMILY LOCKER ROOMS | 22 COMMUNITY SUPPORT OFFICES |
| 8 LEISURE POOL | 23 COMMUNITY/SENIOR ROOM |
| 9 LAP POOL | 24 KITCHEN |
| 10 AQUATIC OFFICES | 25 AEROBICS |
| 11 STORAGE | 26 TRACK |
| 12 MULTI-PURPOSE ROOM | 27 MECHANICAL SPACES |
| 13 GYMNASIUM | 28 OPEN TO BELOW |
| 14 GYM PRE-FUNCTION | 29 SLIDE SILO |
| 15 BUILDING MAINT./MECH. | 30 ELEVATOR |



UPPER FLOOR PLAN

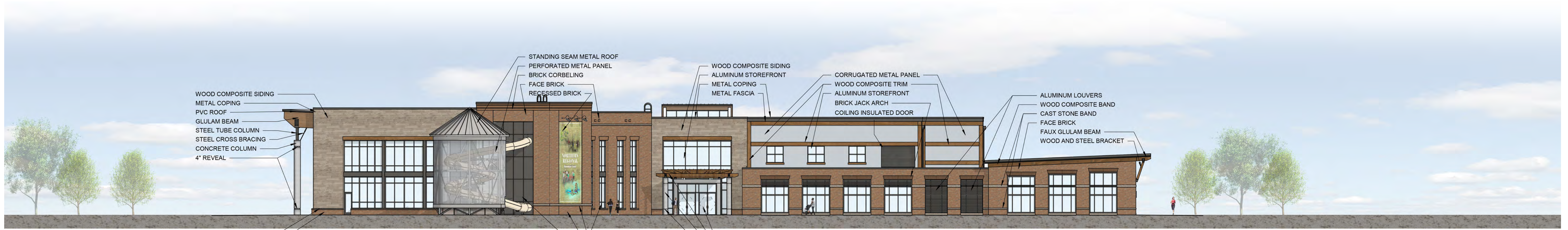


0 8 16 32
SCALE: 1/16" = 1'-0"





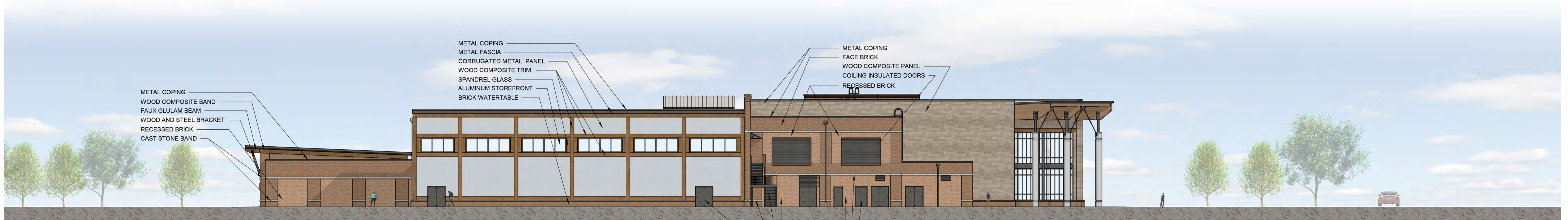
ELEVATIONS



1 NORTH ELEVATION - ARB REVIEW
1/16" = 1'-0"



2 EAST ELEVATION - ARB REVIEW
1/16" = 1'-0"



3 SOUTH ELEVATION - ARB REVIEW
1/16" = 1'-0"



4 WEST ELEVATION - ARB REVIEW
1/16" = 1'-0"

0 8 16 32
SCALE: 1/16" = 1'-0"



