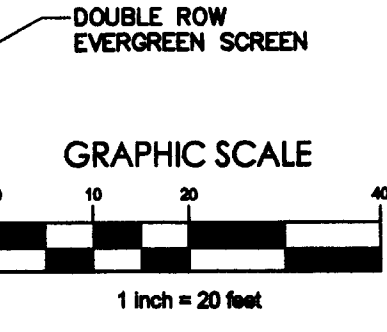
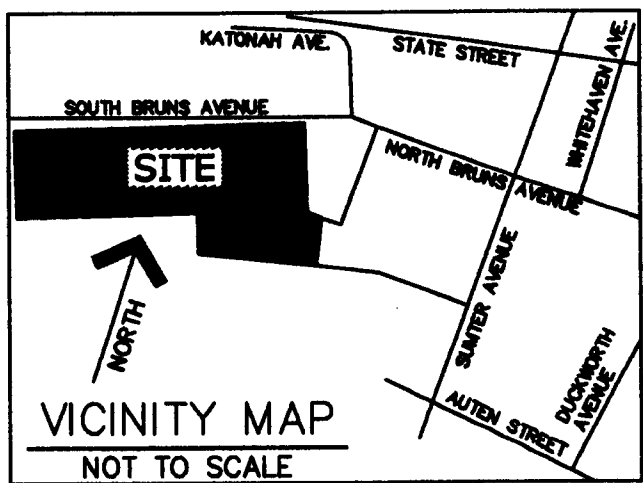
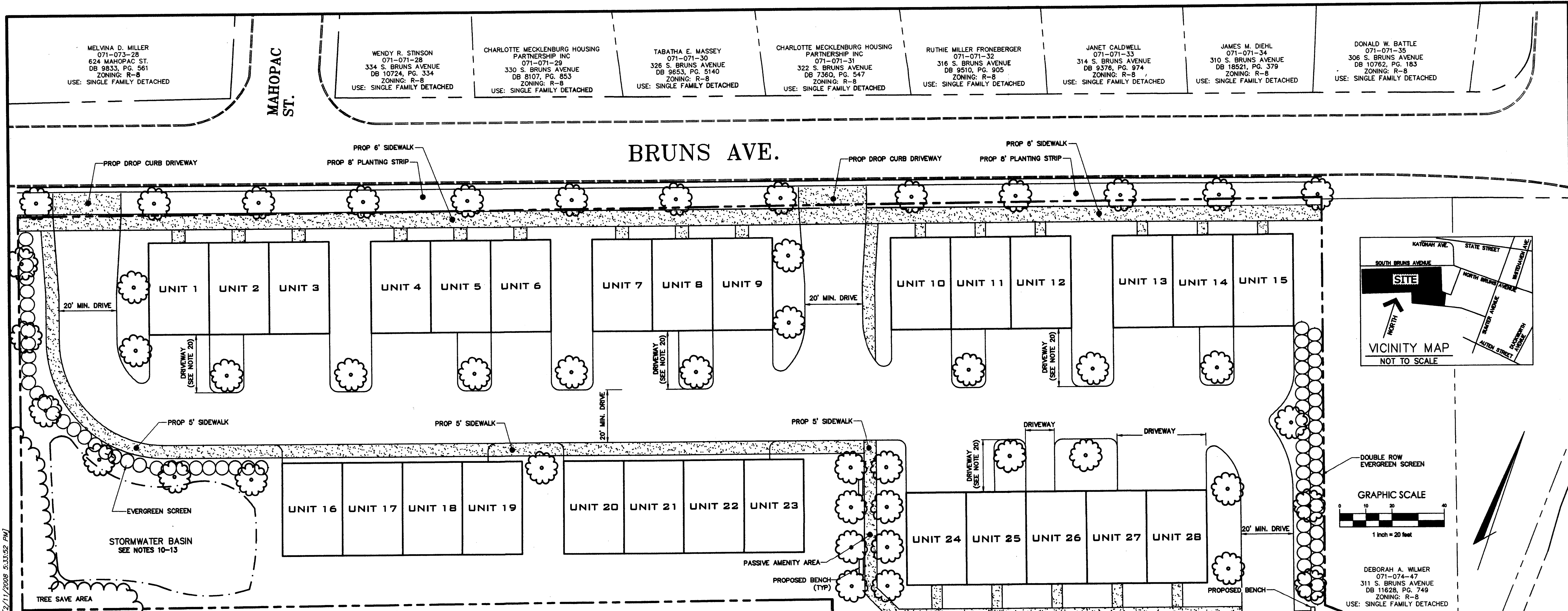


