

VICINITY MAP

DEVELOPMENT SUMMARY

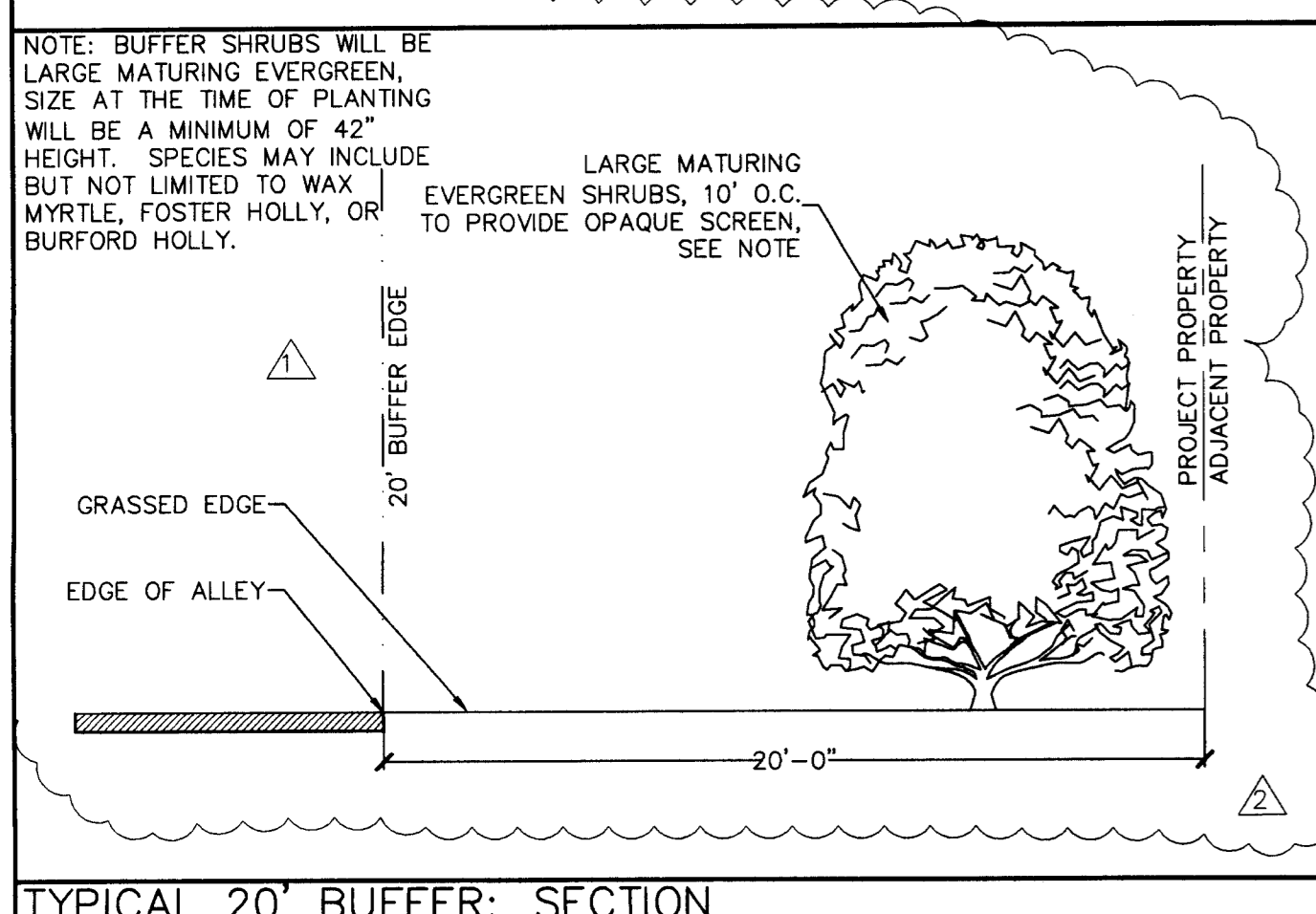
REZONING SITE AREA:	11.98 AC
TAX PARCEL ID #:	043-091-04
EXISTING ZONING:	R-3
PROPOSED ZONING:	UR-2 (CD)
PROPOSED USE:	Residential (Townhome and Condominium)
TOTAL UNITS:	
***TOTAL (CONDOS & TOWNHOMES):	145 Units
DENSITY:	12.10 Units per Acre
PROPOSED PARKING:	
GARAGE:	109
SURFACE:	32
ON-STREET:	85
TREE SAVE:	
REQUIRED:	1.20 Ac. (10.0%)
PROPOSED:	1.42 Ac. (11.9%)

