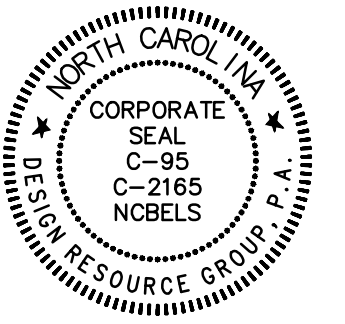
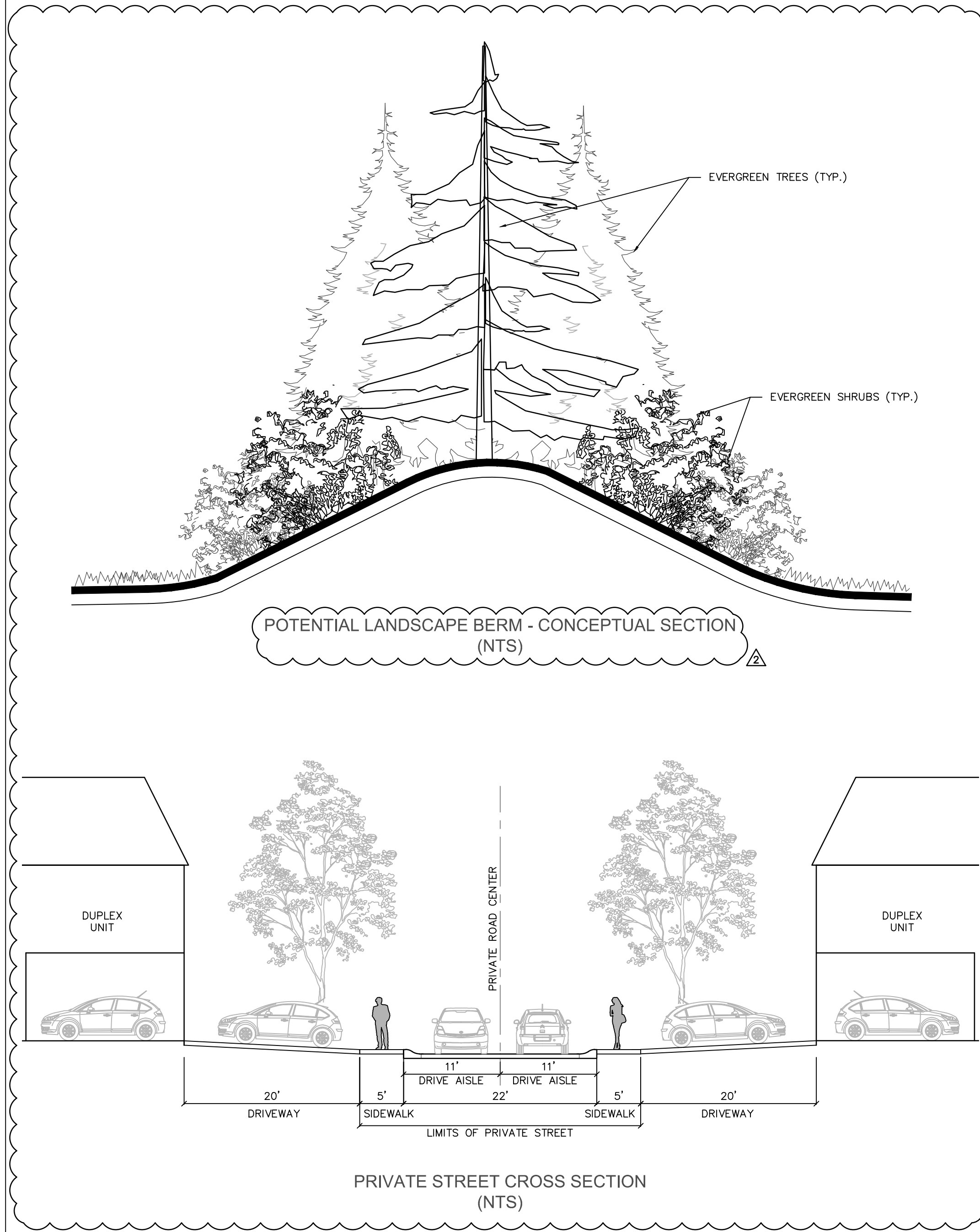
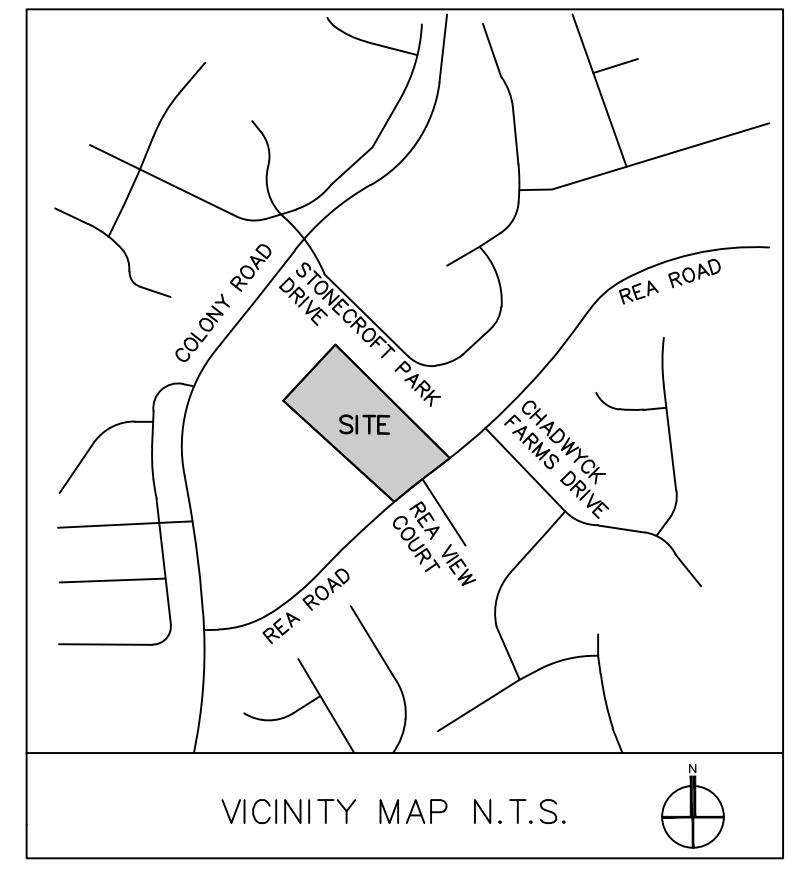


