

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 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 Rezoning application is to provide for the development of a residential community composed of single family detached and townhomes. 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 and multifamily dwelling units and related accessory uses as are permitted in the UR-2 district.

Transportation

- a. The site will have access via a new public street connection to Sharon View Road and by a future connection to adjoining property as generally identified on the concept plan for the site.
- b. Parking areas are generally indicated on the concept 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-2 district.

Streetscape and Landscaping

Reserved

Environmental Features

Reserved

Parks, Greenways, and Open Space

Reserved

Fire Protection

Reserved

Signage

Reserved

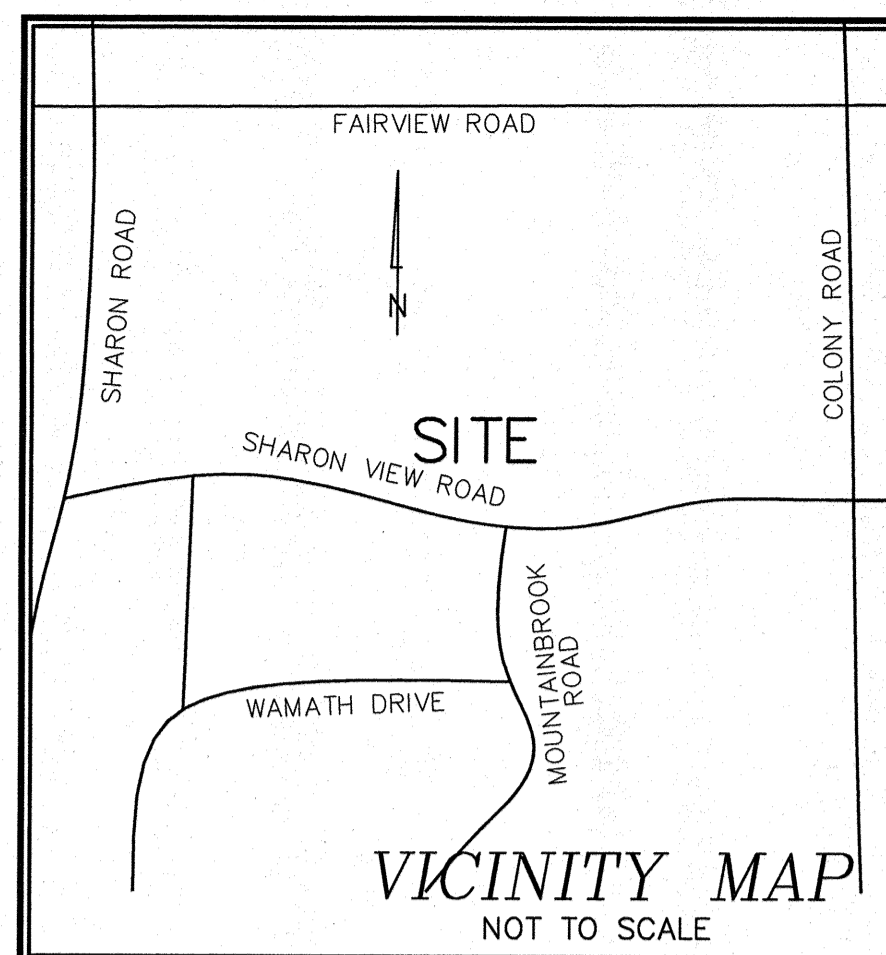
Lighting

- a. Freestanding lighting on the site will utilize full cut-off luminaries.

