

DEVELOPMENT DATA

TAX PARCEL ID:.....12107605, 12107606, 12107607, 12107608, 12107609, 12107610, 12107611, 12107612, 12107613, 12107614, 12107615, 12107616
EXISTING PROPERTY AREA:.....2.68 AC
EXISTING ZONING:.....B2 (12107615, 12107616)
R5 (12107605, 12107606, 12107607, 12107608, 12107609, 12107610, 12107611, 12107612, 12107613, 12107614)
PROPOSED ZONING:.....UR-2
PROPOSED R/W DEDICATION:.....0.41 ACRES
PROPOSED SITE AREA:.....2.50 ACRES
PROPOSED USE:.....SINGLE-FAMILY ATTACHED (FOR SALE)
PROPOSED UNITS:.....39
DENSITY:.....14.55 UNITS/ACRE

SETBACKS:
FRONT (EUCLID AVENUE):.....20' (B.O.C.)
FRONT (ATHERTON STREET):.....14' (B.O.C.)
FRONT (MARSHALL PLACE):.....14' (B.O.C.)
MIN. SIDE YARD:.....5'
REAR YARD:.....10'

PROPOSED BUILDING HEIGHT:.....36'
PARKING REQUIRED:.....1 SPACE PER UNIT; MAX 2 PER UNIT
PARKING PROVIDED:.....2 CAR ATTACHED GARAGE PER UNIT (MIN.)

TREE SAVE REQUIRED:.....ONSITE TREE SAVE WILL BE PROVIDED ONLY FOR THE EXISTING PROPERTY AREA NOT WITHIN THE TRANSIT CORRIDOR. SITE AREA WITHIN THE TRANSIT CORRIDOR OVERLAY PROVIDE PAYMENT IN LIEU. THE REMAINING PROPERTY WILL PROVIDE ONSITE TREE SAVE AS 15% OF THE PROPERTY AREA.

MAX. FLOOR RATIO AREA:.....1.0

WASTE MANAGEMENT:.....ROLLOUT CONTAINER

MARSHALL PLACE DEVELOPMENT STANDARDS

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 6.207 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 single family attached community. To achieve this purpose, the application seeks the rezoning of the site to the UR-2 (CD) district.

Permitted Uses

Uses allowed on the property included in this Petition will be residential single family attached dwelling units and related residential accessory uses as are permitted in the UR-2 district.

Transportation

- a. The site will have access via a driveways to Euclid Avenue as generally identified on the concept plan for the site.
- b. Parking areas, including two parking spaces per unit in garages, two parking spaces in individual unit driveways and on-street parking, are generally indicated on the concept plan for the site.
- c. The Petitioner will manage construction parking so that no construction vehicles will be allowed to park on the east side of Marshall Place or the south side of Atherton Street.
- d. The Petitioner will support the installation of on-street parking to along Marshall Place, Atherton Street and Euclid Avenue.

Architectural Standards

The development of the site will be governed by the district regulations of the Zoning Ordinance for the UR-2 district and by the scale and character represented by the building elevations attached as part of the plan. The Petitioner has also provided typical elevation 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 design but the overall design and construction character will be as illustrated.

Each residential unit will be provided with a minimum of 400 square feet of private open space as generally depicted on the site plan and may be composed of a combination of landscape and hardscape elements.

The Petitioner reserves the right to install ornamental fencing on the site for decoration and to aid in delineating the areas devoted to private open space. Any such fencing will not exceed 4, feet in height and will not be opaque.

The buildings finished will include brick, stone and/or other masonry products and Hardy Plank or other similar durable siding materials. No expanses of blank wall exceeding 20 feet in length will be permitted for the two end units that have a side along Euclid Avenue and Marshall Place. A minimum of 70% masonry (brick or stone) will be provided on all building faces.

Small horizontally - aligned windows on all elevations will not be allowed.

Individual residential units will be offset by 2 feet to provide articulation along the front of the buildings. Building will be aligned to face the adjacent roadway.

Streetscape and Landscaping

- a. An 8' planting strip and 6' concrete sidewalk will be provided along the frontage of Euclid Avenue, Atherton Street and Marshall Place The planting strip dimension will be measured from the back of curb.
- b. The design and/or the location of the planting strip and sidewalk along Marshall Place may be modified with the approval of CDOT and Urban Forestry for the purpose of preserving trees.
- c. The private alleys that terminate perpendicular to Marshall Place will be screened with a combination of masonry walls and landscaping.

Lighting

Freestanding lighting fixtures will be installed throughout the Site. Freestanding lighting fixtures will be fully capped and shielded with the illumination downwardly directed. Mounting height for light fixtures will not exceed 12 feet.

Solid Waste

Solid waste and recycling will be provided as required per Section 12.403 of the Zoning Ordinance.



