

**SITE DATA**

|                        |   |
|------------------------|---|
| TAX PARCEL:            | 17125106 & 17125105   |
| SITE AREA:             | 1.95 AC. +/-  |
| EXISTING ZONING:       | R-3   |
| PROPOSED ZONING:       | UR-2(CD)  |
| PROPOSED USES:         | ATTACHED RESIDENTIAL  |
| PROPOSED # OF UNITS:   | 18 MAXIMUM  |
| PROPOSED DENSITY:      | 9.23 DU / AC.   |
| MIN. FRONT SETBACK:    | 14' FROM BACK OF PROPOSED CURB  |
| MIN. SIDE & REAR YARD: | 5' / 10' (AS SHOWN)   |
| PARKING:               | 2 SPACES / UNIT   |
| MAXIMUM BLDG. HEIGHT:  | HEIGHT NOT TO EXCEED 3 STORIES OR 45 FEET BUILDING HEIGHT MEASURED AS DEFINED BY ORDINANCE. |
| REQUIRED TREE SAVE:    | PER ORDINANCE (15%)   |

**DEVELOPMENT STANDARDS**

**GENERAL PROVISIONS**

- A. THE PURPOSE OF THIS APPLICATION IS TO REZONE THE PROPERTY FROM R-3 TO UR-2(CD) TO PROVIDE FOR THE CONSTRUCTION OF UP TO 17 ATTACHED RESIDENTIAL UNITS, AND RELATED ACCESSORY OR COMPLEMENTARY USES. TWO PRINCIPAL BUILDINGS ARE ANTICIPATED FOR THE SITE AND ACCESSORIES BUILDINGS OR STRUCTURES. IF ANY, SHALL NOT BE CONSIDERED ADDITIONAL BUILDINGS FOR PURPOSES OF MAXIMUM BUILDINGS ALLOWED ON THE SITE.
- B. DEVELOPMENT OF THIS SITE WILL BE GOVERNED BY THE STANDARDS DEPICTED ON THIS SITE PLAN AND BY THE STANDARDS OF THE CHARLOTTE ZONING ORDINANCE (ORDINANCE). THE DEVELOPMENT DEPICTED ON THIS PLAN IS INTENDED TO SHOW THE ARRANGEMENT OF PROPOSED USES ON THE SITE, BUT THE EXACT CONFIGURATION, PLACEMENT AND SIZES OF THE INDIVIDUAL SITE ELEMENTS MAY BE ALTERED OR MODIFIED, WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE, DURING THE DESIGN AND CONSTRUCTION PHASES, AS ALLOWED UNDER THE PROVISIONS OF SECTION 6.2 OF THE ORDINANCE.
- C. THE PETITIONER ACKNOWLEDGES THAT OTHER DEVELOPMENT REQUIREMENTS ARE IMPOSED BY OTHER CITY ORDINANCES, SUCH AS THOSE THAT REGULATE STREETS, DRIVEWAYS, SIDEWALKS, TREES, STORMWATER TREATMENT AND SITE DEVELOPMENT. SINCE THESE ARE NOT ZONING REGULATIONS AND ARE NOT ADMINISTERED BY THE ZONING ADMINISTRATOR AND ARE NOT SEPARATE ZONING CONDITIONS IMPOSED BY THIS SITE PLAN (UNLESS SPECIFICALLY NOTED IN THE CONDITIONS OF THIS SITE PLAN), SUCH OTHER DEVELOPMENT REQUIREMENTS WILL BE APPLIED TO THIS SITE AS DEFINED BY THOSE OTHER CITY ORDINANCES.
- D. THROUGHOUT THIS REZONING PETITION, THE TERMS OWNER(S) OR PETITIONER(S) SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNEES OF THE OWNER OF THE SITE WHO MAY BE INVOLVED IN ITS OWNERSHIP OR DEVELOPMENT FROM TIME TO TIME.

**PERMITTED USES**

- A. USES ALLOWED ON THE PROPERTY INCLUDED IN THIS PETITION WILL BE ATTACHED DWELLING UNITS AND RELATED ACCESSORY OR COMPLEMENTARY USES, AS ARE PERMITTED IN THE UR-2 DISTRICT. IF LAND IS SOLD WITH THE UNITS, THE SUBPLOTS WILL MEET THE REQUIREMENTS OF SECTION 9.406 (2).
- B. EACH UNIT MUST HAVE AT LEAST 400 SQUARE FEET OF PRIVATE OPEN SPACE.

