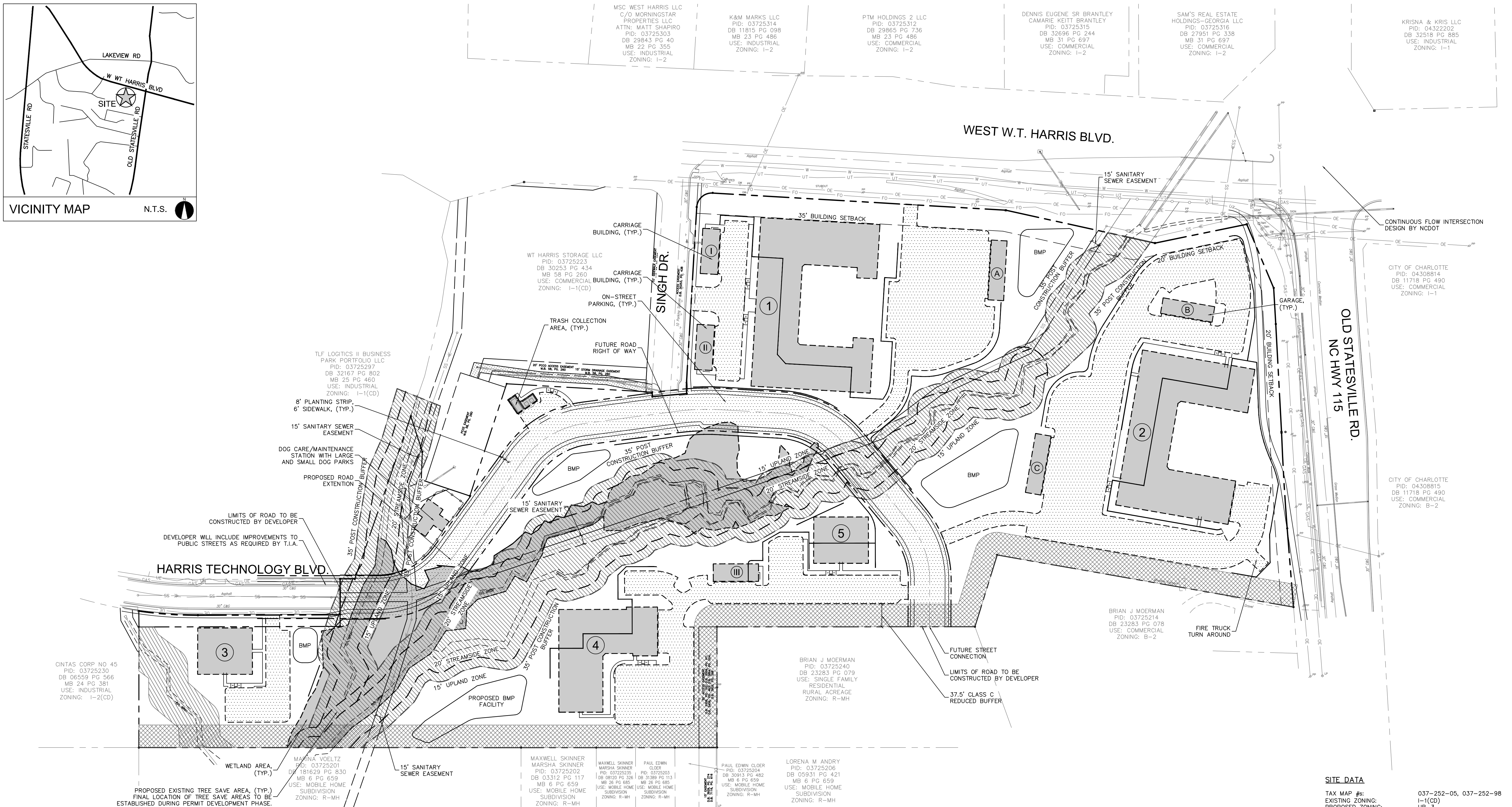


VICINITY MAP N.T.S.