STIPULATION FOR REUSE

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Pulte
Marshall Place
Townhomes
City of Charlotte
North Carolina

MODIFICATION LOG	

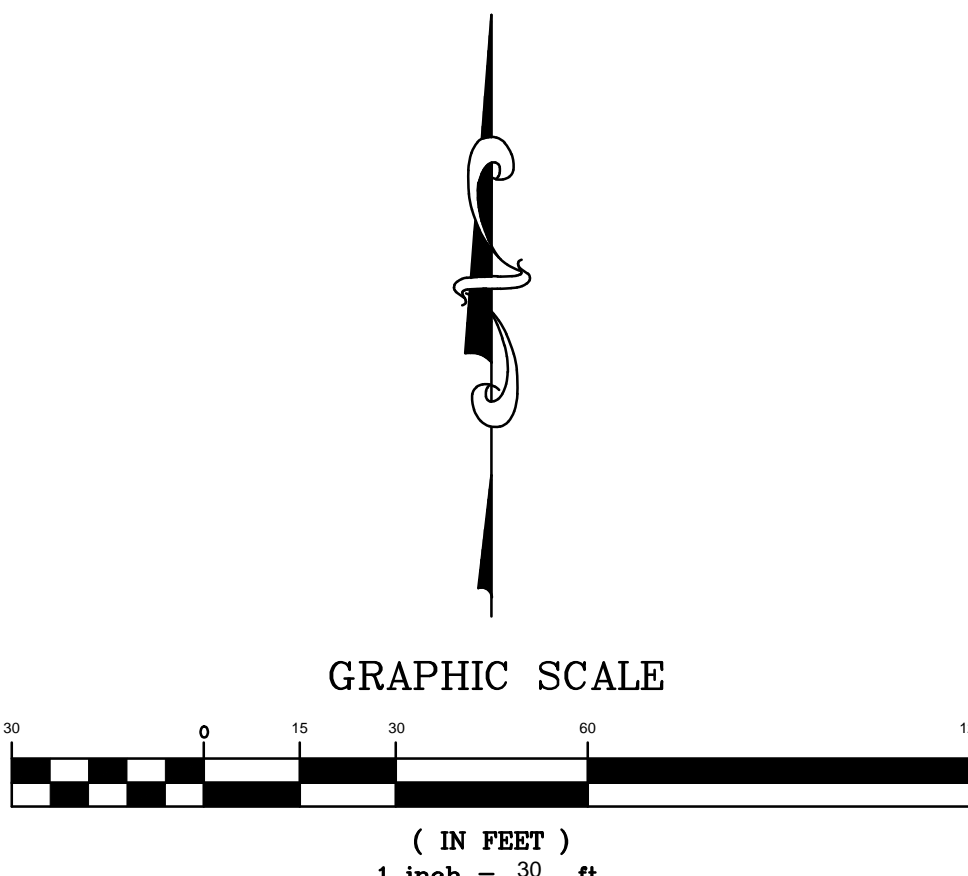
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CHECKED BY:	SDS
DRAWN BY:	CDA
DATE:	7/23/14

