

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 9.408 (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

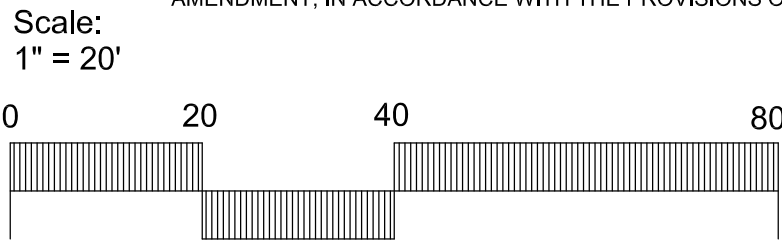
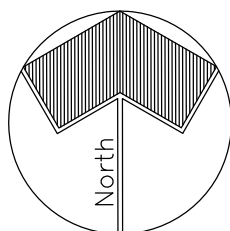
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Project Manager
LM
Drawn By
LMjr
Checked By
LM
Date
4-25-15
Project Number
15012

DPR landscape architecture
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DPR Associates, Inc. • 420 Hawthorne Lane • Charlotte, NC 28204
phone 704. 332. 1204 • fax 704. 332. 1210 • www.dprassociates.net

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

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

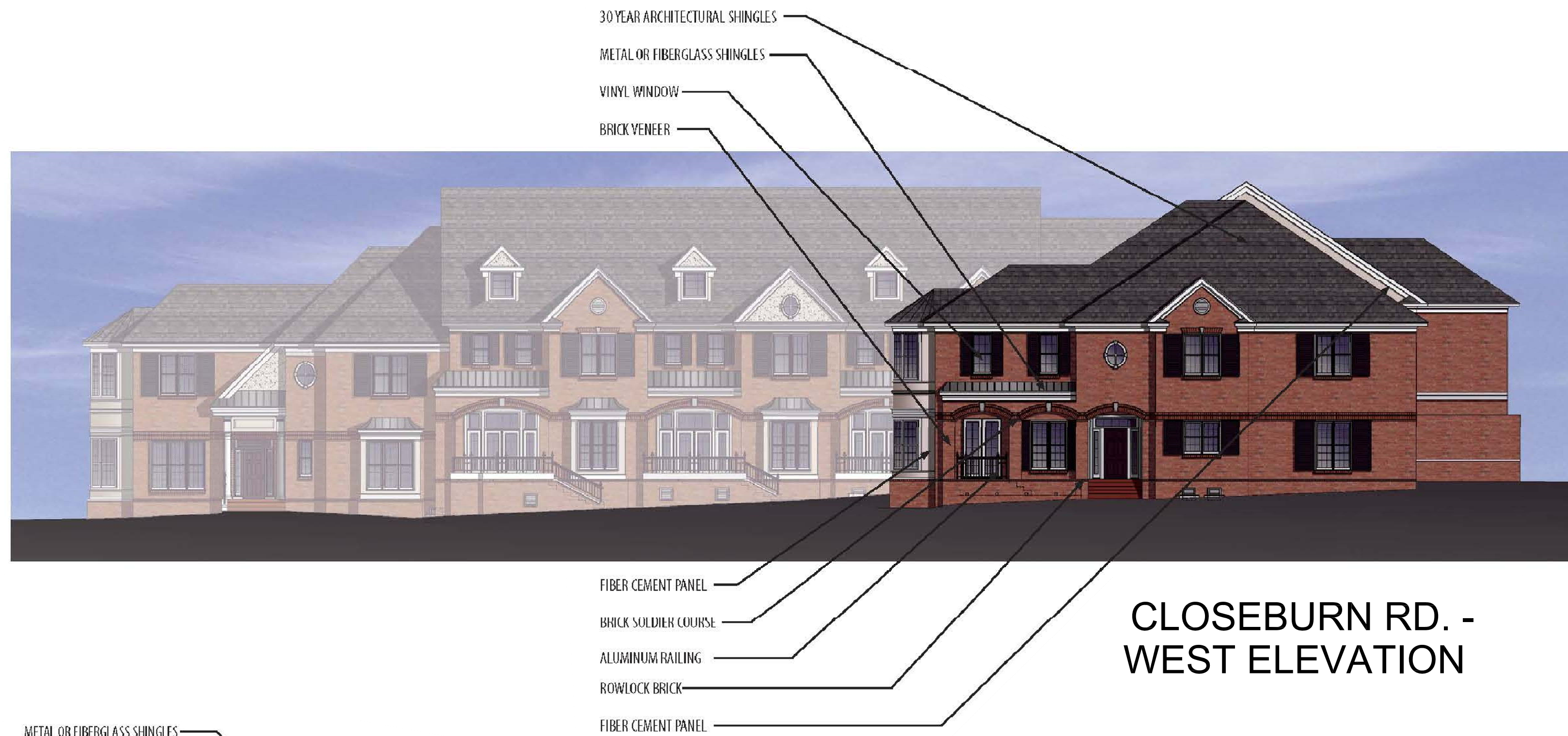


Sheet Number

RZ-1

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THE ILLUSTRATIVE ELEVATIONS ARE PROVIDED TO REFLECT THE ARCHITECTURAL STYLE AND QUALITY OF THE BUILDING THAT MAY BE CONSTRUCTED AND THE ACTUAL BUILDING ON THE SITE MAY VARY FROM THE ARCHITECTURAL CONCEPT ILLUSTRATIONS AS LONG AS THE GENERAL ARCHITECTURAL CONCEPTS AND INTENT ILLUSTRATED ARE MAINTAINED. THE DEVELOPMENT DEPICTED IN THE SITE AND BUILDING PLANS IS SCHEMATIC IN NATURE, INTENDED TO DESCRIBE THE GENERAL LAYOUT AND ARRANGEMENT OF THE BUILDING AND MAY BE ALTERED OR MODIFIED DURING DESIGN, DEVELOPMENT AND CONSTRUCTION PHASES SUBJECT TO THE STANDARDS AS SET BY PROPOSED REZONING PLAN PETITION #2015-088. THE DESIGN OF CERTAIN FEATURES MAY VARY DEPENDING ON FINAL DRAWINGS AND ON ENVIRONMENTAL AND REGULATORY MATTERS.



