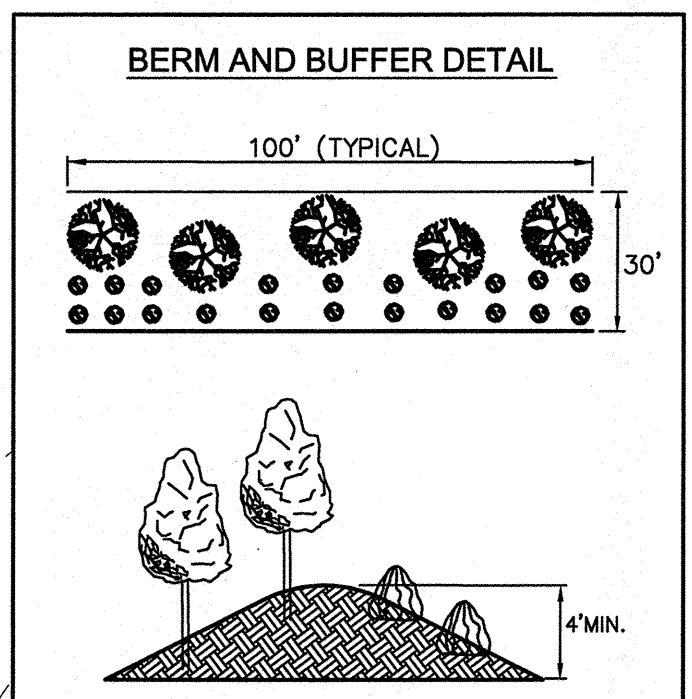


- CLASS "C" BUFFER - 0.47 AC.
- TREE SAVE/NATURAL AREA - OFFSITE - 0.60 AC.(10%)  
- ONSITE - 0.49 AC.(7.50%)
- PERIMETER C.O.S./BUFFER - 0.67 AC.



**DEVELOPMENT DATA TABLE:**

**TOTAL SITE AREA: 6.23 ACRES**

**TAX PARCELS # 217-071-98**

**EXISTING ZONING: MX-3 PETITION #2001-16(C)**

**PROPOSED ZONING: MX-3 SITE PLAN AMENDMENT**

**EXISTING USE: VACANT**

**PROPOSED ATTACHED SINGLE FAMILY UNITS: 30**

**DENSITY: 4.815 DUA**

**MAXIMUM BUILDING HEIGHT: 40'**

**FLOOR AREA RATIO NOT TO EXCEED 1.0**

**PARKING WILL MEET OR EXCEED ORDINANCE REQUIREMENTS**

**OPEN SPACE: 0.63 ACRES (10%)**

- General Provisions**
- a. Development of the site will be controlled by the standards depicted on this site plan and by the standards of the Charlotte Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of proposed uses on the site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the ordinance during the design development and construction phases as allowed under the provisions of Section 6.2 of the Zoning Ordinance.
- b. The Petitioner acknowledges that other standard development requirements imposed by other city ordinances, such as those that regulate streets, sidewalks, trees, bicycle parking, and site development, may apply to the development of this site. These are not zoning regulations, are not administered by the Zoning Administrator, and are not separate zoning conditions imposed by this site plan. Unless specifically noted in the conditions for this site plan, these other standard development requirements will be applied to the development of this site as defined by those other city ordinances.
- c. Throughout this Rezoning Petition, the terms "Owner", "Owners", "Petitioner" or "Petitioners", shall, with respect to the Site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assignees of the owner or owners of the Site who may be involved in its development from time to time.

**Purpose**

The purpose of this Rezoning application is to provide for the development of a residential community composed of single family attached dwellings. To achieve this purpose, the application seeks a site plan amendment to the MX-3 district.

**Permitted Uses**

Uses allowed on the property included in this Petition will be single family attached dwelling units and related accessory uses as are permitted in the MX-3 district.

**Transportation**

a. The site will have access via a new standard residential medium public street connection to Shelburne Farms Drive as generally identified on the concept plan for the site.

b. No driveways serving individual residences will be permitted to connect to Shelburne Farms Drive or Youngblood Road West.