\\CL\DATA\CLT\PROJECT\20072275\DWG\SITE\2275ZONING\2275ZONING PLAN - NO TREES - LAST SAVED BY REGGERS [2/1/2008 5:33:52 PM] - PLOTTED BY REGGERS [2/1/2008 5:33:52 PM]



REZONING NOTES:

1. 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.
2. THE USE OF THE SITE WILL BE FOR TOWNHOUSE-FOR-SALE OR CONDOMINIUM UNITS AND RELATED ACCESSORY USES.
3. PEDESTRIAN SCALE LIGHTING WILL BE INSTALLED AND WILL NOT EXCEED 15 FEET IN HEIGHT. NO "WALL PAK" LIGHTING WILL BE INSTALLED, BUT ARCHITECTURAL LIGHTING ON BUILDING FACADES WILL BE PERMITTED.
4. SIGNAGE WILL BE PERMITTED IN ACCORDANCE WITH APPLICABLE ZONING STANDARDS.
5. PARKING SHALL COMPLY WITH ORDINANCE REQUIREMENTS. ON-STREET PARALLEL PARKING MAY BE UTILIZED ALONG BRUNS AVENUE, IF APPROVED BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION.
6. 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.
7. A SIX FOOT WIDE SIDEWALK WILL BE CONSTRUCTED BY THE PETITIONER ALONG BRUNS AVENUE. THERE WILL BE AN EIGHT FOOT PLANTING STRIP BETWEEN CURB AND SIDEWALK.
8. EACH UNIT WILL BE CONNECTED TO THE PUBLIC STREET SIDEWALKS WITH AN INTEGRATED SIDEWALK SYSTEM, AS SHOWN ON PLAN.
9. VEHICULAR ACCESS WILL BE AS SHOWN ON PLAN, INCLUDING CONNECTION TO "PHASE ONE" DEVELOPMENT, EAST OF THE SUBJECT PROPERTY. DRIVEWAYS WILL BE CONSTRUCTED IN ACCORDANCE WITH CHARLOTTE DEPARTMENT OF TRANSPORTATION STANDARDS. ALL ACCESS DRIVES AND INTERNAL DRIVES WILL BE PRIVATE.
10. 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.
11. 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 FIRST 1-INCH OF RAINFALL. BMPs MUST BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE MECKLENBURG COUNTY BMP DESIGN MANUAL, JULY 2007 OR NC DIVISION OF WATER QUALITY STORMWATER BEST MANAGEMENT PRACTICES MANUAL, JULY 2007. (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. EXPECTED STORMWATER MANAGEMENT AREA LOCATIONS (FOR BMP AND DETENTION BASIN) ARE SHOWN ON PLAN. FINAL LOCATION, SIZE, AND SHAPE WILL BE APPROVED DURING THE PLANNED MULTI FAMILY REVIEW PROCESS.
12. 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 COMMERCIAL 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 DOWNSIDE ANALYSIS TO DETERMINE WHETHER PEAK CONTROL IS NEEDED, AND IF SO, FOR WHAT LEVEL OF STORM FREQUENCY.
13. STORMWATER BASINS SHOWN WILL ALSO BE USED TO SATISFY STORMWATER MANAGEMENT REQUIREMENTS FOR ADJACENT PROPERTY TO THE EAST (REZONING PETITION 2006-107). PETITIONER RETAINS THE RIGHT TO DISCUSS USE OF OFFSITE DOWNSIDE AREA TO THE SOUTH (OWNED BY CHARLOTTE BOARD OF EDUCATION) FOR STORMWATER REQUIREMENTS IN LIEU OF ONSITE STORMWATER BASINS.
14. 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, 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.
15. 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.
16. THE PETITIONER WILL DEDICATE AND CONVEY ADDITIONAL REQUIRED RIGHTS-OF-WAY ALONG BRUNS AVENUE, AS IDENTIFIED BY CDOT, PRIOR TO PLATTING.
17. 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.
18. LOCATION OF DRIVEWAYS ALONG BRUNS STREET SHALL BE COORDINATED WITH CHARLOTTE DEPARTMENT OF TRANSPORTATION AS PART OF THE MULTI-FAMILY REVIEW PROCESS. SEE NOTE 9.
19. TRASH COLLECTION WILL BE ROLL-OUT CONTAINERS.
19. LOCATION, SIZE AND TYPE OF ANY STORMWATER MANAGEMENT SYSTEMS DEPICTED ON REZONING PLAN IS SUBJECT TO REVIEW AND APPROVAL WITH FULL DEVELOPMENT PLAN SUBMITTAL AND IS NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORMWATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.
20. ALL UNITS SHALL HAVE ONE OR TWO CAR GARAGES AS PART OF THE UNITS. PARKING REQUIREMENTS SHALL BE SATISFIED BY GARAGES. ALL DRIVEWAY LENGTHS TO GARAGES SHALL BE EITHER SEVEN FEET OR LESS, OR TWENTY FEET OR MORE. DRIVEWAY WIDTHS AND LENGTHS SHOWN ON PLAN ARE SCHEMATIC AND SUBJECT TO CHANGE PENDING FINAL SITE DESIGN, PROVIDED THAT THEY REMAIN WITHIN SPECIFIED LENGTH CRITERIA.
21. RIGHT-OF-WAY EQUAL TO 25' FROM THE BRUNS AVENUE CENTERLINE WILL BE DEDICATED TO THE CHARLOTTE DEPARTMENT OF TRANSPORTATION PRIOR TO PLATTING OF PROPERTY OR OCCUPATION OF BUILDING UNITS.
22. HEALTHY AND DESIRABLE EXISTING TREES ON SITE WILL BE PRESERVED TO THE EXTENT PRACTICABLE, RECOGNIZING THAT AREA MUST BE RESERVED FOR STORM WATER MANAGEMENT FACILITIES. PROPOSED TREE SAVE AREAS ARE SHOWN ON PLAN. VEGETATION ALONG BRUNS AVENUE CONSISTS OF PRIVET AND MIMOSA TREES, AND WILL BE REPLACED WITH A UNIFIED STREETSCAPE TREE PLANTING PLAN.
23. UNIT ELEVATION SHOWN ON PLAN IS CONCEPTUAL TYPICAL FRONT ELEVATION, SUBJECT TO CHANGE. BUILDING STYLE SHALL BE A "BROWNSTONE". EXTERIOR BUILDING MATERIALS WILL CONSIST OF WOOD, BRICK, AND/OR STONE.
24. THERE WILL BE NO DIRECT VEHICULAR ACCESS FROM SOUTH BRUNS AVENUE TO ANY DWELLING UNIT.

