HEYDON HALL
REZONING PETITION No. 2017-069
CHARLOTTE, NORTH CAROLINA
3.20.2017

TECHNICAL DATA SHEET

ST JY ST
1"=40'

5.10.17 - PER STAFF COMMENTS
7.24.17 - PER STAFF COMMENTS
8.07.17 - PER STAFF COMMENTS

NTS

ACREAGE: ± 7.045 AC
EXISTING ZONING: MX-1 (SPA)
EXISTING USES: VACANT/RESIDENTIAL

PROPOSED ZONING: MX-1 (SPA)
PROPOSED USES: SINGLE FAMILY DETACHED RESIDENTIAL

EXISTING USES:
VACANT/RESIDENTIAL

REMAINING ENTITLED LOTS: 59

ORIGINAL HEYDON HALL DENSITY ENTITLEMENTS: 63.28 AC @ 3 DUA
189 TOTAL UNITS
HEYDON HALL EXISTING UNITS: 130 TOTAL UNITS
REMAINING ENTITLED LOTS: 59
PROPOSED LOTS: SEE DEVELOPMENT STANDARDS FOR CLARIFICATION

SITE DEVELOPMENT DATA
1. Development of the site will be controlled by the standards depicted on this site plan and by the standards of the Charlotte Zoning Ordinance. The development depicted on this plan is intended to reflect the intended general development objectives for the site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the ordinance during the design development and construction phases.

SITE DEVELOPMENT DATA

- On street parking only to be provided where indicated on site plans (to be developed during engineering phase).

PROPOSED PRIVATE STREET

N.T.S.

SECTION - A

REZONING PETITION No. 2017-069
CHARLOTTE, NORTH CAROLINA

SHEMATIC SITE PLAN

2.20.2017

1016452

25 N Graham Street  Charlotte, NC  28202

V:  704.333.0325   F:  704.332.3246

www.LandDesign.com

TM
II. Innovative Development Standards:

A. Acreage:

1. Petitioner shall acquire a minimum of one and one half (1.5) acres for the Site.

1. No multiple lots shall be permitted on the Site for residential or commercial use.

2. Minimum lot size shall be 70 feet by 100 feet, but no lots shall be located less than 600 feet from the street.

3. Minimum width for lots shall be 100 feet.

4. Minimum lot size shall be 70 feet by 100 feet.

5. Front yard setback shall be 10 feet from the street.

6. Right-of-way dedication and all transportation improvements shall be completed prior to the issuance of the final certificate of occupancy, as required by the City’s Development Standards.

B. Architectural Standards/Exterior and Landscaping:

1. General Materials:

a. The exterior of the Site shall be constructed of a limited type of brick or a selected earthen surface.

b. All doors and windows shall be of brick or a selected earthen surface.

2. Roof Structure:

a. Semi-flattened slate roof shall be utilized for the Site. The roof shall be constructed of metal or other materials that are deemed suitable by the City.

b. Roofing materials shall be an integral part of the overall architectural design of the Site.

3. Structural Support:

a. The structural support system shall consist of load-bearing walls and columns that are designed to carry the load of the building.

b. The support system shall comply with all applicable building codes and regulations.

c. The support system shall be designed to withstand wind, snow, and other natural forces.

4. Development Standards:

a. Petitioner shall acquire a minimum of one and one half (1.5) acres for the Site.

b. No multiple lots shall be permitted on the Site for residential or commercial use.

1. Minimum lot size shall be 70 feet by 100 feet, but no lots shall be located less than 600 feet from the street.

2. Minimum width for lots shall be 100 feet.

3. Front yard setback shall be 10 feet from the street.

4. Right-of-way dedication and all transportation improvements shall be completed prior to the issuance of the final certificate of occupancy, as required by the City’s Development Standards.

VII. Design Guidelines for Security Gates, Security Wall and Outdoor Common Features:

A. Petitioner shall provide security features that are consistent with the Innovative Development Standards and the City’s Development Standards.

1. All security features shall be designed and constructed in accordance with the Innovative Development Standards and the City’s Development Standards.

2. Petitioner shall submit a design plan for the security features to the City’s Planning Department for review and approval.

