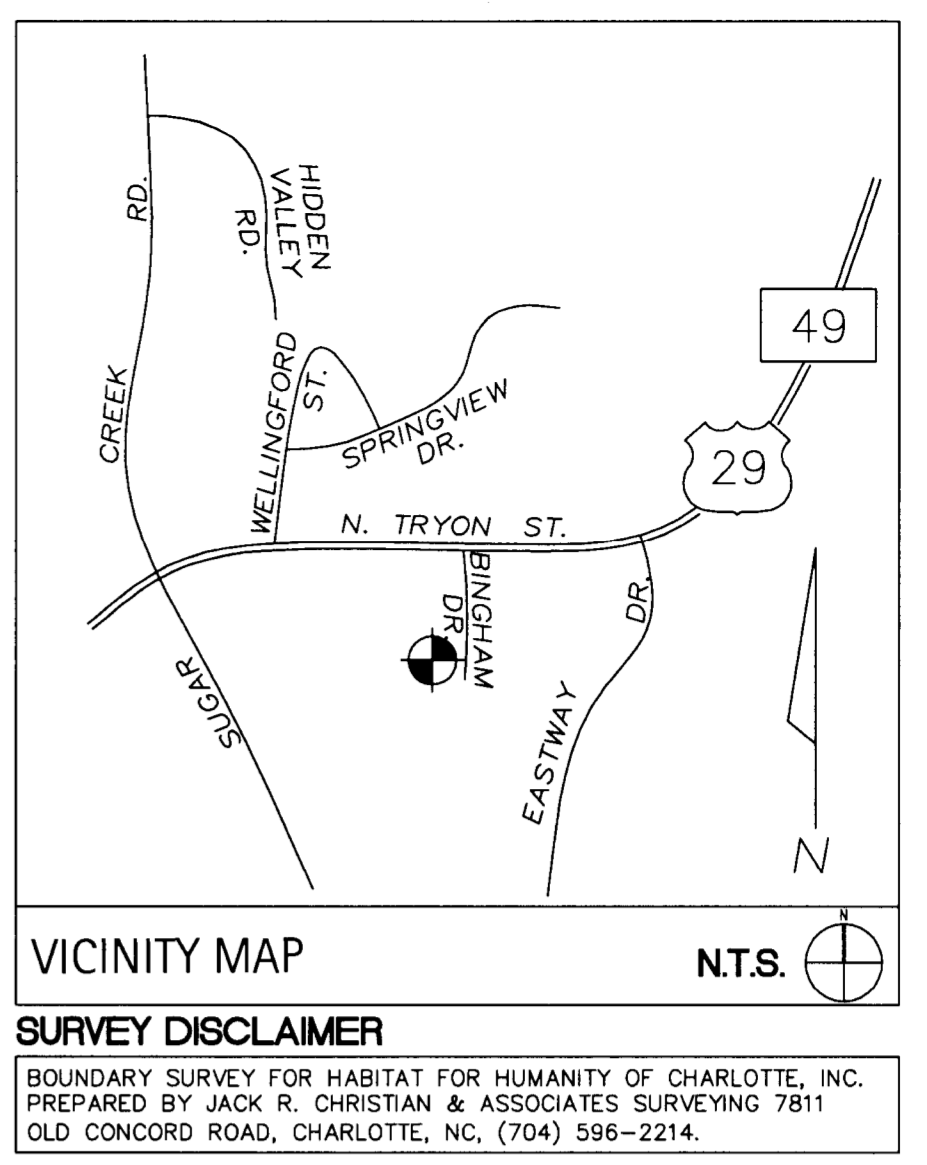
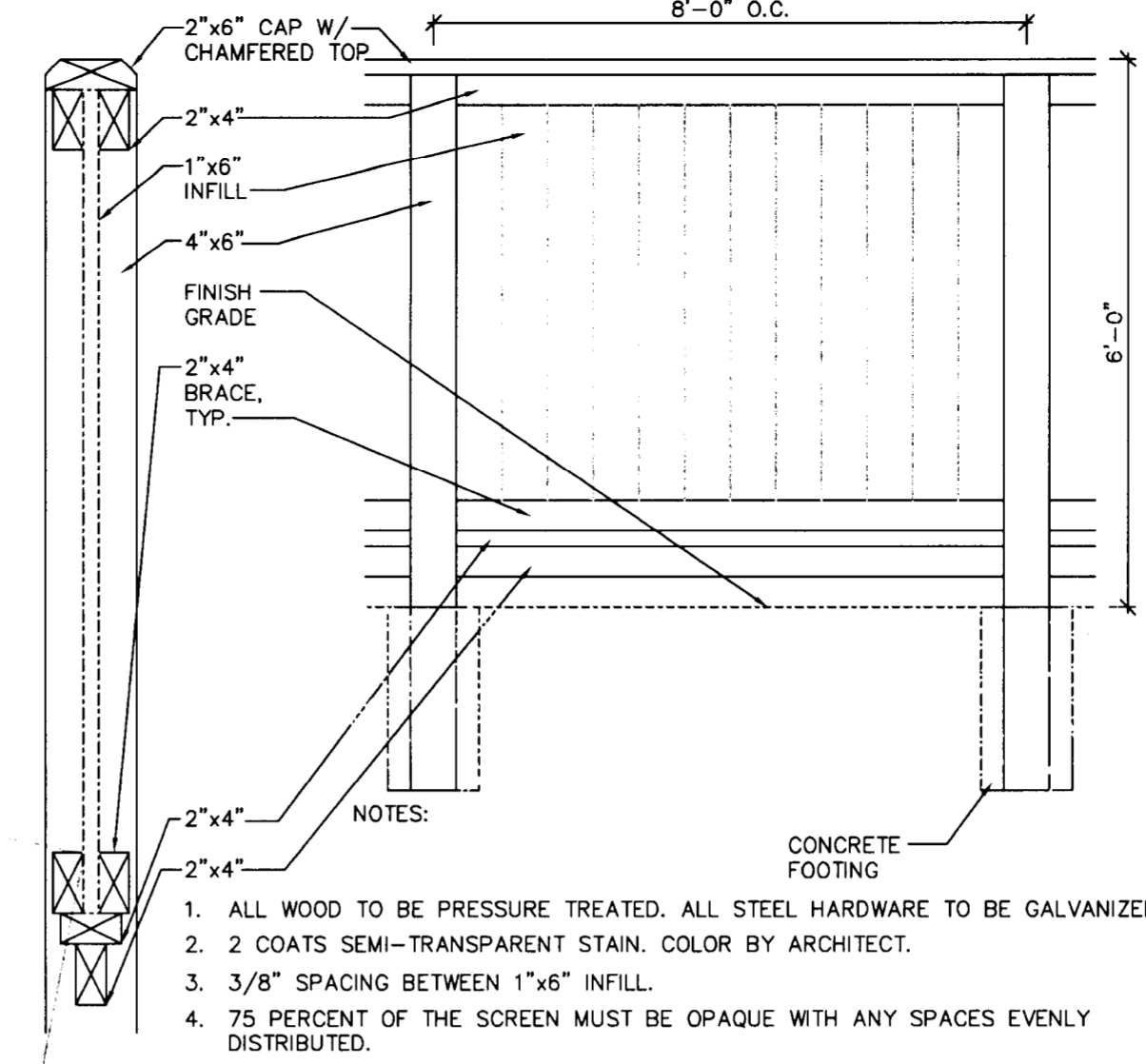