DEVELOPMENT DATA:

TAX PARCEL ID#:	071-074-51	071-074-55
	071-074-56	071-074-60
	071-074-50	071-074-59
	071-074-49	071-074-48
	071-074-54	071-074-61
EXISTING ZONING:	R-8	
PROPOSED ZONING:	UR-2 (CD)	
PROPOSED USE:	TOWNHOUSE-FOR-SALE OR CONDOMINIUM	
NOTE: EACH TOWNHOUSE UNIT SHALL HAVE A MINIMUM 400 SQUARE FOOT PRIVATE OPEN SPACE SUBLOT.		
TOTAL SITE AREA:	±2.11 AC.	
MAXIMUM NUMBER OF UNITS:	28	
PROPOSED DENSITY:	±13.27 UNITS/AC.	
REQUIRED PARKING:	28 SPACES (1 SPACE / UNIT)	
MIN. PROPOSED PARKING:	28 SPACES (1 SPACE / UNIT)	
MINIMUM BUILDING SEPARATION:	16 FT.	
STREET SETBACK:	14 FT. (FROM BACK OF CURB)	
SIDE YARD SETBACK:	5 FT.	
REAR YARD SETBACK:	10 FT.	
MAX. BUILDING HEIGHT:	40 FT. (EXCLUDING HVAC SYSTEM)	
MAX. FLOOR AREA RATIO:	1.1 (WITH ACCEPTABLE DENSITY BONUS)	
TREE SAVE AREA	±0.1 AC. (5% OF SITE AREA)	
BUILT UPON AREA	>50% OF SITE AREA	
UNDISTURBED NATURAL AREA	±0.1 AC. (5% OF SITE AREA)	



TYPICAL UNIT ELEVATION
SEE NOTE 23

PROPOSED REZONING PLAN

CHARLOTTE, NC

Petition Number:
2008-026
For Public Hearing

PREPARED FOR:
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PREPARED BY:



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REVISIONS		
MARK	DATE	DESCRIPTION
1	2/14/08	PER CITY REVIEW

Date	Job No.
JANUARY 18, 2008	2007-2275
Scale	Sheet
1" = 20'	1/1