

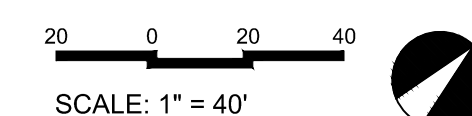
REZONING PETITION
FOR PUBLIC HEARING:
2017-044

REZONING DOCUMENTS

CRAIG AVENUE
CHARLOTTE, NC

SYCAMORE PROPERTIES
8209 VICTORIA LAKE DRIVE
WAXHAW NC, 28173
704-905-7159

SCHEMATIC SITE PLAN



PROJECT #: 651-001
DRAWN BY: SK
CHECKED BY: NB

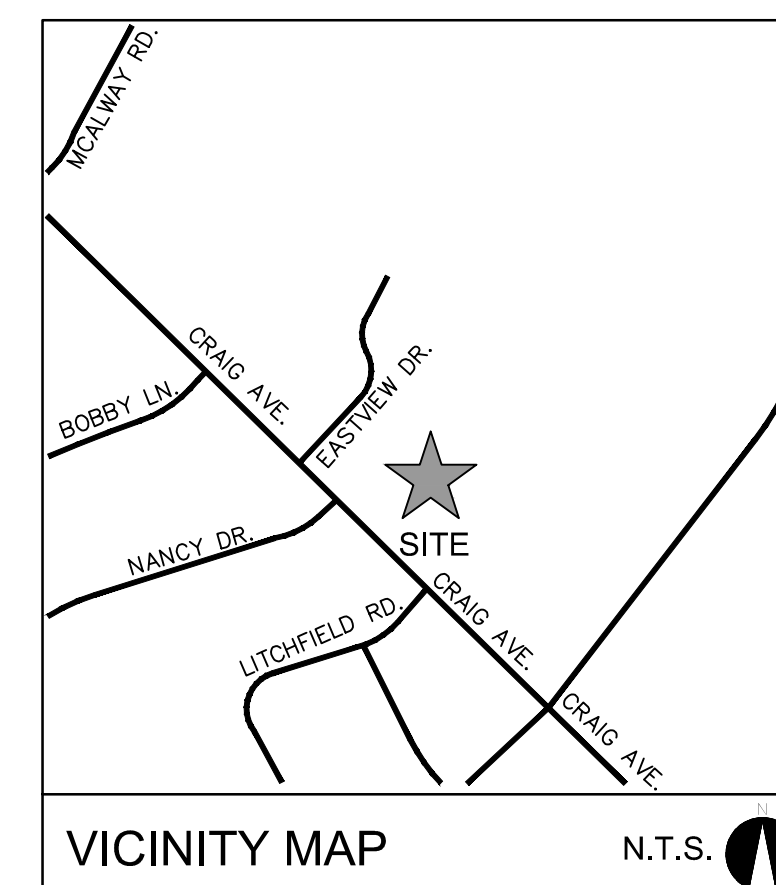
MARCH 6, 2017

REVISIONS:



1. 03/13/17 - PER CMPC COMMENTS
2. 05/22/17 - PER SITE UPDATES

RZ1.0

<u>SITE DATA</u>	
TOTAL SITE AREA:	±3.31 ACRES
TAX PARCEL #:	157-111-27 AND 157-111-42
EXISTING ZONING:	R-4
PROPOSED ZONING:	UR-2 (CD)
EXISTING USE:	VACANT
PROPOSED USE:	DETACHED SINGLE FAMILY LOTS
PROPOSED LOTS:	15 LOTS (4.53 UNITS PER ACRE)
PROPOSED SETBACKS:	
LOT AREA	3,000 SF MIN.
SIDE YARD	5'
FRONT SETBACK	14' FROM BACK OF CURB
REAR YARD:	10'
LOT AREA	3,000 SF
MIN. LOT WIDTH:	20'
BUILDING HEIGHT:	40' MAXIMUM
TREE SAVE:	(10%) SINGLE FAMILY SHALL MEET ORDINANCE REQUIREMENTS
PARKING PROVIDED:	SHALL MEET ORDINANCE REQUIREMENTS