Phasing

Reserved

Initial Submission- 6-4-13



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

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:
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
ZONING: R-3

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

TREE SAVE

ATTACHED
RESIDENTIAL

PRIVATE STREET (TYPICAL)

PUBLIC STREET (TYPICAL)

DETACHED
RESIDENTIAL

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

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

PROJECT DATA:
 TOTAL SITE AREA: 5.22 ACRES
 DEDICATED R/W: 0.35 ACRES
 NET SITE AREA: 4.87 ACRES
 TREE SAVE AREA REQUIRED: 0.487 ACRES(10%)
 TREE SAVE AREA PROPOSED: 0.49 ACRES(10.06%)
 EXISTING ZONING: R-3
 PROPOSED ZONING: UR-1
 PROPOSED ATTACHED/DETACHED SINGLE FAMILY UNITS: 36
 MIN. LOT AREA: 3,000 SF
 MIN. SIDE YARD: 0'/6"
 MIN. SETBACK: 14' FROM BOC
 MIN. REAR YARD: 10'
 MIN. EXT REAR YARD: 10' (SECTION 9.406 (8)(e))
 MIN. LOT WIDTH: 20'
 IMPERVIOUS AREA: 106,100 SF (50.01%)
 TAX ID # 183-141-07, 183-141-12, 183-141-20

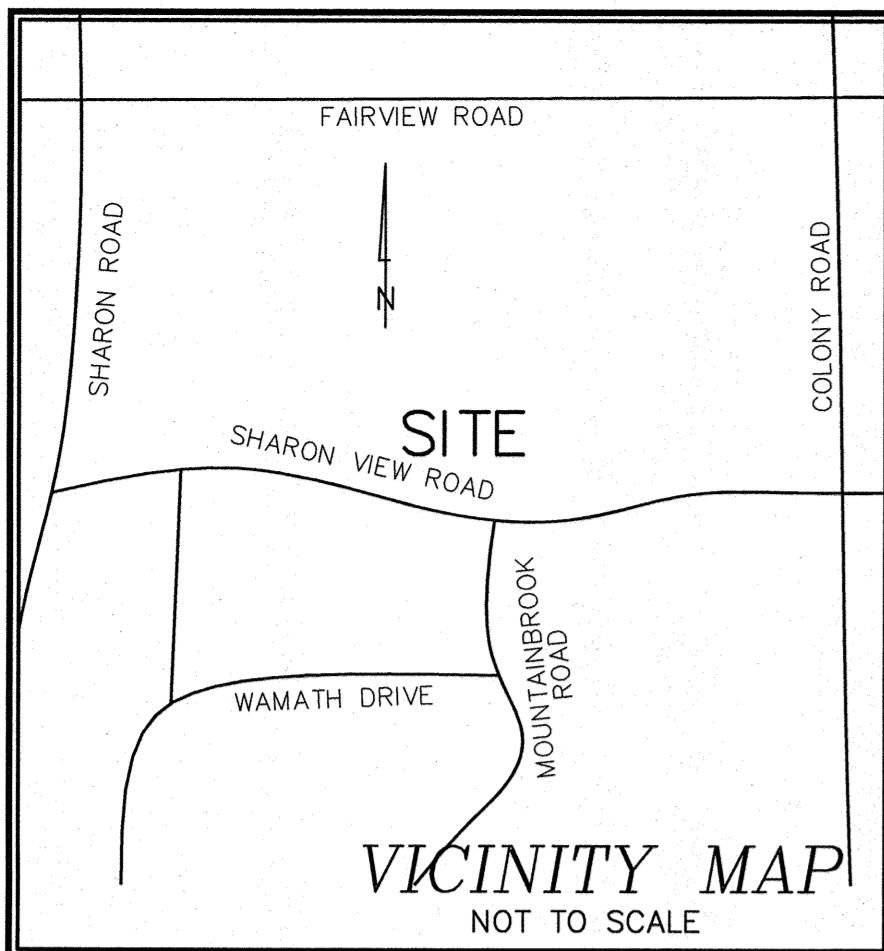
EXISTING R-3
 CD/D FILE # 100-95-793
 CMD FILE #127-23

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-**

YARBROUGH-WILLIAMS & HOULE, INC.
 Planning • Surveying • Engineering
 730 Windsor Oak Court (60270) P.O. Box 7007 (28241)
 Charlotte, North Carolina
 NCBSLS CORPORATE LICENSE: C-0475 704.556.1990 704.556.0505(fax)

