

## DEVELOPMENT DATA:

Tax Parcel ID#: 071-074-43  
071-074-44  
071-074-45  
Townhouse-for-sale

Proposed Use: R-8  
Existing Zoning: UR-2 (CD)  
Proposed Zoning: 1.29 Ac. (56,192 SF)  
Total Site Area: 25  
Maximum Number of Units: 19.38 Units/Ac.  
Proposed Density: 25 Spaces (1 space / unit)  
Required Parking: 38 Spaces (1.5 space / unit)  
Min. Proposed Parking: 10 Ft.  
Minimum Building Separation: 14 Ft. (from back of curb)  
Street Setback: 5 Ft.  
Side Yard Setback: 10 Ft.  
Rear Yard Setback: 40 Ft. (excluding HVAC system)  
Max. Building Height: 1.1 (with acceptable density bonus)  
Max. Floor Area Ratio:

## REZONING NOTES:

- Development of this 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 per Section 6.2 of the Zoning Ordinance.
- The use of the site will be for townhouse-for-sale units and related accessory uses.
- Pedestrian scale lighting will be installed and will not exceed 15 feet in height. No "wall pack" lighting will be installed but architectural lighting on building facades will be permitted.
- Signage will be permitted in accordance with applicable zoning standards.
- Parking shall comply with ordinance requirements. On-street parallel parking may be utilized along either Sumter Street or Bruns Avenue, if approved by the Charlotte Department of Transportation.
- The project shall comply with the Charlotte Tree Ordinance. Proposed tree plantings shown are conceptual only and subject to change pending final site design and Urban Forestry staff approval. Other internal landscaping shown is illustrative, and the exact design will be determined during the design and development process.
- Every reasonable effort will be made to protect healthy existing trees shown to remain. Tree protection fence will surround existing tree save areas. It may become necessary to remove one or more trees in order to complete site development. Pedestrian sidewalks may be constructed through tree save area.
- A six foot wide sidewalk will be constructed by the petitioner along Sumter Street and Bruns Avenue. Typically, there will be an eight foot planting strip between curb and sidewalk. However, planting strip width may be reduced to protect existing trees along streets, with prior approval from Urban Forestry staff.
- Each unit will be connected to the public street sidewalks with an integrated sidewalk system throughout the site.
- Vehicular access will be limited to one access on Sumter Street and one access on Bruns Avenue, in the approximate locations shown on plan, subject to approval by Charlotte Department of Transportation. Access drives and all internal drives will be private.
- STORM WATER QUANTITY CONTROL:** The petitioner shall tie-in to the existing storm water system(s). The petitioner shall have the receiving drainage system(s) analyzed to ensure that it will not be taken out of standard due to the development. If it is found that development will cause the storm drainage system(s) to be taken out of standard, the petitioner shall provide alternate methods to prevent this from occurring.
- STORM WATER QUALITY TREATMENT:** For projects with defined watersheds greater than 24% built-upon area, construct water quality best management practices (BMPs) to achieve 85% Total Suspended Solid (TSS) removal for the entire post-development runoff volume for the runoff generated from the first 1-inch of rainfall. BMPs must be designed and constructed in accordance with the NC Department of Environment and Natural Resources (NCDENR) Best Management Practices Manual, April 1999, Section 4.0 (Design Standards shall be met according to the City of Charlotte Best Management Practices Manual, when available).
- Use of Low Impact Development (LID) techniques is optional and encouraged, where applicable. LID systems may be employed in whole or in part, to meet the 85% TSS treatment standard for storm water runoff. LID must be designed and constructed per the NCDENR BMP Manual, April 1999, Section 4.0.
- VOLUME AND PEAK CONTROL:** For projects with defined watersheds greater than 24% built-upon area, control the entire volume for the 1-year, 24-hour storm. Runoff volume drawdown time shall be a minimum of 24 hours, but not more than 120 hours.
- For residential projects with greater than 24% built-upon area, control the peak to match the predevelopment runoff rates for the 10-year and 25-year, 6-hour storms, or perform a downstream analysis to determine whether peak control is needed, and if so, for what level of storm frequency.
- Storm water runoff from the development shall be transported from the site by vegetated conveyances to the maximum extent practicable.
- The petitioner acknowledges that other standard development requirements imposed by other city ordinances, standards, policies, and appropriate design manuals will exist. Those criteria (for example, those that require buffers, regulate streets, sidewalks, trees, stormwater, and site development, etc.) will apply to the development site. This includes chapters 6, 9, 12, 17, 18, 19, 20, and 21 of the city code. Conditions set forth in this petition are supplemental requirements imposed on the development in addition to other standards. Where conditions on this plan differ from ordinances, standards, policies, and approaches in existence at the time of formal engineering plan review submission, the stricter condition or existing requirements shall apply.
- 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.
- The petitioner will coordinate with CDOT through the site development process to determine if additional right-of-way along Sumter Street and/or Bruns Avenue needs to be dedicated prior to platting.
- Vehicular access and building placement shall comply with all requirements of the local fire department to allow fire truck access to all parts of all buildings.