1. GENERAL PROVISIONS

- A. THESE DEVELOPMENT STANDARDS FORM A PART OF THE ZONING PLAN ASSOCIATED WITH THE ZONING PETITION FILED BY JACOBS FORK PROPERTIES, LLC FOR AN APPROXIMATELY 3.31 ACRE SITE LOCATED ON THE NORTHEAST SIDE OF CRAIG AVENUE, AT THE INTERSECTION OF CRAIG AVENUE AND LITCHFIELD ROAD, WHICH SITE IS MORE PARTICULARLY DEPICTED ON THE ZONING PLAN (HEREINAFTER REFERRED TO AS THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL NOS. 157-111-27 AND 157-111-42. 
- B. UNLESS THE ZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE CITY OF CHARLOTTE ZONING ORDINANCE (HEREINAFTER REFERRED TO AS THE "ORDINANCE") FOR THE UR-2 ZONING DISTRICT SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE.
- C. THE DEVELOPMENT DEPICTED ON THE ZONING PLAN IS SCHEMATIC IN NATURE AND INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF USES AND IMPROVEMENTS ON THE SITE. ACCORDINGLY, THE CONFIGURATIONS, PLACEMENTS AND SIZES OF THE PRINCIPAL AND ACCESSORY BUILDING FOOTPRINTS AS WELL AS THE INTERNAL STREETS/DRIVES DEPICTED ON THE ZONING PLAN ARE SCHEMATIC IN NATURE AND, SUBJECT TO THE CITY OF CHARLOTTE ZONING ORDINANCE AND THE ORDINANCE, ARE SUBJECT TO MINOR ALTERATIONS OR MODIFICATIONS DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES. 
- D. FUTURE AMENDMENTS TO THE ZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE. ALTERATIONS TO THE ZONING PLAN ARE SUBJECT TO SECTION 6.207 OF THE ORDINANCE.

2. PERMITTED USES

- A. THE SITE MAY ONLY BE DEVOTED TO A RESIDENTIAL COMMUNITY CONTAINING A MAXIMUM OF 15 FOR SALE SINGLE-FAMILY DETACHED DWELLING UNITS AND TO ANY INCIDENTAL AND ACCESSORY USES RELATING THERETO THAT ARE ALLOWED IN THE UR-2 ZONING DISTRICT. A

3. TRANSPORTATION

- A. VEHICULAR ACCESS SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE ACCESS POINT ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION ("CDOT").
- B. AS DEPICTED ON THE REZONING PLAN, THE SITE IMPROVEMENTS SHALL BE SERVED BY INTERNAL PRIVATE STREETS. THE INTERNAL PRIVATE STREETS SHALL BE CONSTRUCTED AS GENERALLY DEPICTED ON THE REZONING PLAN; PROVIDED, HOWEVER, THAT MINOR ADJUSTMENTS TO THE DIMENSIONS AND THE LOCATIONS OF THE INTERNAL PRIVATE STREETS SHALL BE ALLOWED DURING THE CONSTRUCTION PERMITTING PROCESS. THE PROPOSED DEVELOPMENT MAY BE GATED AS DEPICTED ON THE REZONING PLAN AT THE OPTION OF PETITIONER. IF THE SITE IS GATED, ADEQUATE TURNAROUND DESIGN, AS APPROVED BY CDOT, WILL BE PROVIDED.
- C. INTERNAL SIDEWALKS AND PEDESTRIAN CONNECTIONS SHALL BE PROVIDED ON THE SITE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE INTERNAL SIDEWALKS MAY MEANDER TO SAVE EXISTING TREES.
- D. ANY RIGHT OF WAY REQUIRED TO BE DEDICATED AND CONVEYED BY PETITIONER TO THE CITY OF CHARLOTTE SHALL BE DEDICATED AND CONVEYED PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A DWELLING UNIT TO BE CONSTRUCTED ON THE SITE.
- E. ALL TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A DWELLING UNIT TO BE CONSTRUCTED ON THE SITE OR PHASED PER THE SITE'S DEVELOPMENT PLAN.

