

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 assigns 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 residential community composed of single family detached and single family attached dwellings. 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 detached and single family attached dwelling units and related accessory uses as are permitted in the UR-2 district.

Transportation

- a. The site will have access via a new standard residential medium public street connection to Sharon View Road and by a future public street connection to adjoining property as generally identified on the concept plan for the site.
- b. No driveways serving individual residences will be permitted to connect to Sharon View Road.
- c. If not already present, the Petitioner will dedicate and convey a right of way to the City of Charlotte along the entire Sharon View Road frontage of 35' measured from the centerline of the existing Sharon View Road right of way.

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 conditions included as part of this rezoning site plan.

The Petitioner has also provided images of the buildings that represent the overall scale, character, and quality of the building proposed to be constructed on the site. The Petitioner reserves the right to make minor architectural changes to these building designs but the overall design and construction character will be as illustrated. To further define the character of the buildings to be constructed on the site, the Petitioner will include the following elements or features:

- a. The building exteriors located below the roof line, excluding areas devoted to windows, doors, garage doors, gables, and architectural accents will be constructed of masonry products such as brick, architectural CMU or precast, man made stone, cementitious board or other similar durable material.
- b. No vinyl, EIFS, or Masonite will be used for siding materials but vinyl may be used for soffit, and trim including window and door trim.
- c. Principal roof pitch will be no less than 5:12.
- d. Roofing materials will be architectural fiberglass composite shingles and roof vents and features will be painted to match the roof color.
- e. Buildings will be designed so that no more than 20 feet of blank wall, excluding windows and doors, will be constructed along the frontage of a public or private street.

Streetscape and Landscaping

The Petitioner reserves the right to install an entrance feature at the driveway connection to Sharon View Road and an ornamental fence along the frontage of Sharon View Road, subject to all sight distance restrictions in the location generally depicted on the site plan.

The water quality facility that will be constructed on the front portion of the site will be designed and landscaped and/or screened as part of the overall site design.

Environmental Features

The location, size and type of storm water management systems depicted on the Rezoning Plan and 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 discharge points.

Parks, Greenways, and Open Space

Reserved

Fire Protection

Reserved

Signage

Reserved

Lighting

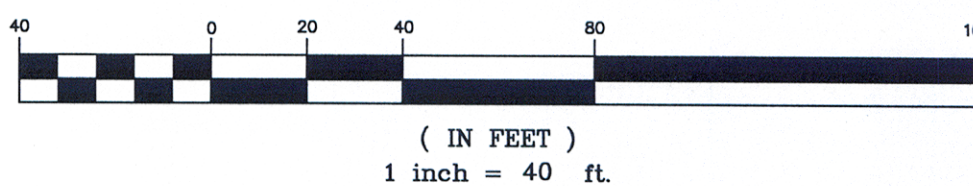
- a. Freestanding lighting on the site will utilize full cut-off luminaires and be limited to 20' of total height.
- b. The Petitioner will install pedestrian lighting that will be designed as a component of and a complement to the architectural lighting on the site. All such lighting will be limited to 12' in total height. All costs associated with the design, construction, installation, maintenance, and on-going energy use of the pedestrian lighting will be the responsibility of the Petitioner.

Phasing

Reserved

Initial Submission- 6-4-13  
Revised per staff comments- 8-16-13, 2.3  
Revised per Staff Analysis- 9-19-13, 3.1  
Revised per staff comments- 10-2-13, 3.2

GRAPHIC SCALE



TECHNICAL DATA SHEET

SHARON VIEW ROAD PROPERTY  
CITY OF CHARLOTTE, MECKLENBURG COUNTY, NC  
FOR: David Weekley Homes  
DATED: 5/10/13  
SCALE: 1" = 40'

FOR PUBLIC HEARING  
REZONING PETITION #2013-066



YARBROUGH-WILLIAMS & HOULE, INC.  
Planning • Surveying • Engineering  
730 Windsor Oak Court (28273) P.O. Box 7007 (28241)  
Charlotte, North Carolina  
704.556.1990 704.556.0505 (fax)  
NCEBS CORPORATE LICENSE: C-0475

