

PRELIMINARY PLANNED  
MULTI-FAMILY SUBDIVISION  
APPROVAL  
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT  
By Brent Wilkinson 12/12/14

DEVELOPMENT DATA:

TAX PARCEL ID: 12107601, 12107602, 12107603, 12107604  
EXISTING SITE AREA: 1.028 AC  
EXISTING ZONING: UR-2 (CD)  
ZONING PETITION: 2014-001  
JURISDICTION: City of Charlotte

PROPOSED R/W DEDICATION: 0.188 AC (To be dedicated and conveyed to the City of Charlotte)  
PROPOSED USE: Single-Family attached (For Sale)

UNITS PROPOSED: 21 Units  
DENSITY PROPOSED: 20.4 UNITS / AC

FRONT YARD: 20' from BOC (Euclid) per adopted streetscape plan,  
14' from BOC (Ideal Way & Marshall Place)

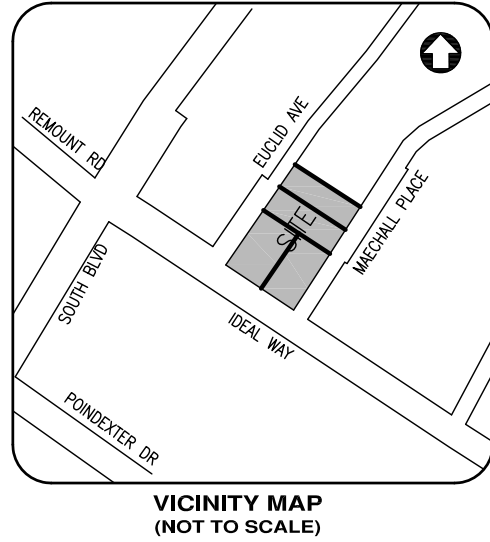
MIN. SIDE YARD: 5'  
REAR YARD: 10'  
PROPOSED BUILDING HEIGHT: 40' Max.  
PARKING REQUIRED: Min.= 1 Per Unit; Max.= 2 Per Unit  
PARKING PROVIDED: 2 Car attached garage at each unit,  
plus 4 on-street parallel spaces.

TREE SAVE REQUIRED: 36 Trees/Ac (Less than 15% of Site has existing trees)  
0.84 Ac X 15% = 0.125 Ac x 36 = 5 trees required

MAX. FLOOR RATIO AREA: 1.0  
PROP. FLOOR AREA RATIO: .9

WASTE MANAGEMENT: ROLLOUT CONTAINER- All roll out containers must be placed between  
curb and sidewalk along a public street. No ALLEY PICKUP.

BUILDING SEPARATION: MIN. 10'



Ideal Way Development Standards

General Provisions.

- a. 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 as allowed under the provisions of Section 6.207 of the Zoning Ordinance.
- b. The Petitioner acknowledges that other standard development requirements imposed by other city ordinances, such as those that regulate streets, sidewalks, trees, bicycle parking, 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.
- c. 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.

Purpose

The purpose of this Rezoning application is to provide for the development of a single family attached community. To achieve this purpose, the application seeks the rezoning of the site to the UR-2 (CD) district.

Permitted Uses

Uses allowed on the property included in this Petition will be residential single family attached dwelling units and related residential accessory uses as are permitted in the UR-2 district.

Transportation

- a. The site will have access via a driveway to Euclid Avenue as generally identified on the concept plan for the site.
- b. Parking areas, including two parking spaces per unit in garages and on street parking, are generally indicated on the concept plan for the site.
- c. The Petitioner will manage construction parking so that no construction vehicles will be allowed to park on the east side of Marshall Place.
- d. The Petitioner will support the installation of "No Parking" signs on the east side of Marshall Place along the portion of the street that adjoins the lot on the corner of Marshall Place and Ideal Way.