4. ARCHITECTURAL STANDARDS

- A. THE MAXIMUM HEIGHT IN FEET OF THE SINGLE-FAMILY DETACHED DWELLING UNITS TO BE CONSTRUCTED ON THE SITE SHALL BE 40 FEET AS MEASURED UNDER THE ORDINANCE.
- B. ATTACHED TO THE REZONING PLAN ARE A SERIES OF CONCEPTUAL SCHEMATIC IMAGES OF THE ELEVATIONS OF SOME OF THE SINGLE-FAMILY DETACHED DWELLING UNITS THAT MAY BE CONSTRUCTED ON THE SITE THAT ARE PROVIDED FOR THE PURPOSE OF DEPICTING THE GENERAL DESIGN INTENT, STYLE AND CHARACTER OF THE SINGLE-FAMILY DETACHED DWELLING UNITS TO BE CONSTRUCTED ON THE SITE. THE ACTUAL ELEVATIONS OF THE SINGLE-FAMILY DETACHED DWELLING UNITS TO BE CONSTRUCTED ON THE SITE AND DIMENSIONS OF SUCH DWELLING UNITS MAY VARY FROM THE ATTACHED CONCEPTUAL SCHEMATIC IMAGES PROVIDED THAT THE ACTUAL ELEVATIONS MEET THE DESIGN INTENT, STYLE AND CHARACTER SET OUT ON THE CONCEPTUAL SCHEMATIC IMAGES.
- C. THE PRIMARY EXTERIOR BUILDING MATERIALS FOR THE SINGLE-FAMILY DETACHED DWELLING UNITS TO BE CONSTRUCTED ON THE SITE WILL BE A COMBINATION OF PORTIONS OF THE FOLLOWING: BRICK, STONE, OR OTHER MASONRY MATERIALS, SYNTHETIC STONE AND CEMENTITIOUS SIDING.
- D. VINYL, EIFS OR MASONRY MAY NOT BE USED AS AN EXTERIOR BUILDING MATERIAL ON THE SINGLE-FAMILY DETACHED DWELLING UNITS TO BE CONSTRUCTED ON THE SITE. NOTWITHSTANDING THE FOREGOING, VINYL MAY BE UTILIZED ON WINDOWS, DOORS, GARAGE DOORS, PORCHES AND PATIOS.

5. STREETSCAPE AND LANDSCAPING/SCREENING

- A. PETITIONER SHALL INSTALL A MINIMUM 8 FOOT WIDE PLANTING STRIP AND A MINIMUM 6 FOOT WIDE SIDEWALK ALONG THE SITE'S FRONTAGE ON CRAIG AVENUE AS GENERALLY DEPICTED ON THE REZONING PLAN.

6. ENVIRONMENTAL FEATURES

- A. DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST-CONSTRUCTION STORMWATER ORDINANCE.
- B. DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE CITY OF CHARLOTTE TREE ORDINANCE.

C. THE LOCAL

- AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.

