



Rezoning Petition # 2015-080
CHARLOTTE, NORTH CAROLINA | june 19, 2015

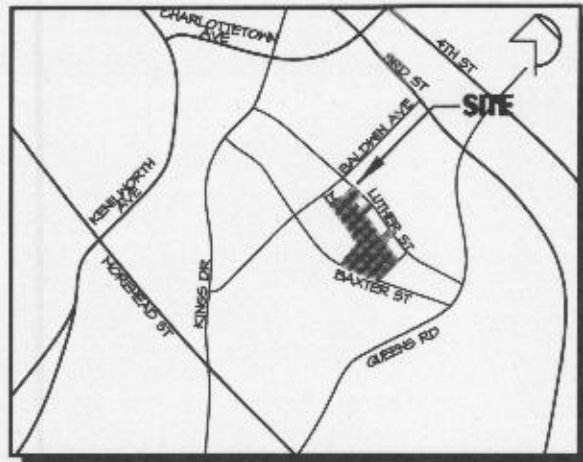
APPROVED BY
CITY COUNCIL

SEP 21 2015



NarmourWright





VICINITY MAP NTS

1. GENERAL PROVISIONS
THESE DEVELOPMENT STANDARDS FORM A PART OF THE TECHNICAL DATA SHEET ASSOCIATED WITH THE REZONING PETITION FILED BY STONEHUNT DEVELOPMENT LLC TO REZONE A 5.71 ACRE SITE LOCATED WITHIN THE CHERRY COMMUNITY ADJACENT TO LUTHER ST, MAIN ST, ELJ ST, ADVANT ST, AND BAXTER ST. (THE "SITE"). THE PURPOSE OF THIS PETITION IS TO REQUEST A REVISION TO THE REZONING OF THE SITE (THE SITE CURRENTLY ZONED UR-2 (CD) 2007-128). THE REVISION OF THE CURRENT ZONING TO ALLOW THE CONSTRUCTION OF 39 SINGLE FAMILY DETACHED HOMES ON THE SITE WITH 2 DUPLEX LOTS. THE DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE TECHNICAL DATA SHEET, THE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE"). UNLESS THE TECHNICAL DATA SHEET OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE DEVELOPMENT DEPICTED ON THE TECHNICAL DATA SHEET IS INTENDED TO REFLECT THE ROADWAY AND LOT CONFIGURATION PROPOSED FOR THE SITE. AREAS DEPICTED ARE SCHEMATIC AND ARE SUBJECT TO REFINEMENTS AS PART OF THE TOTAL DESIGN PROCESS. CHANGES TO THE REZONING PLAN NOT PERMITTED BY THE REZONING PLAN WILL BE REVIEWED AND APPROVED AS ALLOWED BY SECTION 6.207 OF THE ORDINANCE. THIS PROJECT IS TO BE CONSTRUCTED AS A UNIFIED DEVELOPMENT.

2. PERMITTED USES
THE SITE A, B & C WILL BE DEVOTED TO RESIDENTIAL SINGLE-FAMILY DETACHED DWELLING UNITS. THE PETITIONER WILL CONSTRUCT 2 DUPLEXES WITHIN THE PLANNED DEVELOPMENT. EACH OF THE RESULTING FOUR (4) HOUSING UNITS WILL BE AFFORDABLE TO BUYERS WHOSE INCOME IS AT OR BELOW 80% OF THE CHARLOTTE MSA ADJUSTED MEAN INCOME.

3. TRANSPORTATION
A. VEHICULAR ACCESS TO THE LOTS/UNITS SHALL BE AS GENERALLY DEPICTED ON THE TECHNICAL DATA SHEET. THE LOCATION OF VEHICULAR ACCESS POINT IS SUBJECT TO ANY MINOR MODIFICATIONS NECESSARY TO MEET THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (CDOT) REQUIREMENTS FOR APPROVAL.
B. DRIVEWAYS AND PARKING PADS SHALL HAVE A MINIMUM LENGTH OF 20 FT. MEASURED FROM THE BACK OF THE SIDEWALK TO THE FACE OF THE GARAGE.