Architectural Standards

The development of the site will be governed by the district regulations of the Zoning Ordinance for the UR-2 district and by the scale and character represented by the building elevations attached as part of the plan. The Petitioner has also provided typical elevation images of the buildings that represent the overall scale, character, and quality of the building proposed to be constructed on the site. The Petitioner reserves the right to make minor architectural changes to these building design but the overall design and construction character will be as illustrated. Each residential unit will be provided with a minimum of 400 square feet of private open space as generally depicted on the site plan and may be composed of a combination of landscape and hardscape elements. The Petitioner reserves the right to install ornamental fencing on the site for decoration and to aid in delineating the areas devoted to private open space. Any such fencing will not exceed 4 feet in height and will not be opaque. The buildings finished will include brick, stone and/or other masonry products and Hardy Plank or other similar durable siding materials. No vinyl will be used as siding material. No expanses of blank wall exceeding 20 feet in length will be permitted for the two end units that have a side along Euclid Avenue. The Petitioner will observe a 10' side yard on the east end of the site adjacent the existing single family home but reserves the right to reduce that yard to 5' if the adjoining property is rezoned to something other than a single family zoning district or if the adjacent property is used or developed for any non-residential use allowed in a single family district. This area will be landscaped with a privacy fence and landscaping.

Streetscape and Landscaping

Reserved

Environmental Features

Reserved

Parks, Greenways, and Open Space

Reserved

Fire Protection

Reserved

Signage

Reserved

Lighting

A. Freestanding lighting on the site will utilize full cut-off luminaries.

Phasing

Reserved

Utilities: All utilities will be underground.

Initial Submission- 10-28-13

Revised per staff comments- 12-20-13

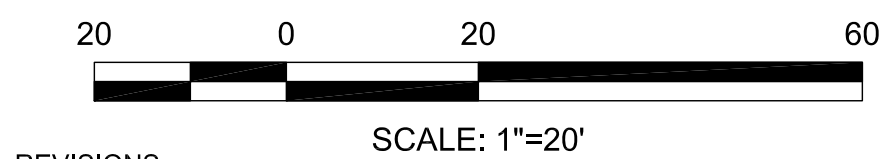
Revised per staff analysis- 1-24-14, 1.3

Revised per community comments and unit reduction 2-21-14

Revised per City Council decision 4/14/14

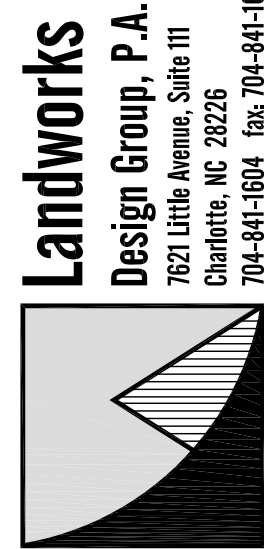
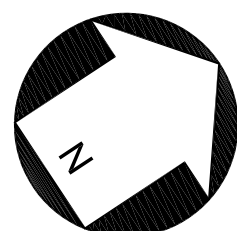
ESTIMATED START OF CONSTRUCTION: 10/14

ESTIMATED COMPLETION: 10/16



REVISIONS:

No.	Date	By	Description
1.	9/15/14	MEA	PER CITY COMMENTS
2.	11/4/14	MEA	PER CITY COMMENTS



