

VIEW

 \Box



PROPOSED ZONING: UR-2(CD) SPA PROPOSED NUMBER OF UNITS: 36 PROPOSED DENSITY: 13.97 UNITS/ACRE MINIMUM PARKING REQUIRED: 1 SPACE PER UNIT MAXIMUM PARKING: 2 SPACES PER UNIT PARKING PROVIDED: 2 GARAGE SPACES PER UNIT PLUS 30 SURFACE SPACES (GARAGE SPACES COUNT TOWARD THE MINIMUM REQUIRED SPACES BUT NOT THE MAXIMUM ALLOWED SPACES) MAXIMUM HEIGHT: NOT TO EXCEED 40' MAXIMUM FLOOR AREA RATIO (FAR): 1

SITE DATA:

TAX PARCEL: 15708103 SITE AREA: 2.577 ACRES EXISTING ZONING: UR-2(CD)

Wendwood Lane Development Notes

- 1. 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 within the building envelope line as shown on the plan per Section 6.2 of the Zoning
- 2. The use of the site will be for a multifamily housing development and related accessory uses. The determination of the form of housing, eq: townhomes, condominimums, etc., will be made prior to final site design to assure compliance with applicable development standards.
- Access will be provided as generally indicated on the site plan. The connection Wendwood Lane was constructed pursuant to the approved multi-family plan for the Wendwood View development approved on December 19, 2006 by the Charlotte-Mecklenburg Planning Commission, the City of Charlotte Engineering (which includes the Charlotte Department of Transportation) and the Urban Forestry Division, and will continue to serve the property.
- 4.All outdoor lighting shall be full cut—off type lighting fixtures with the exception of lower, decorative lighting that may be installed along the driveway, sidewalks, and parking areas. Site lighting, if provided, will be limited to 30 feet in height and will be shielded or capped. No "wall pak" lighting will be installed but architectural lighting on building facades will be Signage will be permitted in Transfer

6.Landscaping will be provided which will meet or exceed the standards of the Zoning

.There is a 37.5' Class C buffer shown adjacent to the existing single family zoning and lan use, specifically, tax parcel 15708104. The Petitioner reserves the right to grade within the first nine and a half feet on the inside of this buffer and to supplement existing vegetation as necessary. If the adjoining tract is rezoned in the future so as to eliminate the need for the buffer, the buffer may be removed administratively by the Planning Department staff without further modification of the plan. The stucco wall currently exists as part of the buffer, pursuant to the approved multi-family plan for the Wendwood View development approved on December 19, 2006 by the Charlotte-Mecklenburg Planning Commission, the City of Charlotte Engineering (which includes the Charlotte Department of Transportation) and the Urban Forestry Division

8.No building envelope shall be within 75' of tax parcel 15708104, as indicated on the plan.

- 9. Vehicular and bicycle parking will be provided which will meet or exceed the standards of the Zoning Ordinance.
- 10.The Petitioner will install a minimum 5' wide internal sidewalk system that will connect the units on the site with the parking areas and other internal sidewalks as well as sidewalks.
- 11 The site will be designed and constructed to comply with applicable fire descriptions standards which will be reviewed and approved as part of the site development review
- 12.An access easement reflected on Map Book 42 at Page 867 presently exists to provide th Fire Department access to Building No. 3630 located on tax parcel 15708102. The petitioner has worked with the Fire Department to provide a substitute means of emergency access. The access reflected on the site plan has been approved by the Fire Department substitution and replacement of the existing access easement.

13. Open space will meet or exceed the standards of the Zoning Ordinance. 14.Tree save area is provided on the site and comprises 22.7% of the site.

- 15. The Petitioner will dedicate and convey 40 feet from the centerline of Randolph Road fo future right—of—way if the existing right—of—way is inadequate.
- 16. The Petitioner will pprovide a solid waste plan as described in a document entiitled "Solid Waste Management Plan Guidance" dated 10/22/08
- 17.All dumpsters, if provided, will be screened with solid enclosures and gates. In lieu dumpsters, trash collection may be provided by individual roll out containers.
- 18.The Petitioner has provided building illustrations for the structures to be constructed on th site. The building illustrations that are included with this application are intended to reflect the general mass, scale, configuration, and the architectural character of the building(s) The Petitioner may make revisions to the design and materials of the building(s) so long as the general mass, scale, configuration, and architectural style and character of the building(s) are maintained.
- 9 The exterior of those buildings will be reversely of buildings will be comprised of masonry materials, including but not limited to hardi—plank, brick, stucco, decorative block and stone. This requirement does not apply to the exterior area occupied by dormers, windows, doors, soffits, gable ends and/or other architectural treatments.
- 20. The Petitioner acknowledges that other standard development requirements imposed by other city ordinances, such as those that regulate streets, sidewalks, trees, 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.
- 21. 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.

Initial Submission: October 31, 2007 Revised Submission: December 12, 2008 Revised Submission: January 16, 2009

FOR PUBLIC HEARING 2008-019



PROJECT MANAGER

KMC

DESIGN BY

KGC

APPROVED BY

TASK

FILE NAME

PROJECT DATE

APPROVED BY

TASK

PHASE

PLOT DATE

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WENDWOOD VIEW
THE BOULEVARD COMPANY
CHARLOTTE, NORTH CAROLINA

USTRATIVE SITE PLAN

RZ-2/







FRONT ELEVATION NOT TO SCALE

REAR ELEVATION NOT TO SCALE





LEFT SIDE ELEVATION





NOT TO SCALE

WENDWOOD VIEW

NOT TO SCALE

COURTYARD VIEW

NOT TO SCALE