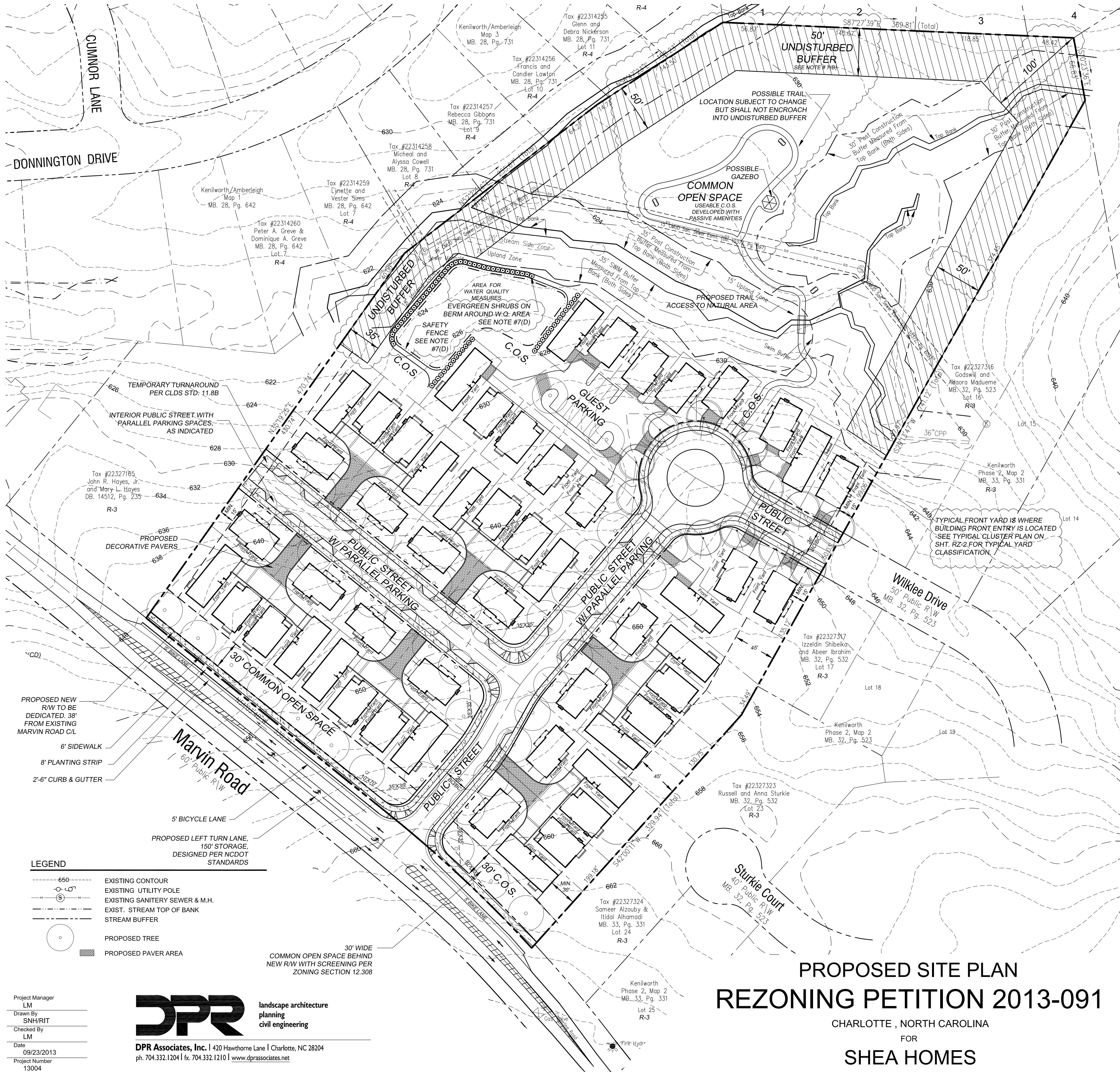
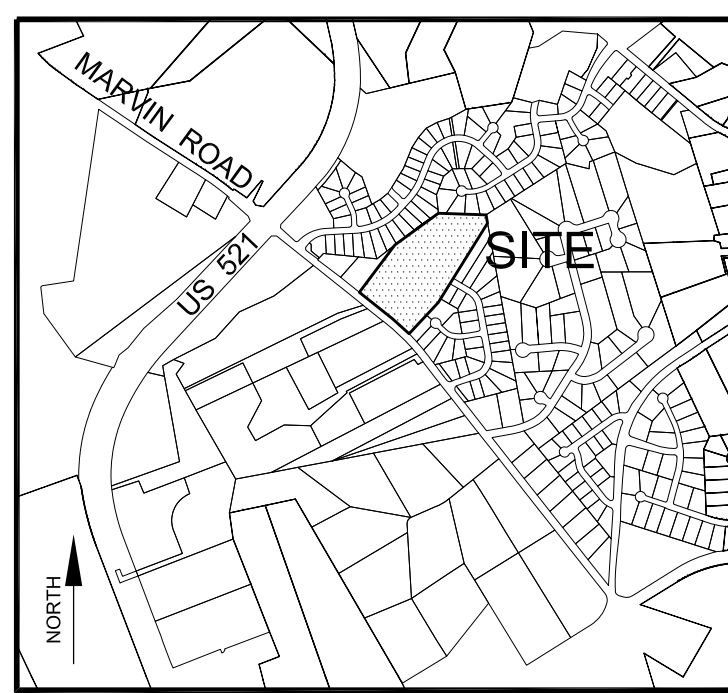