URBAN RESIDENTIAL (2) CD DISTRICT REQUIREMENTS

(1) MINIMUM LOT AREA*:	3,000 SF
(2) MINIMUM SETBACK**:	14' From back of existing or future curb, whichever is greatest
(2) MINIMUM SIDE YARD:	5'
(3) MINIMUM REAR YARD:	10'
(4) MAXIMUM HEIGHT:	40'
(6) MAXIMUM FLOOR AREA RATIO:	1.0
(7) PARKING Unit:	1.5 Spaces Per Unit

- DEVELOPMENT STANDARDS**
- GENERAL PROVISIONS**
 - Unless more stringent standards are established by the Rezoning Plan or these Development Standards, all development standards established under the City of Charlotte Zoning Ordinance (the "Ordinance") for the UR-2 (CD) zoning district classification shall be followed in connection with development taking place on the Site.
 - The configurations, placements and sizes of the buildings depicted on the Rezoning Plan are schematic in nature and subject only to the provisions set forth below under Architectural Controls, which may be altered or modified during design development and construction document phases within the Building Envelope lines established on the Technical Data Plan. Parking layouts may also be modified to accommodate final building locations.
 - 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 of the site. This includes chapters 5, 9, 12, 17, 18, 19, 20, and 21 of the city code.
 - Good faith 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.
 - PERMITTED USES**
 - The development may be devoted only to the following uses:
 - Attached Townhouse Residential and any accessory uses that are clearly incidental and related thereto; and
 - Condominium Residential uses and any accessory uses that are clearly incidental and related thereto.
 - BUFFERS**
 - No buffers are required per UR-2 (CD) zoning requirements. However, Petitioner agrees to provide a 20' buffer along the northern property line adjacent to single family uses. This buffer will include evergreen shrubs planted 10' O.C. to provide an opaque hedge. Also, Petitioner agrees to supplement existing vegetation within the 50' setback and tree save area along West Sugar Creek Road in order to meet Class 'C' buffer planting requirements.