**Architectural Standards**

The Petitioner has also provided images of the buildings that represent the overall scale, character, and quality of the building proposed to be constructed on the site. The Petitioner reserves the right to make minor architectural changes to these building designs but the overall design and construction character will be as illustrated. Changes will be allowed per section 6.207. To further define the character of the buildings to be constructed on the site, the Petitioner will include the following elements or features:

a. The building exteriors located below the roof line, excluding areas devoted to windows, doors, garage doors, gables, and architectural accents will be constructed of products such as brick, architectural CMU, cultured stone, Hardie shake, stucco or other similar durable material.

b. No vinyl, EIFS, or masonite will be used for siding materials but vinyl may be used for soffit and trim including windows and doors.

c. Roofing materials will be minimum thirty year architectural roof shingles(asphalt).

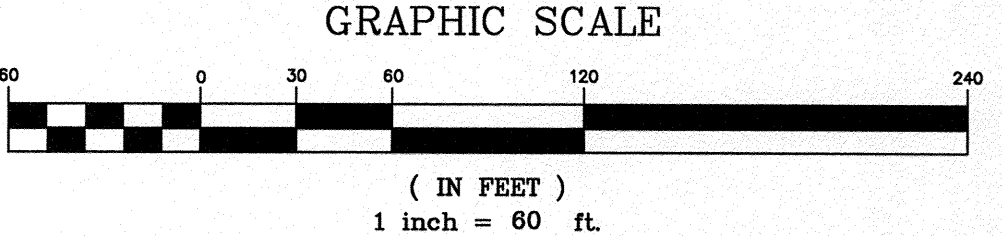
**Streetscape and Landscaping**

The petitioner reserves the right to install an entrance feature at the driveway connection to Shelburne Farms Drive subject to approval by North Carolina and Charlotte Departments of Transportation.

**Environmental Features**

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 submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural discharge points.

- Parks, Greenways, and Open Space**
- Reserved
- Fire Protection**
- Reserved
- Signage**
- Reserved
- Lighting**
- Freestanding lighting on the site will utilize full cut-off luminaires and be limited to 20' of total height.
- Detached lighting will be downwardly directed.
- Phasing**
- Reserved
- Initial Submission- 01-27-14