PROPOSED SITE PLAN
REZONING PETITION 2013-091
CHARLOTTE, NORTH CAROLINA
FOR
SHEA HOMES

SITE DATA	
TAX PARCEL:	223-271-62, 223-271-63, 223-271-85
SITE AREA:	11.38 ACRES +/-
EXISTING ZONING:	R-3
PROPOSED ZONING:	MX-1 (INNOVATIVE)
PROPOSED USES:	SINGLE-FAMILY RESIDENTIAL
MAXIMUM NUMBER OF UNITS:	52
PROPOSED DENSITY:	4.56 D.U./AC.
MAXIMUM BUILDING HEIGHT:	35 FEET (TWO STORIES)
TREE SAVE:	± 2.9 AC. (25%)
OPEN SPACE:	± 4.0 AC. (± 35%)



VICINITY MAP - NTS

DEVELOPMENT STANDARDS

GENERAL PROVISIONS
THESE DEVELOPMENT STANDARDS, THE PROPOSED SITE PLAN AND CONCEPTUAL ELEVATIONS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY SHEA ANNISTON, LLC. TO REZONE AN APPROXIMATELY 11.379 ACRE SITE LOCATED NEAR THE NORTHEASTERN QUADRANT OF THE INTERSECTION OF MARVIN ROAD AND JOHNSTON ROAD BETWEEN DONNINGTON DRIVE AND WILKIEE DRIVE (THE "SITE").

THE PURPOSE OF THIS PETITION IS TO REQUEST REZONING OF THE SITE TO THE MX-1 (INNOVATIVE) ZONING DISTRICT TO ACCOMMODATE THE CONSTRUCTION OF UP TO 52 SINGLE-FAMILY HOMES ON THE SITE. THE INNOVATIVE PROVISIONS ON THE MX-1 ZONING DISTRICT WILL ALLOW THE PETITIONER TO CREATE AN ATTRACTIVE SINGLE-FAMILY NEIGHBORHOOD BY CLUSTERING THE HOMES, REDUCING DRIVEWAY CONNECTIONS AND STREET-FACING GARAGES, AND PRESERVING OVER 30% OF THE SITE AS OPEN SPACE.

UNLESS THE PROPOSED SITE PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE MX-1 ZONING DISTRICT SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE, SUBJECT TO THE INNOVATIVE DEVELOPMENT STANDARDS SET OUT BELOW.

