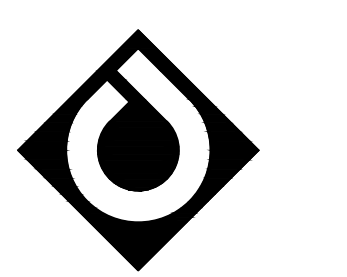


LEGEND

SYMBOL	DESCRIPTION
	PROPERTY LINE/RIGHT-OF-WAY
	EXISTING BUILDING
	CONTOUR (2' INTERVAL)

GENERAL REZONING NOTES:

1. SEE SHEET RZ-2 FOR TECHNICAL DATA PLAN
2. SEE SHEET RZ-3 FOR DEVELOPMENT STANDARDS



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HUNTERVILLE, NC 28078

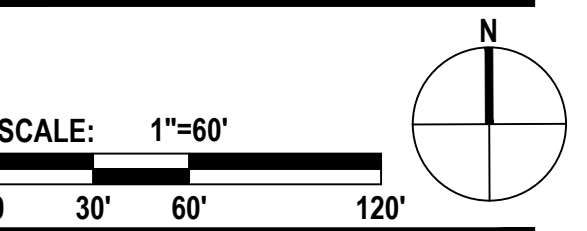
3900 JOHNSTON OEHLER REZONING
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EXISTING CONDITIONS

Project No.

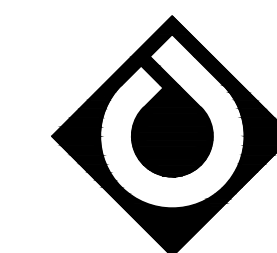
Issued
10/22/19

Revised



RZ-1

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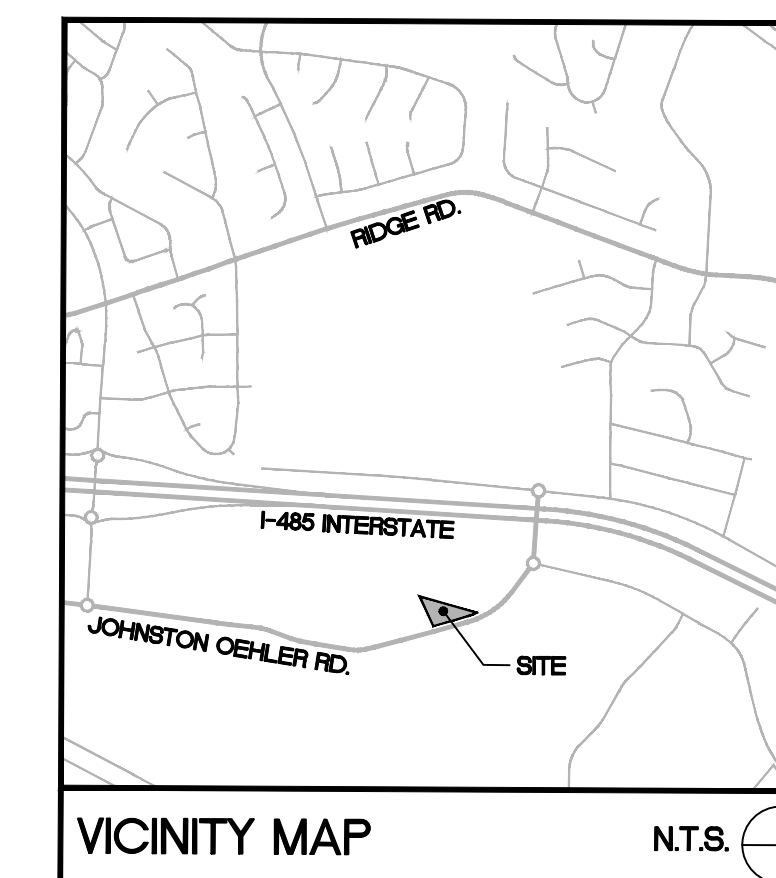


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VICINITY MAP

N.T.S.

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TECHNICAL DATA SHEET

Project No.