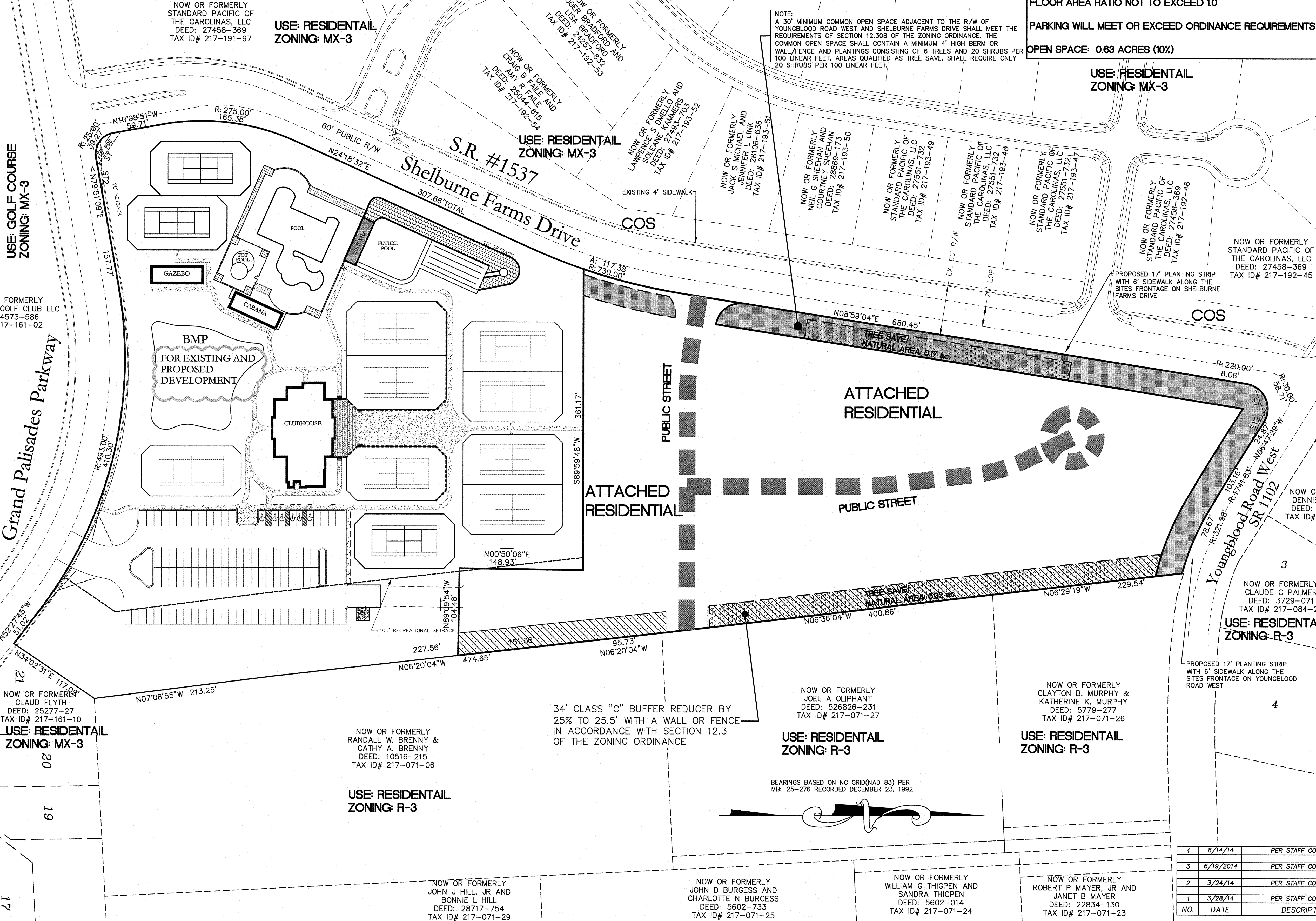


## TECHNICAL DATA SHEET

**PALISADES TENNIS COMMUNITY**  
STEELE CREEK TWSP, MECK. CO., NC CHARLOTTE ETJ)  
FOR: WILKISON PARTNERS, LLC  
DATED: 1/27/14  
SCALE: 1" = 60'

## FOR PUBLIC HEARING REZONING PETITION #2014-031

**YARBROUGH-WILLIAMS & HOULE, INC.**  
Planning • Surveying • Engineering  
750 Windsor Oak Court (28207) P.O. Box 7037 (28241)  
Charlotte, North Carolina  
704.588.1990 704.588.0505(tax)