NO.	DATE	DESCRIPTION	BY



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

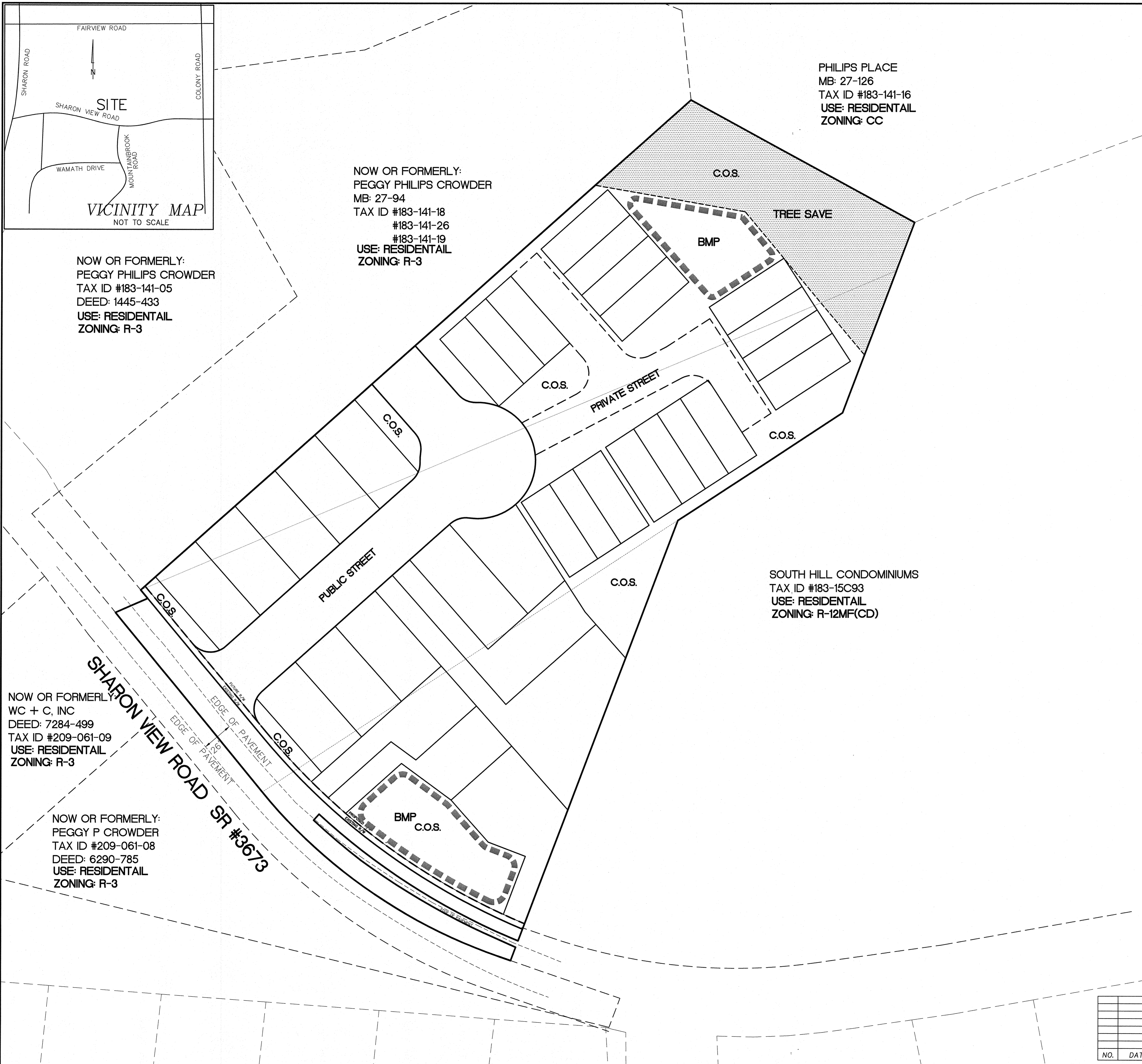
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SOUTH HILL CONDOMINIUMS
TAX ID #183-15C93
USE: RESIDENTIAL
ZONING: R-12MF(CD)



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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REZONING PETITION #2013-

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