- SETBACKS, SIDE YARDS AND REAR YARDS**
 - Development of the site shall comply with the setback, rear yard and side yard requirements established under the Ordinance for the UR-2 zoning district.
- SCREENING/TREE ORDINANCE**
 - Any required screening shall conform with the standards and treatments specified in Section 12.303 of the Ordinance.
 - Development of the Site shall comply with the City of Charlotte Tree Ordinance. A Tree Survey of the setback along West Sugar Creek Road will be provided as part of the permitting and approval process. Tree save requirements will be met through retention of existing trees and supplemental plantings as required by the City of Charlotte Tree Ordinance.
 - The petitioner is proposing 11.9% tree save, which exceeds the required 10% tree save. Additionally, the petitioner will provide supplemental plantings through additional planned landscaping which may increase the total tree save area to exceed 15%.
- PARKING**
 - On-street parking will be provided as depicted on the plan; such spaces shall count towards the parking requirement minimum set out in the Ordinance. All parking spaces must be within 60' of a tree. Site lighting will not be allowed in tree island spaces.
- SIGNS**
 - All signs placed on the site will be erected in accordance with the requirements of the Ordinance.
- STREETS AND DRIVES**
 - The number of vehicular access points to the Site shall be limited to the number depicted on the Rezoning Plan.
 - The placement and configuration of each access point are subject to any minor modifications required to accommodate final site and architectural construction plans and designs and to any adjustments required for approval by the City of Charlotte Department of Transportation and/or the North Carolina Department of Transportation.
 - The private driveway entrance from West Sugar Creek Road will require driveway permits from both CDOT and NCDOT.
 - Petitioner agrees to provide 150 feet of channelization on the connection to West Sugar Creek Road, measured from the Right Of Way line and as depicted on the plan.
 - Petitioner agrees to provide a bicycle/pedestrian connection to the adjacent school if requested or agreed upon by CMS. Exact location of the connector to be determined by CMS.
 - Petitioner will provide curbs and gutters as required by the City of Charlotte Zoning and Land Development requirements.
 - Alleys will have an inverted crown and will not include concrete strip at edges.
- FIRE PROTECTION**
 - Adequate fire protection in the form of fire hydrants will be provided to the Mecklenburg County Fire Marshal's specifications. A fire hydrant flow test has been ordered to verify pressure.
- ARCHITECTURAL CONTROLS**
 - The maximum height of the buildings to be constructed on the site shall be 40 feet.
 - The primary exterior building materials for the primary structures to be constructed on the site shall be brick and Hardi-Plank.
- AMENDMENTS TO REZONING PLAN**
 - Future amendments to the Rezoning Plan and these Development Standards may be applied for by the then Owner or Owners of the Site in accordance with the provisions of Chapter 6 of the Ordinance.
- BINDING EFFECT OF THE REZONING APPLICATION**
 - If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under these Development Standards and the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns.
- COMMON OPEN SPACE**
 - Common open space to be improved to include benches, walks, and ornamental landscaping at a minimum. Petitioner reserves the right to provide additional improvements at his discretion.
- ACCESS POINTS (INDIVIDUAL UNITS)**
 - All townhome units will be provided a 5 foot wide sidewalk connecting the front door to a proposed public sidewalk.
- STORMWATER/WETLANDS**
 - Location, size and type of any Stormwater Management Systems depicted on Rezoning Plan is subject to review and approval with full development plan submission and is not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual stormwater treatment requirements and natural site discharge points.
 - Detention as depicted on the Rezoning Plan is to be in the form of a wet pond allowing for a 25 foot encroachment into the 50 foot setback provided along West Sugar Creek Road. The wet pond will be designed to provide water quality treatment for a portion of the site.
 - Any jurisdictional wetlands or streams, if present, need to be protected or proper environmental permits obtained prior to their disturbance. For 401 permits contact DEHNR. For 404 permits contact the Army Corps of Engineers.
 - The Petitioner shall provide necessary engineering calculations as a part of the permitting and approval process to show that the storm water measures depicted on the Rezoning Plan are sized appropriately to handle runoff from the proposed development.
 - The petitioner shall tie-in to the existing storm water system(s). The petitioner shall have the receiving drainage system(s) analyzed to ensure that it will not be taken out of standard due to the development. If it is found that development will cause the storm drainage system(s) to be taken out of standard, the petitioner shall provide alternate methods to prevent this from occurring.
 - For projects with detention wetlands greater than 2% built-up area, control the entire volume for the 1-year, 24-hour storm. Runoff volume drawdown time shall be a minimum of 24 hours, but not more than 120 hours.
 - For commercial projects with greater than 24% BUA, control the peak to match the predevelopment runoff rates for the 10-yr, 6-hr storm and perform a downstream flood analysis to determine whether additional peak control is needed and if so, for what level of storm frequency and if a downstream analysis is not performed, control the peak for the 10-yr and 25-yr, 6-hr storm.
 - Storm water management will be designed for the two separate drainage areas indicated on the plan.
 - Standard detention requirements will apply to Drainage Area #1 (2 ac +/-).
 - The following requirements will apply to Drainage Area #2 (10 ac +/-):
 - Storm Water Quality Treatment - Construct water quality best management practices (BMPs) to achieve 85 % Total Suspended Solid removal for entire post-development runoff volume for runoff generated from the first 1-inch of rainfall.
 - BMPs shall be designed and constructed in accordance with NCDENR Best Management Practices Manual, April 1999, Section 4.0 or current manual (design standards shall be in accordance with City of Charlotte Best Management Practices manual, when available). Use of Low Impact Development techniques is optional.
 - Volume and Peak Control - Control the entire volume for the 1-year, 24-hour storm. Runoff volume drawdown time shall be a minimum of 24 hours, but no more than 120 hours.
- AMENDMENTS TO THE REZONING PLAN**
 - Future amendments to the Rezoning Plan and these Development Standards may be applied for by the then Owner or Owners of the Site in accordance with the provisions of Chapter 6 of the Ordinance.