17

20

21

22

23

24

25

26

27

28

29

30

31

32

33

34

35

36

37

38

39

40

41

42

43

44

45

46

47

48

49

50

51

52

53

54

55

56

57

58

59

60

61

62

63

64

65

66

67

68

69

70

71

72

73

74

75

76

77

78

79

80

81

82

83

84

85

86

87

88

89

90

91

92

93

94

95

96

97

98

99

100

101

102

103

104

105

106

107

108

109

110

111

112

113

114

115

116

117

118

119

120

121

122

123

124

125

126

127

128

129

130

131

132

133

134

135

136

137

138

139

140

141

142

143

144

145

146

147

148

149

150

151

152

153

154

155

156

157

158

159

160

161

162

163

164

165

166

167

168

169

170

171

172

173

174

175

176

177

178

179

180

181

182

183

184

185

186

187

188

189

190

191

192

193

194

195

196

197

198

199

200

201

202

203

204

205

206

207

208

209

210

211

212

213

214

215

216

217

218

219

220

221

222

223

224

225

226

227

228

229

230

231

232

233

234

235

236

237

238

239

240

241

242

243

244

245

246

247

248

249

250

251

252

253

254

255

256

257

258

259

260

261

262

263

264

265

266

267

268

269

270

271

272

273

274

275

276

277

278

279

280

281

282

283

284

285

286

287

288

289

290

291

292

293

294

295

296

297

298

299

300

301

302

303

304

305

306

307

308

309

310

311

312

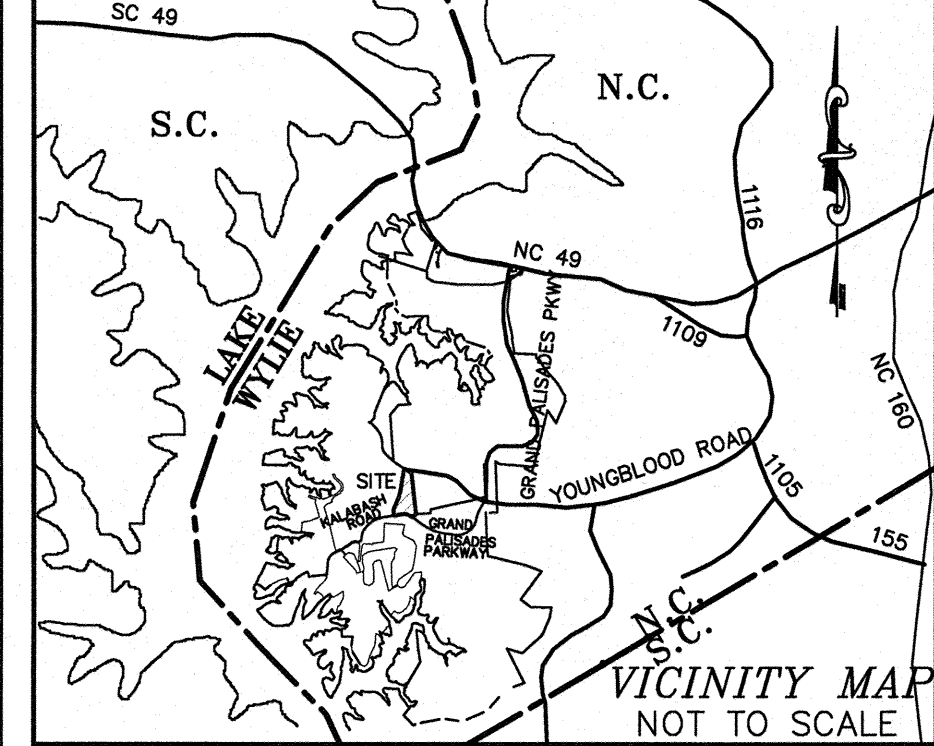
313

314

315

316



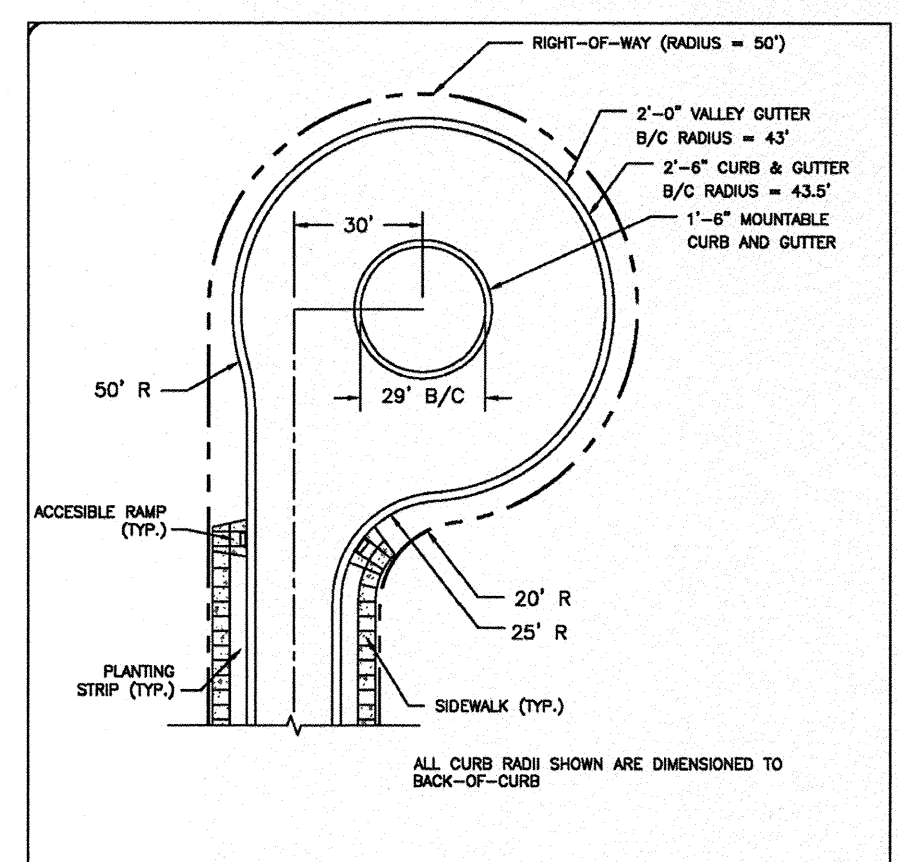


CLASS "C" BUFFER - 0.47 AC.