| SITE DEVELOPMENT DATA | |
|-----------------------|-----------------------------------|
| TOTAL SITE AREA: | ±3.68 ACRES |
| TAX PARCEL #: | 211-241-06 |
| EXISTING ZONING: | R-3 |
| PROPOSED ZONING: | UR-2 (CD) 5 YEARS VESTED RIGHTS |
| EXISTING USE: | DETACHED SINGLE FAMILY HOME |
| PROPOSED USE: | SINGLE FAMILY ATTACHED (DUPLX) |
| PROPOSED UNITS: | 24 UNITS |
| PROPOSED DENSITY: | ±6.52 UNITS PER ACRE |
| BUILDING HEIGHT: | 40' MAXIMUM |
| PARKING PROVIDED: | SHALL MEET ORDINANCE REQUIREMENTS |
| OPEN SPACE: | SHALL MEET ORDINANCE REQUIREMENTS |

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



REZONING PETITION
FOR PUBLIC HEARING
2017-102

REZONING PETITION

REA ROAD SITE
CHARLOTTE, NC

DAVID WEEKLEY HOMES - CHARLOTTE DIVISION
11430 NORTH COMMUNITY HOUSE ROAD, SUITE 275
CHARLOTTE, NC
704-972-4205

SCHEMATIC SITE
PLAN

20 0 20 40
SCALE: 1" = 40'