THE DEVELOPMENT DEPICTED ON THE PROPOSED SITE PLAN IS INTENDED TO REFLECT THE ARRANGEMENT OF PROPOSED USES ON THE SITE, BUT THE FINAL CONFIGURATIONS, PLACEMENTS AND SIZES OF INDIVIDUAL SITE ELEMENTS MAY BE ALTERED OR MODIFIED SO LONG AS THE MAXIMUM BUILDING ENVELOPE LINES AND INTENSITY LIMITATIONS ESTABLISHED ON THE TECHNICAL DATA SHEET ARE NOT VIOLATED AND THE PROPOSED ALTERATIONS OR MODIFICATIONS DO NOT EXCEED THE PARAMETERS ESTABLISHED UNDER THESE DEVELOPMENT STANDARDS AND UNDER THE ORDINANCE FOR THE MX-1 ZONING DISTRICT. HOWEVER, ANY ALTERATIONS OR MODIFICATIONS WHICH, IN THE OPINION OF THE PLANNING DIRECTOR, SUBSTANTIALLY ALTER THE CHARACTER OF THE DEVELOPMENT OR SIGNIFICANTLY ALTER THE TECHNICAL DATA SHEET OR ITS RESPECTIVE CONDITIONS AS WELL AS ANY CHANGES WHICH INCREASE THE INTENSITY OF DEVELOPMENT SHALL NOT BE DEEMED TO BE MINOR AND MAY ONLY BE MADE IN ACCORDANCE WITH THE PROVISIONS OF SUBSECTIONS 6.207(1) OR (2) OF THE ORDINANCE, AS APPLICABLE.

1. INNOVATIVE DEVELOPMENT STANDARDS
PURSUANT TO SECTION 11.208 OF THE ORDINANCE, THE PETITIONER SEEKS TO OBTAIN THE APPROVAL OF THE USE OF THE FOLLOWING INNOVATIVE DEVELOPMENT STANDARDS CONCURRENTLY WITH THE APPROVAL OF THIS REZONING PETITION:

- (a) WAIVER OF THE REQUIREMENT THAT EVERY LOT MUST ABUT A STREET
- (b) MINIMUM FRONT YARD: 5 FEET
- (c) MINIMUM SIDE YARD: 5 FEET
- (d) MINIMUM REAR YARD: 5 FEET
- (e) MINIMUM LOT AREA: 3200 S.F.
- (f) MINIMUM LOT WIDTH: 35'
- (g) MINIMUM SPACING BETWEEN BUILDINGS: 10 FEET
- (h) HOMES WILL BE PERMITTED TO FRONT COMMON OPEN SPACE, TREE SAVE AREAS, AMENITY AREAS, PARKING AREAS AND WATER QUALITY FEATURES
- (i) STREET DESIGN AND STREETScape TREATMENTS AS GENERALLY DEPICTED ON RZ-2

2. PERMITTED USES
THE SITE MAY BE DEVELOPED WITH UP TO 52 DETACHED RESIDENTIAL UNITS AND ANY ACCESSORY USES WHICH ARE PERMITTED UNDER THE ORDINANCE.

- 3. TRANSPORTATION
 - (a) VEHICULAR ACCESS TO THE SITE SHALL BE AS GENERALLY DEPICTED ON THIS PROPOSED SITE PLAN. THE LOCATION OF THE STREET SHOWN ON THE SITE PLAN IS SUBJECT TO CHANGE TO COMPLY WITH THE CITY DRIVEWAY REGULATIONS AND THE CITY TREE ORDINANCE.
 - (b) PETITIONER SHALL PROVIDE A 5 FOOT BIKE LANE ALONG THE SITE'S FRONTAGE ON MARVIN ROAD.
 - (c) PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A STRUCTURE ON THE SITE, PETITIONER SHALL PROVIDE A LEFT-TURN LANE ON MARVIN ROAD, WITH A MINIMUM OF 150 FEET OF STORAGE, TO SERVE THE PROPOSED PUBLIC STREET CONNECTION TO THE SITE.