Issued

10/22/19

Revised

LEGEND

SYMBOL	DESCRIPTION
	PROPERTY LINE/RIGHT-OF-WAY
	BUILDING SETBACK

REZONING SUMMARY:

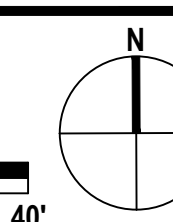
PETITIONER:	PDAN HOLDINGS LLC.
PROPERTY OWNER:	PDAN HOLDINGS LLC.
REZONING SITE AREA:	1.100± AC
TAX PARCEL#:	029-301-31
EXISTING ZONING:	R-3
PROPOSED ZONING:	R-BMF CD
PREVIOUS PETITION NO.:	N/A
EXISTING USE:	SINGLE FAMILY RESIDENTIAL
PROPOSED USE:	UP TO EIGHT (8) ATTACHED SINGLE FAMILY RESIDENTIAL DWELLING UNITS
BUILDING SETBACK:	20' FROM THE RIGHT-OF-WAY ALONG A PUBLIC STREET
MIN. SIDE YARD:	5'
MIN. REAR YARD:	20'
MAX. HEIGHT:	40'
NO. OF RESIDENTIAL UNITS:	UP TO 8
RESIDENTIAL DENSITY:	8 DWELLING UNITS/ACRE
MAX. NO. OF BUILDINGS:	UP TO 3
REQUIRED PARKING:	PER ORDINANCE
OPEN SPACE PROVIDED:	SHALL MEET ORDINANCE REQUIREMENTS
POTENTIAL TREE SAVE AREA (TYP.) 15% MIN (±0.17 ACRES) OF 1.10 ACRE SITE TO BE PRESERVE. FINAL LIMITS OF 15% MAY VARY FROM WHAT IS DEPICTED ON REZONING PLAN. FINAL LIMITS WILL BE ESTABLISHED DURING PERMITTING.	

GENERAL REZONING NOTES:

- SEE SHEET RZ-2 FOR DEVELOPMENT STANDARDS
- SEE SHEET RZ-2 FOR ZONING EXHIBIT

SCALE: 1"=20'

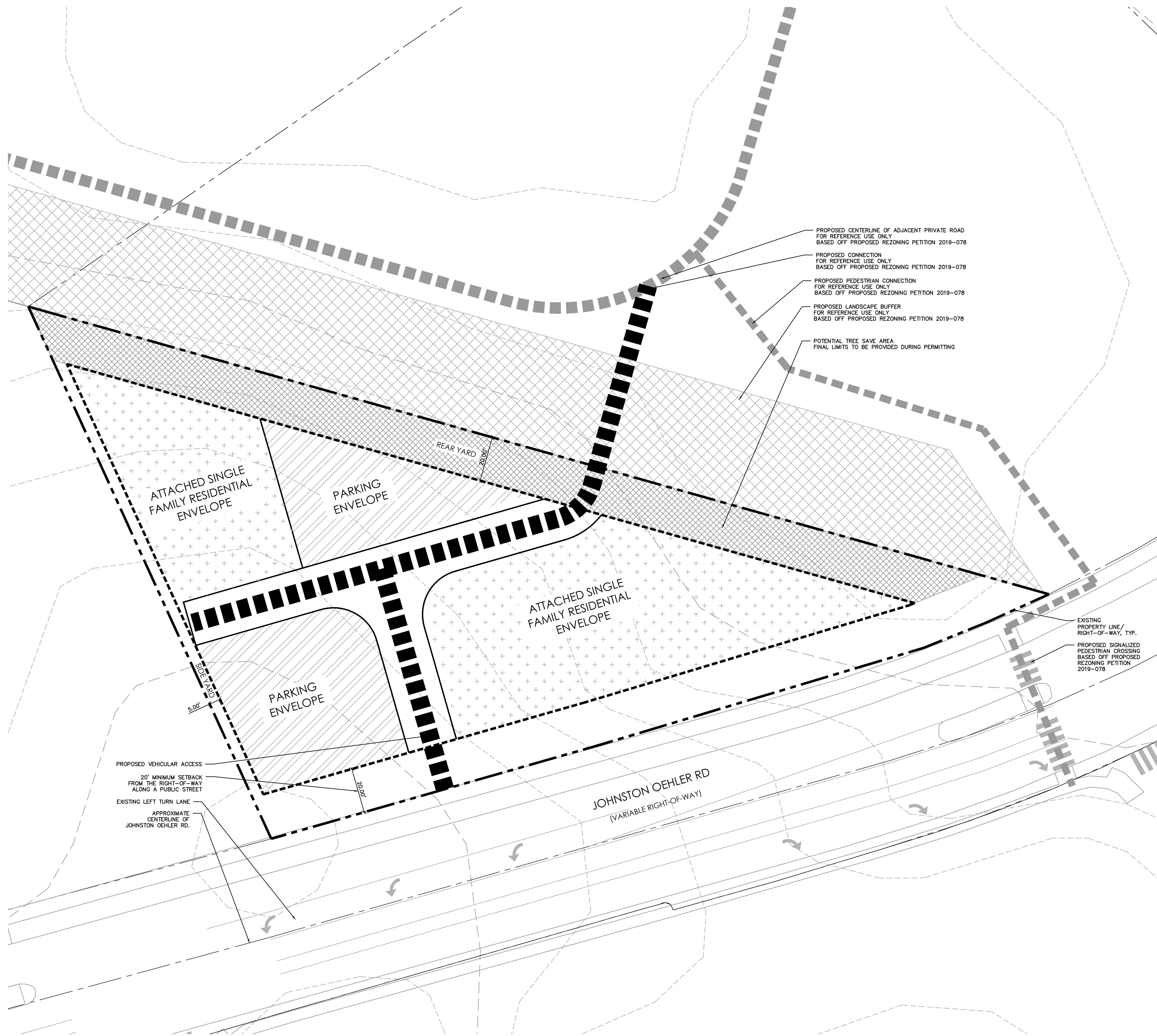
0 10' 20' 40'