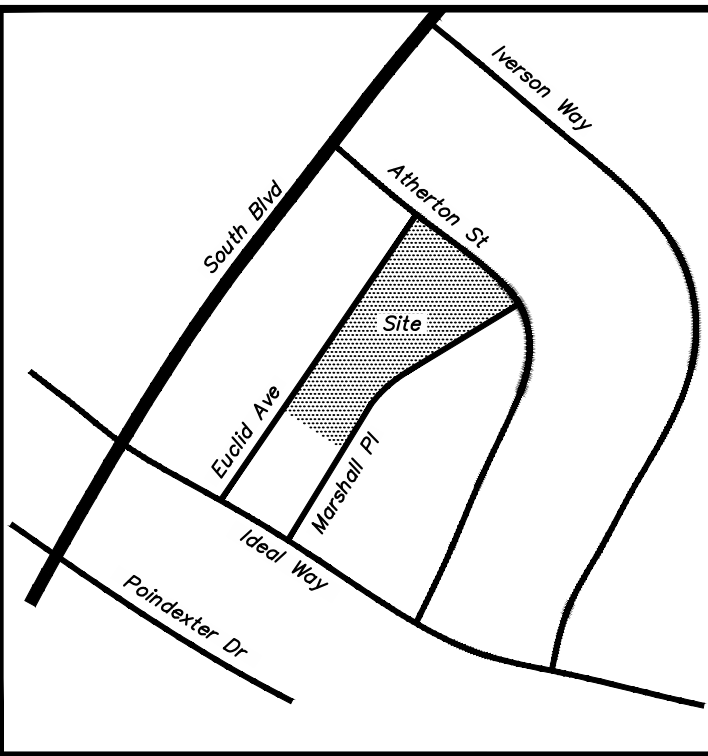
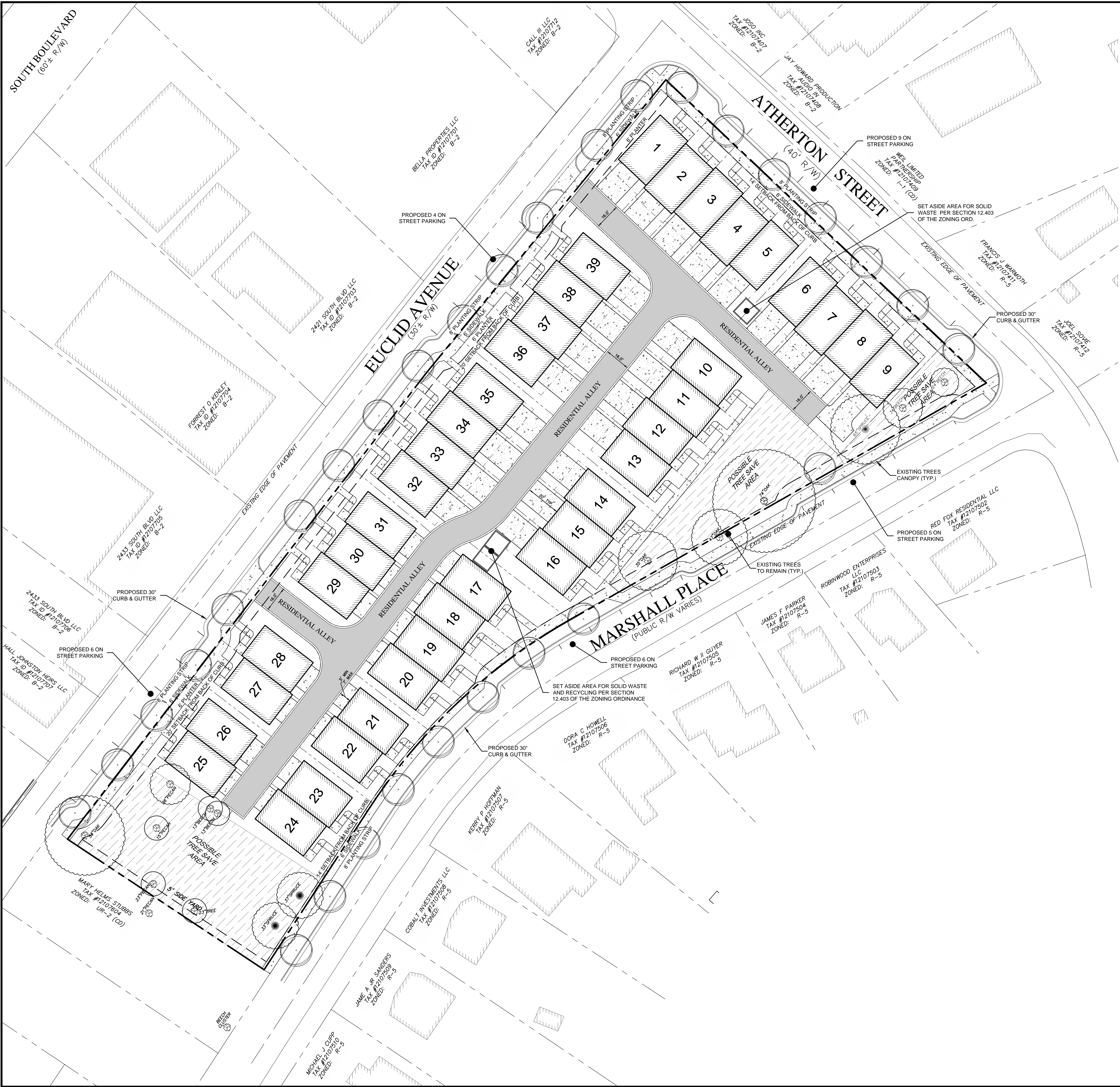
1888-C-3881
FIRM #
AMERICAN
Engineering
American Engineering Associates - Southeast, P.A.
8008 Corporate Center Dr - Suite 110
Charlotte, NC 28226
704-375-2438