**PROPOSED FENCE DETAIL**



Shaping the Environment  
Realizing the Possibilities

Land Planning  
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**HABITAT FOR HUMANITY**

Charlotte  
North Carolina 28284

**HABITAT FOR HUMANITY BINGHAM DRIVE**

Charlotte  
North Carolina 28284

**REZONING PLAN PET. # 2010-051**

Project No.  
4003

Issued  
06/22/10

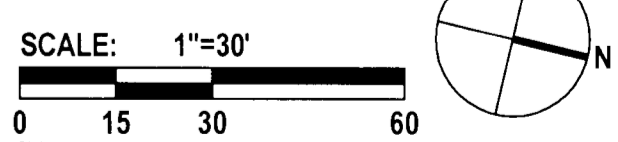
Revised

09/16/10	ADDRESSED CITY COMMENTS
11/15/10	ADDRESSED CITY COMMENTS
12/03/10	ADDRESSED CITY COMMENTS
02/29/10	RESUBMITTAL
01/06/11	RESUBMITTAL-REVISION TO TAX #
01/21/11	RESUBMITTAL-REVISION TO NOTES
02/25/11	RESUBMITTAL-REVISION TO NOTES

RECEIVED  
FEB 25 2011  
BY:

APPROVED BY  
CITY COUNCIL

FEB 21 2011



**RZ1.0**

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FOR PUBLIC HEARING  
PETITION # 2010-051

