



CDOT NOTES:

1. PER THE SUBDIVISION ORDINANCE, THE MINIMUM STREETScape REQUIREMENT IS AN 8' PLANTING STRIP AND 6' SIDEWALK ACROSS ALL STREET FRONTS.
2. ADEQUATE SIGHT TRIANGLES MUST BE RESERVED AT THE EXISTING/PROPOSED STREET ENTRANCE(S). TWO 35'x35' AND TWO 10'x70' SIGHT TRIANGLES ARE REQUIRED FOR THE ENTRANCE(S) TO MEET REQUIREMENTS. ALL PROPOSED TREES, BERMS, WALLS, FENCES, AND/OR IDENTIFICATION SIGNS MUST NOT INTERFERE WITH SIGHT DISTANCE AT THE THE ENTRANCE(S). SUCH ITEMS SHOULD BE IDENTIFIED ON THE SITE PLAN.
3. THE PROPOSED DRIVEWAY CONNECTION TO MILLERTON AVENUE WILL REQUIRE A DRIVEWAY PERMIT TO BE SUBMITTED TO CDOT FOR REVIEW AND APPROVAL. THE EXACT DRIVEWAY LOCATION AND TYPE/WIDTH OF THE DRIVEWAY WILL BE DETERMINED BY CDOT DURING THE DRIVEWAY PERMIT PROCESS. THE LOCATIONS OF THE DRIVEWAY SHOWN ON THE SITE PLAN ARE SUBJECT TO CHANGE IN ORDER TO ALIGN WITH DRIVEWAY ON OPPOSITE SIDE OF THE STREET AND COMPLY WITH CITY DRIVEWAY REGULATIONS AND THE CITY TREE ORDINANCE.
4. ALL PROPOSED COMMERCIAL DRIVEWAY CONNECTIONS TO A FUTURE PUBLIC STREET WILL REQUIRE A DRIVEWAY PERMIT TO BE SUBMITTED TO CDOT FOR REVIEW AND FOR APPROVAL.
5. ANY FENCE OR WALL CONSTRUCTED ALONG OR ADJACENT TO ANY SIDEWALK OR STREET RIGHT-OF-WAY REQUIRES A CERTIFICATE ISSUED BY CDOT.
6. A RIGHT-OF-WAY ENCROACHMENT AGREEMENT IS REQUIRED FOR INSTALLATION OF ANY NON-STANDARD ITEM(S) (IRRIGATION SYSTEMS, DECORATIVE CONCRETE PAVEMENT, BRICK PAVERS, ETC.) WITHIN A PROPOSED EXISTING CITY MAINTAINED STREET RIGHT-OF-WAY BY PRIVATE INDIVIDUAL, GROUP, BUSINESS, OR HOMEOWNERS BUSINESS ASSOCIATION. AN ENCROACHMENT AGREEMENT MUST BE APPROVED BY CDOT PRIOR TO THE CONSTRUCTION/INSTALLATION OF THE NON-STANDARD ITEM(S). CONTACT CDOT FOR ADDITIONAL INFORMATION CONCERNING COST, SUBMITTAL, AND LIABILITY INSURANCE COVERAGE REQUIREMENTS.

TAX ID # 067-031-11
MECKLENBURG COUNTY
DB 12456 PG 506
TOTAL TAX PARCEL AREA=9.8379 ACRES
(INCLUDES OVERLAP AREA)
(AREA OF PROPOSED ACQUISITION=3.1407 ACRES)
I-1 ZONING

Developmental Data Table

- a. Site Acreage: 5.75 acres (250,413 sf), more or less
- b. Tax Parcels included in Rezoning: Tax Parcel ID: 06703115
- c. Existing Zoning: MUDD-O
- d. Proposed Zoning: MUDD-O SPA
- e. Existing and Proposed Uses:
 - Existing Uses: Vacant
 - Proposed Uses: Multi-family residential and accessory uses
- f. Number of Residential Units by Housing Type:
 - Apartments (multi-family): Up to 270
- g. Residential Density:
 - Maximum Density: up to 270 multi-family residential units
- h. Square Footage of non-residential uses: N/A
- i. Floor Area Ratio:
 - Allowed: N/A
- j. Maximum Building Height: 80'
- k. Number of Parking Spaces:
 - Required Parking: 1 space min. per unit
 - Total Parking Shown: 279
- l. Amount of Open Space:
 - Open space Required: 5.75 ac. x 43,560 / 100 = 2,504.75 sf
 - Open space Provided: 18,368 sf (as shown)

Additional Zoning Data:

- Minimum Setback: 14'
- Minimum Side Yard: None
- Minimum Rear Yard: None
- Minimum Lot Width: 20'
- Minimum Lot Area: None

General Provisions:

N/A

Optional Provisions:

N/A

Permitted Uses:

See Section 9.8502 of the City of Charlotte Zoning Ordinance
Dwellings, detached, duplex, triplex, quadraplex, attached, multi-family and planned multi-family developments, and mixed use buildings.

Transportation:

See CDOT Notes

Architectural Standards:

- a. Building Materials: The majority of building exterior veneer, exclusive of windows, doors and breezeways, shall be composed of brick with the balance being cementitious siding, stone, or metal. No vinyl or horizontal lap aluminum siding will be used for exterior cladding.