PERSPECTIVES



PRIMARY ENTRY



BIRDSEYE FROM PARKING



COMMUNITY WING



GYMNASIUM



STREET SIGNAGE

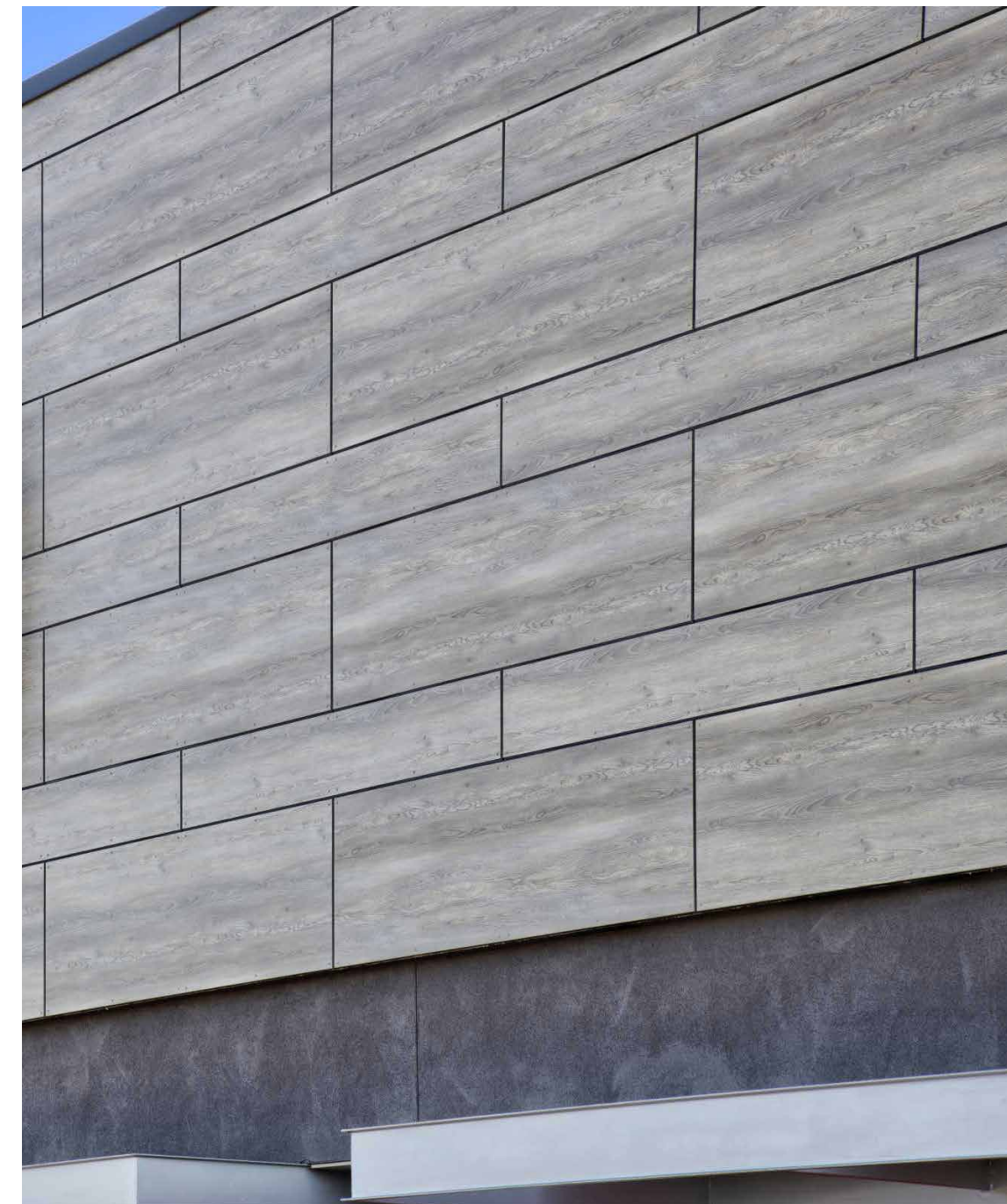


NATATORIUM



MATERIALS

COMPOSITE WOOD PANELS



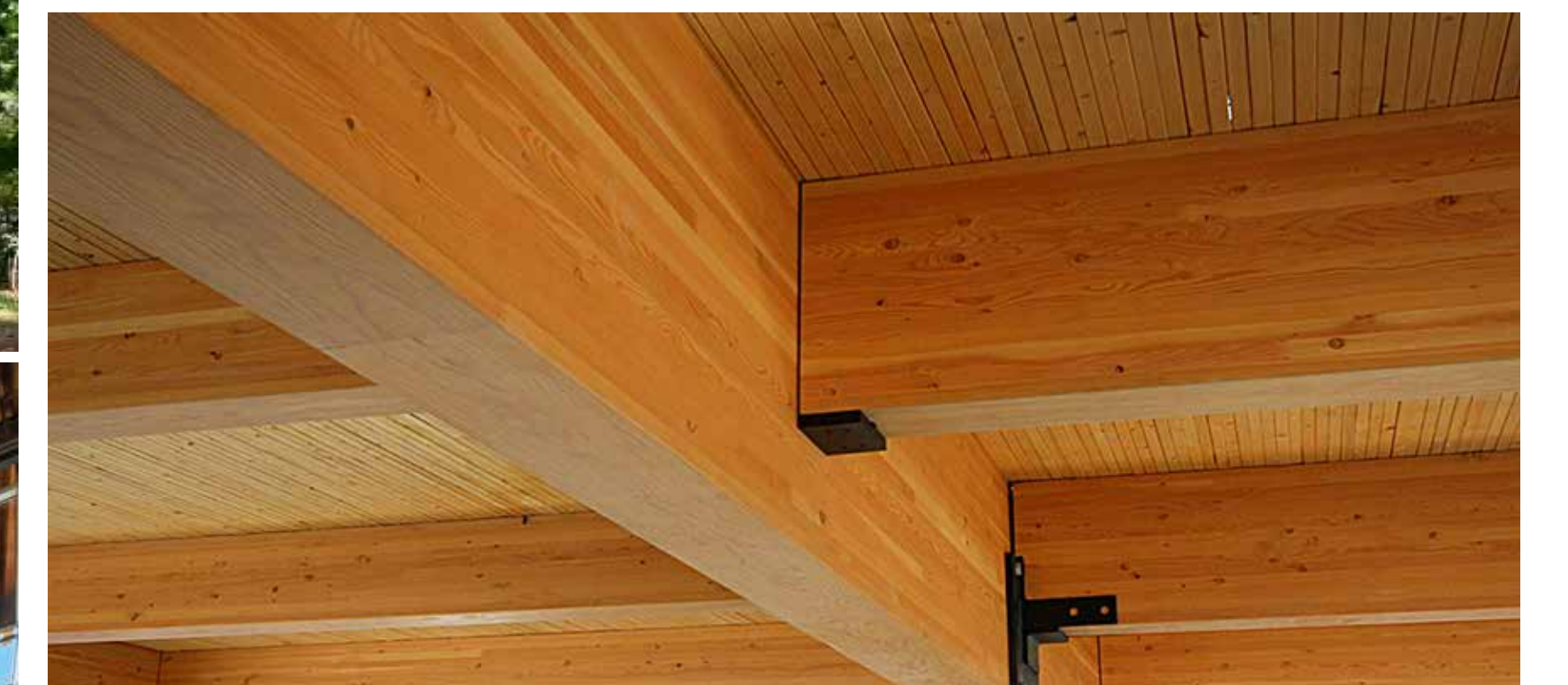
FACE BRICK