**TRANSPORTATION AND PARKING**

- A. THE SITE WILL HAVE TWO ACCESS POINTS TO CLOSEBURN ROAD, GENERALLY AS SHOWN ON THE SITE PLAN, SUBJECT TO APPROVAL OF CDOT.
- B. TWO PARKING SPACES PER UNIT SHALL BE ACCOMMODATED IN GARAGES.
- C. VEHICULAR ACCESS TO THE UNITS SHALL BE FROM PRIVATE ALLEYS.
- D. ON-STREET PARKING FOR BOTH STREETS WILL MEET OR EXCEED THE MINIMUM NUMBER OF ON-STREET ACCESSIBLE PARKING SPACES REQUIRED.

**ARCHITECTURAL STANDARDS**

- A. SEE ELEVATIONS ON SHEET RZ-2 FOR GENERAL CHARACTER AND MASSING OF BUILDINGS PROPOSED.

**STREETSCAPE AND LANDSCAPING**

- A. CLOSEBURN DR. WILL BE IMPROVED AND LANDSCAPED IN ACCORDANCE WITH THE URBAN STREET DESIGN GUIDELINES AS ADOPTED IN THE CITY CODE AND POLICIES, AND GENERALLY AS DEPICTED ON THE PLAN, SUBJECT TO CDOT APPROVAL.
- B. A DECORATIVE PICKET FENCE (WROUGHT IRON OR ALUMINUM) 4'-5" HIGH, WITH BRICK OR SIMILAR COLUMNS WILL BE PROVIDED ALONG THE STREET FRONTAGE OF THE SITE, GENERALLY AS SHOWN ON PLAN. (OTHER WALL SHOWN ADJACENT TO EXISTING HOMES WILL BE SOLID MATERIAL, 5'-6" IN HEIGHT.)

**ENVIRONMENTAL FEATURES**

- A. STORMWATER DETENTION AND WATER QUALITY FACILITIES WILL BE DESIGNED AS PART OF THE OVERALL SITE CONSTRUCTION PLANS, AND SHALL COMPLY WITH THE ADOPTED CHARLOTTE POST CONSTRUCTION CONTROL ORDINANCE.
- B. A TREE SURVEY WILL BE PREPARED TO IDENTIFY EXISTING TREES TO REMAIN AND TO BE PROTECTED.

**SIGNAGE**

- A. SIGNAGE, IF ANY, WILL BE PROVIDED IN ACCORDANCE WITH THE STANDARDS FOR THE UR-2 DISTRICT.

**LIGHTING**

- A. FREE-STANDING LIGHTING ON THE SITE WILL UTILIZE FULL CUT-OFF LUMINAIRES AND BE LIMITED TO 15 FEET IN HEIGHT. ADDITIONAL DECORATIVE AND LANDSCAPE LIGHTING MAY BE PROVIDED.

**BINDING EFFECTS OF REZONING AND AMENDMENTS**

- A. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING WILL, UNLESS AMENDED IN THE MANNER PROVIDED IN THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE. FUTURE AMENDMENTS TO THE REZONING PLAN AND DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE APPLICABLE DEVELOPMENT AREA PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT, IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE.

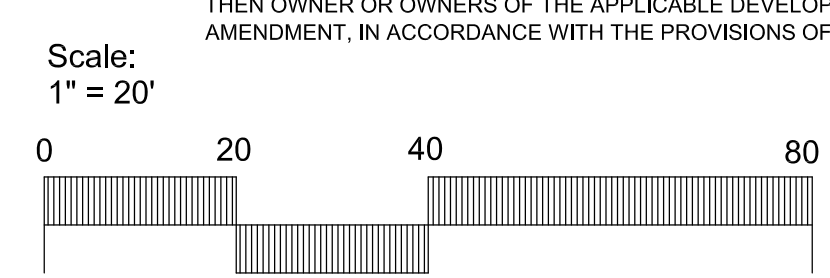
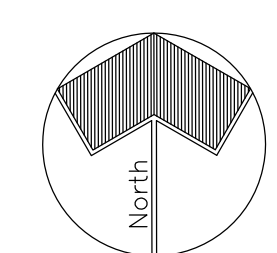
Project Manager  
LM  
Drawn By  
LMjr  
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LM  
Date  
4-25-15  
Project Number  
15012

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PETITION # 2015-088  
PROPOSED REZONING PLAN  
CHARLOTTE, NORTH CAROLINA  
FOR  
CHARLOTTE PARKER & MARION MCGAHA

REVISION: 6-19-15  
INITIAL SUBMISSION: 4-27-15



Sheet Number  
**RZ-1**  
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