NO.	DATE	DESCRIPTION	BY
2	10/3/13	PER STAFF COMMENTS	WKD

LINE TABLE		
LINE	LENGTH	BEARING
L1	9.41	S39°54'23"E

DEVELOPMENT DATA TABLE

TOTAL SITE AREA: 5.22 ACRES

TAX PARCELS # 183-141-07, 183-141-12, 183-141-20

EXISTING ZONING: R-3

PROPOSED ZONING: UR-2(CD)1

PROPOSED ATTACHED/DETACHED SINGLE FAMILY UNITS: 36

DENSITY: 6.90 DUA

MAXIMUM BUILDING HEIGHT: 40'

FLOOR AREA RATIO NOT TO EXCEED 10

PARKING WILL MEET OR EXCEED ORDINANCE REQUIREMENTS

ATTACHED  
RESIDENTIAL

DETACHED  
RESIDENTIAL

SOUTH HILL CONDOMINIUMS  
TAX ID #183-15C93  
USE: RESIDENTAIL  
ZONING: R-12MF(CD)

PHILIPS PLACE  
MB: 27-126  
TAX ID #183-141-16  
USE: RESIDENTAIL  
ZONING: CC

NOW OR FORMERLY:  
PEGGY PHILIPS CROWDER  
MB: 27-94  
TAX ID #183-141-18  
#183-141-26  
#183-141-19  
USE: RESIDENTAIL  
ZONING: R-3

NOW OR FORMERLY:  
PEGGY PHILIPS CROWDER  
TAX ID #183-141-05  
DEED: 1445-433  
USE: RESIDENTAIL  
ZONING: R-3

NOW OR FORMERLY:  
WC + C, INC  
DEED: 7284-499  
TAX ID #209-061-09  
USE: RESIDENTAIL  
ZONING: R-3

NOW OR FORMERLY:  
PEGGY P CROWDER  
TAX ID #209-061-08  
DEED: 6290-785  
USE: RESIDENTAIL  
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PROPOSED LEFT TURN LANE FOR  
PROPOSED PUBLIC STREET  
CONNECTION PER CDOT STANDARDS

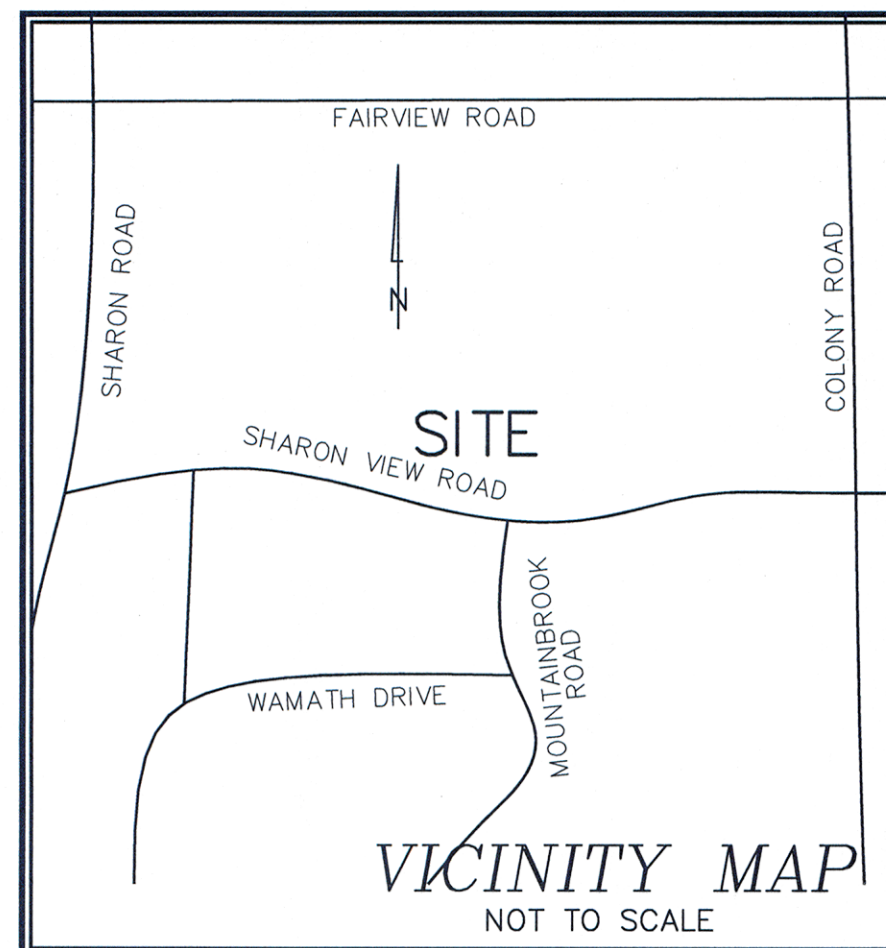
PROPOSED 2'-6"  
STANDARD CURB  
AT 24' FROM CL