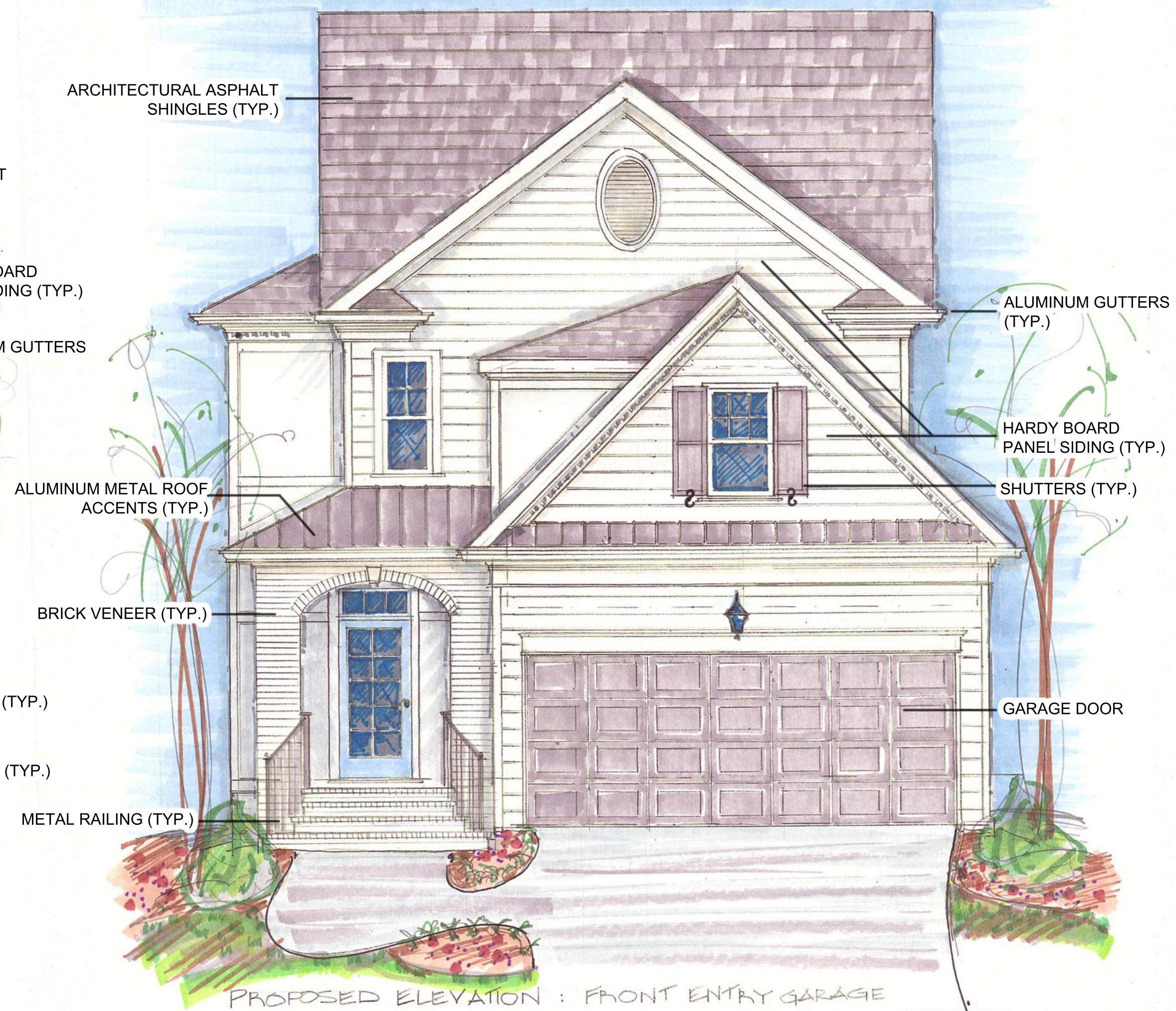
7. LIGHTING

- A. ALL FREESTANDING LIGHTING FIXTURES INSTALLED ON THE SITE (EXCLUDING LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG DRIVEWAYS AND SIDEWALKS AND LANDSCAPING LIGHTING) SHALL BE FULLY SHIELDED AND SHIELDED AND THE ILLUMINATION DOWNWARDLY DIRECTED SO THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY PROPERTY LINE OF THE SITE.
- B. THE MAXIMUM HEIGHT OF ANY FREESTANDING LIGHTING FIXTURE INSTALLED ON THE SITE SHALL BE 21 FEET.
- B. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS
- A. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE USE AND DEVELOPMENT OF THE SITE IMPOSED UNDER THESE DEVELOPMENT STANDARDS AND THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF PETITIONER AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.
- B. THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERM "PETITIONER" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF PETITIONER OR THE OWNER OR OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.
- C. ANY REFERENCE TO THE ORDINANCE HEREIN SHALL BE DEEMED TO REFER TO THE REQUIREMENTS OF THE ORDINANCE IN EFFECT AS OF THE DATE THIS REZONING PETITION IS APPROVED.

SITE PLAN IS SCHEMATIC IN NATURE. SOME VARIATION TO PLAN
MAY OCCUR IN FINAL DESIGN BUT SHALL MEET THE OVERALL
INTENT OF THIS PLAN AND SHALL COMPLY WITH THE
APPLICABLE ORDINANCE REQUIREMENTS

