

LEGEND	
	EXISTING CONTOUR
	EXISTING UTILITY POLE
	EXISTING SANITARY SEWER & M.H.
	EXIST. STREAM TOP OF BANK
	STREAM BUFFER

Project Manager
LM

Drawn By
SNH/RIT

Checked By
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Date
09/23/2013

Project Number
13004

landscape architecture
planning
civil engineering

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PROPOSED SITE PLAN

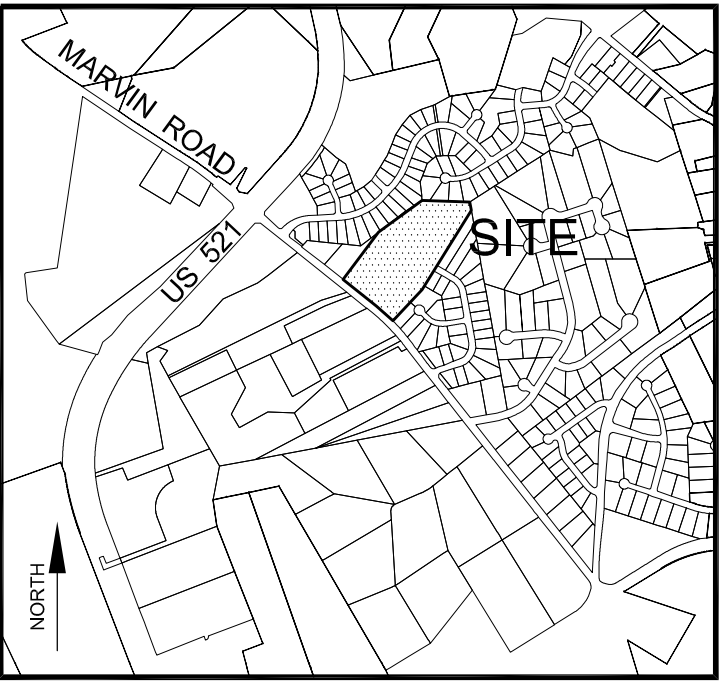
MARVIN ROAD SITE

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:	53
PROPOSED DENSITY:	4.66
MAXIMUM BUILDING HEIGHT:	35 FEET (TWO STORIES)
TREE SAVE:	WILL EXCEED 15%
OPEN SPACE:	WILL EXCEED 30%



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 WILKLEE 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 53 SINGLE-FAMILY HOMES ON THE SITE. THE INNOVATIVE PROVISIONS ON THE MX-1 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 INTERNAL REAR YARDS: 5 FEET FROM BACK OF CURB
 - (c) MINIMUM SIDE YARD: 5 FEET
 - (d) MINIMUM REAR YARD: 5 FEET FROM BACK OF CURB
 - (e) MINIMUM SPACING BETWEEN BUILDINGS: 10 FEET
 - (f) HOMES WILL BE PERMITTED TO FRONT COMMON OPEN SPACE, TREE SAVE AREAS, AMENITY AREAS, PARKING AREAS AND WATER QUALITY FEATURES

- 2. PERMITTED USES**
- THE SITE MAY BE DEVELOPED WITH UP TO 53 DETACHED RESIDENTIAL UNITS AND ANY ACCESSORY USES WHICH ARE PERMITTED UNDER THE ORDINANCE.

- 3. TRANSPORTATION**
- VEHICULAR ACCESS TO THE SITE SHALL BE AS GENERALLY DEPICTED ON THE TECHNICAL DATA SHEET.

- 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 BUILDINGS CONSTRUCTED ON THE SITE MUST BE SUBSTANTIALLY SIMILAR IN APPEARANCE TO THE RELEVANT ATTACHED CONCEPTUAL SCHEMATIC 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, HARD-PLANK, OR CEMENTIOUS SIDING MATERIAL. VINYL SIDING SHALL NOT BE PERMITTED AS AN EXTERIOR BUILDING MATERIAL. HOWEVER, VINYL ELEMENTS MAY BE USED AS 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 CEMENTIOUS SIDING MATERIAL.

- 5. STREETScape AND LANDSCAPING**
- (A) INTERNAL AREAS OF THE SITE WILL BE LANDSCAPED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDINANCE.
 - (B) A 45 FOOT REAR YARD SHALL BE PROVIDED ALONG THE SITE'S EASTERN PROPERTY BOUNDARY.

- 6. ENVIRONMENTAL FEATURES**
- THE SITE SHALL COMPLY WITH THE REQUIREMENTS OF THE PCCO. 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.

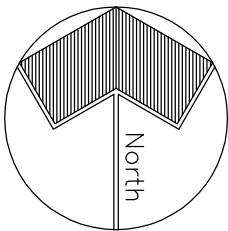
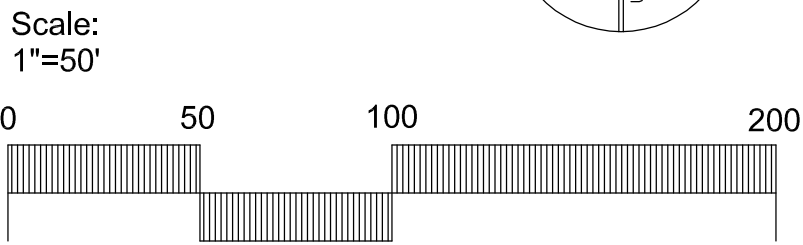
- 7. PARKS, GREENWAYS AND OPEN SPACE**
- PETITIONER SHALL PROVIDE SUBSTANTIAL OPEN SPACE AND TREE SAVE AREAS AS GENERALLY DEPICTED ON THE PROPOSED SITE PLAN.

- 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.



Sheet Number

RZ-1

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