

Aspen Heights

Charlotte, NC

RECEIVED

By Michael Cataldo at 2:31 pm, Mar 26, 2012

List of Adjacent Property Owners:

1. KENNETH C. & YVONNE R. BURROWS
PIN# 04936121
9136 JOYCE KILMER DRIVE
CHARLOTTE, NC 28213

2. DARIUS C. CLARK
PIN# 04936106
1826 BONNIE LANE
CHARLOTTE, NC 28213

3. WAYNE A. CHASEN
PIN# 04936106
6600 WEST BROAD STREET, #100
RICHMOND, VA 23230

4. COLONIAL PROPERTIES, LLC
PIN# 04941102
2101 6TH AV NORTH, SUITE 750
BIRMINGHAM, AL 35203

5. CLAUDE L. & RITA A. DRYE
PIN# 04936110
9204 ROBERT BURNS CT.
CHARLOTTE, NC 28213

6. ELMEAR GOGGIN
PIN# 04936112
9205 ROBERT BURNS CT.
CHARLOTTE, NC 28213

7. VINCENT A. HARRELSON
PIN# 04936123
PO BOX 488
NEWELL, NC 28126

8. HEATHER RIDGE CODOMINIUMS, LLC
PIN# 04941237
1510 S THIRD ST #A
WILMINGTON, NC 28403

9.VAN JOHNSON JR.
PIN# 04936120
8310 UNIVERSITY EXECUTIVE PK
SUITE 580
CHARLOTTE, NC 28262
11. NARAN M. & KOKHANI LAKHANI
PIN# 04936105
1900 BONNIE LN
CHARLOTTE, NC 28213