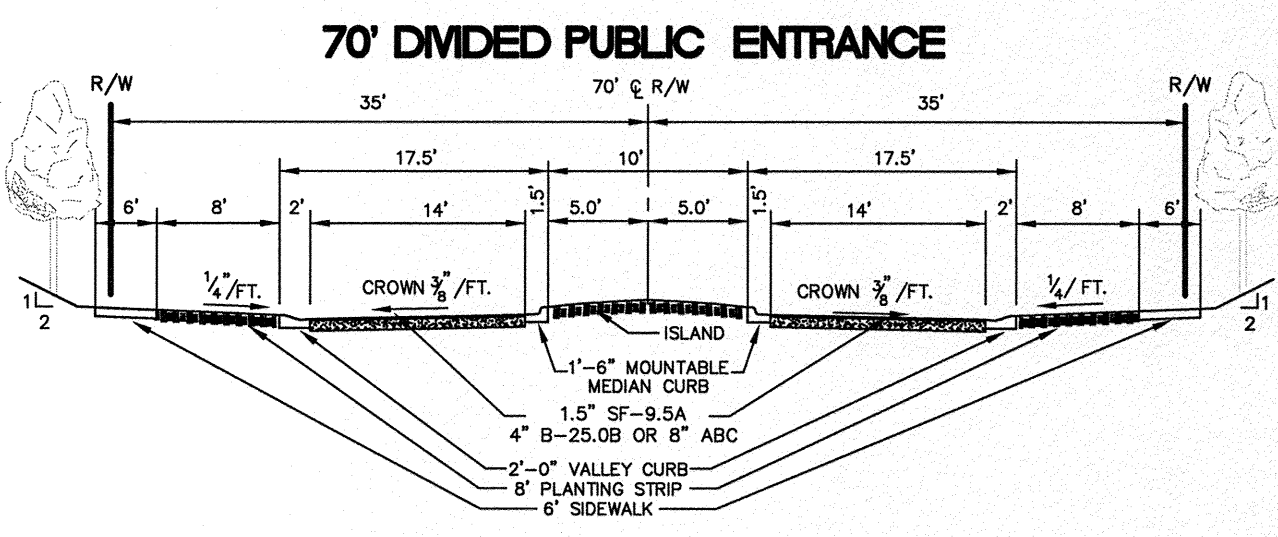
TREE SAVE/NATURAL AREA - OFFSITE - 0.60 AC.(10%)  
- ONSITE - 0.49 AC.(7.50%)

PERIMETER C.O.S./BUFFER - 0.67 AC.

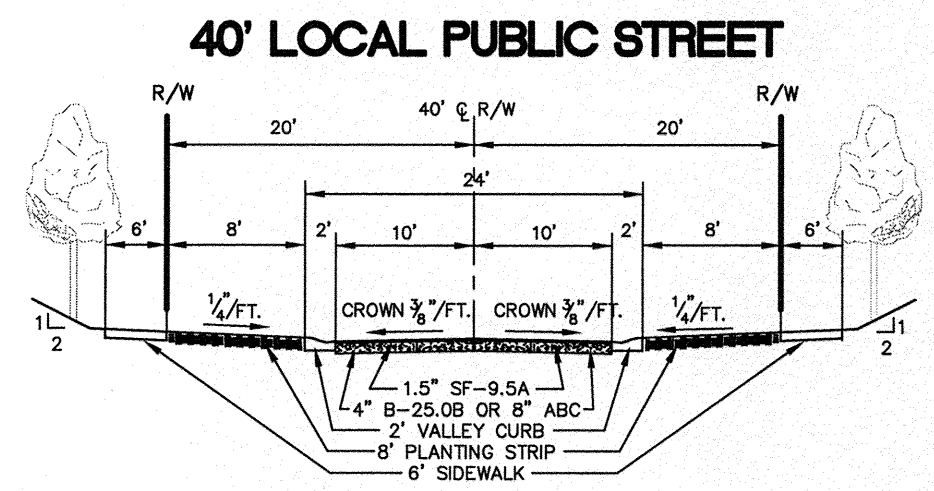
NOTE: A 30' MINIMUM COMMON OPEN SPACE ADJACENT TO THE R/W OF YOUNGLOOD ROAD WEST AND SHELburnE FARMS DRIVE SHALL MEET THE REQUIREMENTS OF SECTION 12.308 OF THE ZONING ORDINANCE. THE COMMON OPEN SPACE SHALL CONTAIN A MINIMUM 4' HIGH BERM OR WALL/FENCE AND PLANTINGS CONSISTING OF 6 TREES AND 20 SHRUBS PER 100 LINEAR FEET. AREAS QUALIFIED AS TREE SAVE, SHALL REQUIRE ONLY 20 SHRUBS PER 100 LINEAR FEET.