3. Petitioner shall comply with all applicable regulations and requirements for the security features.

4. The security features shall be maintained and kept in good condition at all times.

B. Security Gate:

1. The security gate shall be constructed of a durable material that is resistant to weather and vandalism.

2. The security gate shall be designed to provide access to the Site for authorized personnel only.

3. The security gate shall be constructed to meet all applicable fire and safety codes.

4. The security gate shall be constructed to meet all applicable noise reduction requirements.

C. Security Wall:

1. The security wall shall be constructed of a durable material that is resistant to weather and vandalism.

2. The security wall shall be designed to provide privacy and security for the Site.

3. The security wall shall be constructed to meet all applicable fire and safety codes.

4. The security wall shall be constructed to meet all applicable noise reduction requirements.

D. Outdoor Common Features:

1. The outdoor common features shall be designed to enhance the overall appearance of the Site.

2. The outdoor common features shall be constructed of durable materials that are resistant to weather and vandalism.

3. The outdoor common features shall be designed to meet all applicable fire and safety codes.

4. The outdoor common features shall be designed to meet all applicable noise reduction requirements.

VIII. Environmental Features

A. Stormwater Management:

1. Petitioner shall comply with all applicable stormwater management regulations.

2. Petitioner shall submit a stormwater management plan to the City’s Planning Department for review and approval.

3. Petitioner shall construct and maintain a stormwater management system that is designed to control and treat stormwater runoff.

B. Natural Vegetation:

1. Petitioner shall preserve and enhance the existing natural vegetation.

2. Petitioner shall submit a plan to the City’s Planning Department for review and approval.

3. Petitioner shall plant and maintain a variety of native plants and trees.

4. Petitioner shall ensure that all planting activities are conducted in accordance with all applicable regulations and requirements.

C. Wildlife Habitat:

1. Petitioner shall preserve and enhance the existing wildlife habitat.

2. Petitioner shall submit a plan to the City’s Planning Department for review and approval.

3. Petitioner shall plant and maintain a variety of native plants and trees.

4. Petitioner shall ensure that all planting activities are conducted in accordance with all applicable regulations and requirements.

IX. Public Access:

A. The Site shall be designed to provide public access to the Site.

1. Public access shall be provided through a driveway or a pedestrian walkway.

2. Public access shall be designed to be safe and accessible.

3. Public access shall comply with all applicable accessibility requirements.

B. Public Use:

1. The Site shall be designed to provide public use areas.

2. The public use areas shall be designed to be safe and accessible.

3. The public use areas shall comply with all applicable accessibility requirements.

C. Public Events:

1. Public events shall be permitted on the Site.

2. Public events shall be designed to be safe and accessible.

3. Public events shall comply with all applicable accessibility requirements.

XI. Construction:

A. Construction shall be subject to all applicable regulations and requirements.

1. Construction shall be conducted in a manner that is consistent with the Innovative Development Standards and the City’s Development Standards.

2. Construction shall be conducted in a manner that is safe and free from environmental hazards.

3. Construction shall be conducted in a manner that is consistent with the City’s noise reduction requirements.

B. Completion:

1. Construction shall be completed in accordance with all applicable regulations and requirements.

2. Construction shall be completed in a manner that is consistent with the City’s noise reduction requirements.

C. Maintenance:

1. The Site shall be maintained in a manner that is consistent with the Innovative Development Standards and the City’s Development Standards.

2. The Site shall be maintained in a manner that is safe and free from environmental hazards.

3. The Site shall be maintained in a manner that is consistent with the City’s noise reduction requirements.

XII. Rezoning Requirements:

A. Prior to the filing of the petition, the Site shall be rezoned to an equivalent use or an equivalent zone.

1. The petition shall be filed with the City’s Planning Department for review and approval.

2. The petition shall be reviewed by the City’s Planning Department for compliance with all applicable regulations and requirements.

B. Recordation:

1. The petition shall be recorded with the City’s Planning Department.

2. The petition shall be recorded with the City’s Planning Department for review and approval.

C. Appeal:

1. Petitioner shall have the right to appeal any decision made by the City’s Planning Department.

2. Petitioner shall have the right to appeal any decision made by the City’s Planning Department.

D. Enforcement:

1. The City’s Planning Department shall enforce all applicable regulations and requirements.

2. The City’s Planning Department shall enforce all applicable regulations and requirements.

E. Review:

1. The City’s Planning Department shall review all applicable regulations and requirements.

2. The City’s Planning Department shall review all applicable regulations and requirements.

F. Appeals:

1. Petitioner shall have the right to appeal any decision made by the City’s Planning Department.

2. Petitioner shall have the right to appeal any decision made by the City’s Planning Department.

G. Certificates:

1. Petitioner shall have the right to receive all applicable certificates.

2. Petitioner shall have the right to receive all applicable certificates.