12. JANICE E. MILLER
PIN# 04936122
9128 JOYCE KILMER DR
CHARLOTTE, NC 28213

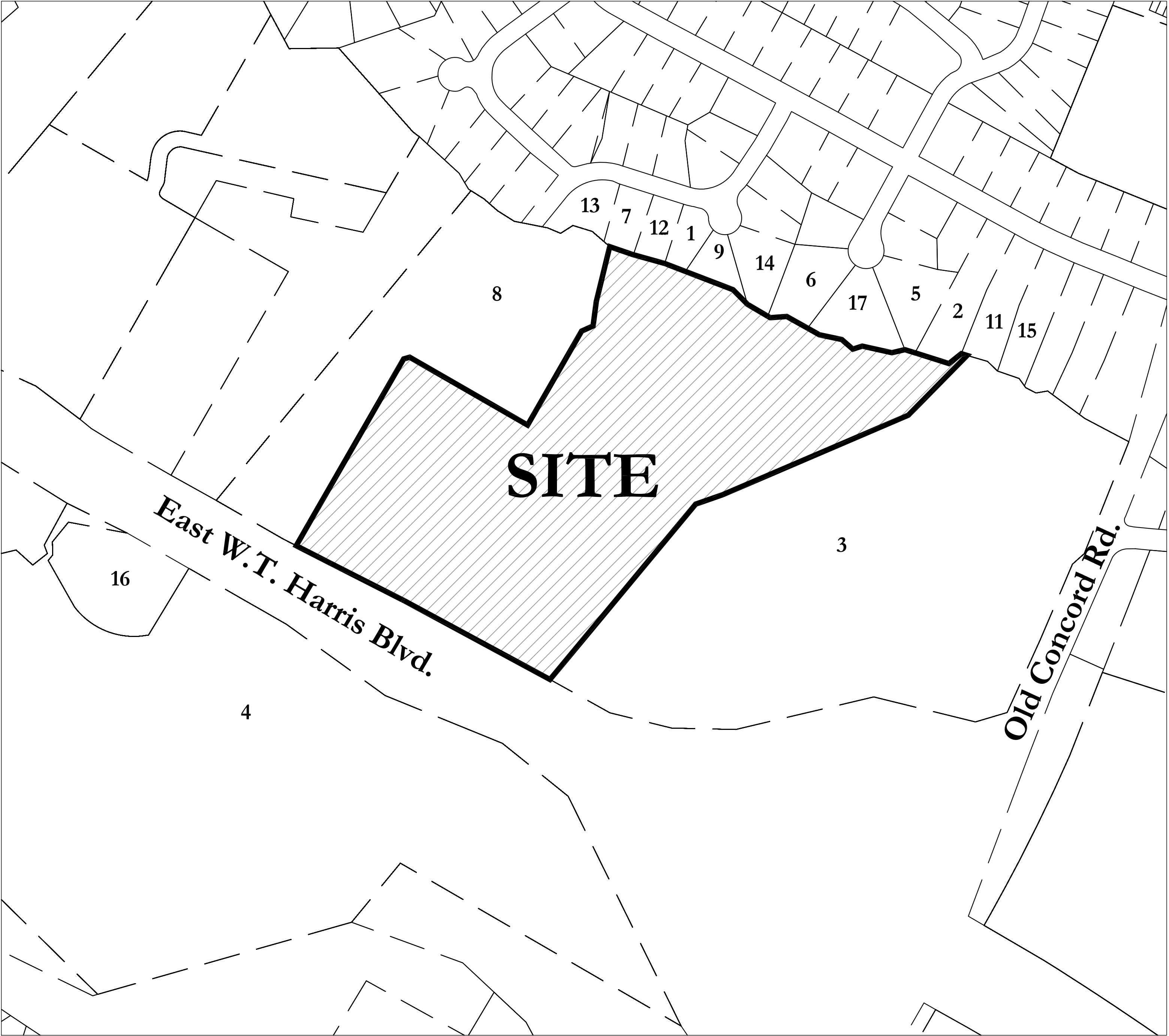
13. VICTOR L. POLLAK
PIN# 04936124
9100 JOYCE KILMER DR
CHARLOTTE, NC 28213

14. MICHAEL P. & SHURLEY S. PRATT
PIN# 04936119
9200 JOYCE KILMER DR
CHARLOTTE, NC 28213

15. CHARLES EDWARD TATE
PIN# 04936104
1906 BONNIE LN
CHARLOTTE, NC 28213

16. TRIPLE E ASSOCIATES
PIN# 04941103
8206-1200 PROVIDENCE RD, PMB #332
CHARLOTTE, NC 28277

17. THOMAS W. WARD JR.
PIN# 04936111
9200 ROBERT BURNS CT
CHARLOTTE, NC 28213



Index of Sheets:

Sheet Name

Cover Sheet
Conceptual Site Plan & Technical Data Sheet
Schematic Site Plan
Schematic Architectural Renderings

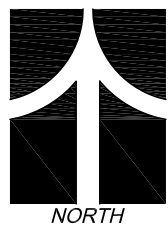
Sheet No:

RZ.1
RZ.2
RZ.3
RZ.4

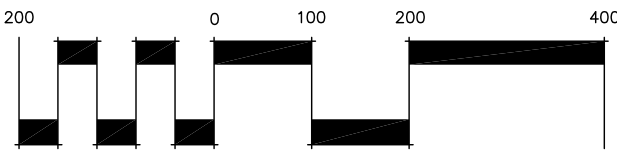
Prepared: March 26, 2012



ESP Associates, P.A.
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Fort Mill, SC 29708
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www.espassociates.com
ESP Job: AM33.100



GRAPHIC SCALE



1 inch = 200 ft.



1301 S. Capital of Texas Hwy.
SUITE B-201
Austin, TX 78746

Date	Revision
03.26.12	Initial Submittal to CMPC

Petition 2012-_____
"For Public Hearing"

Sheet RZ.1



General Provisions

The purpose of this Petition is to request rezoning of the site to the MX-2 Zoning District to accommodate the construction of up to 150 Multiple Rooming Unit Cottages on property that is currently zoned to accommodate up to 317 condominium units.

The development depicted on the Schematic Site Plan is intended to reflect the arrangement of proposed uses on the Site, but the final configurations, placements and sizes of individual Site elements may be altered or modified so long as the maximum building envelope lines and intensity limitations established on the Technical Data Sheet are not violated and the proposed alterations or modifications do not exceed the parameters established under these Development Standards and under the Ordinance for the MX Zoning District. However, any alterations or modifications which, in the opinion of the Planning Director, substantially alter the character of the development or significantly alter the Technical Data Sheet or its respective conditions as well as any changes which increase the intensity of development shall not be deemed to be minor and may only be made in accordance with the provisions of Subsections 6.207(1) or (2) of the Ordinance, as applicable.