TECHNICAL
DATA
SHEET

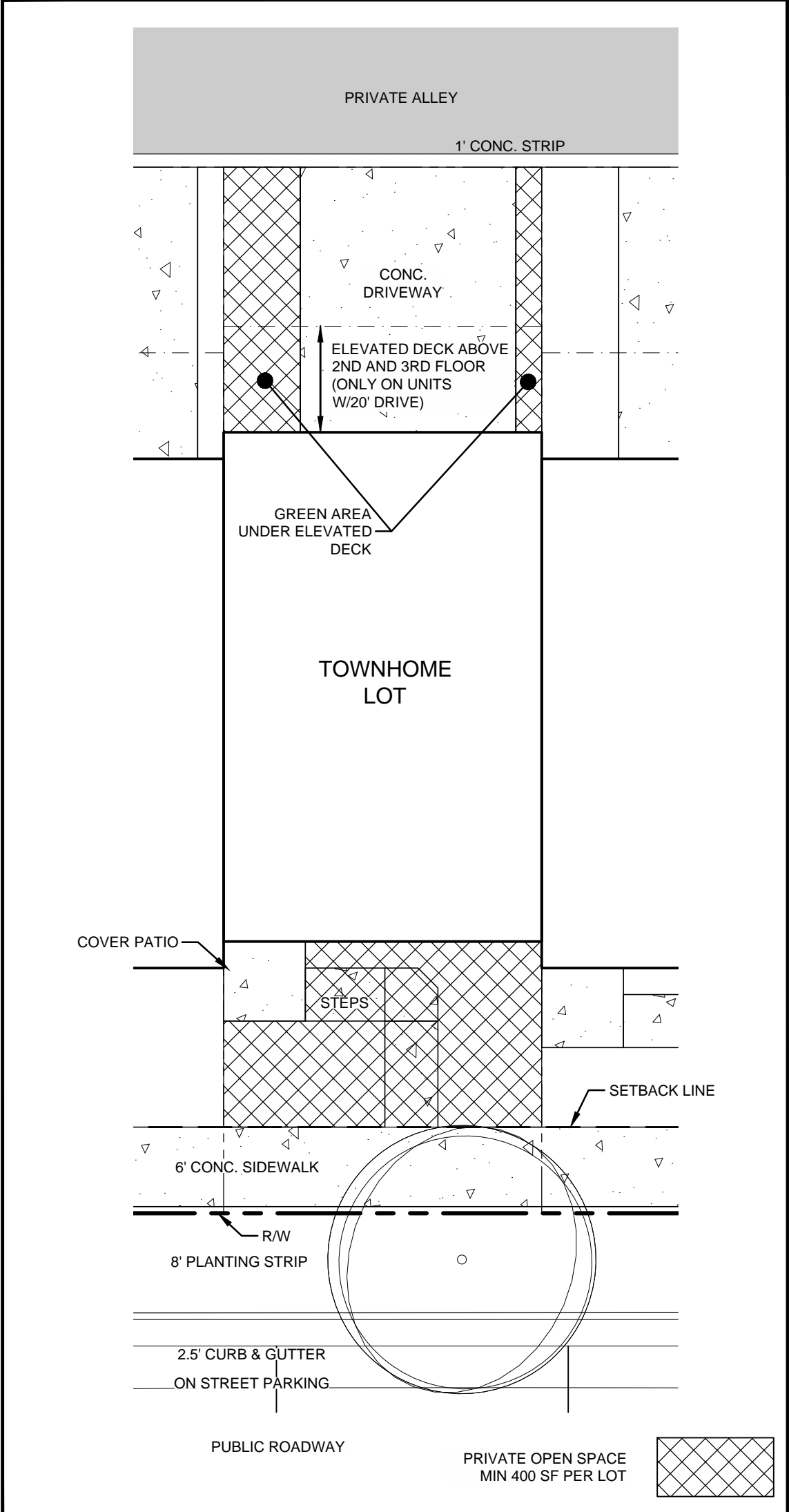
Petition #
2014-063

SHEET:
RZ-1

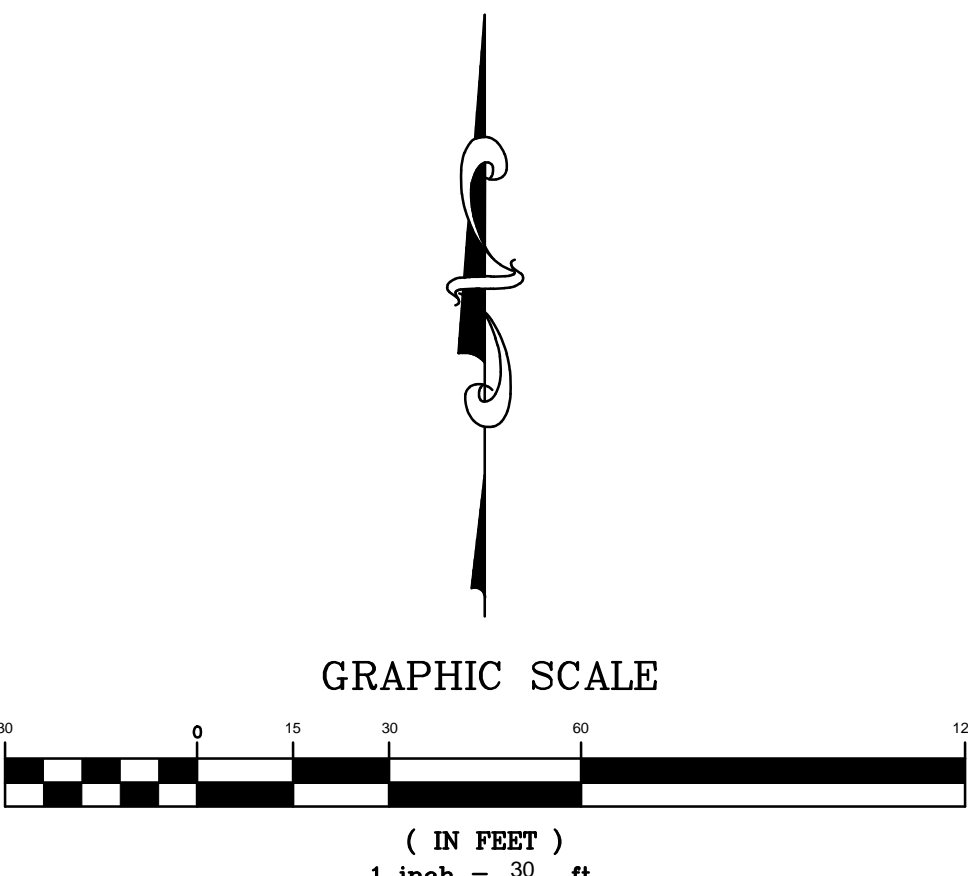




VICINITY MAP
N.T.S.



TYPICAL PRIVATE OPEN SPACE
N.T.S.



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NO.	DESCRIPTION	DATE