CLOSEBURN RD. -
WEST ELEVATION



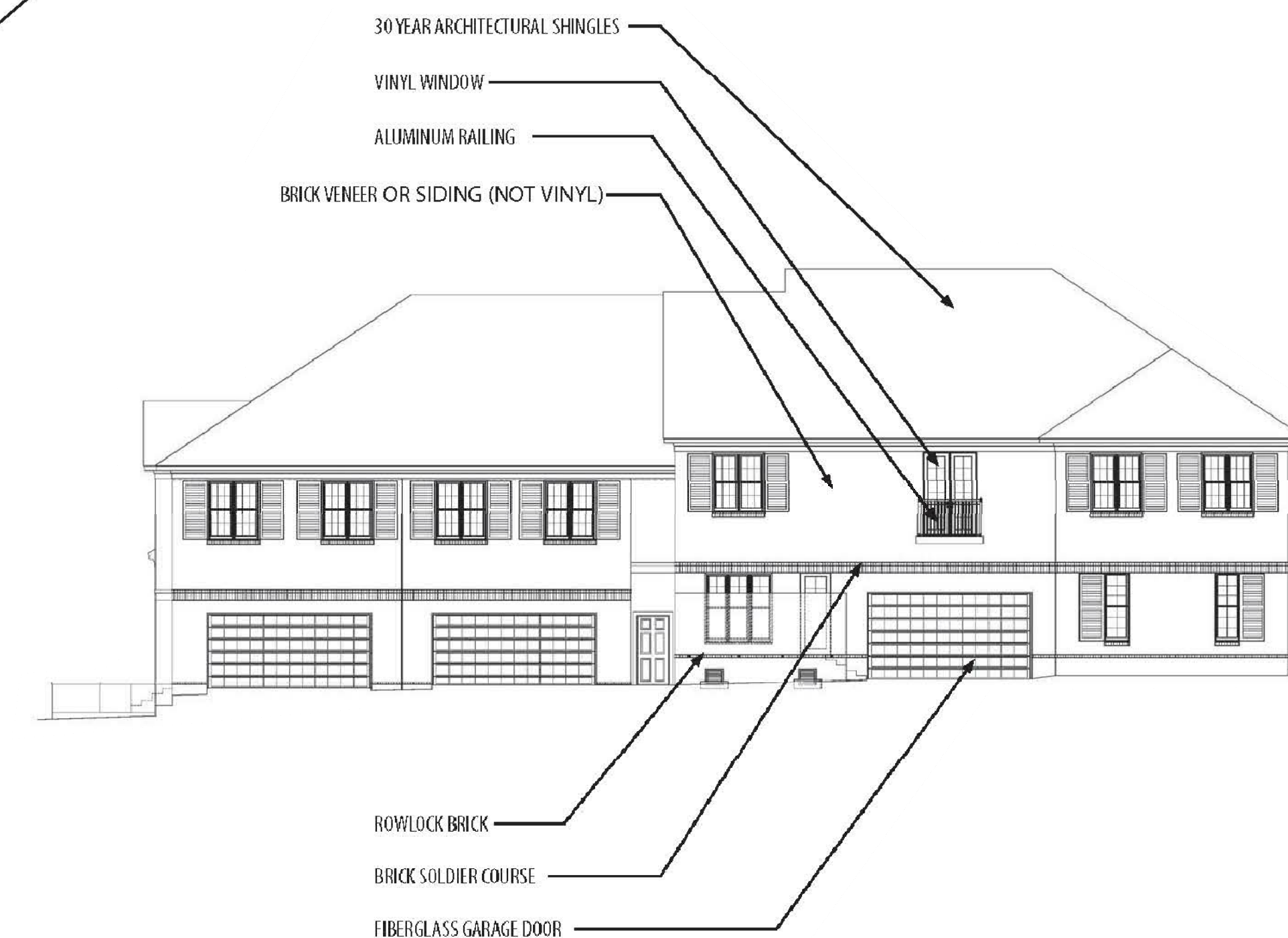
CLOSEBURN RD. - WEST PARTIAL ELEVATION



CLOSEBURN RD. (FAIRVIEW RD.) -
NORTH ELEVATION



ALTERNATE PLAN 1"=50'
(EITHER THIS PLAN, OR PLAN ON RZ-1 WILL BE ALLOWED)



CLOSEBURN RD. - SOUTH ELEVATION

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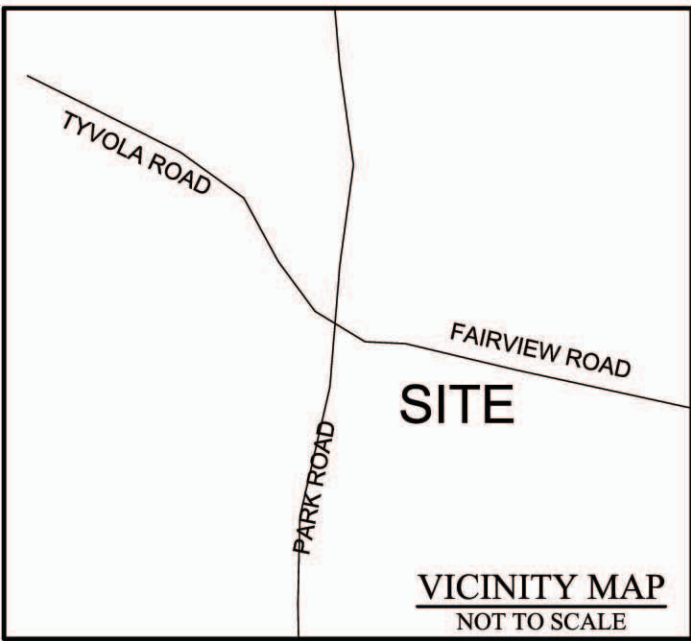
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NarmourWright

Sheet Number
RZ-2
Sheet 2 of 2



SITE DATA

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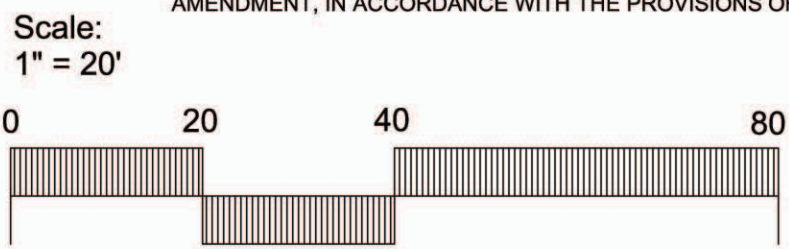
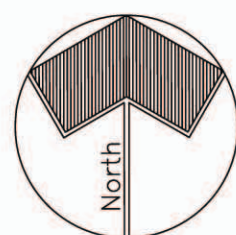
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