1. Permitted Uses

2. Innovative Development Standards

-Minimum Setback Along W. T. Harris Blvd:	25 feet
-Minimum Setback Along Internal Private Streets: from back of curb	10 feet
-Minimum Internal Rear Yards: from back of curb	5 feet
-Minimum Side Yard:	5 feet
-Minimum Rear Yard: from back of curb	5 feet
-Minimum Spacing Between Cottages:	12 feet
-Cottages will be permitted to front common open space, tree save areas, amenity areas, pools, clubhouses, parking areas and water quality features	
-53 foot private street section with on-street parking on one side as depicted on the Technical Data Sheet	
-Access to parking areas will be gated as generally depicted on the Technical Data Sheet	

3. Transportation

Access to parking areas will be gated as generally depicted on the Technical Data Sheet. The placements and configurations of vehicular access points are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required for approval by the Charlotte Department of Transportation ("CDOT"), including alterations to accommodate any right of way needs and/or construction easements.

4. Architectural Standards

- The primary exterior building materials for the multiple rooming unit cottages to be constructed on the Site shall be a combination of shake, hard-plank, or cementitious siding material. Vinyl siding shall not be permitted as an exterior building material. However, vinyl elements may be used as architectural accent materials.

5. Streetscape and Landscaping

- (a) Internal areas of the Site will be landscaped in accordance with the requirements of the Ordinance.
- (b) The streetscape treatment along the proposed 53 foot private street will include large maturing trees, sidewalks at least 5 feet in width and planting strips at least 8 feet in width.
- (c) Meter boxes and back flow preventors will be screened.
- (d) All other screening and landscaping shall conform to the standards of the Ordinance.

6. Signs

Signage shall comply with the requirements of the Ordinance.

7. Lighting

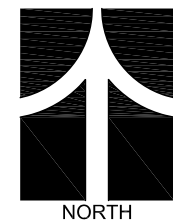
- (a) The maximum height of any detached lighting fixtures erected on the Site shall not exceed twenty five (25) feet in height.
- (b) All freestanding lighting fixtures installed within the Site shall be shielded with full cut-off fixtures, capped and downwardly directed.
- (c) Wall-pak lighting will be prohibited throughout the Site.

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 or Parcels within the Site involved in accordance with the provisions of Chapter 6 of the 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 DATA TABLE	
Tax Parcels:	049-412-01
Site Area:	22.27 acres +/-
Existing Zoning:	R-17MF(CD)
Proposed Zoning:	MX-2 (Innovative)
Proposed Uses:	Multiple Rooming Unit Cottages
Maximum Number of Cottages:	150
Proposed Density:	6.73 DU/AC
Maximum Building Height:	35 feet
Minimum Parking:	1 space per bedroom
Tree Save:	3.13 acres (15%)
Open Space:	+/-7.0 acres (31%)

Legend:

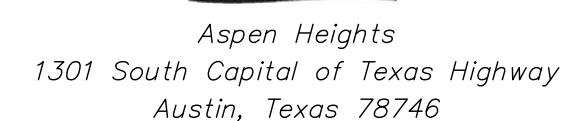
 Proposed Building & Parking Envelope
 Proposed 53' Private Street with Parking on 1 Side
 Proposed Access Point
 Proposed Gate Location



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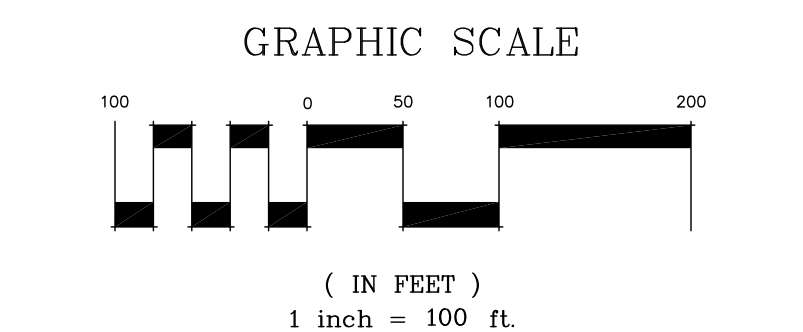