IDEAL WAY TOWNHOMES  
CHARLOTTE, NORTH CAROLINA  
WEEKLEY HOMES, LP

COVER  
SHEET



CORPORATE CERTIFICATIONS  
NC PE: C-2530 NC LA: C-253  
SC ENG: NO. 3599 SC LA: NO. 211

Project Manager: MDL

Drawn By: MEA

Checked By: MDL

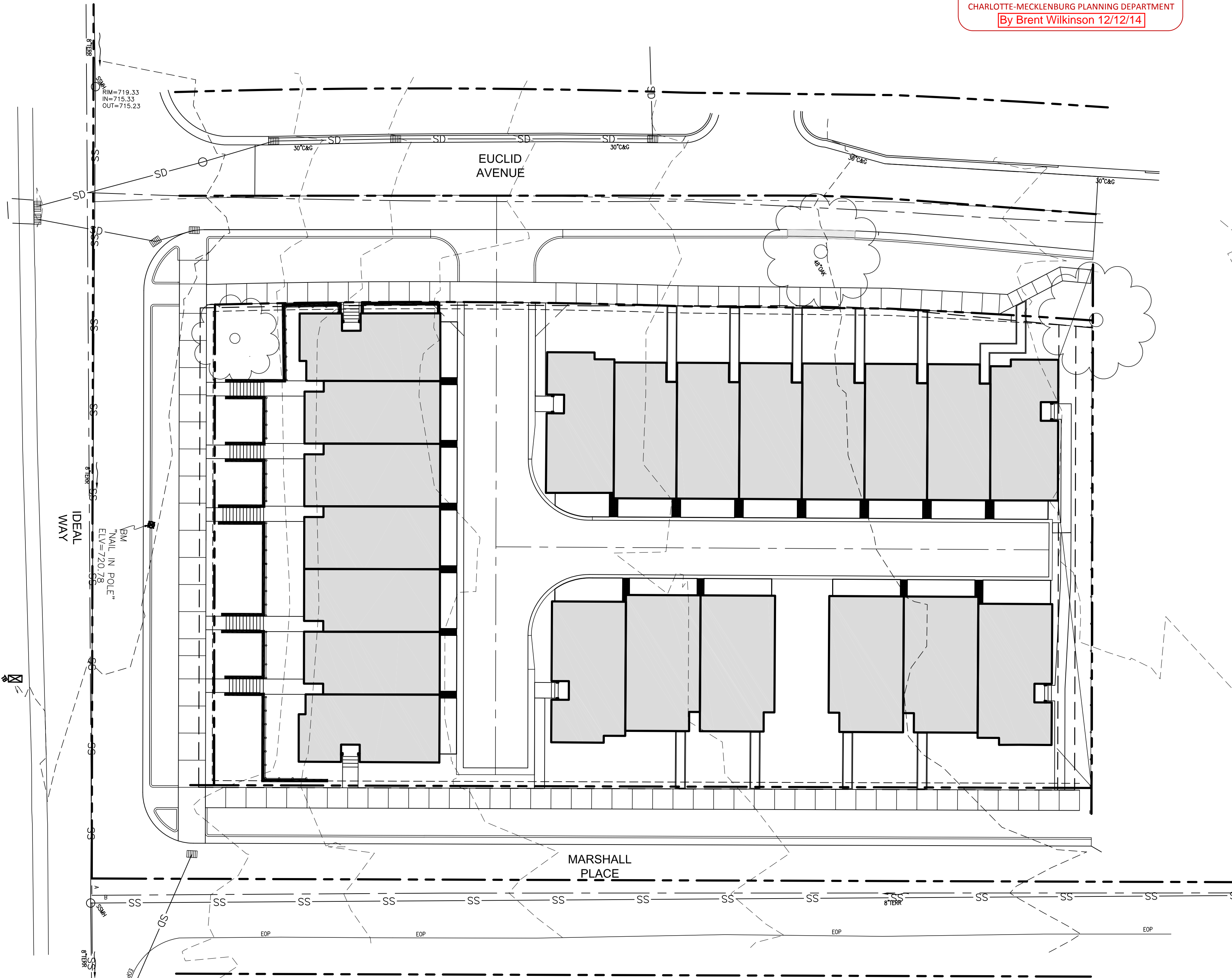
Date: 06/20/14

Project Number: 12033

Sheet Number:

L-100

SHEET # 1 OF 24



<http://development.charmeck.org>

ENGINEERING

PCO / DETENTION / DRAINAGE PLAN

APPROVED

By Emily Chien at 1:18 pm, Dec 11, 2014

EROSION CONTROL

NOTE: SCHEDULE PRE-CONSTRUCTION MEETING  
AT LEAST 48 HRS. PRIOR TO ANY LAND  
DISTURBING ACTIVITY USING THE ONLINE  
FORM AT <http://development.charmeck.org>

APPROVED

URBAN FORESTRY

TREE ORDINANCE

APPROVED

By Tim Porter at 9:50 am, Dec 03, 2014

as noted

CDOT

NOTE: THIS PLAN APPROVAL DOES NOT  
INCLUDE COMMERCIAL ZONING. ALL BUILDING  
PERMITS AND ZONING APPROVALS CAN BE  
OBTAINED AT MECKLENBURG COUNTY CODE  
ENFORCEMENT. PLEASE CALL CTAC AT  
704-336-3829 FOR MORE INFORMATION.

