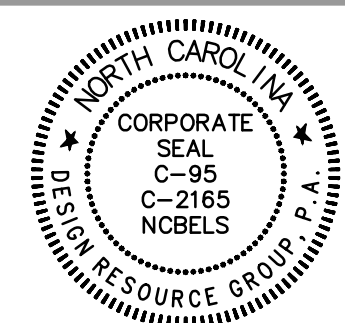


LANDSCAPE ARCHITECTURE  
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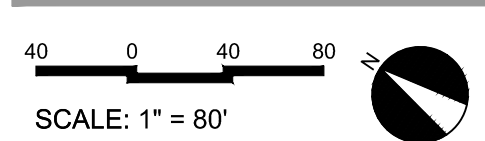


REZONING PETITION  
2019 - 028

REZONING DOCUMENT

**HARRISBURG ROAD**  
CHARLOTTE, NORTH CAROLINA  
**HH HUNT**  
1401 SUNDAY DRIVE, SUITE 109  
RALEIGH, NORTH CAROLINA 27607

**SCHEMATIC  
SITE PLAN**

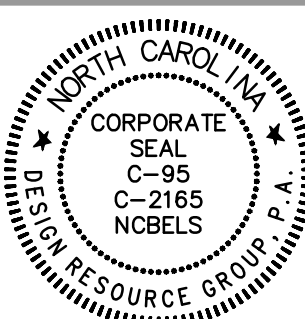


PROJECT #: 143-041  
DRAWN BY: LD  
CHECKED BY: SK

FEBRUARY 14, 2019

REVISIONS:  
APRIL 15, 2019 - PER STAFF COMMENTS





REZONING PETITION

2019 - 028

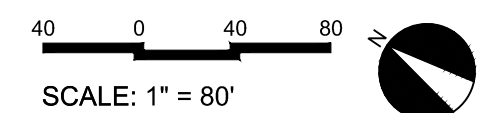
REZONING DOCUMENT

**HARRISBURG ROAD**  
CHARLOTTE, NORTH CAROLINA

**HH HUNT**

1401 SUNDAY DRIVE, SUITE 109  
RALEIGH, NORTH CAROLINA 27607

TECHNICAL  
DATA SHEET

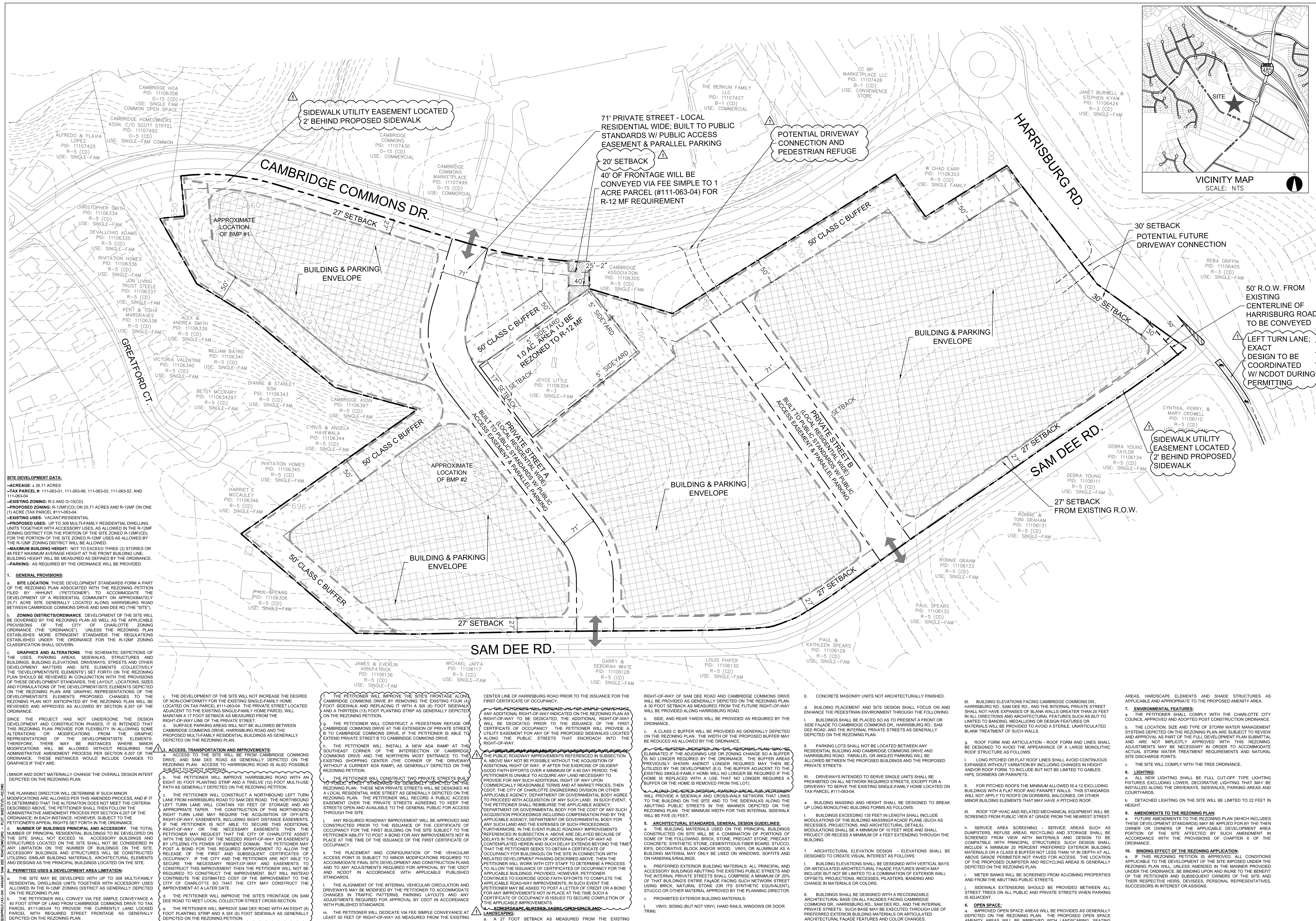


PROJECT #: 143-041  
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RZ-2.0 OF 2



**SITE DEVELOPMENT DATA:**

- ACREAGE:** ± 26.71 ACRES
- TAX PARCEL #:** 111-063-01, 111-063-88, 111-063-02, 111-063-52, AND 111-063-04
- EXISTING ZONING:** R-3 AND O-15(CD)
- PROPOSED ZONING:** R-12MF(CD) ON 25.71 ACRES AND R-12MF ON ONE (1) ACRE TAX PARCEL #111-063-04
- EXISTING USES:** VACANT/RESIDENTIAL
- PROPOSED USES:** UP TO 308 MULTI-FAMILY RESIDENTIAL DWELLING UNITS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE R-12MF ZONING DISTRICT FOR THE PORTION OF THE SITE ZONED R-12MF(CD), FOR THE PORTION OF THE SITE ZONED R-12MF USES AS ALLOWED BY THE R-12MF ZONING DISTRICT WILL BE ALLOWED.
- MAXIMUM BUILDING HEIGHT:** NOT TO EXCEED THREE (3) STORIES OR 48 FEET MAXIMUM AVERAGE HEIGHT AT THE FRONT BUILDING LINE. BUILDING HEIGHT WILL BE MEASURED AS DEFINED BY THE ORDINANCE.