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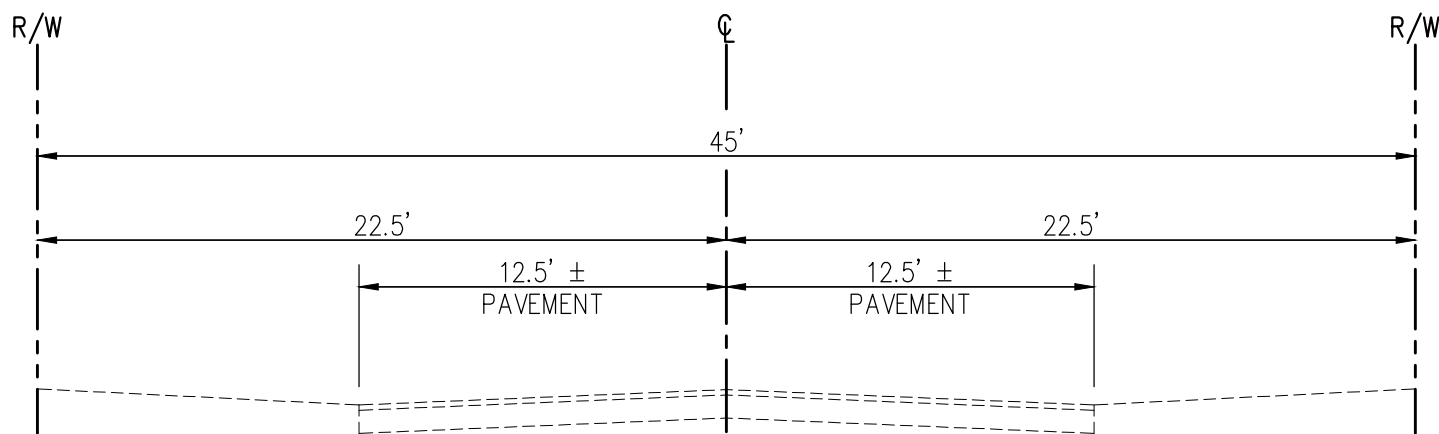
SCHEMATIC
SITE
PLAN

Petition #
2014-063

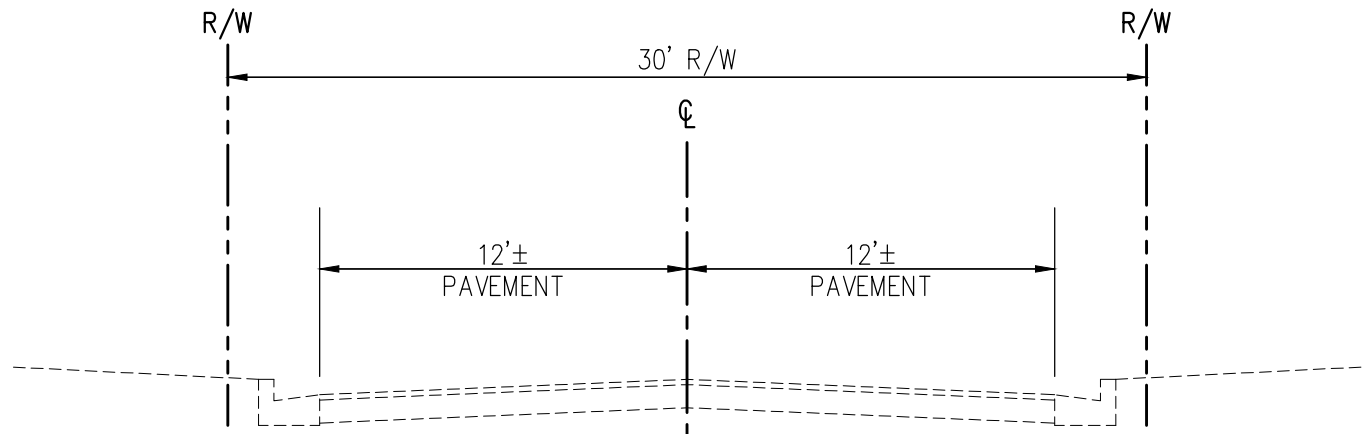
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RZ-2



