SITE DEVELOPMENT DATA

ACREAGE: ± 2.22 ACRES
TAX PARCEL #: 149-144-37
EXISTING ZONING: R-4
PROPOSED ZONING: UR-2(CD)
EXISTING USES: SINGLE FAMILY RESIDENTIAL, VACANT
PROPOSED USES: 20 SINGLE FAMILY ATTACHED UNITS

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VICINITY MAP

NTS

V: 704.333.0325   F: 704.332.3246
www.LandDesign.com
PARK RD.
8' PLANTING STRIP
DEDICATED R.O.W.
(50' FROM CENTERLINE)

FUTURE STREET CONNECTION REQUIRED BY
SUBDIVISION ORDINANCE. STUB STREET
CONNECTION TO BE MADE PER CITY OF
CHARLOTTE STANDARD
30' SETBACK
(FROM FUTURE BOC)

EXISTING R.O.W.
EXISTING PROPERTY LINE
15' CLASS "C" BUFFER

10' REAR YARD

15' CLASS "C" BUFFER

FIRE TRUCK TURNAROUND. ALL
CONCRETE TO BE HEAVY DUTY

PROPOSED PRIVATE STREET
PROPOSED PUBLIC STREET
PROPOSED PUBLIC STREET
OPAQUE FENCE ALONG
PROPERTY LINE
(6' MIN. HEIGHT)

10' REAR YARD
EXISTING CENTERLINE
OF PARK ROAD

13' PLANTING STRIP
(FROM EXISTING BOC)

6' SIDEWALK
ROW
PRIVATE STREET BEGINS
(14' FROM BOC)

PROPOSED PUBLIC STREET SHALL BE
DESIGNED TO MINIMUM STANDARDS FOR
RESIDENTIAL MEDIUM CROSS SECTION
6' SIDEWALK
ROW (14' FROM BOC)

PROPOSED STREET PARKING, TYP. (PLANTING
STRIP INSTALLED AT TIME OF FUTURE
DEVELOPMENT)

PROPOSED PRIVATE STREET SHALL BE
DESIGNED TO MINIMUM STANDARDS FOR
RESIDENTIAL MEDIUM CROSS SECTION

289 SF PLANTING AREA
(SEE CLDSM 40.11)

2'-6" 10'-6" 5' PARKING
8' PLANTING STRIP
20' DRIVEWAY/PLANTING STRIP

2'-6" 6' SIDEWALK

PROPOSED TOWNHOME, TYP.
ALL UNITS SHALL MAINTAIN A
MINIMUM OF 400 SF OF
DEDICATED OPEN SPACE

223 N Graham Street  Charlotte, NC  28202
V:  704.333.0325   F:  704.332.3246
www.LandDesign.com

SITE LEGEND

PROPERTY LINE

PROPOSED PUBLIC STREET SECTION
N.T.S.

3620 PARK RD. MULTI-FAMILY
REZONING PETITION No. 2017-070
CHARLOTTE
06.15.17

1016455

REV:  DATE:
DESIGNED BY:
DRAWN BY:
CHECKED BY:
Q.C. BY:
SHEET #:
SCALE:
PROJECT #:

SCHEMATIC SITE PLAN (ALTERNATE)

RZ-3

3620 PARK RD. MULTI-FAMILY
REZONING PETITION No. 2017-070
CHARLOTTE
06.15.17

1016455

REV:  DATE:
DESIGNED BY:
DRAWN BY:
CHECKED BY:
Q.C. BY:
SHEET #:
SCALE:
PROJECT #:

SCHEMATIC SITE PLAN (ALTERNATE)
V. Minimum Side Yard (South):

2. The maximum height in stories of the single family attached dwelling units to be located on the Site shall be 3 stories.

VII. Lighting:

1. All landscaping lighting fixtures installed on the Site will be concealed, decorative lighting that may be installed along the driveways and sidewalks and landscaping lighting shall be fully enclosed and shielded and the illumination dimensionally directed so that direct observation does not exceed fifty percent (50%) of the Site.

2. The maximum height of any pedestrian sign, landscaping lighting fixture installed on the Site, including its base, shall not exceed twenty (20) feet.

3. Any landscaping fixtures attached to the building shall be decorative, capped, and dimensionally directed.

VIII. Amendments to Rezoning Plans:

FUTURE AMENDMENTS TO REZONING PLANS

Rezoning Petition is approved.

IX. Binding Effect of the Rezoning Documents and Definitions

If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under the Rezoning Petition and these Development Standards shall, unless amended in the manner provided under the Ordinance, be binding upon and to the use and occupation of the Site for the term of the Petitioner and successors in title of the Site and their respective successors in interest and assignees.

X. Architectural Standards

1. The maximum height in stories of the single family, attached dwelling units to be located on the Site shall be 3 stories.

2. Porch Roofs, if provided, shall be generally symmetrically provided, and all porches shall be symmetrical, that are attached shall be no less than 2.1, unless a flat roof architectural style is employed.

3. All residential entrances within 15 feet of the sidewalk must be raised from the average sidewalk grade a minimum of 24 inches.

4. Porch roofs, if provided, shall be generally symmetrically provided, and all porches shall be symmetrical, that are attached shall be no less than 2.1, unless a flat roof architectural style is employed.

5. Utility porches and stoops shall be designed to provide for a decorative feature of the building design and be located on the first floor and/or sides of the building. Utility porches will be covered and be at least a flat deep. Utility and entry level porches may be covered for half of its maximum.