PROJECT #: 498-004
DRAWN BY: NB
CHECKED BY: NB

AUGUST 31, 2017

REVISIONS:
1. 10/16/17 - PER SITE UPDATES
2. 11/27/17 - PER SITE UPDATES
3. 11/29/17 - PER SITE UPDATES
4. 12/04/17 - PER SITE UPDATES

C:\Users\paul.m89-004\OneDrive\REARoadSite.dwg - DAVE WEEKLEY\DWG\JOB - BASE DRAWINGS\B-SP.DWG

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DEVELOPMENT STANDARDS

GENERAL PROVISIONS

- a. 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 AS ALLOWED UNDER THE PROVISIONS OF SECTION 6.2 OF THE ZONING ORDINANCE.
- b. THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, SUCH AS THOSE THAT REGULATE STREETS, SIDEWALKS, TREES, BICYCLE PARKING, AND SITE DEVELOPMENT, MAY APPLY TO THE DEVELOPMENT OF THIS SITE. THESE ARE NOT ZONING REGULATIONS, ARE NOT ADMINISTERED BY THE ZONING ADMINISTRATOR, AND ARE NOT SEPARATE ZONING CONDITIONS IMPOSED BY THIS SITE PLAN. UNLESS SPECIFICALLY NOTED IN THE CONDITIONS FOR THIS SITE PLAN, THESE OTHER STANDARD DEVELOPMENT REQUIREMENTS WILL BE APPLIED TO THE DEVELOPMENT OF THIS SITE AS DEFINED BY THOSE OTHER CITY ORDINANCES.
- c. THROUGHOUT THIS REZONING PETITION, THE TERMS "OWNER", "OWNERS", "PETITIONER" OR "PETITIONERS," SHALL, WITH RESPECT TO THE SITE, BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNEES OF THE OWNER OR OWNERS OF THE SITE WHO MAY BE INVOLVED IN ITS DEVELOPMENT FROM TIME TO TIME.

PURPOSE

THE PURPOSE OF THIS REZONING APPLICATION IS TO PROVIDE FOR THE DEVELOPMENT OF A SINGLE FAMILY ATTACHED (DUPEX) COMMUNITY. TO ACHIEVE THIS PURPOSE, THE APPLICATION SEEKS THE REZONING OF THE SITE TO THE UR-2 (CD) DISTRICT.

PERMITTED USES

USES ALLOWED ON THE PROPERTY INCLUDED IN THIS PETITION WILL BE SINGLE FAMILY ATTACHED DWELLING (DUPEX) UNITS AND RELATED ACCESSORY USES AS ARE PERMITTED IN THE UR-2 DISTRICT.

TRANSPORTATION

- a. THE SITE WILL HAVE ACCESS VIA A DRIVEWAY TO REA ROAD AS GENERALLY IDENTIFIED ON THE CONCEPT PLAN FOR THE SITE.
- b. PARKING AREAS ARE GENERALLY INDICATED ON THE CONCEPT PLAN FOR THE SITE.
- c. THE SITE WILL HAVE A PEDESTRIAN CONNECTION TO THE ADJOINING SHOPPING CENTER PROPERTY IN COORDINATION WITH THE SHOPPING CENTER OWNER'S APPROVAL AND IF THE INSTALLATION OF THE CONNECTION DOES NOT CREATE A VIOLATION OF OTHER CITY ORDINANCE REQUIREMENTS THAT THE SITE MUST MEET.
- d. THE PETITIONER WILL INSTALL AN 8' PLANTING STRIP AND A 6' SIDEWALK ALONG REA RD. AS PART OF THE DEVELOPMENT OF THE SITE.
- e. THE PETITIONER WILL RE-STRIPE REA RD. TO PROVIDE FOR A LEFT TURN LANE INTO THE SITE AS APPROVED BY CDOT.
- f. THE PETITIONER WILL DEDICATE AND FEE SIMPLE CONVEY OF ALL RIGHTS-OF-WAY ALONG THE PETITIONER'S SIDE OF THE CENTERLINE OF REA ROAD TO THE CITY IF THE CURRENT RIGHT-OF-WAY DOES NOT MEET CURRENT CITY STANDARDS BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED. ALL TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED OR PHASED PER THE SITE'S DEVELOPMENT PLAN.
- g. THE PETITIONER WILL ESTABLISH A BUILDING SETBACK LINE ALONG REA ROAD THAT WILL MEASURE 30 FEET BEHIND THE FUTURE CURB LINE, WHICH IS 8 FEET BEHIND THE CURRENT CURB LINE.