4. ARCHITECTURAL STANDARDS
A. VINYL SIDING AS AN EXTERIOR BUILDING MATERIAL IS PROHIBITED. VINYL AS A BUILDING MATERIAL MAY BE USED ON WINDOWS AND DOOR TRIM.
B. HOUSES WILL HAVE A FRONT PORCH OR STOOP WITH A MIN. 8 FEET IN DEPTH.
C. IDENTICAL HOUSE DESIGNS SHALL BE PROHIBITED ON ADJUTING LOTS.
D. ELEVATIONS PROVIDED FOR PROPOSED HOUSE DESIGNS WILL LIMIT UNITS WITH FRONT ENTRY GARAGES TO A SINGLE CAR GARAGE.
E. MASONRY PERCENTAGE 10% MIN. CEMENT FIBER SIDING PRODUCTS, NATURAL WOOD SIDING, MASONRY AND STONE ARE ALLOWED AS EXTERIOR FINISHES.
F. EVERY HOME WILL BE SET ON STONE OR MASONRY FOUNDATION. CMU AND OTHER RAW CONCRETE IS NOT ALLOWED AS A FINISHED FOUNDATION WALL. CMU BLOCK PARGED IN STUCCO IS NOT ALLOWED AS A FOUNDATION WALL FINISH.
G. DUPLEX UNITS WILL DISPLAY THE SAME ARCHITECTURAL INTEGRITY AND REQUIREMENTS AS THE SINGLE FAMILY HOMES.

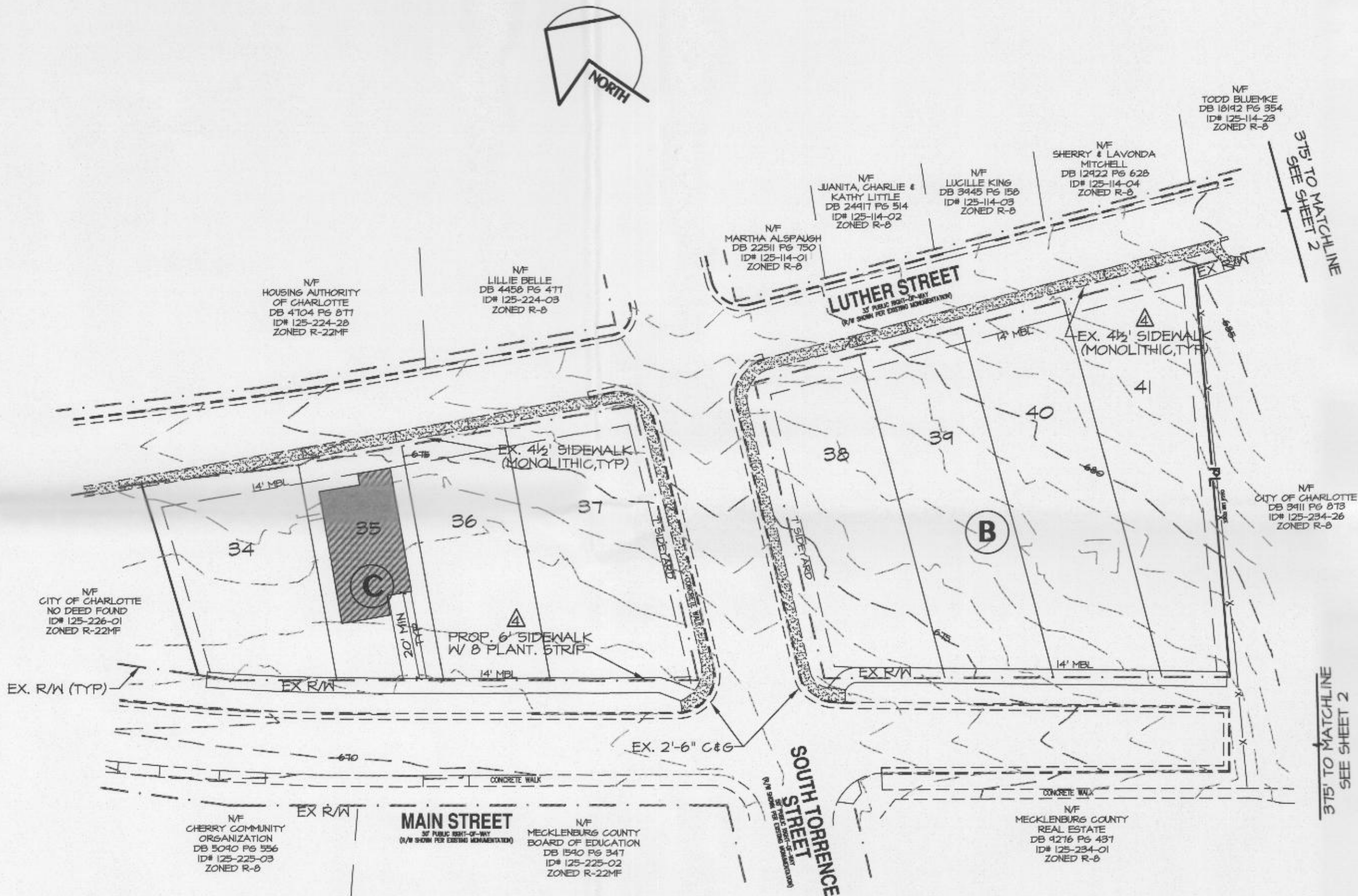
5. STREETScape AND LANDSCAPING
A. THE STREETScape TREATMENT ALONG THE NEW PUBLIC STREETS WILL MEET OR EXCEED THE STANDARDS OF THE ORDINANCE AND INCLUDE LARGE MATURING TREES, SIDEWALKS OF AT LEAST SIX FEET IN WIDTH AND PLANTING STRIPS OF AT LEAST 6 FEET IN WIDTH. A 6' SIDEWALK SHALL BE PROVIDED ON LOTS FRONTING ON AN EXISTING STREET WHERE SIDEWALK DOES NOT PRESENTLY EXIST. ANY OTHER SCREENING AND LANDSCAPING STANDARDS SHALL CONFORM TO THE ORDINANCE. ANY SIDEWALK OUTSIDE OF THE ROADWAY RIGHT-OF-WAY SHALL BE WITHIN A MIN. 2 FOOT UTILITY EASEMENT (FROM BACK OF CURB).
B. A MINIMUM OF ONE PARKING SPACE AND A MAXIMUM OF 2 PARKING SPACES WILL BE PROVIDED FOR ALL UNITS IN THE FOLLOWING MANNER:
1. NO MORE THAN 10% OF THE HOMES MAY HAVE A FRONT ENTRY ONE CAR GARAGE. ANY FRONT ENTRY ONE CAR GARAGE WILL BE RECESSED FROM THE FACE OF THE PRIMARY STRUCTURE BY A MINIMUM 2 FEET AND PROVIDE FOR A MINIMUM OF 20 FEET OF DRIVEWAY BETWEEN THE FACE OF THE GARAGE AND THE BACK OF THE SIDEWALK. THE REMAINING HOMES MAY HAVE AN ATTACHED OR DETACHED 1 OR 2 CAR GARAGE PROVIDED THE GARAGE IS: A) ACCESSSED FROM THE REAR OF THE LOT OR B) ACCESSSED FROM THE SIDE OF THE LOT OR C) LOCATED BEHIND THE HOUSE.