APPROVED

Dennis Rorie

SHEET INDEX

- L-100 COVER  
L-101 EXISTING CONDITIONS AND DEMO PLAN  
L-102 SITE PLAN  
L-103 WATER & SEWER PLAN  
L-104 UTILITY PROFILES  
L-200 GRADING PLAN  
L-201 ON SITE DRAINAGE AREA MAP  
L-202 OFF SITE DRAINAGE AREA MAP  
L-300 EROSION CONTROL PHASE 1  
L-301 EROSION CONTROL PHASE 2  
L-400 PLANTING PLAN  
L-500 DETAILS  
L-501 DETAILS  
L-600 ROAD IMPROVEMENTS PLAN  
L-601 TRAFFIC CONTROL PLAN  
L-602 TRAFFIC CONTROL NOTES  
L-603 MARSHALL PLACE X-SECTIONS 0+25 TO 1+50  
L-604 MARSHALL PLACE X-SECTIONS 1+75 TO 3+00  
L-605 MARSHALL PLACE X-SECTIONS 3+25  
L-606 IDEAL WAY X-SECTIONS 0+00 TO 1+25  
L-607 IDEAL WAY X-SECTIONS 1+50 TO 1+75  
L-608 EUCLID AVENUE X-SECTIONS 0+00 TO 1+25  
L-609 EUCLID AVENUE X-SECTIONS 1+50 TO 2+75  
L-610 INTERSECTION SIGHT DISTANCE  
RZ-1 TECHNICAL DATA SHEET  
RZ-2 CONCEPTUAL SITE PLAN  
RZ-3 TYPICAL BUILDING ELEVATION



SITE PLAN



CORPORATE CERTIFICATIONS  
NC PE: C-2930 NC LA: C-253  
SC ENG: NO. 3599 SC LA: NO. 211

Project Manager: MDL

Drawn By: MEA

Checked By: MDL

Date: 06/20/14

Project Number: 12033

Sheet Number:

L-102

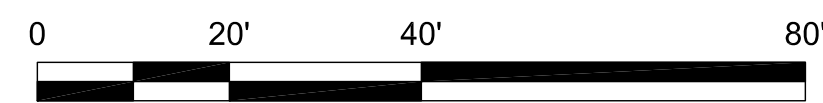
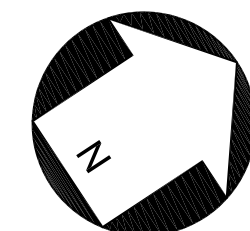
GENERAL NOTES:

