

VICINITY MAP NOT TO SCALE

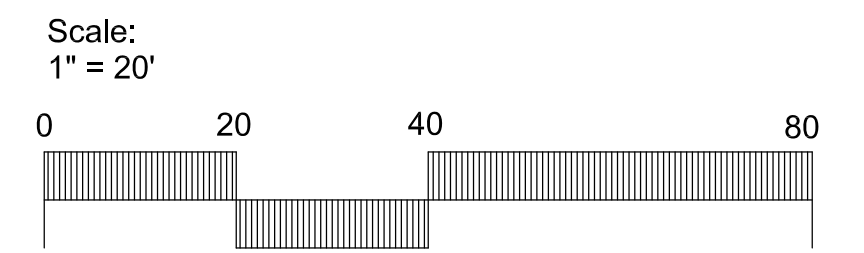
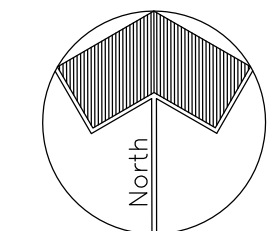
**SITE DATA**

TAX PARCEL:	17125106 & 17125105
SITE AREA:	1.95 AC. +/-
EXISTING ZONING:	R-3
PROPOSED ZONING:	UR-2(CD)
PROPOSED USES:	ATTACHED RESIDENTIAL
MIN. FRONT SETBACK:	14' FROM BACK OF PROPOSED CURB
MIN. SIDE & REAR YARD:	5' / 10' (AS SHOWN)
PARKING:	2 SPACES / UNIT
MAXIMUM BLDG. HEIGHT:	WILL COMPLY WITH ORDINANCE REQUIREMENTS (40' @ SETBACK)
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, 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 PERMITTED IN THE UR-2 DISTRICT. IF LAND IS SOLD WITH THE UNITS, THE SUBPLOTS WILL MEET THE REQUIREMENTS OF SECTION 9.406 (2).
- 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.
- ARCHITECTURAL STANDARDS**
- A. THE PETITIONER WILL PROVIDE TYPICAL ELEVATIONS OF BUILDINGS THAT REPRESENT THE OVERALL SCALE, CHARACTER, AND QUALITY OF THE BUILDINGS PROPOSED TO BE CONSTRUCTED ON THE SITE. (THE BUILDINGS ARE TO BE SIMILAR IN SCALE AND ARCHITECTURAL MATERIALS TO THE BUILDING EXISTING ON 4012 THROUGH 4028 BARCLAY DOWNS DRIVE). THE PETITIONER RESERVES THE RIGHT TO MAKE ARCHITECTURAL CHANGES TO THESE BUILDING ELEVATIONS AND DESIGNS BUT THE OVERALL DESIGN AND CONSTRUCTION CHARACTER WILL BE AS ILLUSTRATED.
- 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.
- 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 20 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.

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



Sheet Number  
**RZ-1**  
 Sheet 1 of 1

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

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INITIAL SUBMISSION: 4-27-15