Aspen Heights Charlotte

Conceptual Site Plan & Technical Data Sheet

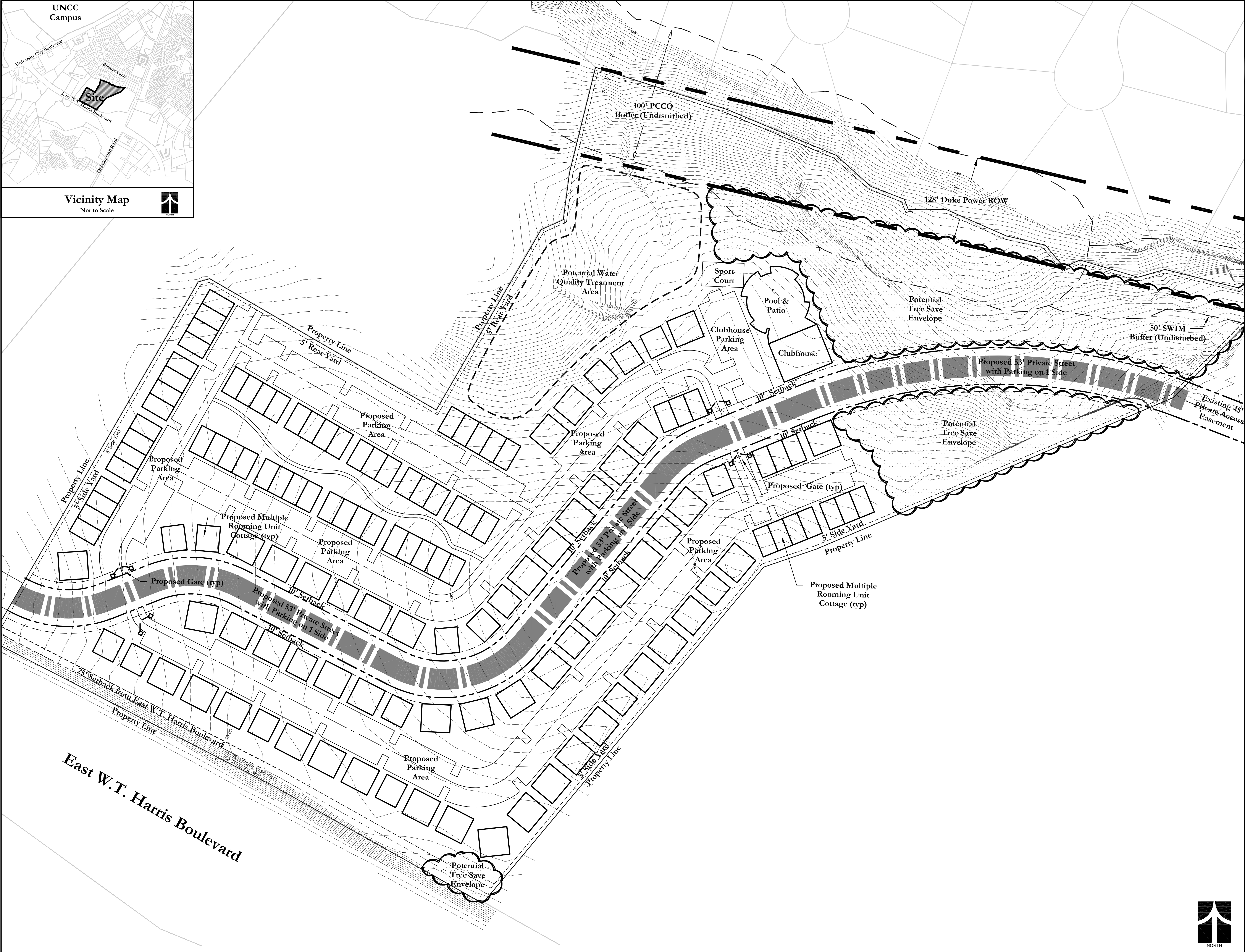
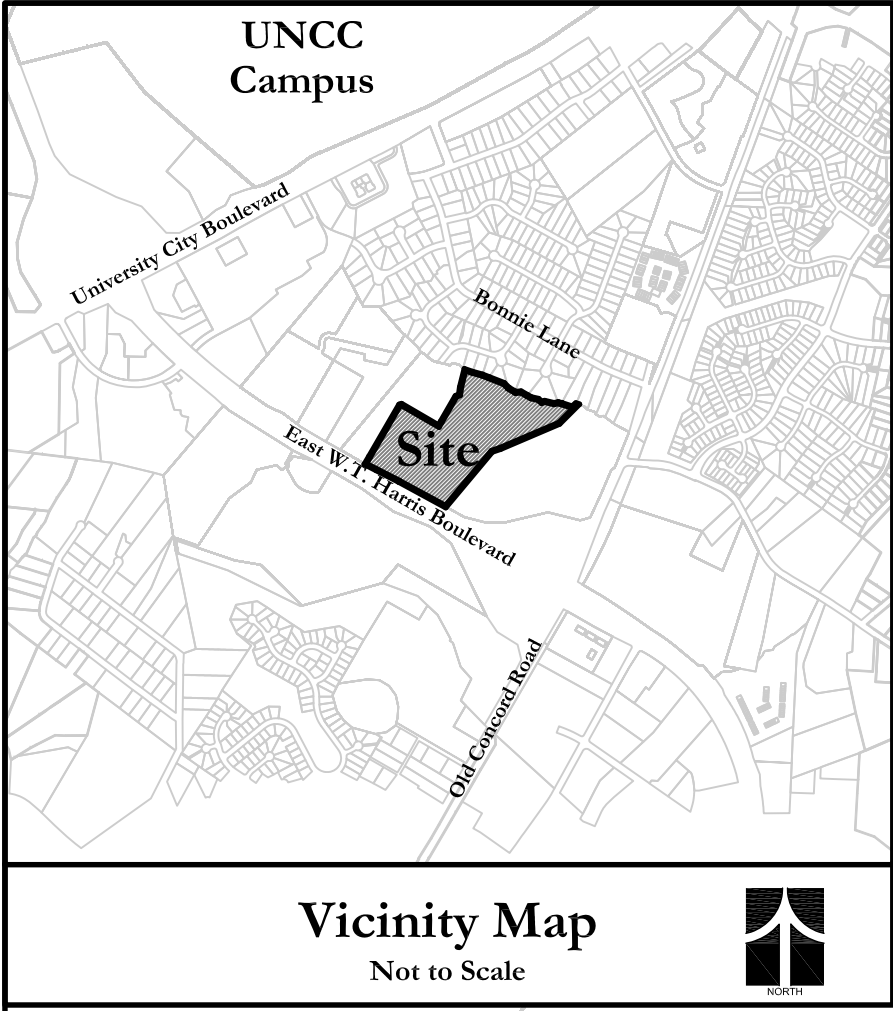
Petition: 2012-_____