- BOUNDARY, EXISTING UTILITIES, AND OTHER EXISTING FEATURES TAKEN FROM BOUNDARY AND TOPO SURVEY BY JAMES MAUNEY & ASSOCIATES, DATED 9/10/2013.
- COORDINATE ALL CURB AND STREET GRADES IN INTERSECTION WITH INSPECTOR.
- SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED.
- IN ROLLING AND HILLY TERRAINS, SWEEPING OF THE STONE BASE AND/OR APPLICATION OF A TACK COAT MAY BE REQUIRED NEAR INTERSECTIONS. THESE REQUIREMENTS WILL BE ESTABLISHED BY THE INSPECTOR AND BASED ON FIELD CONDITIONS.
- APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
- IN ORDER TO ENSURE PROPER DRAINAGE, KEEP A MINIMUM OF 0.5% SLOPE ON THE CURB.
- SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT-OF-WAY IF DEEMED NECESSARY BY THE INSPECTOR.
- THE PURPOSE OF THE STORM DRAINAGE EASEMENT (SDE) IS TO PROVIDE STORM WATER CONVEYANCE AND ANY STRUCTURES AND/OR OBSTRUCTION TO STORM WATER FLOW IS PROHIBITED.
- HIGH-DENSITY POLYETHYLENE (HDPE) STORM DRAINAGE PIPE INSTALLED WITHIN EXISTING OR PROPOSED PUBLIC STREET RIGHT-OF-WAY MUST BE APPROVED BY THE CITY'S INSPECTOR PRIOR TO ANY BACKFILL BEING PLACED. BACKFILL MATERIAL MUST BE APPROVED BY THE CITY INSPECTOR PRIOR TO PLACEMENT OF THE MATERIAL WITHIN THE PUBLIC RIGHT OF WAY.
- BACKFILL MATERIAL MUST BE APPROVED BY THE CITY INSPECTOR PRIOR TO PLACEMENT OF THE MATERIAL WITHIN THE PUBLIC STREET RIGHT-OF-WAY.
- THE DEVELOPER SHALL MAINTAIN EACH STREAM, CREEK, OR BACKWASH CHANNEL IN AN UNOBSTRUCTED STATE AND SHALL REMOVE FROM THE CHANNEL AND BANKS OF THE STREAM ALL DEBRIS, LOGS, TIMBER, JUNK AND OTHER ACCUMULATIONS.
- ANY BUILDING WITHIN THE 100+1 BUILDING RESTRICTION FLOODLINE IS SUBJECT TO THE RESTRICTIONS OF THE (CITY OF CHARLOTTE/MECKLENBURG COUNTY) SUBDIVISION ORDINANCE, SECTION 7.200.8.
- ANY CONSTRUCTION OR USE WITHIN THE "FUTURE CONDITIONS FLOOD FRINGE LINE" IS SUBJECT TO THE RESTRICTIONS IMPOSED BY THE FLOODWAY REGULATIONS OF THE CITY OF CHARLOTTE AND MECKLENBURG COUNTY.
- PE SEALED SHOP DRAWINGS FOR RETAINING WALL MUST BE SUBMITTED TO CITY ENGINEER PRIOR TO CONSTRUCTION.
- "AS-BUILT" DRAWINGS AND PLANS OF THE STORM DRAINAGE SYSTEM, INCLUDING DESIGNED DITCHES, MUST BE SUBMITTED PRIOR TO SUBDIVISION FINAL INSPECTION TO THE CITY/COUNTY ENGINEERING DEPARTMENT IN ACCORDANCE WITH THE CITY/COUNTY SUBDIVISION ORDINANCE.