4. ARCHITECTURAL STANDARDS
(A) ATTACHED HERETO ARE CONCEPTUAL ELEVATIONS OF THE FRONT ELEVATIONS OF HOMES PROPOSED TO BE CONSTRUCTED ON THE SITE. THESE RENDERINGS ARE INTENDED TO DEPICT THE GENERAL CONCEPTUAL ARCHITECTURAL STYLE, CHARACTER AND ELEMENTS OF THESE BUILDINGS. ACCORDINGLY, ANY BUILDING CONSTRUCTED ON THE SITE MUST BE SUBSTANTIALLY SIMILAR IN APPEARANCE TO THE RELEVANT ATTACHED CONCEPTUAL ARCHITECTURAL RENDERINGS IN TERMS OF ITS ARCHITECTURAL STYLE, CHARACTER AND ELEMENTS. CHANGES AND ALTERATIONS WHICH DO NOT MATERIALLY CHANGE THE OVERALL CONCEPTUAL ARCHITECTURAL STYLE AND CHARACTER ARE PERMITTED BASED UPON FINAL DESIGN/CONSTRUCTION DRAWINGS.

- (B) THE PRIMARY EXTERIOR BUILDING MATERIALS FOR THE HOMES TO BE CONSTRUCTED ON THE SITE SHALL BE A COMBINATION OF SHAKE, HARDPLANK, OR CEMENTITIOUS SIDING MATERIAL. VINYL SIDING SHALL NOT BE PERMITTED AS AN EXTERIOR BUILDING MATERIAL. HOWEVER, VINYL ELEMENTS MAY BE USED FOR SOFFITS, WINDOWS, AND OTHER ARCHITECTURAL ACCENT MATERIALS.

- (C) AT LEAST 25% OF THE EXTERIOR OF EACH BUILDING, EXCLUSIVE OF WINDOWS, DOORS AND ROOFS, WILL BE CONSTRUCTED OF MASONRY MATERIALS, INCLUDING BUT NOT LIMITED TO STONE, SYNTHETIC STONE, BRICK, PRECAST CONCRETE, OR CEMENTITIOUS SIDING MATERIAL.

- 5. STREETScape AND LANDSCAPING
 - (A) INTERNAL AREA OF THE SITE WILL BE LANDSCAPED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDINANCE.
 - (B) A MINIMUM 30 FOOT REAR YARD SHALL BE PROVIDED ALONG THE SITE'S EASTERN PROPERTY BOUNDARY AS SHOWN
 - (C) PETITIONER SHALL PROVIDE ENHANCED/DECORATIVE PAVING FEATURES WITH INTERNAL "VEHICLE COURTS" AS GENERALLY DEPICTED ON RZ-2.
 - (D) PETITIONER SHALL PROVIDE AN 8 FOOT PLANTING STRIP AND 6 FOOT SIDEWALK ALONG THE SITE'S FRONTAGE ON MARVIN ROAD.

