Rezoning Package Submittal

Site Location

Access and Transportation

Binding Effect of the Rezoning Application

Zoning Districts/Ordinance

The following use is not allowed on the Site:

Architectural Standards

Graphics and Alterations

Permitted Uses & Development Area Limitation

Amendments to the Rezoning Plan

Number of Buildings Principal and Accessory

Vacant

Parking:

1. --Maximum Building Height:

2. --Existing Zoning:

3. --Acreage

Rezoning Petition No. 2017-000

11/28/16

Charlotte Mecklenburg Housing Partnership

Charlotte Housing Partnership ("Petitioner") to accommodate the development of a small neighborhood retail center with up to 36,000 square feet of gross floor area on Development Area 1, and up to six (6) residential dwelling units on Development Areas 2 and 3, and up to six (6) residential dwelling units on Development Area 2 and 3, and up to six (6) residential dwelling units on Development Area 1. Accessory buildings and structures located on the Site shall not be considered in any limitation on the number of buildings on the Site. Accessory buildings and structures will be constructed offering similar building materials, colors, architectural elements and designs on the principal building located on the Site.

4. Architectural Standards:

a. heights, building setbacks and floor areas shall be consistent with the applicable architectural standards of the Ordinance.

b. Building entrances that orient and connects to the sidewalks along Double Oaks Road, Newland Avenue (existing and realigned), Tranquil Oaks Place, and Statesville Avenue will be designed to have store fronts with clear glass facing each street. The building facades fronting on these public streets shall include a minimum of 60% transparent glass between 2’ and 10’ on the first floor.

5. Landscape, Planning, Earthwork, and Landscaping:

a. --The service side of the buildings may not be oriented to Double Oaks Road, Newland Avenue (existing and realigned), and Tranquil Oaks Place.

b. --The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, driveways, and other development matters and site elements (collectively the "Development/Site Elements") set forth on the Rezoning Plan shall be reviewed in conjunction with the provisions of these Development Standards. The layout, location, sizes and the ordnances of the Development/Site Elements depicted on the Rezoning Plan that graphics representations of the Development/Site Elements considered. Changes to the Rezoning Plan not anticipated by the Rezoning Plan will be reviewed and approved as allowed by Section 6.207 of the Ordinance.

6.207 of the Ordinance; in each instance, however, subject to the Petitioner's appeal rights set forth in the Ordinance.

6. Environmental Features:

a. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Standards (water waste control measures).

b. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Standards (water waste control measures).