

TECHNICAL NOTES

DEVELOPMENT DATA TABLE

a. SITE ACREAGE	0.562 ACRES
b. TAX ID	12523416
c. EXISTING ZONING	R-8
d. PROPOSED ZONING	R-22 MF (CD)
e. EXISTING USES	DUPLEXES/APARTMENTS
f. PROPOSED USES:	MULTI-FAMILY 18 UNITS
g. PROPOSED DENSITY:	14.24 UNITS PER ACRE
h. FLOOR AREA RATIO:	N/A
i. MAXIMUM BUILDING HEIGHT	35' (THIRTY FIVE) FEET
j. MAXIMUM NUMBER OF STORIES:	2 STORIES
k. NUMBER OF PARKING SPACES REQUIRED:	PER ZONING ORDINANCE
l. AMOUNT OF OPEN SPACE:	40% MINIMUM

GENERAL PROVISIONS

- a. UNLESS OTHER STANDARDS ARE ESTABLISHED BY THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS, ALL DEVELOPMENT STANDARDS ESTABLISHED UNDER THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE") FOR THE R-22 MF ZONING DISTRICT SHALL BE FOLLOWED IN CONNECTION WITH THE DEVELOPMENT TAKING PLACE ON THE SITE DEPICTED ON THIS REZONING PLAN.
- b. CHANGES TO THE REZONING PLAN WILL BE REVIEWED AND APPROVED AS ALLOWED BY SECTION 6.207 OF THE ORDINANCE.

OPTIONAL PROVISIONS

- a. NOT APPLICABLE.

PERMITTED USES

- a. DEVELOPMENT WILL CONFORM TO R-22 MF (CD) DISTRICT UNLESS MORE STRINGENT CONDITIONS ARE SHOWN ON THE SITE PLAN.
- b. THE PROPOSED BUILDINGS ON THE SITE WILL SATISFY OR EXCEED THE SETBACK, SIDE YARD, REAR YARD, SCREENING AND BUFFER REQUIREMENTS ESTABLISHED UNDER THE ORDINANCE.

TRANSPORTATION

- a. PARKING LAYOUT IS GENERAL AND MAY BE MODIFIED TO SAVE EXISTING TREES PER SECTION 6.207 OF THE ORDINANCE.
- b. PARKING WILL BE PROVIDED WHICH WILL MEET OR EXCEED THE STANDARDS OF THE ZONING ORDINANCE.
- c. PETITIONER TO COORDINATE FINAL ACCESS AND DRIVEWAY DESIGNS WITH CDOT DURING PERMITTING.
- d. PETITIONER WILL HAVE A CERTIFIED ARBORIST EVALUATE THE HEALTH OF THE EXISTING TREES ALONG LUTHER STREET. IF THE ARBORIST DETERMINES THAT THE TREES ARE IN POOR HEALTH, CDOT REQUESTS THE PETITIONER REMOVE THE SUBJECT TREES AND NOT MEANDER THE PROPOSED SIDEWALK.

ARCHITECTURAL STANDARDS

- a. THE BUILDING MATERIALS USED ON THE BUILDINGS CONSTRUCTED ON THE SITE WILL BE A COMBINATION OF PORTIONS OF THE FOLLOWING: BRICK, STONE, PRECAST CONCRETE, SYNTHETIC STONE, CEMENTIOUS FIBER BOARD, STUCCO, EIFS, DECORATIVE BLOCK AND/OR WOOD. VINYL OR ALUMINUM AS A BUILDING MATERIAL MAY ONLY BE USED ON WINDOWS, SOFFITS AND ON HANDRAILS/RAILINGS.
- b. THE ATTACHED ILLUSTRATIVE BUILDING ELEVATIONS ARE INCLUDED TO REFLECT AN ARCHITECTURAL STYLE AND A QUALITY OF THE BUILDING THAT MAY BE CONSTRUCTED ON THE SITE. NO EXPANSION OF SOLID WALL WILL EXCEED 20 FEET IN LENGTH.
- c. HVAC AND RELATED MECHANICAL EQUIPMENT WILL BE SCREENED FROM PUBLIC VIEW AND VIEW OF ADJACENT PROPERTIES AT GRADE.
- d. ROLL-OUT COLLECTION WILL BE USED WHERE ALLOWED BY ORDINANCE. ROLL-OUT CONTAINERS SHALL BE SCREENED WITH GATED ENCLOSURES.