- PARKING:** AS REQUIRED BY THE ORDINANCE WILL BE PROVIDED.

**1. GENERAL PROVISIONS:**

- SITE LOCATION:** THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY HH HUNT, (PETITIONER) TO ACCOMMODATE THE DEVELOPMENT OF A RESIDENTIAL COMMUNITY ON APPROXIMATELY 25.71 ACRE SITE GENERALLY LOCATED ALONG HARRISBURG ROAD BETWEEN CAMBRIDGE COMMONS DRIVE AND SAM DEE RD (THE "SITE").
- ZONING DISTRICTS/ORDINANCE:** DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN AS WELL AS THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE"). UNLESS THE REZONING PLAN ESTABLISHES MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE R-12MF ZONING CLASSIFICATION SHALL GOVERN.
- GRAPHICS AND ALTERATIONS:** THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, STRUCTURES AND BUILDINGS, BUILDING ELEVATIONS, DRIVEWAYS, STREETS AND OTHER DEVELOPMENT MATTERS AND SITE ELEMENTS COLLECTIVELY THE "DEVELOPMENT/SITE ELEMENTS" SET FORTH ON THE REZONING PLAN SHOULD BE REVIEWED IN CONJUNCTION WITH THE PROVISIONS OF THESE DEVELOPMENT STANDARDS. THE LAYOUT, LOCATIONS, SIZES AND FORMULATIONS OF THE DEVELOPMENT/SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS PROPOSED. CHANGES TO THE DEVELOPMENT/SITE ELEMENTS DEPICTED ON THE REZONING PLAN NOT ANTICIPATED BY THE REZONING PLAN WILL BE REVIEWED AND APPROVED AS ALLOWED BY SECTION 6.207 OF THE ORDINANCE.
- ACCESS, TRANSPORTATION AND IMPROVEMENTS:** a. ACCESS TO THE SITE WILL BE FROM CAMBRIDGE COMMONS DRIVE AND SAM DEE ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN. ACCESS TO HARRISBURG ROAD IS ALSO POSSIBLE SUBJECT TO THE REZONING PLAN.
- MINOR AND DON'T MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN.**