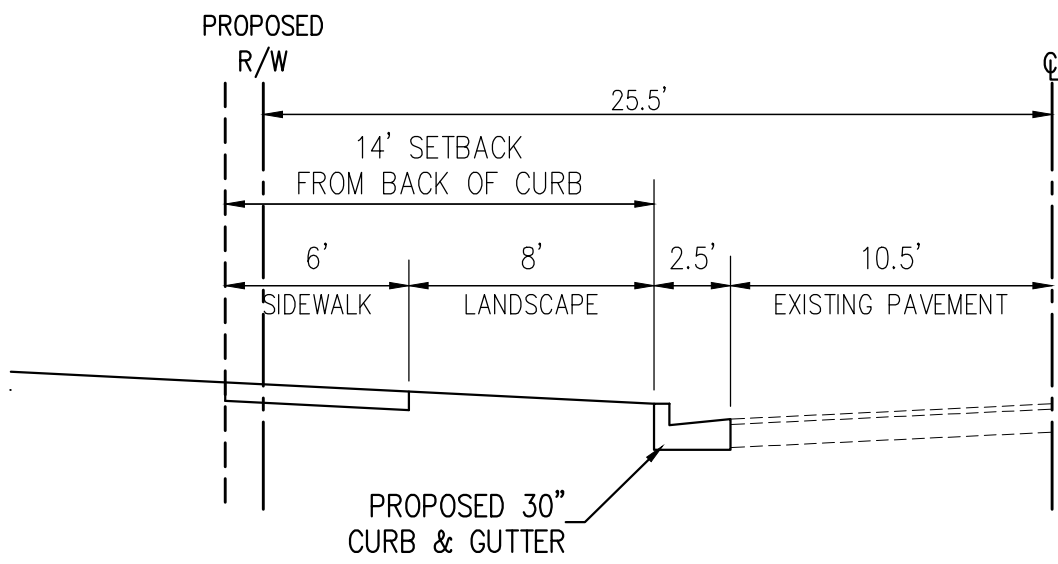
BUILDING ELEVATION TYPICAL
N.T.S.



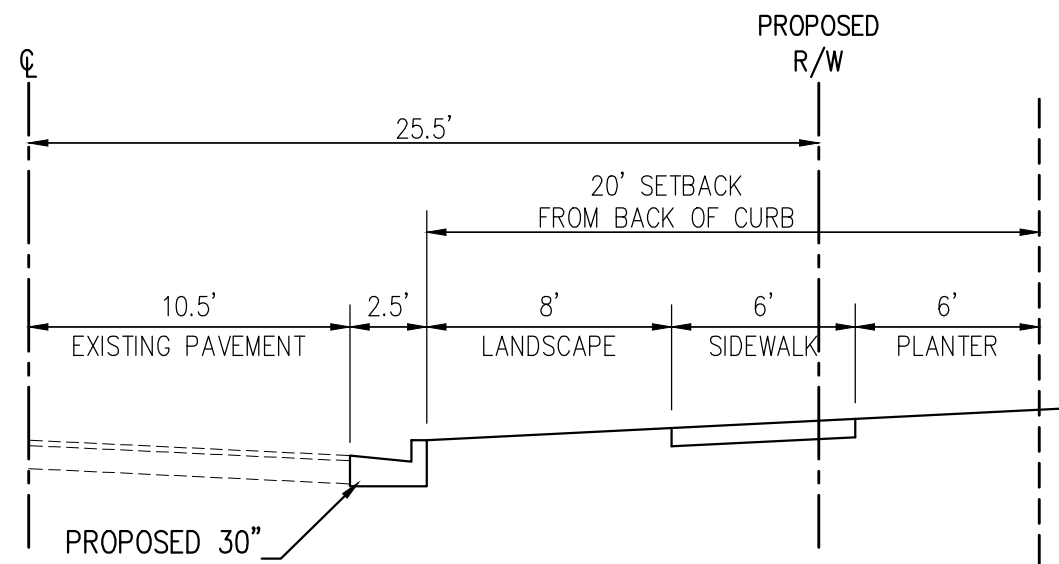
MARSHALL PLACE SECTION
LOOKING NORTH



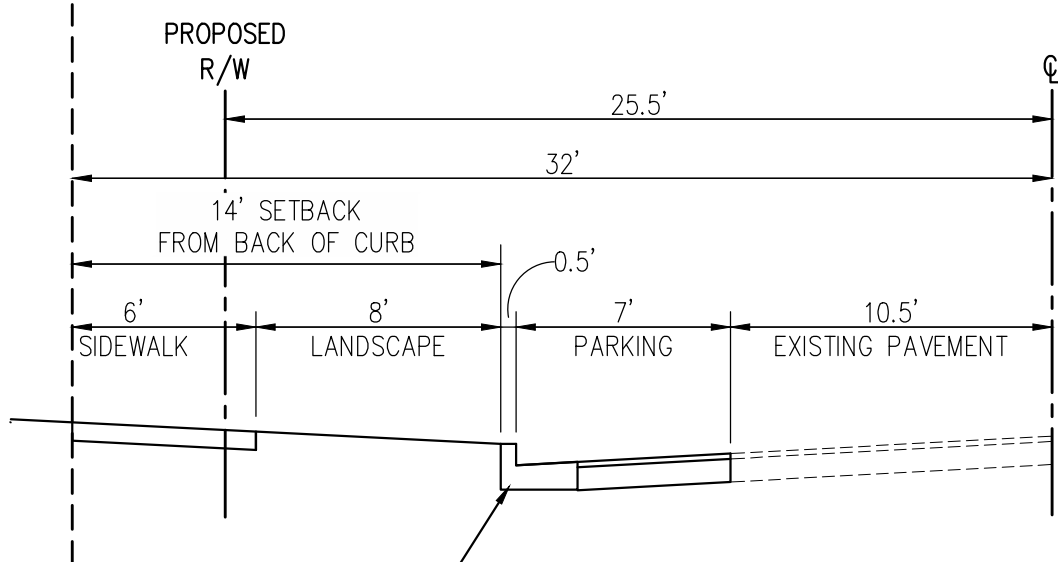
EUCLID AVENUE TYP. SECTION
LOOKING NORTH



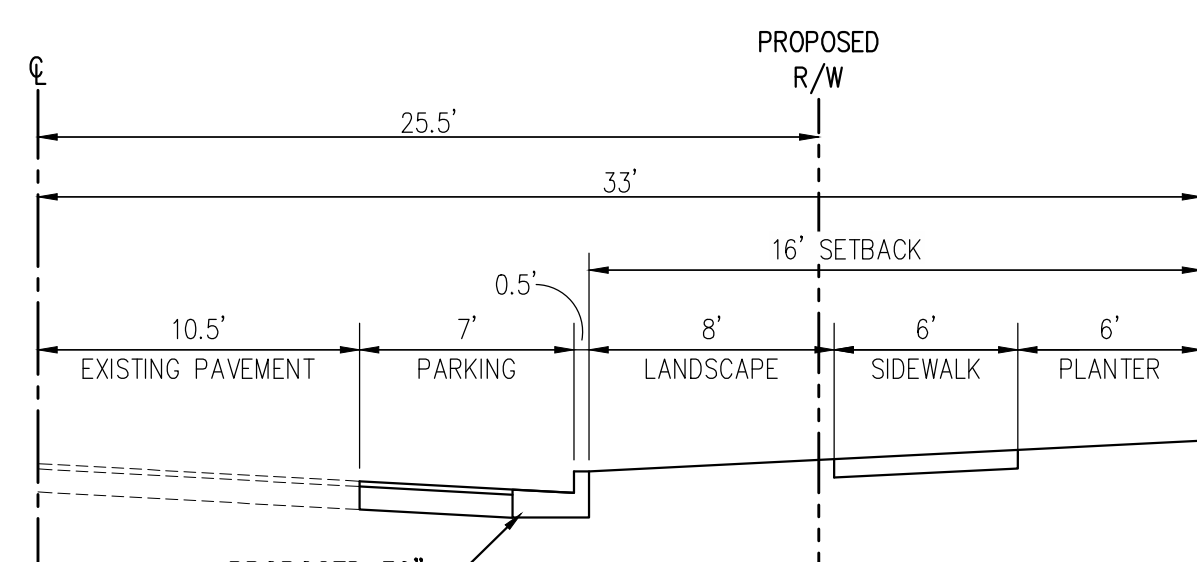
PROPOSED MARSHALL PLACE
(STANDARD)



PROPOSED EUCLID AVENUE
(STANDARD)