ARCHITECTURAL STANDARDS

THE DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE DISTRICT REGULATIONS OF THE ZONING ORDINANCE FOR THE UR-2 DISTRICT AND BY THE FOLLOWING STANDARDS.

- 1) MINIMUM ROOF PITCH OF 5/12 FOR PRIMARY ROOF AND 2:12 ON ANY PORCHES OR SHED ROOF ELEMENTS..
- 2) SHINGLES WILL BE ARCHITECTURAL GRADE
- 3) EXTERIOR MATERIALS WILL BE RESTRICTED TO BRICK, STONE, STUCCO, FIBER CEMENT SIDING PRODUCTS, OR OTHER MASONRY PRODUCTS. VINYL ALLOWED FOR TRIM AND WINDOWS BUT NOT FOR ANY EXTERIOR SIDING.
- 4) BUILDING HEIGHTS ARE ESTABLISHED AND REGULATED BY PROVISIONS OF THE ORDINANCE AT 40' AND WILL BE LIMITED TO 40'.
- 5) EXTERIOR LIGHTING ON THE REAR OF DWELLINGS WILL BE REQUIRED TO BE ORIENTED DOWNWARD.
- 6) GARAGES AND FRONT DOORS WILL FACE INSIDE THE COMMUNITY
- 7) NO PORTION OF ANY BUILDING WALL THAT FRONTS ALONG REA RD. WILL HAVE ANY MORE THAN 20' OF BLANK WALL AT THE STREET LEVEL. SIDE ELEVATIONS VISIBLE FROM THE INTERNAL STREET WILL INCLUDE A COMBINATION OF WINDOWS, CHANGE OF MATERIALS, ARCHITECTURAL FEATURES TO AVOID ANY BLANK WALLS MORE THAN 20' IN LENGTH.
- 8) WALKWAYS WILL BE PROVIDED TO CONNECT PRIMARY BUILDING ENTRANCES TO INTERNAL AND PUBLIC STREET SIDEWALKS.
- 9) ANY REQUIRED PRIVATE OPEN SPACE WILL BE LOCATED OUTSIDE OF LANDSCAPED AREAS DEPICTED ALONG THE NORTHEAST EDGE OF THE SITE.
- 10) EACH UNIT WILL HAVE A TWO CAR GARAGE AND ADDITIONAL SURFACE PARKING ON EACH LOT.

STREETSCAPE AND LANDSCAPING

THE PETITIONER RESERVES THE RIGHT TO CONSTRUCT ENTRANCE MONUMENTATION AND OTHER FEATURES AT THE ENTRANCE TO THE SITE. ALL LANDSCAPING, INCLUDING THE SPECIALIZED LANDSCAPING ALONG THE EASTERN SIDE OF THE SITE, WILL BE MAINTAINED IN PERPETUITY BY A HOME OWNERS ASSOCIATION SET UP BY THE DEVELOPER. THIS LANDSCAPING, AS DETAILED ON THE SITE PLAN, WILL BE COMPOSED OF SOME EXISTING VEGETATION WHERE APPROPRIATE AND WITH ADDITIONAL VEGETATION TO THE STANDARDS CONTAINED HEREIN. THE PETITIONER RESERVES THE RIGHT TO PRESERVE EXISTING TREES AND VEGETATION, ESTABLISH A BERM, INSTALL LANDSCAPE PLANTING AT AT LEAST DOUBLE THE ORDINANCE STANDARD FOR A CLASS C BUFFER, OR ANY COMBINATION OF THESE ELEMENTS AS MAY BE AGREED TO BY THE ADJOINING PROPERTY OWNERS ON THE NORTHEAST SIDE OF THE SITE, THE DETERMINATION OF WHICH WILL BE ESTABLISHED DURING THE DESIGN AND REVIEW PROCESS FOR THE SITE.

