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1. GENERAL PROVISIONS

- a.) Future amendments to the conditional site plan development standards may be applied for by the then Owner of the parcel or parcels involved, in accordance with 6.207 of the Charlotte Zoning Ordinance.

2. PERMITTED USES

- a.) Parcel 03711204 shall be limited to the 'Elderly Multi-Family Residential' use as described in Section 9.404 of the Charlotte Zoning Ordinance.

3. TRANSPORTATION

- a.) The total number of ingress/egress points to the site from existing and proposed thoroughfares that abuts the site shall be limited to the number shown on the Plan. The exact locations may vary from those depicted based upon final design and location requirements as regulated by CDOT and NCDOT.
- b.) According to the City of Charlotte's Driveway Regulations, CDOT has the authority to regulate/approve all private street/driveway and public street connections to the right-of-way of a street under the regulatory jurisdiction of the City of Charlotte.
- c.) Adequate sight triangles must be reserved at the existing/proposed street entrance. Two 35'x35' and two 10'x70' sight triangles are required for the entrance to meet requirements. All proposed trees, berms, walls, fences, and/or identification signs must not interfere with sight distance at the entrance.
- d.) The proposed driveway connection to Beatties Ford Road will require a driveway permit to be submitted to CDOT and NCDOT for review and approval. The exact driveway locations and type/width of the driveways will be determined by CDOT during the driveway permit process. The locations of the driveways shown on the site plan are subject to change in order to align with driveway on the opposite side of the street and comply with City Driveway Regulations and the City Tree Ordinance.
- e.) All proposed commercial driveway connections to a future public street will require a driveway permit to be submitted to CDOT for review and approval.
- f.) Any fence or wall constructed along or adjacent to any sidewalk or street right of way requires a certificate issued by CDOT.
- g.) A Right of Way Encroachment Agreement is required for the installation of any non standard item(s) (irrigation systems, decorative concrete pavement, brick pavers, etc.) within a proposed/existing City maintained street right of way by a private individual, group, business or homeowner's/business association. An encroachment agreement must be approved by CDOT prior to the construction/installation of the non-standard item(s). Contact CDOT for additional information concerning costs, submittal and liability insurance coverage requirements.

4. ARCHITECTURAL STANDARDS.

- a.) Parcel 03711204 shall provide a 40' setback measured from the existing Right of Way of Beatties Ford Road. A 5' side and 10' rear yard shall be provided.
- b.) The following is a list of amenities which will be associated with the proposed building.

- Building Amenities
- Automated exterior door with keypad entry and intercom system for resident security and for visitors to check in with office
  - Double load corridors
  - Lobby
  - Indoor community mail room
  - Office manager
  - Multiuse room (soft seating, kitchenette, cable vision, storage)
  - Emergency pull cord in each unit
  - Sprinklers and smoke detectors
  - Community Computer lab
  - Common washer and dryer area
  - Common area porch or patio on each floor
  - Social services coordinator office
  - Covered drop off at main entrance
  - Community sitting/meeting rooms

- Outside Amenities
- Covered patio adjacent to building
  - Seating including tables and chairs
  - Outdoor Grill

- c.) The three story structure's architectural shingle rooflines will be articulated with dormers. The site gradually slopes from Beatties Ford Road down toward the west elevation of the building to rest below street level.
- d.) The exterior materials will include brick, architectural windows, and low maintenance siding (board and batten and horizontal)
- e.) The roof will be architectural asphalt shingle.
- f.) The selected materials and colors are designed to accentuate the natural tones of the site and to compliment the surrounding landscape.
- h.) The loading and trash collection areas are to be comprised of brick walls screened from both the view of the public and our residents.

- i.) Building materials will be used in such a way to break up the mass and scale of the building.
- j.) No vinyl is to be used in main areas of elevation except for window components.

5.) STREETSCAPE AND LANDSCAPING

- a.) Parcel 03711204 shall provide a minimum 26 foot wide type "C" buffer along the adjacent residentially zoned parcel in accordance with Section 12.302(9) of the Zoning Ordinance.
- b.) The buffers listed above may be removed if the zoning of the abutting property becomes a similar or more intensive zoning.
- c.) All landscaping and screening requirements shall meet the standards set forth by the City of Charlotte Zoning Ordinance.

6. ENVIRONMENTAL FEATURES

- a.) The overall development shall provide 15 percent Tree Save Area, located generally in the vicinity depicted on the site plan.
- b.) Development on the site shall comply with the City of Charlotte Post Construction Controls Ordinance (PCCO).
- c.) 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 site discharge points.

7.) FIRE PROTECTION

- a.) Fire protection shall meet the requirements set forth by the City of Charlotte Fire Department.