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2006-107

## PROPOSED REZONING PLAN

1615, 1619 & 1619 SUMTER STREET  
CHARLOTTE, NC

Petition Number:  
2006-107  
"For Public Hearing"

PREPARED FOR:  
NEIGHBORS RESTORATION, LLC  
309 WALNUT AVENUE  
CHARLOTTE, NC 28208

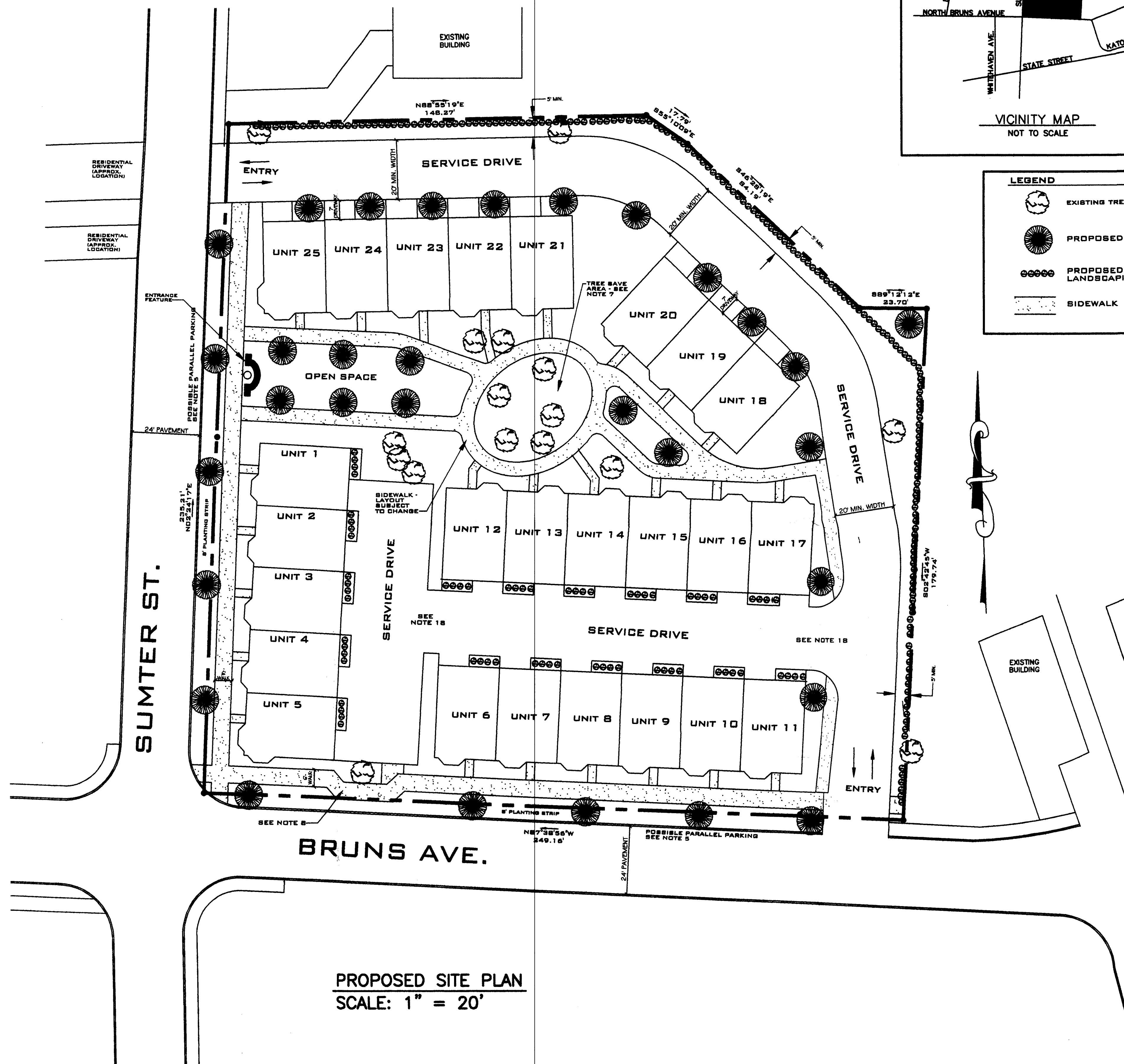
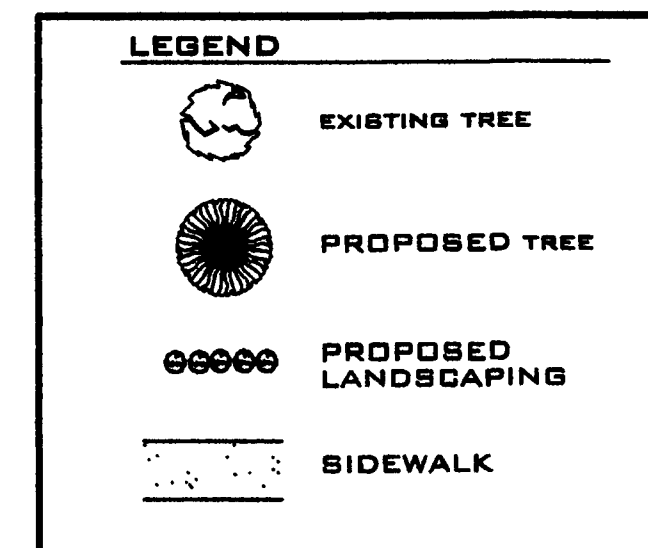
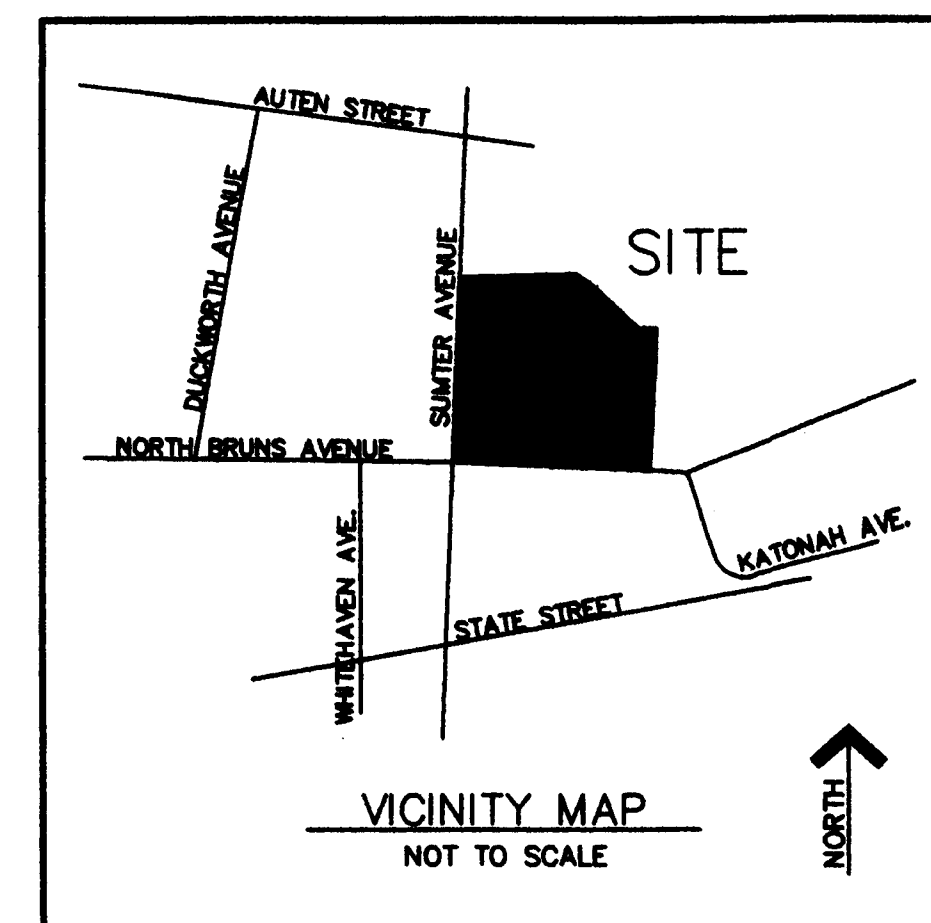
PREPARED BY:

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## REVISIONS

| MARK | DATE | DESCRIPTION |
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|------------------|-----------|
| Date             | Job No.   |
| OCTOBER 20, 2006 | 2006-1831 |
| Scale            | Sheet     |
| 1" = 20'         | 1/1       |



PROPOSED SITE PLAN  
SCALE: 1" = 20'



2 SUMTER STREET ELEVATION  
SCALE: 1/8" = 1'-0"



1 BRUNS AVENUE ELEVATION  
SCALE: 1/8" = 1'-0"

## PROPOSED BUILDING ELEVATIONS

Elevations shown are schematic in nature to indicate general intent of building architecture. Final design may change, provided it is in keeping with the general conceptual intent of elevations shown.

REZONING PETITION 2006-107  
October 20, 2006