- THE PLANNING DIRECTOR WILL DETERMINE IF SUCH MINOR MODIFICATIONS ARE ALLOWED PER THIS AMENDED PROCESS, AND IF IT IS DETERMINED THAT THE ALTERATION DOES NOT MEET THE CRITERIA DESCRIBED ABOVE, THE PETITIONER SHALL THEN FOLLOW THE ADMINISTRATIVE AMENDMENT PROCESS PER SECTION 6.207 OF THE ORDINANCE. IN EACH INSTANCE, HOWEVER, SUBJECT TO THE PETITIONER'S APPEAL RIGHTS SET FORTH IN THE ORDINANCE.**
- NUMBER OF BUILDINGS PRINCIPAL AND ACCESSORY:** THE TOTAL NUMBER OF PRINCIPAL RESIDENTIAL BUILDINGS TO BE DEVELOPED ON THE SITE SHALL NOT EXCEED 16. ACCESSORY BUILDINGS AND STRUCTURES LOCATED ON THE SITE SHALL NOT BE CONSIDERED IN ANY LIMITATION ON THE NUMBER OF BUILDINGS ON THE SITE. ACCESSORY BUILDINGS AND STRUCTURES WILL BE CONSTRUCTED UTILIZING SIMILAR BUILDING MATERIALS, ARCHITECTURAL ELEMENTS AND DESIGNS AS THE PRINCIPAL BUILDINGS LOCATED ON THE SITE.
- PERMITTED USES & DEVELOPMENT AREA LIMITATION:** a. THE SITE MAY BE DEVELOPED WITH UP TO 308 MULTI-FAMILY RESIDENTIAL DWELLINGS UNITS TOGETHER WITH ACCESSORY USES ALLOWED IN THE R-12MF ZONING DISTRICT AS GENERALLY DEPICTED ON THE REZONING PLAN.
- THE PETITIONER WILL CONVEY VIA FEE SIMPLE CONVEYANCE A 40 FOOT STRIP OF LAND FROM CAMBRIDGE COMMONS DRIVE TO TAX PARCEL #111-063-04 TO PROVIDE THE CURRENTLY LAND LOCKED PARCEL WITH REQUIRED STREET FRONTAGE AS GENERALLY DEPICTED ON THE REZONING PLAN.**

- THE PETITIONER WILL IMPROVE THE SITES FRONTAGE ALONG CAMBRIDGE COMMONS DRIVE BY REMOVING THE EXISTING FOUR (4) FOOT SIDEWALK AND REPLACING IT WITH A SIX (6) FOOT SIDEWALK AND A THIRTEEN (13) FOOT PLANTING STRIP AS GENERALLY DEPICTED ON THE REZONING PETITION.**
- THE PETITIONER WILL CONSTRUCT A PEDESTRIAN REFUGE ON CAMBRIDGE COMMONS DRIVE AT THE EXTENSION OF PRIVATE STREET 8 TO CAMBRIDGE COMMONS DRIVE. IF THE PETITIONER IS ABLE TO EXTEND PRIVATE STREET 8 TO CAMBRIDGE COMMONS DRIVE, THE PETITIONER WILL INSTALL A NEW ADA RAMP AT THE SOUTHEAST CORNER OF THE INTERSECTION OF CAMBRIDGE COMMONS DRIVE AND THE NORTHERN MOST ENTRANCE TO THE EXISTING SHOPPING CENTER (THE CORNER OF THE DRIVEWAY WITHOUT A CURRENT ADA RAMP), AS GENERALLY DEPICTED ON THE REZONING PETITION.**
- THE PETITIONER WILL CONSTRUCT TWO PRIVATE STREETS BUILD TO PUBLIC STANDARDS W/ PUBLIC ACCESS EASEMENT & PARALLEL PARKING. THESE NEW PRIVATE STREETS WILL BE DESIGNED AS A LOCAL RESIDENTIAL WIDE STREET AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PETITIONER WILL RECORD A PUBLIC ACCESS EASEMENT OVER THE PRIVATE STREETS AGREEING TO KEEP THE STREETS OPEN AND AVAILABLE TO THE GENERAL PUBLIC FOR ACCESS THROUGHOUT THE LIFE OF THE PROJECT.**
- ANY REQUIRED ROADWAY IMPROVEMENT WILL BE APPROVED AND CONSTRUCTED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR THE FIRST BUILDING ON THE SITE SUBJECT TO THE PETITIONER ABILITY TO POST A BOND FOR ANY IMPROVEMENTS NOT IN PLACE AT THE TIME OF THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.**
- THE PETITIONER WILL IMPROVE THE SITES FRONTAGE ON SAM DEE ROAD TO MEET LOCAL COLLECTOR STREET CROSS-SECTION.**
- THE PETITIONER WILL IMPROVE SAM DEE ROAD WITH AN EIGHT (8) FOOT PLANTING STRIP AND A SIX (6) FOOT SIDEWALK AS GENERALLY DEPICTED ON THE REZONING PETITION.**

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