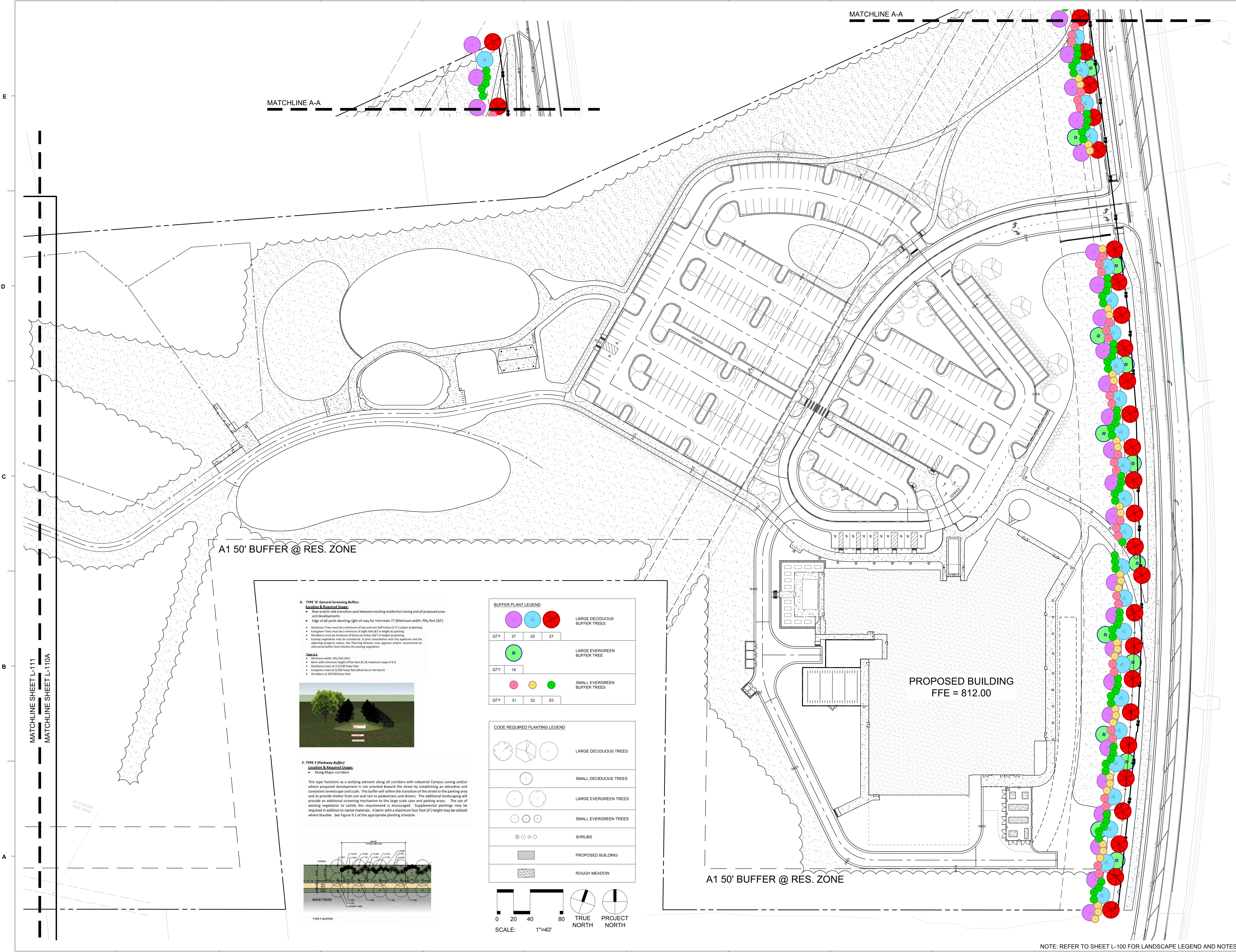


CORRUGATED METAL PANELS



GLULAM BEAMS





Mecklenburg County
Park and Recreation
*The Natural Place
To Be...*
www.parkandrec.com

**NORTHERN
REGIONAL
RECREATION
CENTER**

STEWART
101 N. TRYON ST., #1400 FIRM LICENSE #: C-1051
CHARLOTTE, NC 28202 www.stewartinc.com
TEL: 704.333.6686 FAX: 704.333.2926
PROJECT #: X17043

LS3P
227 WEST TRADE STREET SUITE 700
CHARLOTTE, NORTH CAROLINA 28202
TEL: 704.333.6686 FAX: 704.333.2926
WWW.LS3P.COM

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REVISIONS:

No.	Description	Date
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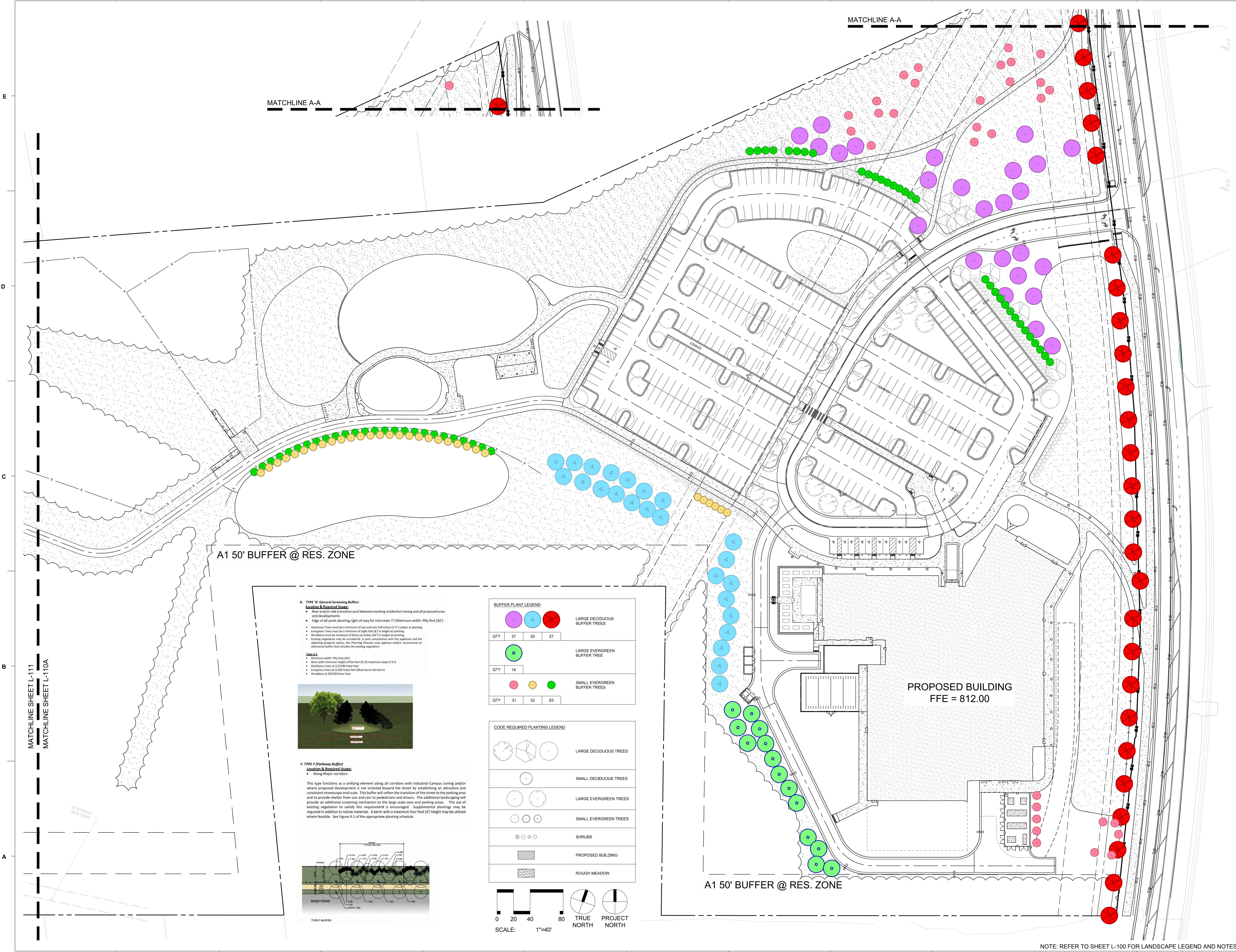
PROJECT: 9600-175420
DATE: 04/10/2019
DRAWN BY: TM
CHECKED BY: EMB

**HIGHWAY 115
LANDSCAPE
BUFFER EXHIBIT**

1

NOTE: REFER TO SHEET L-100 FOR LANDSCAPE LEGEND AND NOTES

EARLY SITE CONSTRUCTION DOCUMENTS



MATCHLINE A-A

MATCHLINE A-A

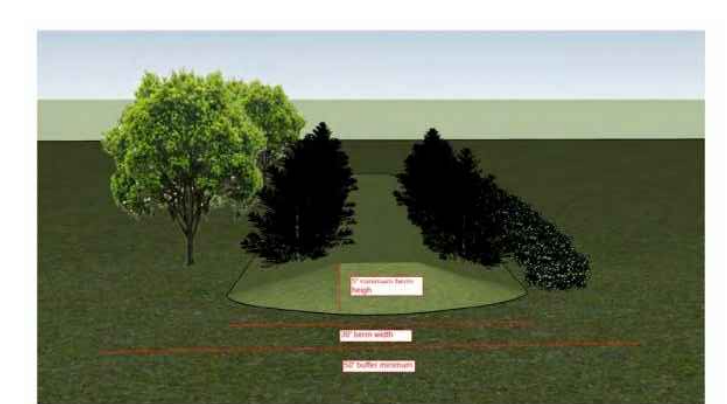
A1 50' BUFFER @ RES. ZONE

A1 50' BUFFER @ RES. ZONE

PROPOSED BUILDING
FFE = 812.00

- A. TYPE 'A' General Screening Buffers**
Location & Required Usage:
- Rear and/or side transition yard between existing residential zoning and all proposed uses and developments
 - Edge of all yards abutting right-of-way for Interstate 77 (Minimum width: fifty feet (50'))
 - Deciduous Trees must be a minimum of two and one-half inches (2 1/2") caliper at planting
 - Evergreen Trees must be a minimum of eight feet (8') in height at planting
 - Shrubbery must be minimum of thirty-six inches (36") in height at planting
 - Existing vegetation may be considered, in joint consultation with the applicant and the adjoining property owner, the Planning Director may approve and/or recommend an alternative buffer that includes the existing vegetation.

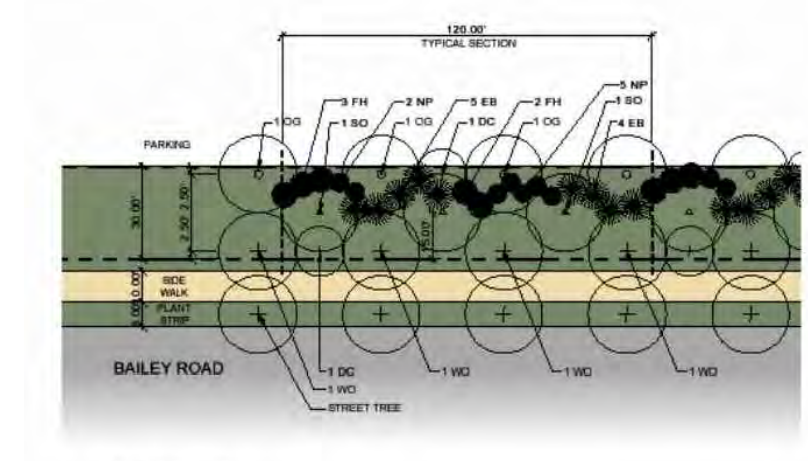
- Type A-1**
- Minimum width: fifty feet (50')
 - Berm with minimum height of five feet (5') & maximum slope of 3:1
 - Deciduous trees at 2.5/100 linear feet
 - Evergreen trees at 5/100 linear feet (Must be on the berm)
 - Shrubbery at 20/100 linear feet



F. TYPE F (Parkway Buffer)
Location & Required Usage:

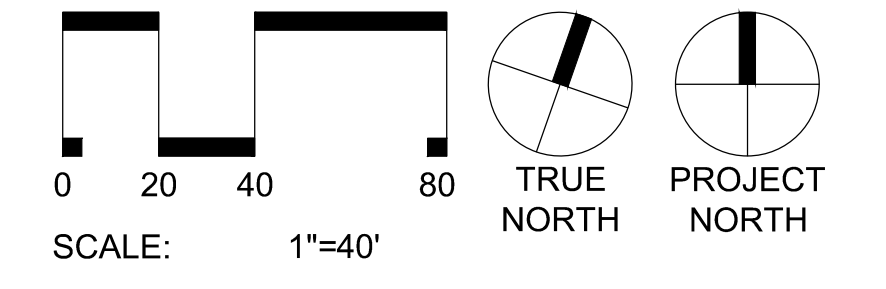
- Along Major corridors

This type functions as a unifying element along all corridors with Industrial Campus zoning and/or where proposed development is not oriented toward the street by establishing an attractive and consistent streetscape and scale. This buffer will soften the transition of the street to the parking area and to provide shelter from sun and rain to pedestrians and drivers. The additional landscaping will provide an additional screening mechanism to the large scale uses and parking areas. The use of existing vegetation to satisfy this requirement is encouraged. Supplemental plantings may be required in addition to native materials. A berm with a maximum four foot (4') height may be utilized where feasible. See Figure 9.1 of the appropriate planting schedule.



BUFFER PLANT LEGEND				
				LARGE DECIDUOUS BUFFER TREES
QTY	27	25	27	
				LARGE EVERGREEN BUFFER TREE
QTY	14			
				SMALL EVERGREEN BUFFER TREES
QTY	31	32	63	

CODE REQUIRED PLANTING LEGEND	
	LARGE DECIDUOUS TREES
	SMALL DECIDUOUS TREES
	LARGE EVERGREEN TREES
	SMALL EVERGREEN TREES
	SHRUBS
	PROPOSED BUILDING
	ROUGH MEADOW





STREET VIEWS



REQUIRED F1 BUFFER



DISTRIBUTED PLANTING