- NON-STANDARD ITEMS (IE: PAVERS, IRRIGATION SYSTEMS, ETC.) IN THE RIGHT-OF-WAY REQUIRE A RIGHT-OF-WAY ENCROACHMENT AGREEMENT WITH THE (CHARLOTTE DEPARTMENT OF TRANSPORTATION/NORTH CAROLINA DEPARTMENT OF TRANSPORTATION) BEFORE INSTALLATION.
- LOT DIMENSIONS ARE APPROXIMATE. REFERENCE RECORD PLAT FOR EXACT DIMENSIONS.
- ON-SITE BURIAL PITS REQUIRE AN ON-SITE DEMOLITION LANDFILL PERMIT FROM THE ZONING ADMINISTRATOR
- APPROXIMATE TIME OF ESTIMATED COMPLETION OF INFRASTRUCTURE: 6 MONTHS
- TRASH WILL BE HANDLED WITH ROLL-OUT CONTAINERS. TO BE SET IN THE PLANTING STRIP IN PUBLIC R.O.W. FOR DISPOSAL.
- ALL ROAD IMPROVEMENTS AT ARE TO BE COORDINATED WITH CITY OF CHARLOTTE ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.
- CURB AND GUTTER SHOWN ON PLANS MAY BE ADJUSTED BASED UPON FIELD CONDITIONS.
- PRIOR TO CO. SURVEYOR SEALED AS BUILT DRAWINGS FOR UNDERGROUND DETENTION SYSTEMS MUST BE PROVIDED.
- CERTIFICATION AND STREET CUT PERMITS ARE REQUIRED FOR UTILITY CUTS ON CITY STREETS. ALLOW 7 DAYS PROCESSING FOR PERMIT. FOR INFORMATION CONTACT CHARLOTTE DEPARTMENT OF TRANSPORTATION (704-336-4025) OR VISIT [HTTP://WWW.CHARMECK.ORG/DEPARTMENTS/TRANSPORTATION/STREET-MAINTENANCE/HOME.HTM](http://www.charmeck.org/departments/transportation/street-maintenance/home.htm)
- PER SECTION 18-175(E) OF CITY CODE AND SECTION 10.0 OF THE CITY'S POST CONSTRUCTION CONTROLS ADMINISTRATIVE MANUAL, ALL REQUIRED NATURAL AREAS AND/OR POST CONSTRUCTION CONTROLS EASEMENTS (PCCES) MUST BE RECORDED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
- ALL UTILITIES WILL BE UNDERGROUND.
- TOWNHOMES WILL BE 3-STORY MAX.
- ALL ALLEYS WILL BE CAPABLE OF SUPPORTING 80,000 POUNDS
- SITE LIGHTING MUST BE A MINIMUM THIRTY (30) FEET AWAY FROM A TREE. IF PEDESTRIAN SCALE LIGHTING IS BEING USED, THEN LIGHTING MUST BE A MINIMUM OF FIFTEEN (15) FEET AWAY FROM A TREE, UNLESS APPROVED OTHERWISE BY THE CITY.
- PARKING SHALL NOT BE PERMITTED ON RESIDENTIAL ALLEYS.
- NO PARKING SIGNS SHALL BE INSTALLED ALONG MARSHALL PLACE IN ACCORDANCE WITH CDDOT REQUIREMENTS.
- PRIOR TO PLAT RECORDATION, OFFSITE R/W AND/OR CONSTRUCTION EASEMENTS ARE REQUIRED TO BE OBTAINED ACCORDING TO THE GUIDELINES OF THE "OFFSITE R/W ACQUISITION PROCESS" THESE NEEDED R/W AND CONSTRUCTION LIMITS ARE CLEARLY SHOWN ON THE ROADWAY IMPROVEMENT PLAN.