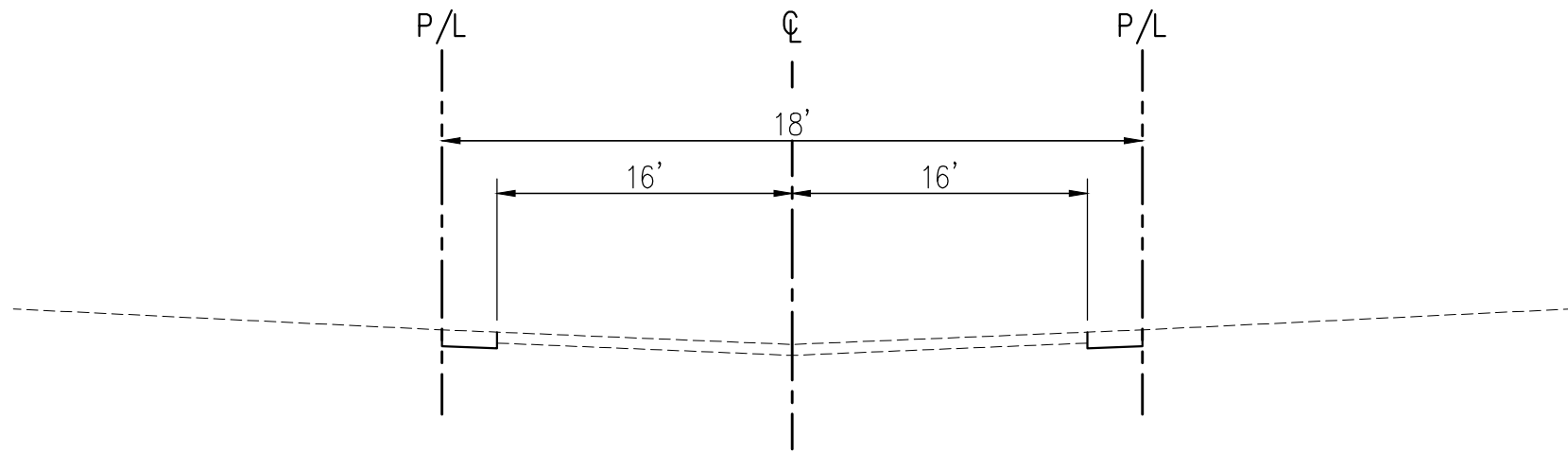
PROPOSED MARSHALL PLACE
(PARKING)



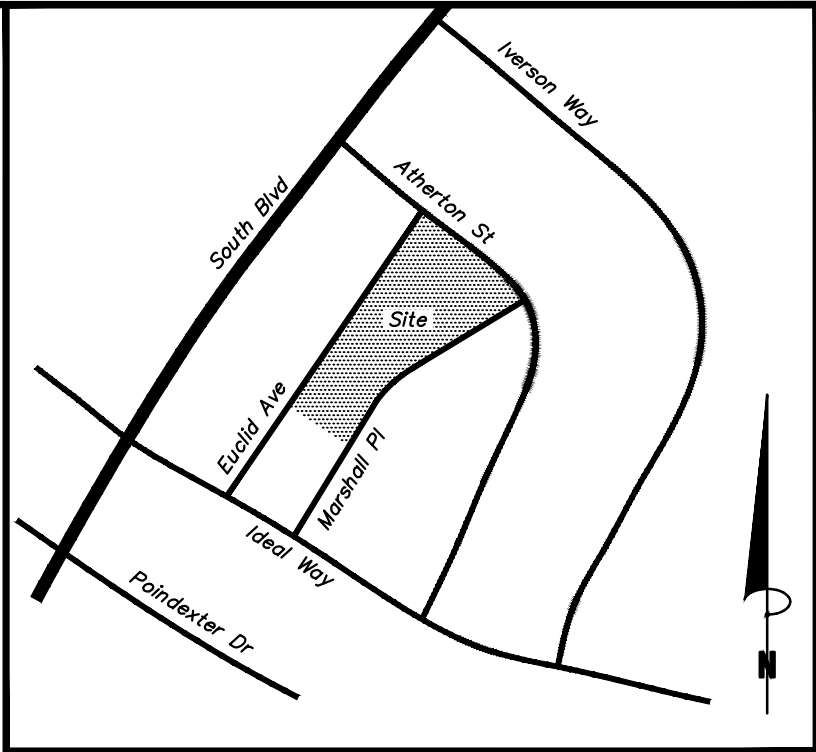
PROPOSED EUCLID AVENUE
(PARKING)

ATHERTON STREET/MARSHALL PLACE ROAD SECTION
N.T.S.

EUCLID AVENUE ROAD SECTION
N.T.S.



ALLEY WAY ROAD SECTION (TYP.)
N.T.S.



VICINITY MAP
N.T.S.



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TYPICAL
BUILDING
ELEVATIONS

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SHEET:
RZ-3