PROJECT LOCATION CHARLOTTE, NC



PROJECT NO		AM33.100	
DRAWING		AM33--Conceptual Site Plan& TDS.dwg	
DATE		03-26-2012	
DRAWN BY		MM	
CHECKED BY		PT	
ESP / CLIENT REVISION			
NO.	DATE	BY	REVISION
NO. / SUBMITTAL REVISION			
NO.	DATE	BY	REVISION
1	03/26/12	MM	Initial Submittal to CMPC

RZ.2



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CLIENT



Aspen Heights

1301 South Capital of Texas Highway

Austin, Texas 78746

PROJECT

Aspen Heights Charlotte

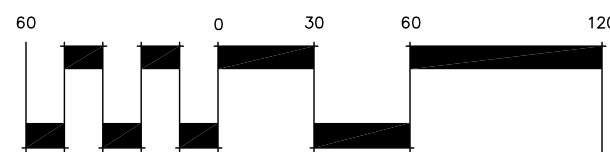
SHEET TITLE

Schematic Site Plan

PROJECT LOCATION

CHARLOTTE, NC

GRAPHIC SCALE



(IN FEET)

1 inch = 60 ft.

PROJECT NO

AM33.100

DRAWING

AM33-Conceptual Site Plan& TDS.dwg

DATE

03-26-2012

DRAWN BY

MM

CHECKED BY

PT

ESP / CLIENT REVISION

NO.	DATE	BY	REVISION
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AGENCY / SUBMITTAL REVISION

NO.	DATE	BY	REVISION
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1	03/26/12	MM	Initial Submittal to CMPC
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RZ.3



Conceptual Schematic Pool Renderings



Conceptual Schematic Building Renderings

Note: Conceptual Schematic architectural renderings of the front elevations of the multiple rooming unit cottages proposed to be constructed on the Site that are intended to depict the general conceptual architectural style, character and elements of these buildings. Conceptual Schematic pool renderings are an artist's interpretation the general style, character, and elements- exact pool configuration and elements subject to change.



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Aspen Heights
1301 South Capital of Texas Highway
Austin, Texas 78746

PROJECT

**Aspen Heights
Charlotte**

**Conceptual
Schematic
Architectural
Renderings**

PROJECT LOCATION CHARLOTTE, NC

PROJECT NO	AM33.100
DRAWING	AM33-Renderings.dwg
DATE	03-26-2012
DRAWN BY	MM
CHECKED BY	PT

ESP / CLIENT REVISION			
NO.	DATE	BY	REVISION

AGENCY / SUBMITTAL REVISION			
NO.	DATE	BY	REVISION