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 arrangement of proposed uses on 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.

2. Lot Standards:
   - Minimum Lot Area: 7,200 SF
   - Minimum Lot Width: 60'
   - Minimum Sideyard: 17'
   - Minimum Rear Yard: 30'
   - Maximum Building Coverage:
     - Up to 4,000 SF: 50%
     - 4,001-6,500 SF: 45%
     - 6,501-8,500 SF: 40%
     - 8,501-15,000 SF: 35%
     - 15,001 or greater: 30%

Innovative Development Standards:
- The petitioner seeks the innovative provisions described below in order to support a small lot residential village:
  1. Single family lots shall be permitted to front on private streets.
  2. Minimum garage setback for lots fronting on private streets shall be 15 feet from the back of sidewalk. The minimum building setback for lots fronting on private streets shall be 10 feet from the back of sidewalk.
  3. Minimum corner setback for lots where a private street forms the corner of the lot shall be 5 feet from the back of sidewalk.
  4. Maximum building coverage for detached dwellings shall be 70 percent.

3. This development will conform to all applicable ordinances for the City of Charlotte.

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

Proposed Private Street

Site Legend
- Proposed Circulation
- Site Development Data

Heydon Hall Single Family
Rezoning Petition No. 2017-069
Charlotte, NC

Site Development Data
Proposed Uses:

Existing Zoning:

III. Site Development Data:

VIII. Innovative Development Standards:

VI. General Provisions

5. The Petitioner shall comply with the Post Construction Controls Ordinance and tree save requirements.

Innovative Development Standards:

Maximum Density at the Site shall be 24 single-family detached units.

The Petitioner shall adhere to the following Lot Standards:

- Minimum Lot Area: 7,200 SF
- Minimum Building Coverage: 25%
- Minimum setbacks:
  - A. 25' or Greater: 8' to 10' from the sidewalk
  - B. 15,001 to 25,000 SF: 5' from the sidewalk

6. The Petitioner shall install lighting fixtures that are substantially similar to those of Smithfield Church road and Heydon Hall Circle.

The maximum height of any pedestrian scale, freestanding lighting fixture installed on the Site, including its base, shall not exceed fifteen (15) feet.

All freestanding lighting fixtures installed on the Site (excluding lower, decorative lighting that may be installed along the driveways and sidewalks as landscaping lighting) shall be fully capped and shielded and the illumination downwardly directed so that direct illumination does not extend past any property line of the Site. The Petitioner shall install lighting fixtures that are substantially similar to those of Smithfield Church road and Heydon Hall Circle.

Any lighting fixtures attached to the buildings to be constructed on the site shall be decorative, capped and downwardly directed.

Architectural design will be substantially similar to the existing architecture of the Heydon Hall community.

Preferred Exterior Building Materials: All principal and accessory buildings abutting a network required public or private street shall meet the existing architectural style preferences, inclusive of materials and colors, which are incorporated herein by reference.

The Petitioner shall provide a minimum eight (8) foot wide planting strip and a minimum six (6) foot wide sidewalk along the Site's frontage on Smithfield Church road and Heydon Hall Circle.

The Petitioner shall comply with the Post Construction Controls Ordinance and tree save requirements.


dates 5.10.17 - PER STAFF COMMENTS