PCCO SUMMARY	
Original Parcel ID Number(s):	12107450, 12107451, 12107452, 12107453
Development Type:	Multifamily Residential
Subject to PCCO? Y/N	Y
If NO, why?	LESS THAN AN ACRE IN SIZE
Watershed:	Central Catawba
Disturbed Area (ac):	1.2
Site Area (ac):	0.84
	DA#1
Total on-site Drainage Area (ac):	0.84
Existing Built-upon-area (SF):	7549
Existing BUA to be removed (SF):	7549
Existing BUA to remain (SF):	0
Proposed New BUA (SF):	26607
Proposed % BUA:	73%
Density (High / Low)	HIGH
Total Post-Project BUA for site:	26607
Development or Redevelopment?	Redevelopment
Natural Area Required (ac):	0
Natural Area Provided (ac):	0
Total stream buffer protected on-site (ac):	0
Transit Station Area? Y/N	Y
Distressed Business District? Y/N	N
Mitigation Type (if applicable)	Payment in-lieu
Natural Area mitigation? Y/N	N
Buffer Mitigation? Y/N	N
Total Phosphorous Mitigation? Y/N	N

ADDITIONAL NOTE:

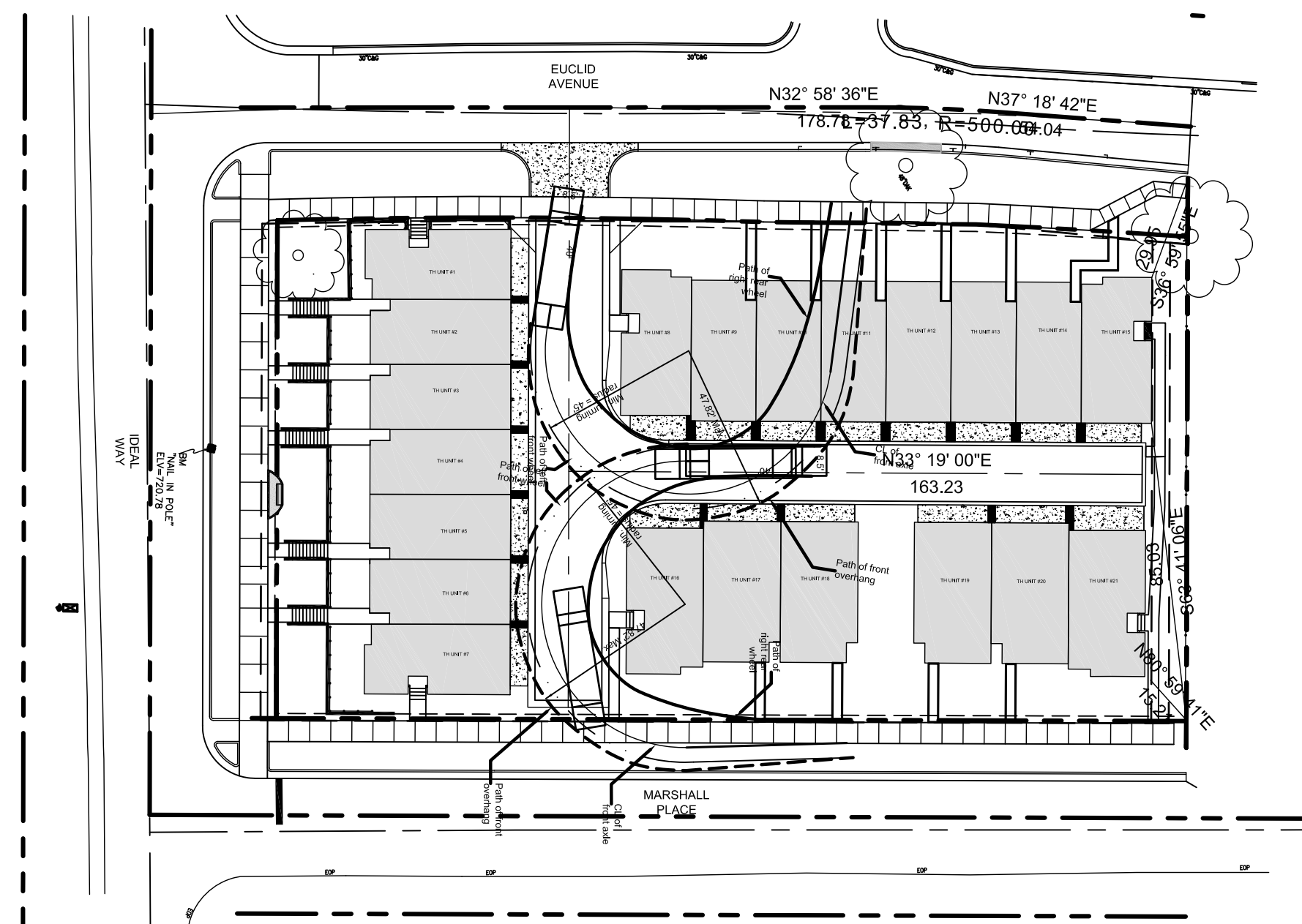
THIS SITE IS MEETING THE REQUIREMENTS OF THE POST CONSTRUCTION CONTROLS ORDINANCE BY PAYING A MITIGATION FEE AS ALLOWED IN SECTION 18-161(A) OF THE ORDINANCE. THE IMPERVIOUS AREA ON WHICH THE FEE IS THE TOTAL OF ALL NEW IMPERVIOUS AREAS AND IMPERVIOUS AREAS THAT HAVE BEEN REMOVED AND REPLACED. THE IMPERVIOUS AREA FOR THIS PROJECT IS 0.81 ACRES. THE MITIGATION FEE MUST BE PAID TO THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT WHEN PLANS ARE APPROVED.



REVISIONS:

No.	Date	By	Description
1.	9/15/14	MEA	PER CITY COMMENTS
2.	11/4/14	MEA	PER CITY COMMENTS REVISED PRIVATE OPEN SPACE AREAS, ADJUSTED SIDE WALK ACCESS TO UNITS ALONG IDEAL WAY AND EUCLID AVE.

SITE PLAN 1"=20'



FIRE TRUCK ACCESS 1"=40'

SITE PLAN 1"=10'