**DEVELOPMENT NOTES**

- A. Permitted Uses and Maximum Development
- The Site may be developed with up to 24 one-family attached units (townhomes for sale) along with any accessory uses and structures associated with the allowed principal use as allowed in the UR-2 district. The proposed units will be for sale. Non-residential uses will be limited to customary home occupation uses as allowed by Section 12.08.
  - The Site may be developed in phases. The Petitioner will not begin construction, including grading on the Site or obtain a building permit for the Site until three (3) years after the date of the approval of the Rezoning Petition.
- B. 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 Rezoning Plan is subject to modifications during the design development stages as provided below.
  - The ultimate layouts of the development proposed for the Site and the parcels or lots forming parts thereof, the exact alignments and locations of points of access, the configurations and placements of parking areas and the precise locations of buildings and other individual site elements to be constructed have not been finalized. As a consequence, the graphics which are a part of the Rezoning Plan are schematic in nature and are not to be considered as the final development plans but rather as preliminary graphic representations of the types and quality of development proposed and the general locations of the proposed buildings on the Site. They may, therefore, be altered or modified during the design development and construction document phases subject to the accompanying Development Standards and Section 6.207 of the Ordinance.
  - Without limiting the generality of the foregoing, buildings depicted on the Rezoning Plan may be constructed in phases over time and in any sequence as determined by the Petitioner. The dimensions and specific locations of building envelopes generally depicted on the Rezoning Plan may be subject to minor variations that do not materially change the design intent generally depicted. The Site may be developed with up to 10 buildings (it being understood that structures such as detached garages, utility buildings, mail kiosks and the like shall not be considered in connection with the number of buildings).

**C. Setbacks, Side Yards and Rear Yards**

- Building setbacks and yards will be established in the manner depicted on the Rezoning Plan.
  - Along Bingham Drive, a 25 foot setback will be established from the back of the existing or future curb.
  - Along the interior public streets, a 14 foot setback from the proposed back of curb will be provided.
  - Side and rear yard determinations will be based on the orientation of each proposed building to the adjoining property line.
- Decks shall not extend into any required side or rear yards. However, at-grade patios may be located in whole or in part within required rear yards.

**D. Screening**

- Mechanical equipment or other utility hardware installed at ground level and on the roofs of buildings constructed on the Site will be screened from public view at grade from a public street.
- Above ground backflow preventers are not allowed in the setbacks.

**E. Streetscape Treatment, Sidewalks and Fencing**

- Along the Site's frontage on Bingham Drive, the Petitioner shall cause to be installed an eight (8) foot planting strip and a six (6) foot sidewalk. The location of the sidewalk may meander to preserve existing trees within the setback. In locations where the planting strip has been reduced to preserve existing trees, the requirement for new street trees may be waived by the Urban Forestry Staff.
- Along both sides of the interior public streets, the Petitioner shall cause to be installed an eight (8) foot planting strip and a six (6) foot sidewalk.
- The Petitioner at a minimum will install fencing as illustrated on the Rezoning Plan. The Petitioner reserves the right to install additional fencing in other areas of the Site not illustrated on the Rezoning Plan. Chain link fencing will not be permitted.

**F. Lighting**

- The Petitioner shall provide pedestrian scale decorative lighting along the interior public streets. Such lighting shall be provided in conjunction with applicable utility company regulations and requirements for such lighting.
- Light fixtures will be fully shielded and fall out of type fixtures. Light fixtures will be limited to a maximum height of 25 feet. No wall "pak" lighting will be allowed; however, decorative down lighting will be allowed.

**G. Storm Water Management/Wetlands**

- Development on the Site shall adhere to the applicable requirements of the Post-Construction Controls Ordinance.
- Any jurisdictional wetlands or streams, if present, shall be protected or proper environmental permits obtained prior to their disturbance.
- Location, size, and type of any Stormwater Management Systems are subject to review and approval with full development plan submittal.

**H. Access Points**

One access point from Bingham Drive into the Site will be allowed. The vehicular access point into the Site shall be located in the general area depicted on the Rezoning Plan. The configuration and ultimate location of the access point is 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 Charlotte Department of Transportation.

**I. Design and Architectural Treatment**

- The Petitioner will provide windows on the side of all the buildings constructed on the Site.
- The attached elevations are included to reflect the architectural style and quality of the buildings that will be constructed on the Site. The color and materials of the buildings constructed on the Site may vary from these illustrations as long as the general architectural concepts and intent illustrated is maintained. Vinyl siding will not be allowed.