Streetscape and Landscaping:

Along the frontage of Millerton Avenue, the site shall have an 8' planting strip and a 6' sidewalk

Environmental Features:

- a. Tree Save Areas:
 - Tree Preservation Required: 5.75 ac. X 0.15 = 0.86 ac.
 - Tree Preservation Provided: 0.41 ac.
 - * New trees to be planted (0.45 ac x 1.50 x 36 trees / ac.) = 25 trees to be planted

b. PCCO Treatment: Petitioner will comply with the adopted post construction controls ordinance.

c. Environmental Provisions per Environmental General Policies: N/A

Parks, Greenways, and Open Space

- a. Privately constructed open space

Fire Protection: Shall meet City of Charlotte Requirements

Signage: Shall meet City of Charlotte Requirements

Lighting: Shall meet City of Charlotte Requirements. See note 11 in Development Data Summary.

Phasing: None

Other:

- a. Undergrounding of Utilities
- b. Potential Location of Dumpsters and Recycling Containers:
 - Masonry dumpster and compactor enclosure(s) screened with planting located near entrance of site (see plan)
- c. If required, right-of-way encroachment agreement (See CDOT Notes)
- d. Jurisdiction: City of Charlotte

DEVELOPMENT DATA SUMMARY:

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 "Ordinance"). The site plan is schematic in nature and not to be considered a specific development plan but rather is a preliminary graphic representation of a possible general arrangement of buildings, parking and circulation on the site. Accordingly, the configuration, location, placement, size and number of uses, access points, driveways, buildings, dwelling units, building elements, parking spaces and other individual site elements are drawn to show intention and can be modified or altered during the development review process in accordance with Section 6.207 of the Ordinance.
2. Signage will be permitted in accordance with applicable Ordinance requirements.
3. Landscaping will be provided which will meet or exceed the standards of the Zoning ordinance.
4. Screening will be provided in accordance with applicable Ordinance requirements.
5. Vehicular and bicycle parking will be provided in accordance with applicable Ordinance requirements.
6. 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.
7. Access will be provided as generally indicated on the site plan. The exact location and design of the access point as well as any required permitting will be subject to approval by the appropriate transportation authority.
8. The site will be designed and constructed to comply with applicable fire department standards, which will be reviewed and approved as part of the site development review process. All multifamily residential buildings will be located within 750' of a fire hydrant and access will be provided within 150' of all exterior walls for fire apparatus. Access roads will be 20' clear. Dead end travel distance will be limited to 150' without a means to turn fire apparatus.
9. Open space will be provided in accordance with applicable Ordinance requirements.
10. Trash collection for the site will be provided by dumpster. Multi-family developments must meet all requirements as stated in Chapters 9 and 12 of the Ordinance regarding solid waste dumpster, compactor and recycling areas.
11. Any detached lighting will be shielded with full cut-off fixtures with the exception of lower, decorative lighting that may be installed along the driveways, sidewalks and surface parking areas. Site lighting, if provided, will be limited to 20 feet in height. No "wall pak" type lighting will be allowed but architectural lighting on building facades will be permitted.
12. Along the frontage on Millerton Avenue, the site shall have an 8' planting strip and a 6' sidewalk. Direct sidewalk connections will be provided from the buildings that abut Millerton Avenue.
13. The Petitioner will install an internal sidewalk system that will connect the multifamily resident units on the site with the parking areas and other internal sidewalks as well as sidewalks on the adjacent public street, all to the extent required by the Ordinance.
14. Notwithstanding anything in these Development Standards to the contrary, the existing rights-of-way of public streets shall not be changed.
15. The petitioner shall comply with all applicable and adopted ordinances regarding storm water control.
16. Tree save areas shall be provided as required by the Ordinance and as generally depicted on the site plan. The exact location and dimensions of tree save areas shall be determined during the site development review process.
17. Nothing in this document shall be construed to prohibit the subdivision of the Site and/or recombination of a portion of the Site with adjacent property.
18. 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.
19. Open and unobstructed pedestrian access to the greenway will be along the western edge of the property as depicted on the site plan. The owner shall install 120 linear feet of six foot wide sidewalk from Millerton for this future pedestrian access.
20. The garbage compactor and recycling area will be screened by masonry enclosures with opaque doors.
21. The majority of building exterior veneer, exclusive of windows, doors and breezeways, shall be composed of brick with the balance being cementitious siding, stone, or metal. No vinyl or horizontal lap aluminum siding will be used for exterior cladding.
22. The Petitioner is requesting the following variation from the MUDD minimum standards for design and development of the Site: the surface parking in the vicinity of the contemplated trash compactor shall be allowed in such location even though such parking is located between a building and Millerton Avenue. The foregoing requested variation is optional in nature; Petitioner shall have the option of not locating parking between a building and Millerton Avenue.

Initial Submission: _____, 2011

REVISIONS

ENGINEERING AND SURVEYING, INC.
1000 SOUTH MOUNTAIN DRIVE
CORPORATE LICENSE NUMBER C-1375

REZONING PLAN

WEST MOREHEAD STREET

CHARLOTTE, NORTH CAROLINA

REZONING PETITION # 2012-006

REVISION # 1 01/17/12
CITY COMMENTS

REZONING PLAN

SCALE: 1" = 40'

DATE: 11/03/11

PROJECT: 1095-11

DRAWN BY: T

SHEET RZ1