6. ENVIRONMENTAL FEATURES
A. THE SITE SHALL COMPLY WITH ALL ENVIRONMENTAL REGULATIONS.
B. THE PETITIONER SHALL COMPLY WITH THE ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE.
C. THIS PLAN RECOGNIZES THAT POST STORMWATER REQUIREMENTS HAVE NOT BEEN ENGINEERED AND THERE MAY BE A LOSS OF LOTS IN APPROPRIATE LOCATION FOR DETENTION.
D. THE PETITIONER SHALL COMPLY WITH THE REQUIREMENTS OF THE CHARLOTTE TREE ORDINANCE.

7. LIGHTING
A. ALL LIGHTING PROVIDED WILL BE DETACHED LIGHTING WITH A MAXIMUM HEIGHT OF 20'.

8. AMENDMENTS TO REZONING PLAN
FUTURE AMENDMENTS TO THE TECHNICAL DATA SHEET, OTHER SHEETS ACCOMPANYING THE PETITION AND THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE PARCEL WITHIN THE SITE INVOLVED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 6.207 OF THE ORDINANCE. ALL MODIFICATIONS OF ANY OF THESE PROVISIONS MUST COMPLY WITH SECTION 6.207 OF THE ZONING ORDINANCE.

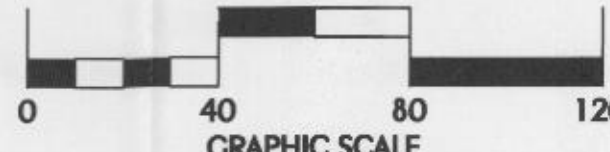
9. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS
A. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO DEVELOPMENT OF THE SITE IMPOSED UNDER THESE DEVELOPMENT STANDARDS AND THE TECHNICAL DATA SHEET WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONERS AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.
B. THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERMS "PETITIONERS" AND "OWNER" OR "OWNERS" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF THE PETITIONERS OR THE OWNER OR OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.
C. ANY REFERENCE TO THE ORDINANCE HEREIN SHALL BE DEEMED TO REFER TO THE REQUIREMENTS OF THE ORDINANCE IN EFFECT AS OF THE DATE THIS REZONING PETITION IS APPROVED.