STREETSCAPE AND LANDSCAPING

- a. SIDEWALKS AND PLANTING STRIPS WILL BE AS PRESCRIBED BY THE ORDINANCE IN COORDINATION WITH URBAN FORESTRY.
- b. BUFFER AREAS REQUIRED BY THE ZONING ORDINANCE WILL BE DEVELOPED IN ACCORDANCE WITH SECT. 12.302.
- c. SCREENING WILL CONFIRM TO THE APPLICABLE STANDARDS OF SECT. 12.303 OF THE ZONING ORDINANCE.
- d. ON-SITE PARKING AND LOADING AREAS WILL BE SCREENED PER SECTION 12.303.
- e. PLANTINGS IN SIGHT TRIANGLE WILL BE LOW LYING AND WILL NOT OBSTRUCT VISIBILITY.

ENVIRONMENTAL FEATURES

- a. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE.
- b. THE PETITIONER SHALL COMPLY WITH THE TREE ORDINANCE.

PARKS, GREENWAYS & OPEN SPACE

- a. CONNECTIONS TO PARK OR GREENWAYS ARE NOT APPLICABLE.
- b. OPEN SPACE SHALL COMPLY WITH ORDINANCE.

SIGNAGE

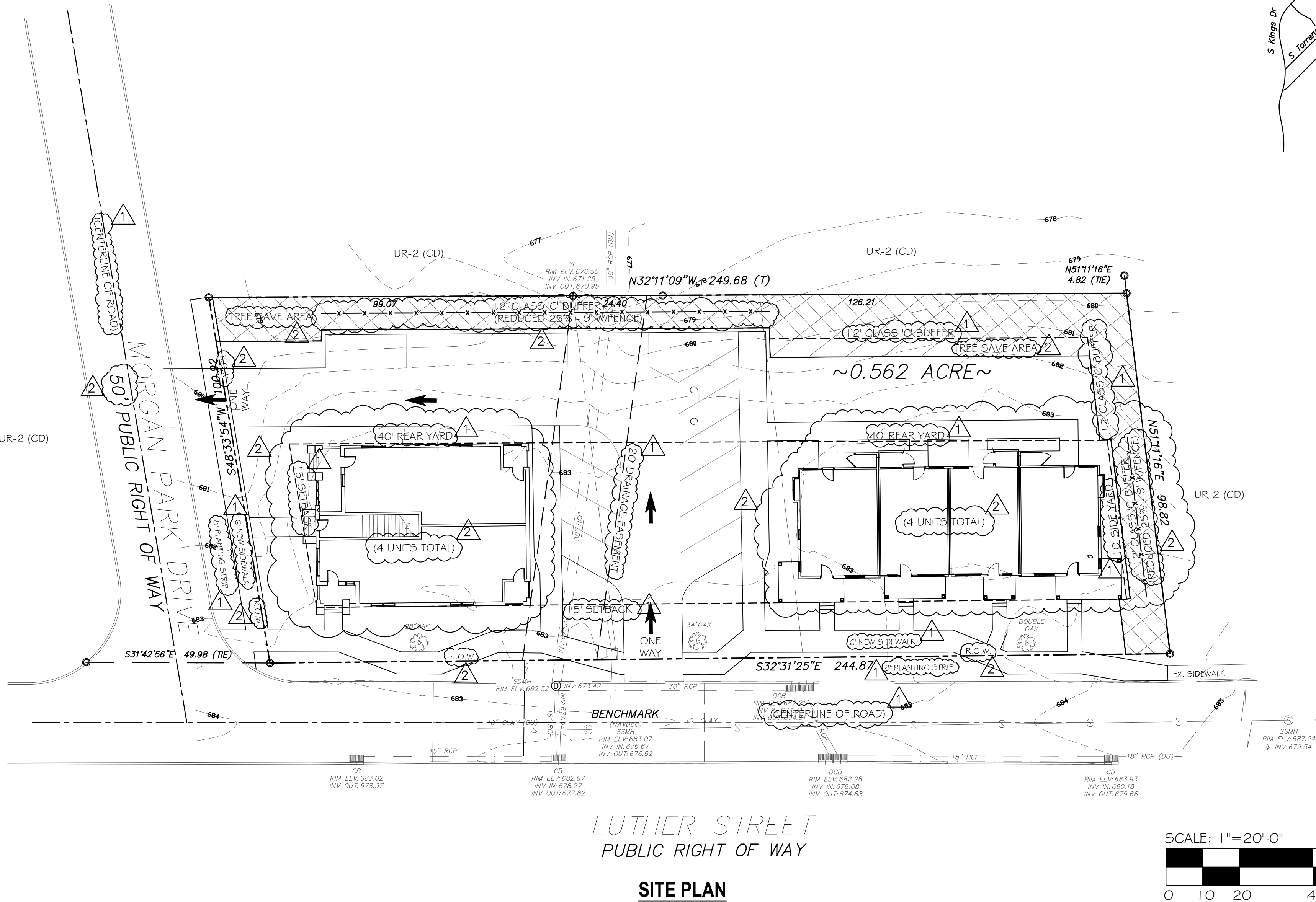
- a. SIGNAGE WILL BE PROVIDED PER THE ORDINANCE.