- 6. ENVIRONMENTAL FEATURES
THE SITE SHALL COMPLY WITH THE REQUIREMENTS OF THE PCOD. THE LOCATION, SIZE, AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTED AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.
- 7. PARKS, GREENWAYS AND OPEN SPACE
 - (A) PETITIONER SHALL PROVIDE AT LEAST 4 ACRES OF OPEN SPACE AND TREE SAVE AREAS AS GENERALLY DEPICTED ON THE PROPOSED SITE PLAN.
 - (B) AN UNDISTURBED BUFFER SHALL BE PROVIDED ALONG THE PERIMETER OF THE NORTHERN PORTION OF THE SITE. THE LOCATION AND WIDTH OF THIS UNDISTURBED BUFFER IS DEPICTED ON RZ-1. "UNDISTURBED" SHALL MEAN THAT THE EXISTING VEGETATION IS ALLOWED TO REMAIN, AND NO GRADING OR OTHER IMPROVEMENTS SHALL BE ALLOWED. ROUTINE MAINTENANCE SUCH AS TRASH REMOVAL, REMOVAL OF VINES AND INVASIVE PLANT SPECIES OR DEAD OR DANGEROUS TREES OR LIMBS WILL BE ALLOWED.
 - (C) AREAS OF COMMON OPEN SPACE NOT INCLUDED WITHIN THE UNDISTURBED BUFFER AREA MAY BE USED FOR PASSIVE RECREATIONAL ACTIVITIES AND MAY INCLUDE WALKING TRAILS, BENCHES, PICNIC TABLES, BRIDGES, AND A GAZEBO OR PICNIC SHELTER. HOWEVER, NO LIGHTING OR OTHER PERMANENT STRUCTURES SHALL BE PERMITTED IN OPEN SPACE AREAS.
 - (D) WATER QUALITY AREA SHALL BE SCREENED AND FENCED AS GENERALLY DEPICTED ON RZ-1. FENCING SHALL BE AT LEAST FOUR (4) FEET IN HEIGHT AND SCREENING PLANTINGS SHALL BE EVERGREENS PLANTED SIX (6) FEET ON CENTER AND SHALL BE EXPECTED TO REACH FIVE (5) FEET IN HEIGHT WITHIN THREE (3) YEARS OF PLANTING.
 - (E) ALL COMMON AREAS SHALL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION WHICH WILL ALSO BE RESPONSIBLE FOR MONITORING AND CONTROLLING MESQUITO ACTIVITY WITHIN THE WATER QUALITY FEATURE.

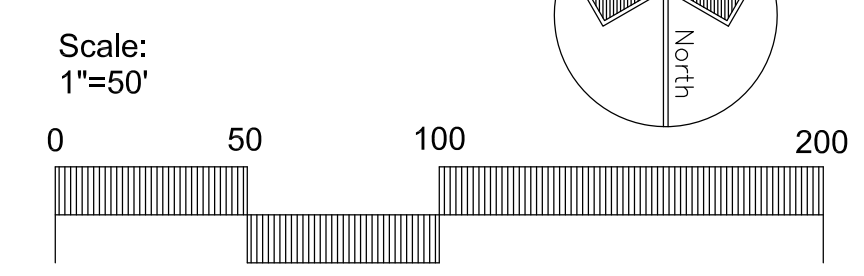
8. SIGNAGE
SIGNAGE SHALL COMPLY WITH THE REQUIREMENTS OF THE ORDINANCE.

- 9. LIGHTING
 - (a) THE MAXIMUM HEIGHT OF ANY DETACHED LIGHTING FIXTURES ERRECTED ON THE SITE SHALL NOT EXCEED TWENTY FIVE (25) FEET IN HEIGHT.
 - (b) ALL FREESTANDING LIGHTING FIXTURES INSTALLED WITHIN THE SITE SHALL BE SHIELDED WITH FULL CUT-OFF FIXTURES, CAPPED AND DOWNWARDLY DIRECTED.

10. AMENDMENTS TO REZONING PLAN
FUTURE AMENDMENTS TO THE TECHNICAL DATA SHEET, OTHER SHEETS ACCOMPANYING THE PETITION AND THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE PARCEL OR PARCELS WITHIN THE SITE INVOLVED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE.

- 11. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS
 - (a) IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO DEVELOPMENT OF THE SITE IMPOSED UNDER THESE DEVELOPMENT STANDARDS AND THE TECHNICAL DATA SHEET WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONERS AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.
 - (b) THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERMS "PETITIONERS" AND "OWNER" OR "OWNERS" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF THE PETITIONERS OR THE OWNER OR OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.
 - (c) ANY REFERENCE TO THE ORDINANCE HEREIN SHALL BE DEEMED TO REFER TO THE REQUIREMENTS OF THE ORDINANCE IN EFFECT AS OF THE DATE THIS REZONING PETITION IS APPROVED.