***Petitioner reserves the right to change condos to townhomes and townhomes to condos with the exception of the townhomes along the northern property line.

A minimum of 70% of the quantity of townhome units will be brick. At least 50% of the exterior elevation of the condos will be brick. These materials of construction will apply to all four sides of the dwelling structure. No vinyl will be used in the development.

** Minimum setback along West Sugar Creek Road is 30' due to reverse frontage. Petitioner agrees to provide 50' setback, but requests encroachments into this setback as shown on the plan.

A 10' BICYCLE & PEDESTRIAN CONNECTION WILL BE PROVIDED TO DAVID COX ELEMENTARY IF REQUESTED BY CHARLOTTE-MECKLENBURG SCHOOLS AND CDOT.

20' BUFFER WITH EVERGREEN HEDGE HEDGE PLANTINGS SHALL CONSIST OF LARGE-MATURING EVERGREEN SHRUBS PLANTED 10' O.C.

TREE SAVE AREA (0.48 AC.) EXISTING VEGETATION SHALL REMAIN TO THE GREATEST EXTENT FEASIBLE AND SHALL BE USED TOWARDS TREE SAVE REQUIREMENTS.

RESIDENTIAL HAMMERHEAD FOR FIRETRUCK TURN-AROUND REFER TO CLDSM DETAIL #11.18, IF REQUIRED

R3 ZONING NOW OR FORMERLY DONALD E. RICKER & GLORIA S. RICKER DB 8291, PG 559 PID# 043-091-09

R3 ZONING NOW OR FORMERLY ROGER C. MATTHEW, JR. DB 05252, PG. 8, JR. PID# 043-091-10

R3 ZONING NOW OR FORMERLY MAN A. ROSS DB 9289, PG 367 PID# 043-091-08

R3 ZONING NOW OR FORMERLY MATTHEW R. RICHARDSON DB 20002, PG 408 PID# 043-091-13

R3 ZONING NOW OR FORMERLY BRENDA C. AUGUSTIN DB 19754, PG 867 PID# 043-091-11

R3 ZONING NOW OR FORMERLY HORACE AUGUSTIN & YVONNE AUGUSTIN DB 18207, PG 961 PID# 043-091-12

R3 ZONING NOW OR FORMERLY TERRY L. GRAY DB 00084, PG 802 PID# 043-091-07

FUTURE DUMPSTER AREA TO BE PROVIDED AS REQUIRED (TYP)

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no.	description	date
1	PER CITY OF CHARLOTTE COMMENTS	06/18/07
2	PER CITY OF CHARLOTTE COMMENTS	07/20/07
3	ENLARGED DETENTION AREA	08/30/07

MEETING STREET HOMES
 1930 ABBOTT ST., SUITE 400
 CHARLOTTE, NC 28203

MEETING STREET AT CHESHIRE

APPROVED BY
 CHARLOTTE, NC CITY COUNCIL.
 SEP 17 2007

project title

REZONING PLAN
 sheet title

0708-7
 project no.

08/30/07
 date

RZ-1
 sheet no. 1 of 1