RZ-2

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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 CHARLOTTE 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 CHARLOTTE ORDINANCES.
- C. THROUGHOUT THIS REZONING PETITION, THE TERMS "OWNER" OR "PETITIONER" SHALL, WITH RESPECT TO THE SITE, BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNEES OF THE OWNER OF THE SITE WHO MAY BE INVOLVED IN ITS DEVELOPMENT FROM TIME TO TIME.
- D. ALTERATIONS TO THE CONDITIONAL ZONING PLAN ARE SUBJECT TO SECTION 6.207 OF THE CHARLOTTE ZONING ORDINANCE.

PERMITTED USES

- A. THE DEVELOPMENT OF UP TO EIGHT (8) ATTACHED SINGLE FAMILY RESIDENTIAL DWELLING UNITS.

TRANSPORTATION

- A. THE SITE WILL HAVE A FULL ACCESS DRIVEWAY ON JOHNSTON OEHLER ROAD AS GENERALLY DEPICTED ON THE SITE PLAN. FINAL DRIVEWAY LOCATION AND TYPE WILL BE DETERMINED DURING SITE PERMITTING.
- B. IF PERMITTED BY THE OWNER OF ADJACENT PARCEL (PARCEL # 02930132) AND THE CITY OF CHARLOTTE DEPARTMENT OF TRANSPORTATION, THE PETITIONER WILL ATTEMPT TO CONSTRUCT AN INTERNAL CONNECTION TO THE SITE FROM THE SECTION OF THE PRIVATE ROAD DEPICTED ON PROPOSED REZONING PETITION 2019-078 AND LOCATED ON PARCEL # 02930132.

ARCHITECTURAL STANDARDS

RESERVED

PARKING

- A. PARKING AREAS ARE GENERALLY DEPICTED ON THE CONCEPT PLAN FOR THE SITE.

ENVIRONMENTAL FEATURES

- A. ALL REQUIREMENTS OF THE CITY OF CHARLOTTE TREE ORDINANCE SHALL BE MET WITH THIS DEVELOPMENT.
- B. ALL REQUIREMENTS OF THE CITY OF CHARLOTTE POST CONSTRUCTION STORMWATER ORDINANCE SHALL BE MET WITH THIS DEVELOPMENT.

PARKS, GREENWAYS, AND OPEN SPACE

RESERVED

FIRE PROTECTION

RESERVED

LIGHTING

- A. FREESTANDING LIGHT WILL BE FULLY SHIELDED AND DOWNWARDLY DIRECTED. ALL NEW, DETACHED LIGHTING INSTALLED ON THE SITE WILL BE LIMITED TO 21' IN HEIGHT.