REVISED DATE: 12/19/13
11/14/13



SheaHomes

Caring since 1881

Marvin Road Site - Amber Product

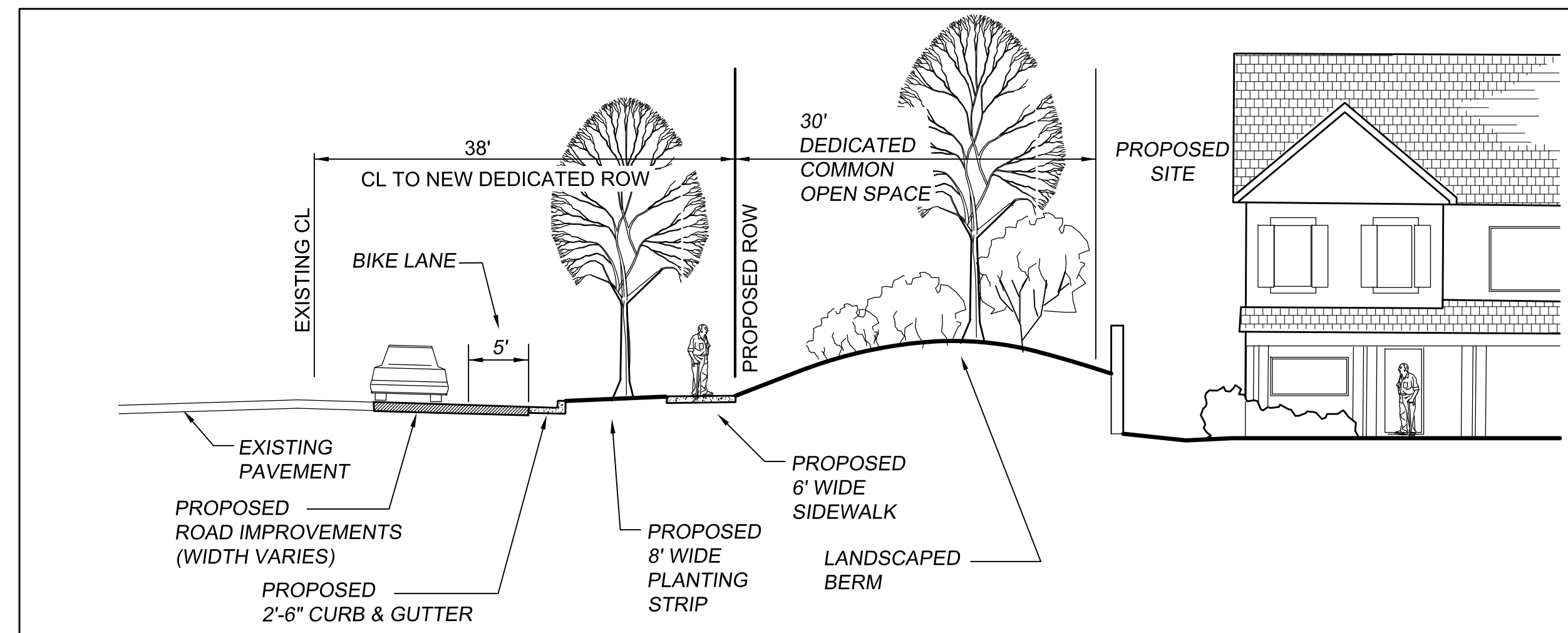
PLAN 1 - ELEVATIONS



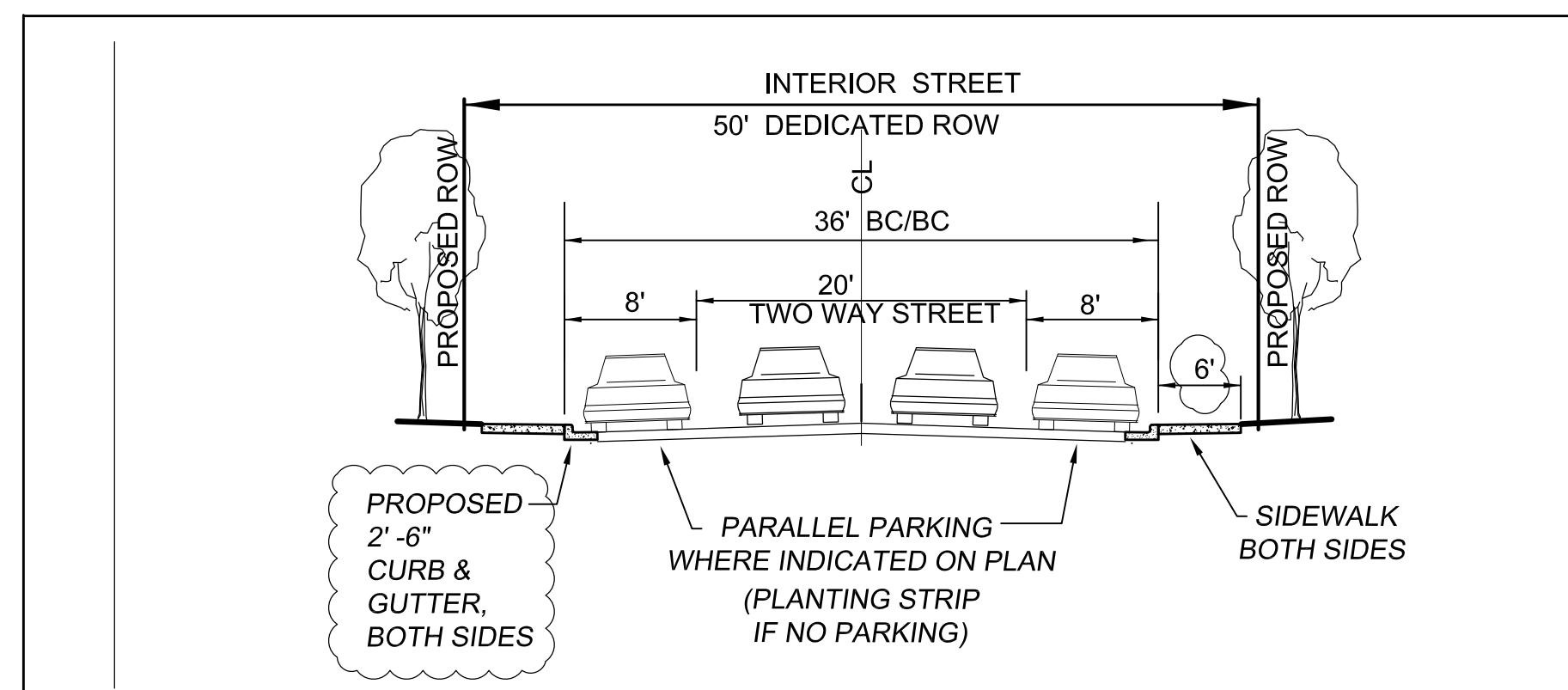
ELEVATION A



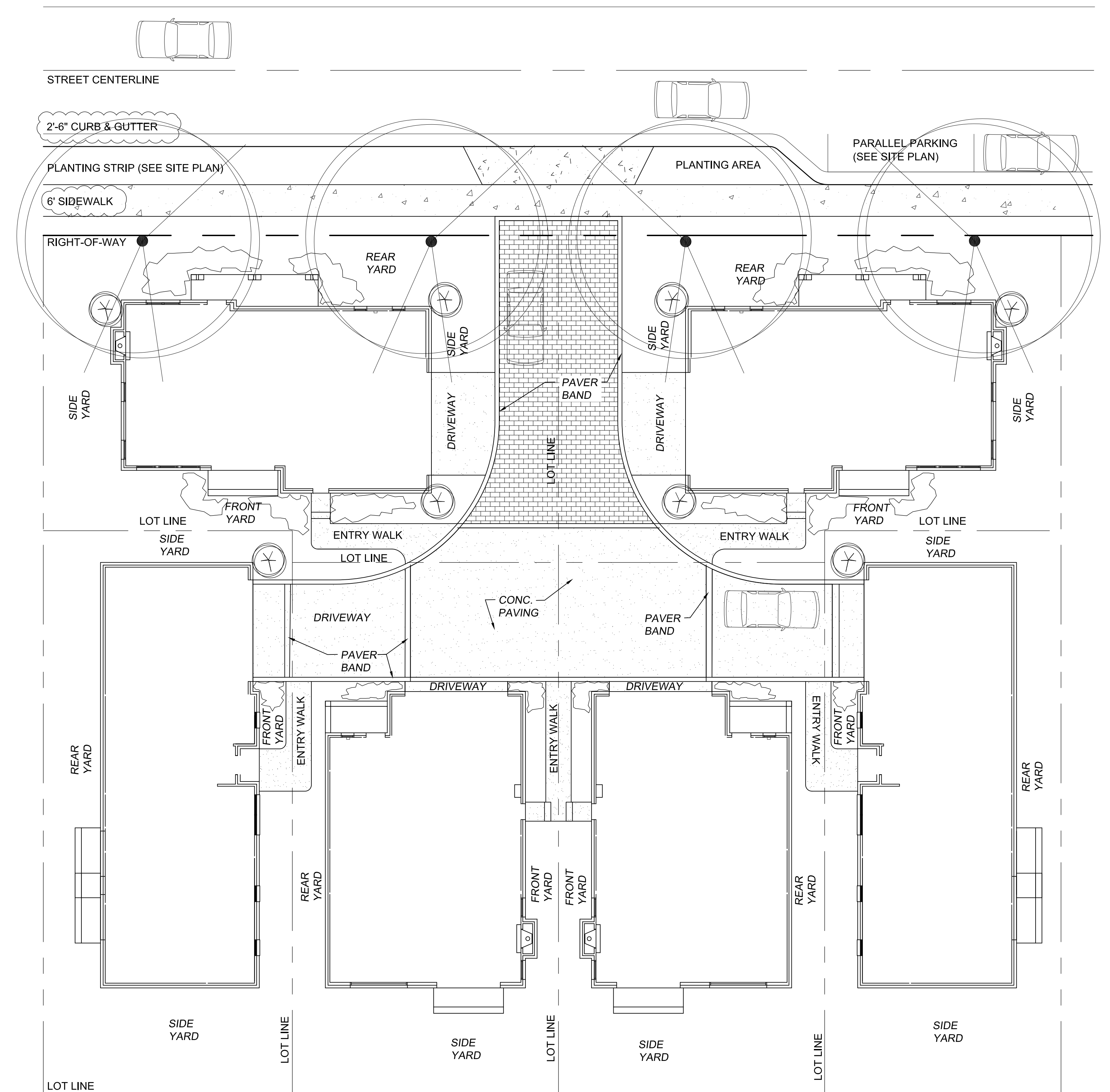
ELEVATION B



MARVIN RD. SECTION



PROPOSED LOCAL RESIDENTIAL STREET



TYPICAL CLUSTER PLAN

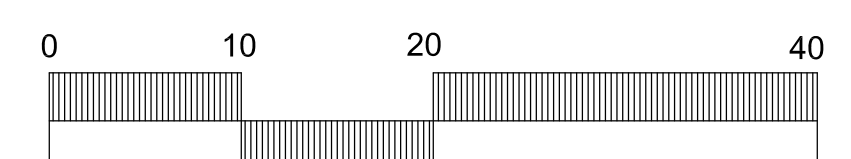
DETAILS **REZONING PETITION 2013-091** CHARLOTTE, NORTH CAROLINA FOR **SHEA HOMES**

REVISED DATE: 1/02/14

REVISED DATE: 12/19/13

11/14/13

Scale:
1"=10'



Sheet Number

RZ-2

Sheet 2 of 2

Project Manager

LM

Drawn By

SNH/RIT

Checked By

LM

Date

09/23/2013

Project Number

13004



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REZONING PETITION 2013-091 / 13004