**PUBLIC CUL-DE-SAC**



**70' DIVIDED PUBLIC ENTRANCE**



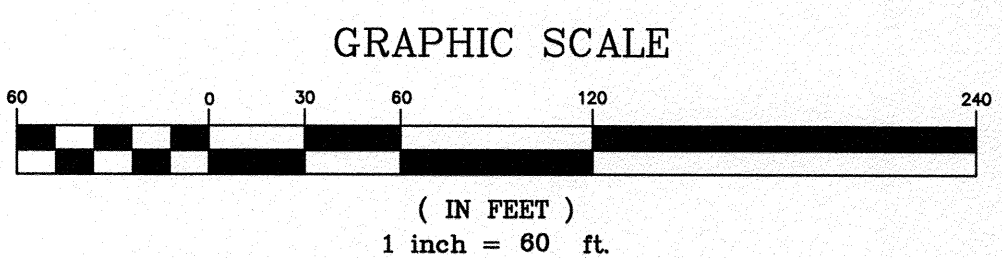
**40' LOCAL PUBLIC STREET**

**- DWELLING UNIT**

 - 400 S.F. OF PRIVATE OPEN SPACE

**INNOVATIVE STANDARDS**  
**TYPICAL LOT AND YARD DIMENSIONS**

<b>MIN. LOT SIZE</b>	<b>4,000 s.f.</b>
<b>MIN. LOT WIDTH</b>	<b>40'</b>
<b>TYP. LOT DEPTH</b>	<b>100'</b>



# SCHEMATIC SITE PLAN

**PALISADES TENNIS COMMUNITY**  
**STEELE CREEK TWSP, MECK. CO.,NC CHARLOTTE ETJ)**  
**FOR: WILKISON PARTNERS, LLC**  
**DATED: 1/27/14**  
**SCALE: 1" = 60'**

FOR PUBLIC HEARING

REZONING PETITION #2014-031



**YARBROUGH-WILLIAMS & HOULE, INC.**  
*Planning • Surveying • Engineering*  
 730 Windsor Oak Court (28273) P.O. Box 7007 (28241)  
 Charlotte, North Carolina  
 704 556 1890 704 556 0505(fax)