**J. Buffers, Tree Save, Open Space and Traffic Calming**

- A 10 foot class C buffer will be provided as indicated on the Rezoning Plan. This buffer shall be established in accordance with the standards of Section 12.302 of the Ordinance. This Class C buffer may be reduced to 7.5 feet by the installation of a berm, fence or wall.
- A row of evergreen trees and shrubs will be planted along the western property line as illustrated on the Rezoning Plan.
- The Petitioner will provide an improved playground as indicated on the site plan.
- Tree save areas have been indicated on the Site Plan.
- The Petitioner agrees to sign a petition requesting that CDOT install traffic calming devices along Bingham and Curtiswood Drive if the neighborhood makes such a request per adopted City policies.

**K. 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.

**L. Binding Effect of the Rezoning**

If this Rezoning Petition is approved, all conditions applicable to 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.

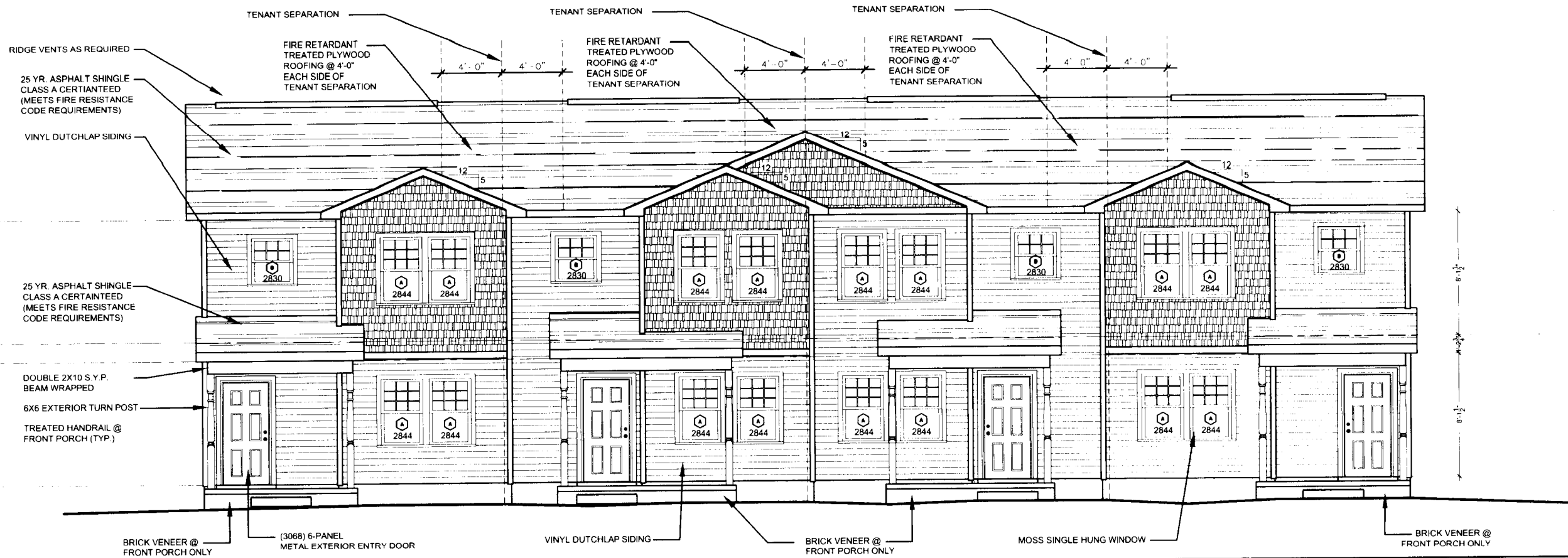
**REZONING SUMMARY**

PETITIONER:	HABITAT FOR HUMANITY OF CHARLOTTE, INC. POST OFFICE BOX 220287 CHARLOTTE, NC 28222
EXISTING ZONING:	I-2
PROPOSED ZONING:	UR-2 (CD)
PARCELS:	091-051-05, 091-051-08, 091-051-10
DEVELOPMENT SITE AREA:	3.629 +/- ACRES(TOTAL)
DWELLING UNITS:	24 (6.61 UNITS/ACRE)
MAXIMUM # OF DWELLING UNITS:	24 ONE-FAMILY, ATTACHED
MAXIMUM BUILDING HEIGHT:	UP TO TWO STORIES, NOT TO EXCEED 40' AS DEFINED BY THE ORDINANCE
REQUIRED OFF-STREET PARKING:	MINIMUM - 24 MAXIMUM - 48
COMMON OPEN SPACE:	0.626 ACRES (17.25%) - AREA MAY BE UTILIZED FOR DETENTION AND WATER QUALITY
FLOOR AREA RATIO:	0.22 (1.0 MAXIMUM)