8.) LIGHTING

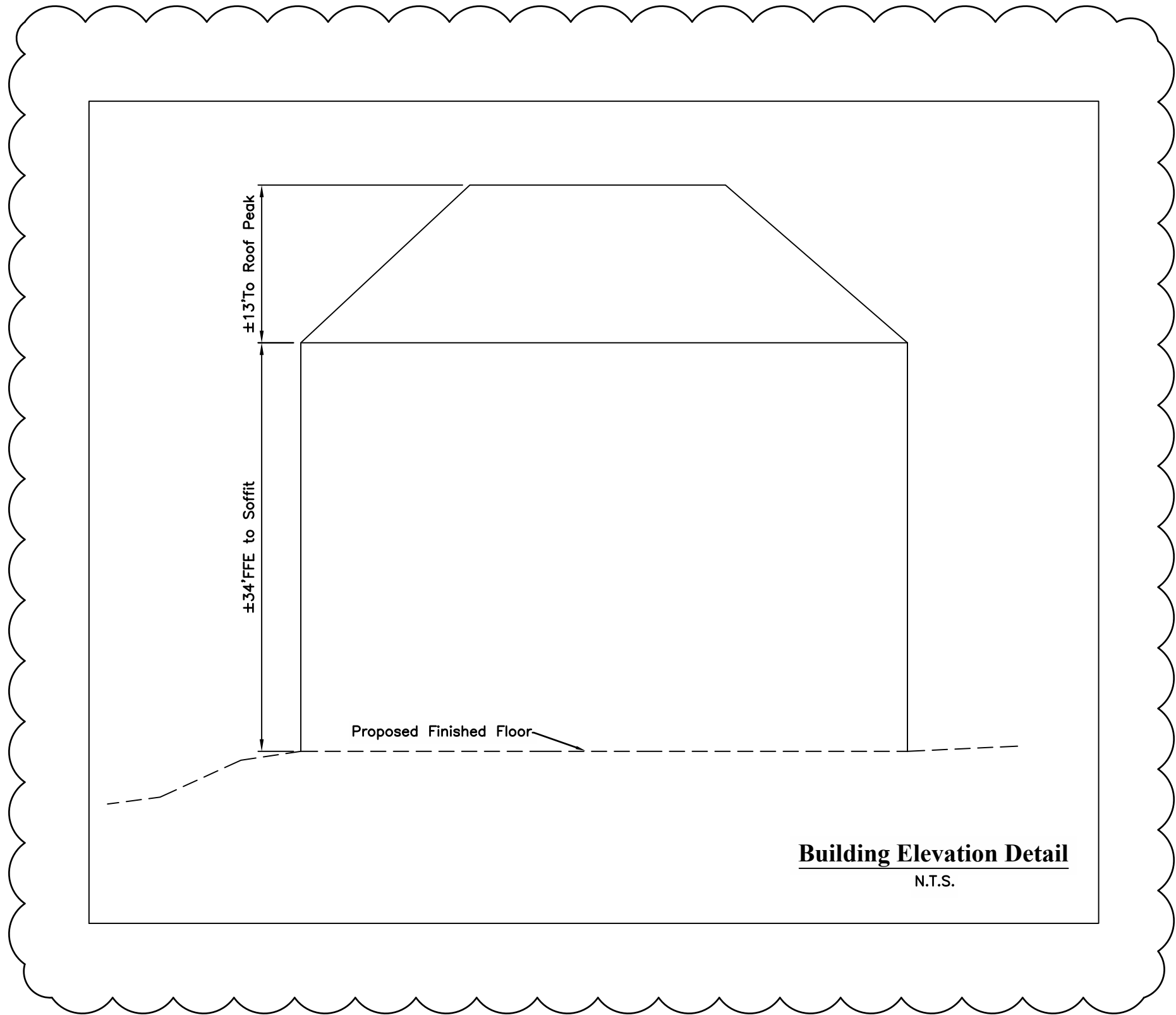
- a.) All freestanding lighting and all exterior lighting on buildings will be fully shielded and full cut-off type fixtures downwardly directed. ~~No "wall pak" type lighting will be used~~ but attached decorative lighting fixtures such as sconces may be allowed. The maximum height of any freestanding lighting shall not exceed 20 feet.

9.) PARKING

- a.) Parking will generally conform to the layout shown on the plan. Parking shall meet the requirement set forth by the City of Charlotte Zoning Ordinance.

10) SOLID WASTE MANAGEMENT PLAN

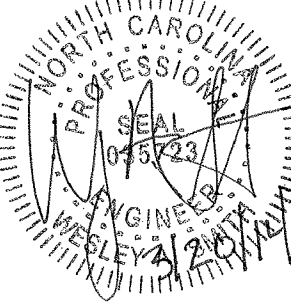
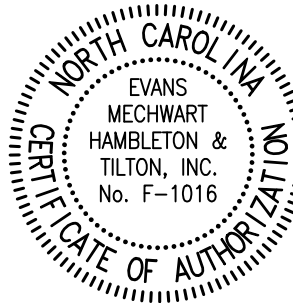
- a.) The Petitioner shall submit to the Mecklenburg County Solid Waste Department a Solid Waster Management Plan prior to initiating demolition and/or construction activities. The Solid Waste Management Plan will include, at a minimum, the procedures that will be used to recycle all clean wood, metal, and concrete generated during demolition and construction activities. Additionally, the Solid Waste Management Plan will specify that all land clearing and inert debris shall be taken to a properly permitted facility. The plan shall also include a requirement that a monthly reporting of all tonnage disposed and recycled will be made to the Mecklenburg County Solid Waste Program. The report shall include the identification and location of all facilities receiving disposed or recycled materials.



PRELIMINARY  
NOT TO BE USED FOR  
CONSTRUCTION

PLAN SET DATE  
March 20, 2014

REZONING PETITION 2014-032



REVISIONS

MARK	DATE	DESCRIPTION
1	03/20/14	REVISED PER CITY OF CHARLOTTE COMMENTS
2	04/22/14	REVISED PER CITY OF CHARLOTTE COMMENTS

The Affordable Housing Group of NC  
4600 Park Road, Suite 390  
Charlotte, NC 28209  
PH: (704) 342-3316

CITY OF CHARLOTTE, MECKLENBURG COUNTY, NC  
FOR  
REZONING PLAN  
MAGNOLIA GARDENS  
REZONING NOTES



DATE  
March 20, 2014

SCALE  
None

JOB NO.  
2014-0154

SHEET  
RZ-3.0







Overall  
Elevations



West Elevation

Scale 1" = 16'



East Elevation

Scale 1" = 16'



North Elevation

Scale 1" = 16'



South Elevation

Scale 1" = 16'

