Gambrell Site
Conditional District Rezoning - Petition # 2019-XXX
Located in:
Mecklenburg County, North Carolina & City of Charlotte, North Carolina

Legend

Development Area A - Single-Family Residential
Development Area B - CCRC
Development Area C - YMCA
56' Public ROW with 10' Multi-Use Path (One Side) - Public Street "A"
56' Public ROW
Proposed Access Location
Proposed Buffer
Proposed Street
Proposed Pedestrian Connection

Open Space:

Total Acreage: +/- 23.05 Acres (10%)
Required: +/- 230.47 Acres
Provided: +/- 23.05 Acres (10%) Minimum

Legend

1. Proposed Zoning:

County GIS data. For purposes of preparation of this Rezoning Plan, any potential wetland areas and stream features depicted on the plan are considered to be preliminary in nature and approximate in location.

Graphical Data

Graphical Data Provided by: Pulte Group, City of Charlotte, NC & Mecklenburg County, NC

City of Charlotte, NC & Mecklenburg County, NC

GAMBLER SITE

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Development Area A - Single-Family Residential
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INDEX OF SHEETS

SHEET NO.
1 of 3

DATE
ORIGINAL DATE:
8/22/2019

DRAWN BY:
P.O. Box 7030
Charlotte, NC 28241
704-583-4949 (NC)
803-802-2440 (SC)

GRAPHIC SCALE

RZ - 1
I. General Provisions

A. The Land Use. Your Development Standards, the Technical Data Book, Architectural Site Plans, and related graphics from the Rezoning Plan (collectively, the "Rezoning Plan") are intended to serve as a guideline for development in accordance with your Citywide Development Plan (the "Development Plan") and any other applicable or supplementary documents and regulations. Your Development Standards shall be satisfied only as set forth in the Rezoning Plan for the purposes of these Development Standards; or

B. Uses that are consistent with the Development Plan and the Rezoning Plan may be allowed by your City’s Board of Zoning Adjustment ("Board") if they do not substantially or materially change the overall design intent depicted on the Rezoning Plan. In any case, the uses must comply with the following requirements:

1. Gross Floor Area Requirements: Generally, the gross floor area of buildings and structures shall not exceed the gross floor area requirements described in the Rezoning Plan. The gross floor area shall be computed in accordance with the standards and procedures set forth in Section 160A-385.1 of the NC Administrative Code. If the gross floor area exceeds the permitted limit, additional setbacks may be required, but no additional setbacks will be required if the gross floor area is reduced to the permitted limit or less.

2. Separation Distances: Uses shall not be separated by less than the minimum separation distances described in the Rezoning Plan. The separation distances shall be measured as the straight-line distance between the centers of the lot lines of the properties involved, except as otherwise provided in the Rezoning Plan. In any case, the separation distances must comply with the following requirements:

3. Setback Requirements: Generally, the building setback distances shall not exceed the setback requirements described in the Rezoning Plan. The setback distances shall be measured as the straight-line distance from the front property line of the lot to the nearest point of the building or other structure on the lot. If the setback distance exceeds the permitted limit, additional setbacks may be required, but no additional setbacks will be required if the setback distance is reduced to the permitted limit or less.

4. Building Height: In general, the building heights shall not exceed the building height requirements described in the Rezoning Plan. The building heights shall be measured as the vertical distance from the lowest point of the building or other structure on the lot to the ground surface. If the building height exceeds the permitted limit, additional setbacks may be required, but no additional setbacks will be required if the building height is reduced to the permitted limit or less.

5. Structures: Generally, structures such as fences, walls, and other fixtures shall not exceed the structure requirements described in the Rezoning Plan. The structure requirements shall be measured as the straight-line distance from the structure to the ground surface. If the structure exceeds the permitted limit, additional setbacks may be required, but no additional setbacks will be required if the structure is reduced to the permitted limit or less.

II. Streets (continued)