PID #09105107  
WINFIELD COMPANY INC.  
3600 LAMPKIN WAY  
CHARLOTTE, NC 28209  
DEED 5871 P.235  
BINGHAM PARK  
MB 6 P.C. 411

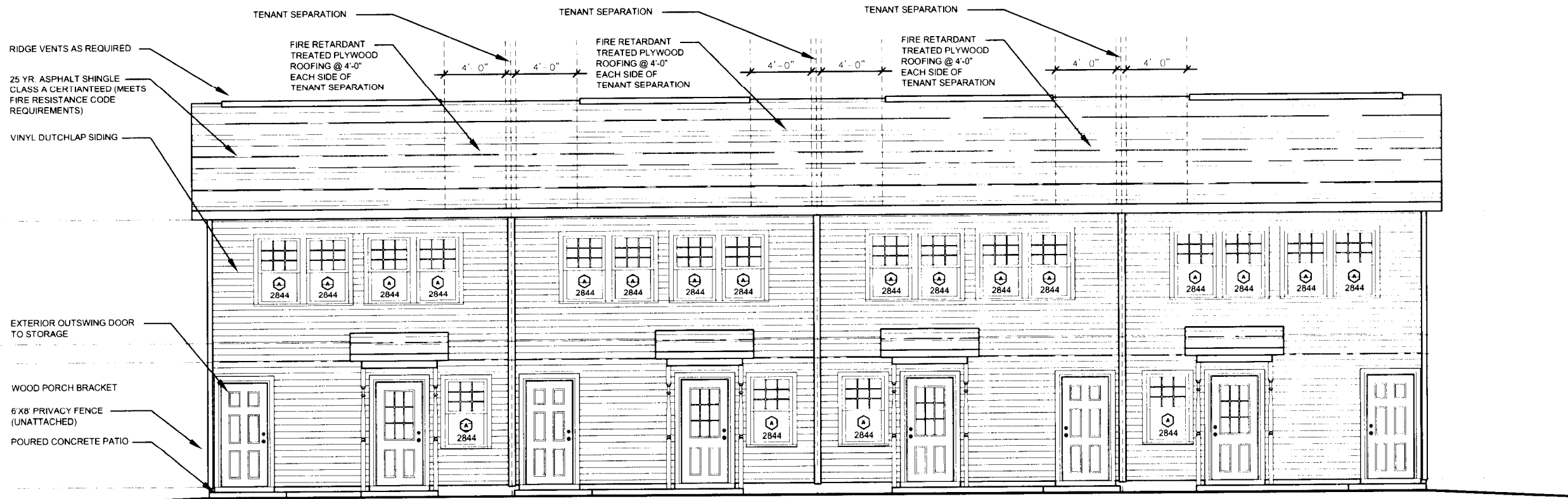
- ON-STREET PARALLEL PARKING, TYP.
- 6' SIDEWALK, TYP.
- 8' PLANTING STRIP, TYP.
- PROPERTY LINE, TYP.
- 5' SIDE YARD SETBACK, EDGE OF SIDEWALK
- RIGHT OF WAY
- EDGE OF SIDEWALK, TYP.
- EXISTING CURB & GUTTER

**BINGHAM DRIVE 40' PUBLIC R/W**



**1 FRONT ELEVATION**  
SCALE:  $\frac{1}{8}'' = 1'-0''$

NOTE: THESE ELEVATIONS REFLECT THE ARCHITECTURAL STYLE AND QUALITY OF THE BUILDINGS THAT WILL BE CONSTRUCTED ON THE SITE (THE ACTUAL BUILDINGS CONSTRUCTED ON THE SITE MAY VARY FROM THE ILLUSTRATIONS AS LONG AS THE GENERAL ARCHITECTURAL CONCEPTS AND INTENT ILLUSTRATED IS MAINTAINED).



**2 REAR ELEVATION**  
SCALE:  $\frac{1}{8}'' = 1'-0''$

REVISIONS

**Habitat**  
for Humanity®  
Charlotte

3815 LATROBE DRIVE  
CHARLOTTE, NC 28211

TELEPHONE: 704-376-2054  
FAX: 704-342-1797

DWN. BY: CARRIE MASTO  
980-721-1173 (C)  
704-716-7072 (OFFICE)

HABITAT FOR HUMANITY OF CHARLOTTE  
**TOWNHOMES AT CITISIDE**  
1206, 1210, 1214, 1218 PHIL O'NEIL DRIVE  
CHARLOTTE, NC 28215

DATE:  
11.21.2008

**A.03**