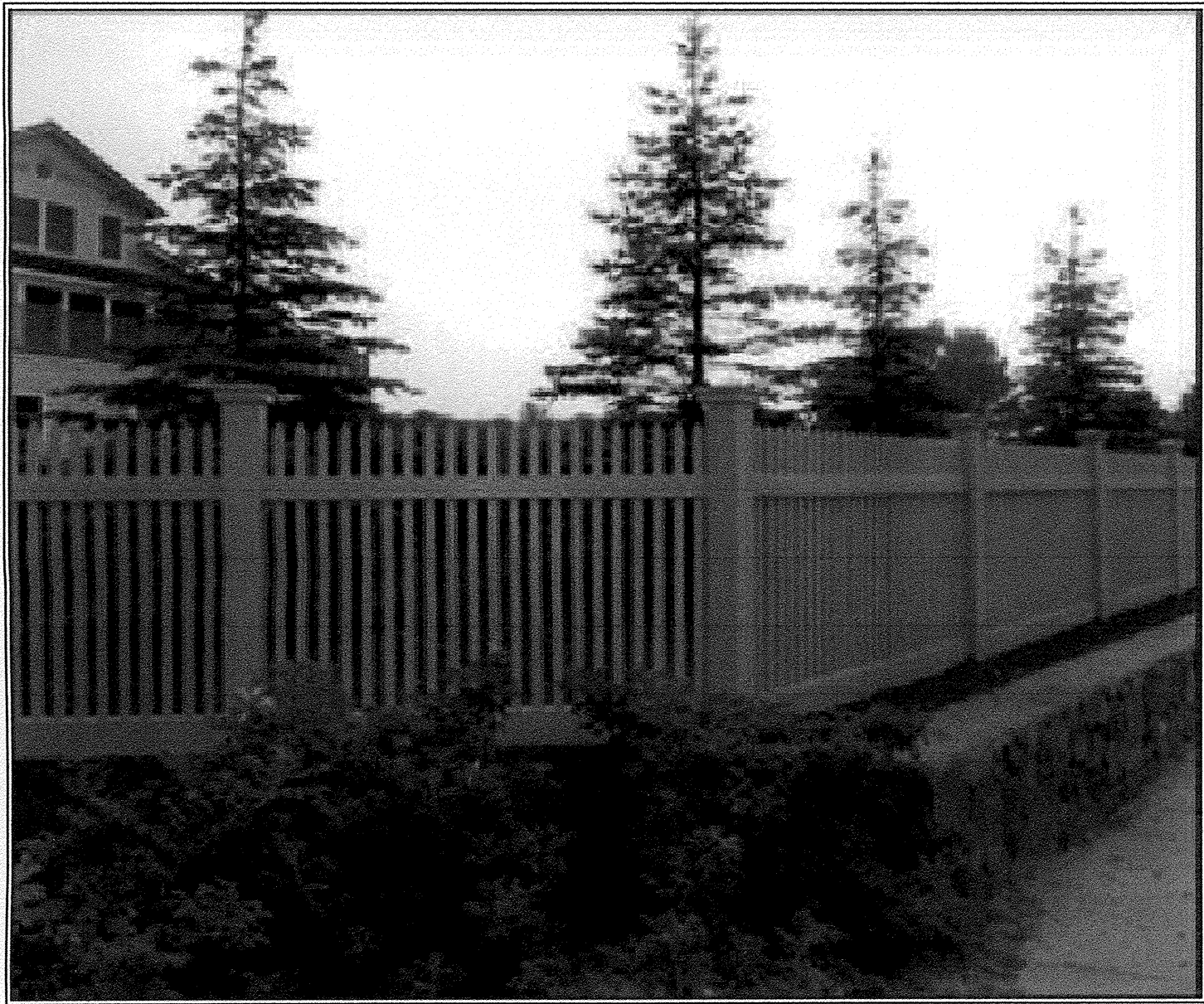
3	8/14/14	PER STAFF COMMENTS	BTG
3	6/19/14	PER STAFF COMMENTS	BTG
2	3/24/14	PER STAFF COMMENTS	BTG
1		PER STAFF COMMENTS	BTG
NO.	DATE	DESCRIPTION	BY



TYPICAL BUILDING ELEVATION



ELEVATED NANTUCKET FENCE



BUILDING ELEVATION/  
FENCE DETAIL

PALISADES TENNIS COMMUNITY  
STEELE CREEK TWSP, MECK. CO.,NC CHARLOTTE ET.J  
FOR: WILKISON PARTNERS, LLC  
DATED: 1/27/14  
SCALE: 1" = 60'

FOR PUBLIC HEARING  
REZONING PETITION #2014-031

1	8/14/14	PER STAFF COMMENTS	BYG
NO.	DATE	DESCRIPTION	BY



YARBROUGH-WILLIAMS & HOULE, INC.  
Planning • Surveying • Engineering  
730 Windsor Oak Court (28273) P.O. Box 7007 (28241)  
Charlotte, North Carolina  
704.556.1900 704.556.0505(fax)

NCBELS CORPORATE LICENSE: C-0476