SITE A, B & C DEVELOPMENT STANDARDS
SITE ACRES: 5.71 AC
TAX PARCEL NO.: 125-234-08, 10, 11, 12, 22, 28
CURRENT ZONING CLASSIFICATION: UR-2 (CD) #2007-128
PROPOSED ZONING CLASSIFICATION: UR-2 (CD) SPA
EXISTING USE: SINGLE FAMILY (DUPLEX, TRIPLEX)
PROPOSED USE: SINGLE FAMILY (2 DUPLEX LOTS)
MAX. NO. OF LOTS PROPOSED: 41
MAX. PROPOSED DENSITY: 1.5 DUA
PARKING PROPOSED: 1 SPACE (MIN) 2 SPACE (MAX) PER UNIT

UR-2 (CD) LOT DATA:
MIN. LOT SIZE = 3,000 SF
MIN. LOT WIDTH = 20'
MIN. SETBACK = 14' FROM B/C
MIN. SIDE YARD = 5'
MIN. REAR YARD = 10'
MAX. BUILDING HEIGHT = 40'
MAX. FLOOR AREA RATIO = 1.0
(400 SF OF OPEN SPACE WILL BE PROVIDED WITH EACH DUPLEX UNIT)

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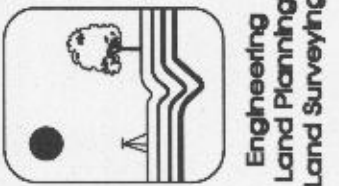


LEGEND	
	PROPERTY LINE
	ADJOINING PROPERTY LINE
	PROP. LOT LINE
	ROADWAY R/W
	EXIST. PAVEMENT/CURB
	EXIST. TOPOGRAPHY
	PROP. CURB & GUTTER
	EXIST. SIDEWALK
	PROP. SIDEWALK
	PROP. TREESAVE

SPA to Rezoning Petition #2015-080
THE GROVE AT CHERRY
City of Charlotte, Mecklenburg County, North Carolina
Virgnet1, LLC, 1001 Elizabeth Ave, Ste 1C, Charlotte, NC 28233
CAROLINA COTTAGE HOMES, LLC 3730 Glen Lake Dr., Ste 127, Charlotte, NC 28208

'TECHNICAL DATA SHEET'
REZONING PETITION # 2015-080

KENNEY DESIGN GROUP, PA
C-1986
1316 GREENWOOD CLIFF
CHARLOTTE, NORTH CAROLINA 28204
PH: 704/377-6599 FAX: 704/377-6597
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Revisions:
1. 2/11/14 REVISED PER STAFF COMMENTS, CHANGE HOUSE AND DRIVE LAYOUT
2. 8/22/14 REVISED PER STAFF COMMENTS
3. 8/22/14 REVISED PER STAFF COMMENTS
4. 4/6/15 REVISED NOTE 5B
5. 4/6/15 REVISED NOTE 5B
6. 4/6/15 REVISED REZONING NUMBER, ADD TREESAVE

Scale:	1"=40'
Date:	12/17/13
Drawn By:	MIK
Designed By:	MIK
Job No.:	2213

TECHNICAL DATA SHEET
REZONING PETITION # 2015-080



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- LEGEND
- PROPERTY LINE
 - ADJOINING PROPERTY LINE
 - PROP. LOT LINE
 - ROADWAY R/W
 - EXIST PAVEMENT/CURB
 - EXIST TOPOGRAPHY
 - PROP CURB & GUTTER
 - EXIST SIDEWALK
 - PROP SIDEWALK
 - PROP TREESAVE

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Date:	12/17/13
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- Revisions:
1. REVISED PER STAFF COMMENTS, CHANGE HOUSE AND DRIVE LAYOUT, ADDED TREES
 2. 9/20/14 REVISED PER STAFF COMMENTS
 3. 9/20/14 REVISED PER STAFF COMMENTS
 4. 9/20/14 REVISED PER STAFF COMMENTS
 5. 9/20/14 REVISED PER STAFF COMMENTS
 6. 9/20/14 REVISED PER STAFF COMMENTS

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Engineering
Land Planning
Land Surveying