SIGNAGE

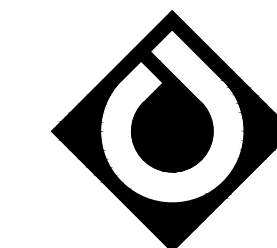
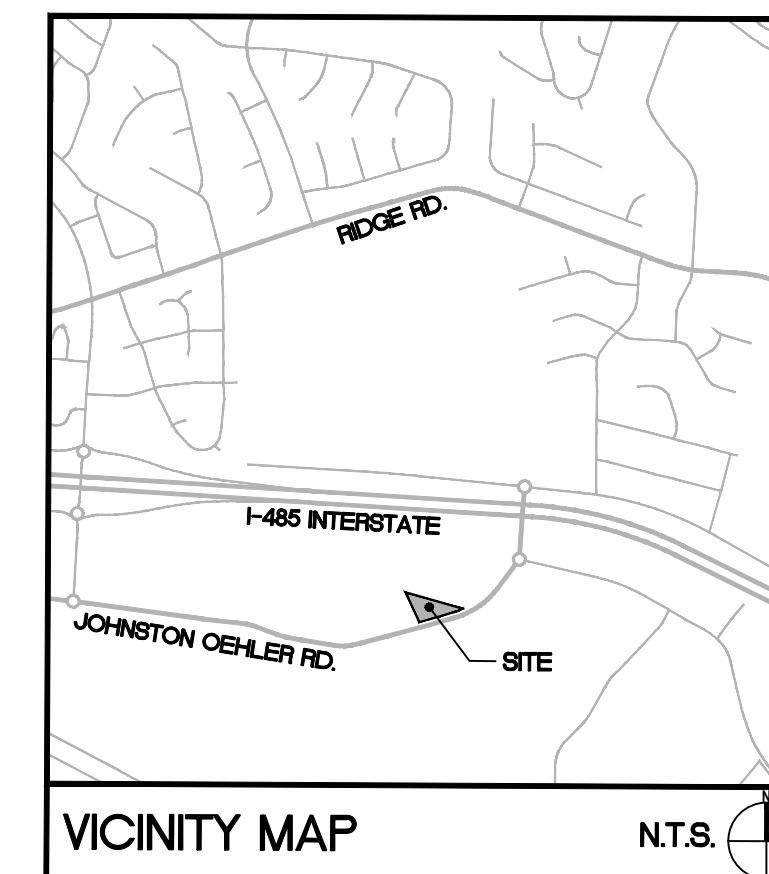
RESERVED

PHASING

RESERVED

DESIGN GUIDELINES

- A. TO PROVIDE PRIVACY, ALL RESIDENTIAL ENTRANCES WITHIN 15 FEET OF THE SIDEWALK MUST BE RAISED FROM THE AVERAGE SIDEWALK GRADE A MINIMUM OF 24 INCHES.
- B. PITCHED ROOFS, IF PROVIDED, SHALL BE SYMMETRICALLY SLOPED NO LESS THAN 5:12, EXCEPT THAT ROOFS FOR PORCHES AND ATTACHED SHEDS MAY BE NO LESS THAN 2:12, UNLESS A FLAT ROOF ARCHITECTURAL STYLE IS EMPLOYED.
- C. USABLE PORCHES AND STOOPS SHALL FORM A PREDOMINANT FEATURE OF THE BUILDING DESIGN AND BE LOCATED ON THE FRONT AND/OR SIDE OF THE BUILDING. USABLE FRONT PORCHES SHOULD BE COVERED AND BE AT LEAST 6 FEET DEEP. STOOPS AND ENTRY-LEVEL PORCHES MAY BE COVERED BUT SHOULD NOT BE ENCLOSED.
- D. ALL CORNER/END UNITS THAT FACE A PUBLIC OR PRIVATE STREET SHOULD HAVE A PORCH OR STOOP THAT WRAPS A PORTION OF THE FRONT AND SIDE OF THE UNIT OR PROVIDE BLANK WALL PROVISIONS THAT LIMIT THE MAXIMUM BLANK WALL EXPANSE TO 10 FEET ON ALL BUILDING LEVELS.
- E. GARAGE DOORS VISIBLE FROM PUBLIC OR PRIVATE STREETS SHOULD MINIMIZE THE VISUAL IMPACT BY PROVIDING A SETBACK OF 12 TO 24 INCHES FROM THE FRONT WALL PLANE AND ADDITIONAL ARCHITECTURAL TREATMENTS SUCH AS TRANSLUCENT WINDOWS OR PROJECTING ELEMENTS OVER THE GARAGE DOOR OPENING.
- F. WALKWAYS SHOULD BE PROVIDED TO CONNECT ALL RESIDENTIAL ENTRANCES TO SIDEWALKS ALONG PUBLIC AND PRIVATE STREETS.
- G. TOWNHOUSE BUILDINGS FRONTING PUBLIC OR PRIVATE NETWORK REQUIRED STREETS SHOULD BE LIMITED TO 5 INDIVIDUAL UNITS OR FEWER. THE NUMBER OF INDIVIDUAL UNITS PER BUILDING SHOULD BE VARIED IN ADJACENT BUILDINGS IF MULTIPLE 5 UNIT BUILDS ARE ADJACENT.



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DEVELOPMENT STANDARDS

Project No.

Issued

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Revised

RZ-3

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