LIGHTING

- a. DETACHED LIGHTING WILL BE LIMITED TO A HEIGHT OF 20 FEET.

OTHER

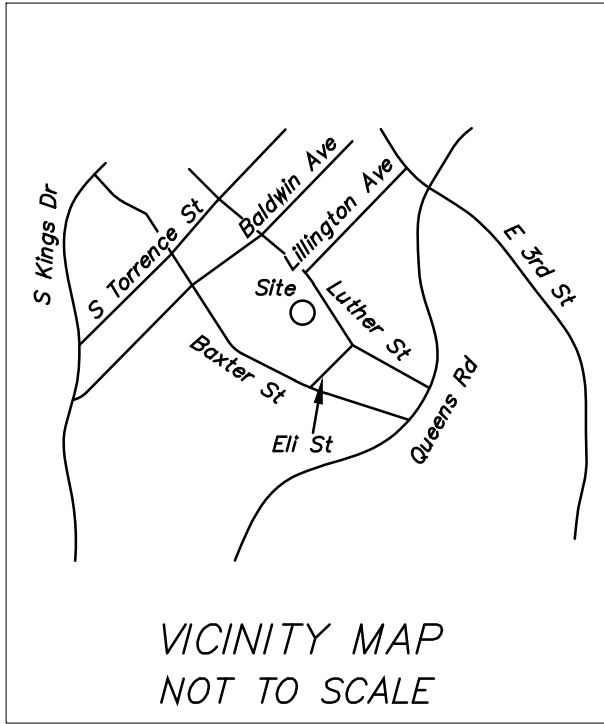
- a. THROUGHOUT THIS REZONING PETITION, THE TERMS "OWNER", "OWNERS", OR "PETITIONER" SHALL, WITH RESPECT TO THE SITE, BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNEES OF THE OWNER OR OWNERS OF THE SITE WHO MAY BE INVOLVED IN ITS DEVELOPMENT FROM TIME TO TIME.



LUTHER STREET ELEVATION



MORGAN PARK DRIVE ELEVATION



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ARCHITECTURE ■ PLANNING ■ INTERIORS

1230 West Morehead Street, Suite 204  
Charlotte, North Carolina 28208  
T:704.374.0916 F:704.342.3808

www.neighboringconcepts.com

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**Wirth & Associates**  
LANDSCAPE ARCHITECTS AND LAND PLANNERS  
1230 W. Morehead St. Suite 212  
Charlotte, NC 28208  
Phone: 704-375-1588 Fax: 704-375-3844  
Email: wirth@wirthassociates.com



Charlotte Housing  
Authority Tall Oaks  
Redevelopment -  
Site D

REV. 1 DATE 1-20-2015

REV. 2 DATE 2-24-2015

REV. 3 DATE

REV. 4 DATE

REV. 5 DATE

REV. 6 DATE

REV. 7 DATE

REV. 8 DATE

Rezoning Documents

Petition #2015-030

SITE PLAN

ISSUE DATE December 22, 2014

CHECKED

GNW

SHEET BY

CKG

PROJECT NUMBER

NC 14-023

RZ-1