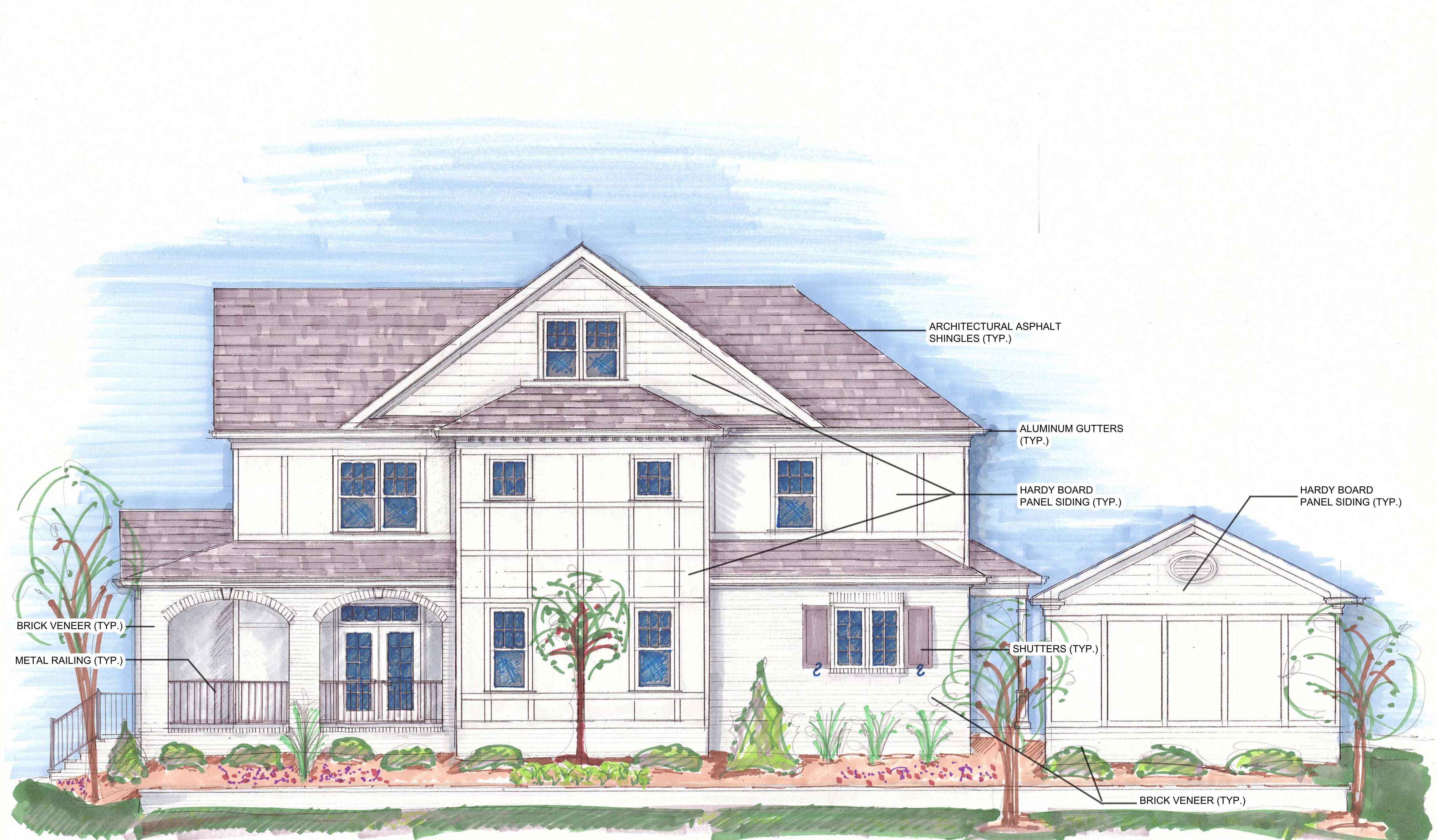


PROPOSED ELEVATION : REAR GARAGE ENTRY
60' WIDE LOTS FRONTING CRAIG AVENUE (TYP.)



PROPOSED ELEVATION : FRONT ENTRY GARAGE
INTERIOR LOTS 40' LOTS FRONTING PRIVATE STREET (TYP.)

ELEVATION NOTE:
THE ELEVATIONS PROVIDED ARE TO REFLECT THE ARCHITECTURAL STYLE AND QUALITY OF THE SINGLE FAMILY HOMES THAT MAY BE CONSTRUCTED ON THIS SITE. THE ACTUAL SINGLE FAMILY HOME CONSTRUCTION AND DIMENSIONS ON THIS SITE MAY VARY FROM THESE ILLUSTRATIONS AS LONG AS THE GENERAL ARCHITECTURAL CONCEPTS AND INTENT ILLUSTRATED IS MAINTAINED.



BRICK VENEER (TYP.)

METAL RAILING (TYP.)

ARCHITECTURAL ASPHALT
SHINGLES (TYP.)

ALUMINUM GUTTERS
(TYP.)

HARDY BOARD
PANEL SIDING (TYP.)

HARDY BOARD
PANEL SIDING (TYP.)

SHUTTERS (TYP.)

BRICK VENEER (TYP.)

RIGHTSIDE EXTERIOR ELEVATION

OUTER SIDES OF REAR LOADED HOMES FACING PRIVATE STREET OR EXTERIOR PROPERTY LINES (TYP.)

JACOBS FORK PROPERTIES

• CRAIG AVE PROJECT •

CREATIVE DESIGN SOLUTIONS INC

704-708-4466

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