ENVIRONMENTAL FEATURES

THE LOCATION, SIZE, AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW 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. WATER QUALITY AND DETENTION BMPs WILL BE DESIGNED TO BE AESTHETICALLY ENHANCED THROUGH THE USES OF GRASS, LANDSCAPING, WATER FEATURES, RAIN GARDENS OR OTHER SIMILAR FEATURES.

PARKS, GREENWAYS, AND OPEN SPACE

RESERVED

FIRE PROTECTION

RESERVED

SIGNAGE

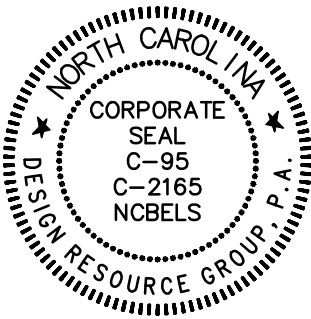
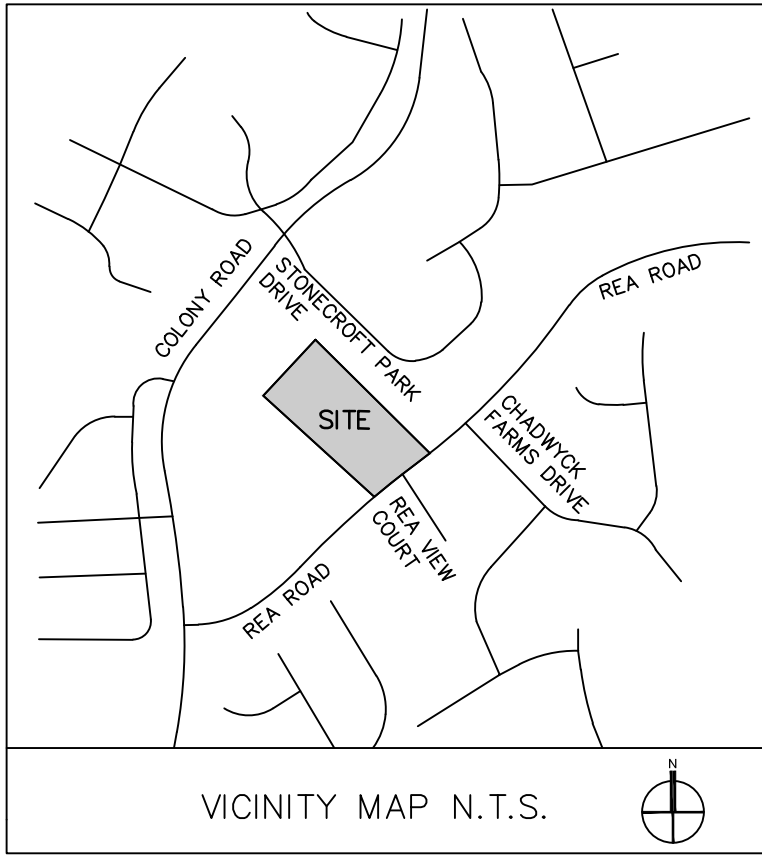
RESERVED

LIGHTING

- a. FREESTANDING LIGHTING ON THE SITE WILL UTILIZE FULL CUT-OFF LUMINARIES NOT TO EXCEED 21' IN HEIGHT. ORNAMENTAL PEDESTRIAN MAY BE INSTALLED ON THE INTERIOR OF THE SITE AND FULL CUTOFF LUMINARIES ARE NOT REQUIRED FOR PEDESTRIAN LIGHTING.

PHASING

RESERVED



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2017-102

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DEVELOPMENT
STANDARDS
NOTES

0
SCALE:

PROJECT #: 498-004
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