ADDITIONAL RIGHT-OF-WAY WILL  
BE DEDICATED AND CONVEYED  
MEASURING 35' FROM THE  
CENTERLINE OF SHARON VIEW  
ROAD PRIOR TO SUBDIVISION  
APPROVAL

PROPOSED 8' PLANTING STRIP WITH  
6' SIDEWALK ALONG THE SITES  
FRONTAGE ON SHARON VIEW ROAD

Mountain





NOW OR FORMERLY:  
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TAX ID #183-141-16  
USE: RESIDENTAIL  
ZONING: CC

TREE SAVE

BMP

GUEST PARKING

PRIVATE STREET

ENTRY AND  
LANDSCAPE FEATURE

PROPOSED 35'x35'  
SIGHT TRIANGLES

PUBLIC STREET (MEDIUM)

SOUTH HILL CONDOMINIUMS  
TAX ID #183-15C93  
USE: RESIDENTAIL  
ZONING: R-12MF(CD)

PRIVATE DRIVEWAY

PROPOSED 2'-6"  
STANDARD CURB  
AT 24' FROM CL

445' SIGHT DISTANCE PER CDOT  
BMP

PROPOSED 8' PLANTING STRIP WITH  
6' SIDEWALK ALONG THE SITES  
FRONTAGE ON SHARON VIEW ROAD

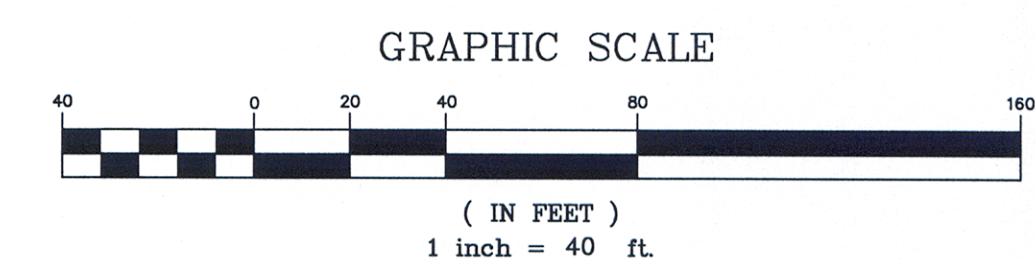
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USE: RESIDENTAIL  
ZONING: R-3

SHARON VIEW ROAD SR #3673

EXISTING EDGE OF PAVEMENT

EXISTING 5' SIDEWALK



**SCHEMATIC SITE PLAN**  
**SHARON VIEW ROAD PROPERTY**  
CITY OF CHARLOTTE, MECKLENBURG COUNTY, NC  
FOR: David Weekley Homes  
DATED: 5/10/13  
SCALE: 1" = 40'

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1	8/14/13	PER STAFF COMMENTS	WKO

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