**HARRIS BOULEVARD DEVELOPMENT STANDARDS**

**GENERAL PROVISIONS:**

A. DEVELOPMENT OF THE SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THIS TECHNICAL DATA SHEET (SITE PLAN) AND BY THE STANDARDS OF THE CHARLOTTE ZONING ORDINANCE. THE DEVELOPMENT DEPICTED ON THIS SITE 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 PETITION IS TO PROVIDE FOR THE DEVELOPMENT OF A MULTIFAMILY COMMUNITY TO ACHIEVE THIS PURPOSE, THE APPLICATION SEEKS TO REZONE THE SITE TO THE UR-3(CD) CLASSIFICATION.

**PERMITTED USES:**  
USES ALLOWED ON THE PROPERTY INCLUDED IN THIS PETITION WILL BE MULTIFAMILY DWELLING UNITS AND RELATED ACCESSORY USES AS ARE PERMITTED IN THE UR-3 DISTRICT.

**TRANSPORTATION:**  
A. THE SITE WILL HAVE ACCESS VIA A DRIVEWAY TO HARRIS BOULEVARD, A DRIVEWAY TO SINGH DRIVE, AND TO HARRIS TECHNOLOGY BLVD., AND POSSIBLE FUTURE CONNECTIONS TO ADJOINING PROPERTIES AS GENERALLY IDENTIFIED ON THE SITE PLAN.  
B. PARKING AREAS ARE GENERALLY INDICATED ON THE SITE PLAN FOR THE SITE.

**ARCHITECTURAL STANDARDS:**  
THE DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE DISTRICT REGULATIONS OF THE ZONING ORDINANCE FOR THE UR-3 DISTRICT.

**STREETSCAPE AND LANDSCAPING:**  
RESERVED

**ENVIRONMENTAL FEATURES:**  
RESERVED

**PARKS, GREENWAYS, AND OPEN SPACE:**  
RESERVED

**FIRE PROTECTION:**  
RESERVED

**SIGNAGE:**  
RESERVED

**LIGHTING:**  
A. FREESTANDING LIGHTING ON THE SITE WILL UTILIZE FULL CUT-OFF LUMINARIES.

**PHASING:**  
RESERVED

INITIAL SUBMISSION - 7-10-18, 1.0

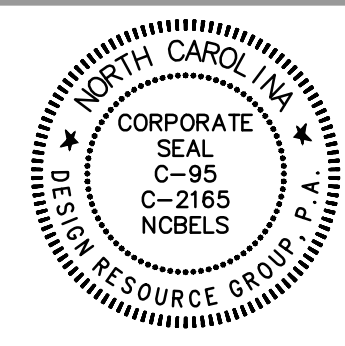
**SITE DATA**

TAX MAP #:	037-252-05, 037-252-08
EXISTING ZONING:	I-1(CD)
PROPOSED ZONING:	UR-3
TOTAL SITE AREA:	1,010,996 SF (23.21 AC)
EXISTING USE:	MOBILE HOME SUBDIVISION
PROPOSED USE:	UP TO 350 MULTI-FAMILY UNITS
PARKING PROVIDED:	PER ORDINANCE REQUIREMENTS
BICYCLE PARKING PROVIDED:	PER ORDINANCE REQUIREMENTS
SETBACKS:	PER ORDINANCE REQUIREMENTS



LANDSCAPE ARCHITECTURE  
CIVIL ENGINEERING  
TRANSPORTATION PLANNING

2459 Wilkinson Blvd, Ste 200 Charlotte, NC 28208  
704.343.0608  
www.drgroup.com



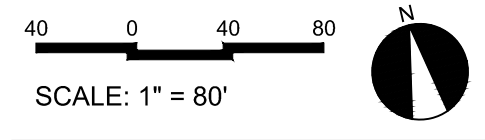
REZONING PETITION  
FOR PUBLIC HEARING  
2018-xxx

REZONING DOCUMENTS

**W. T. HARRIS**  
CHARLOTTE, NORTH CAROLINA

**CONTRAVEST, INC.**  
237 S. WESTMONTE DR. #140  
ALTAMONTE SPRINGS, FL 32714  
407.333.0066

**SCHEMATIC  
SITE PLAN**



PROJECT #: 036-021  
DRAWN BY: DK  
CHECKED BY: TH

JULY 12, 2018

REVISIONS: