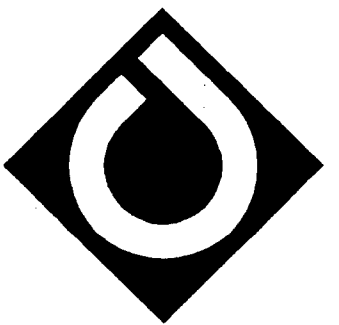
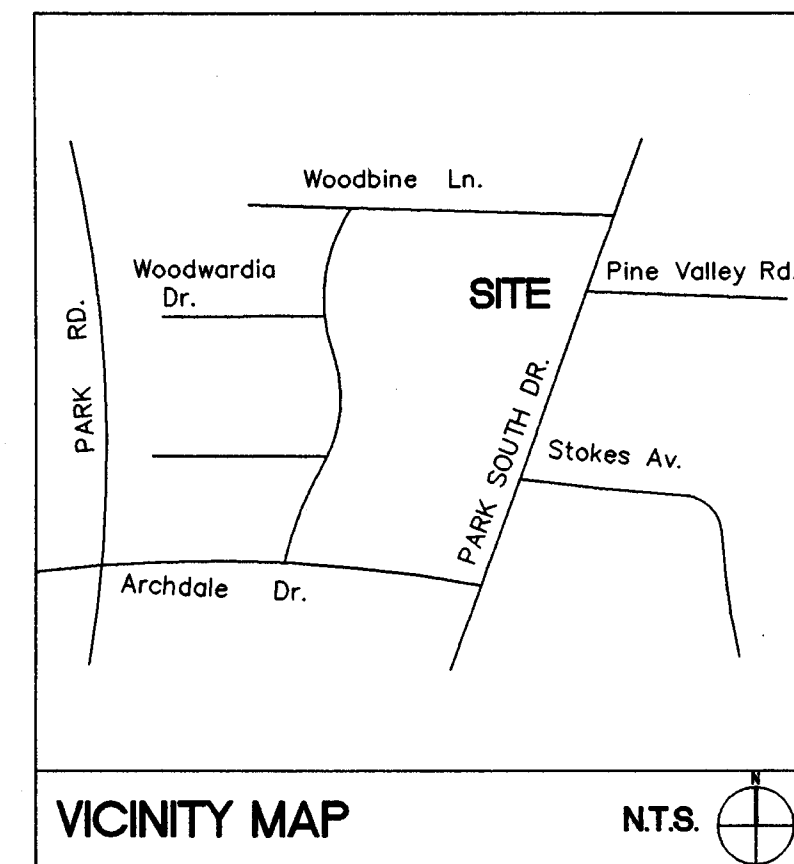
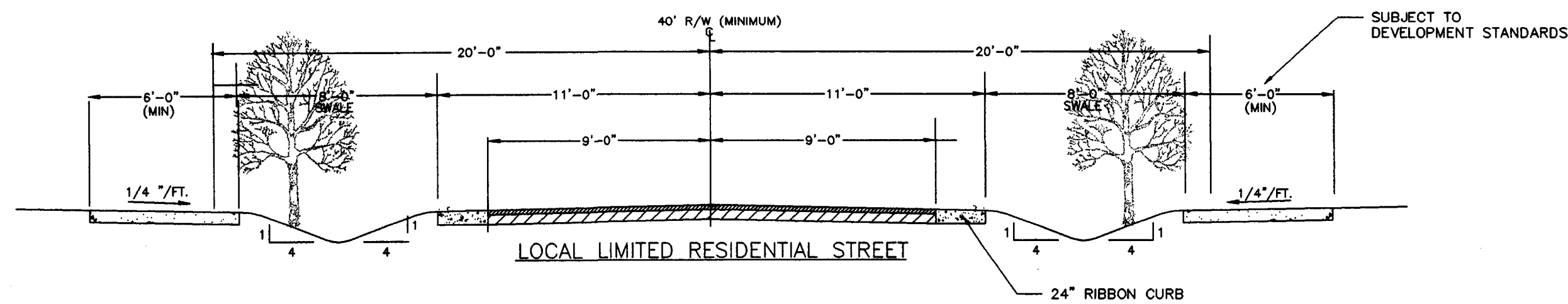


# TYPICAL NEW STREET CROSS-SECTION W/ SWALES



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## **PARK SOUTH AT WOODBINE REZONING** Charlotte, North Carolina

## **CONCEPTUAL SCHEMATIC PLAN PETITION # 2006-069**

Project No.

Issued

02/27/06

Revised

04/20/06 - FOR PUBLIC HEARING

05/12/06 - FOR PUBLIC HEARING

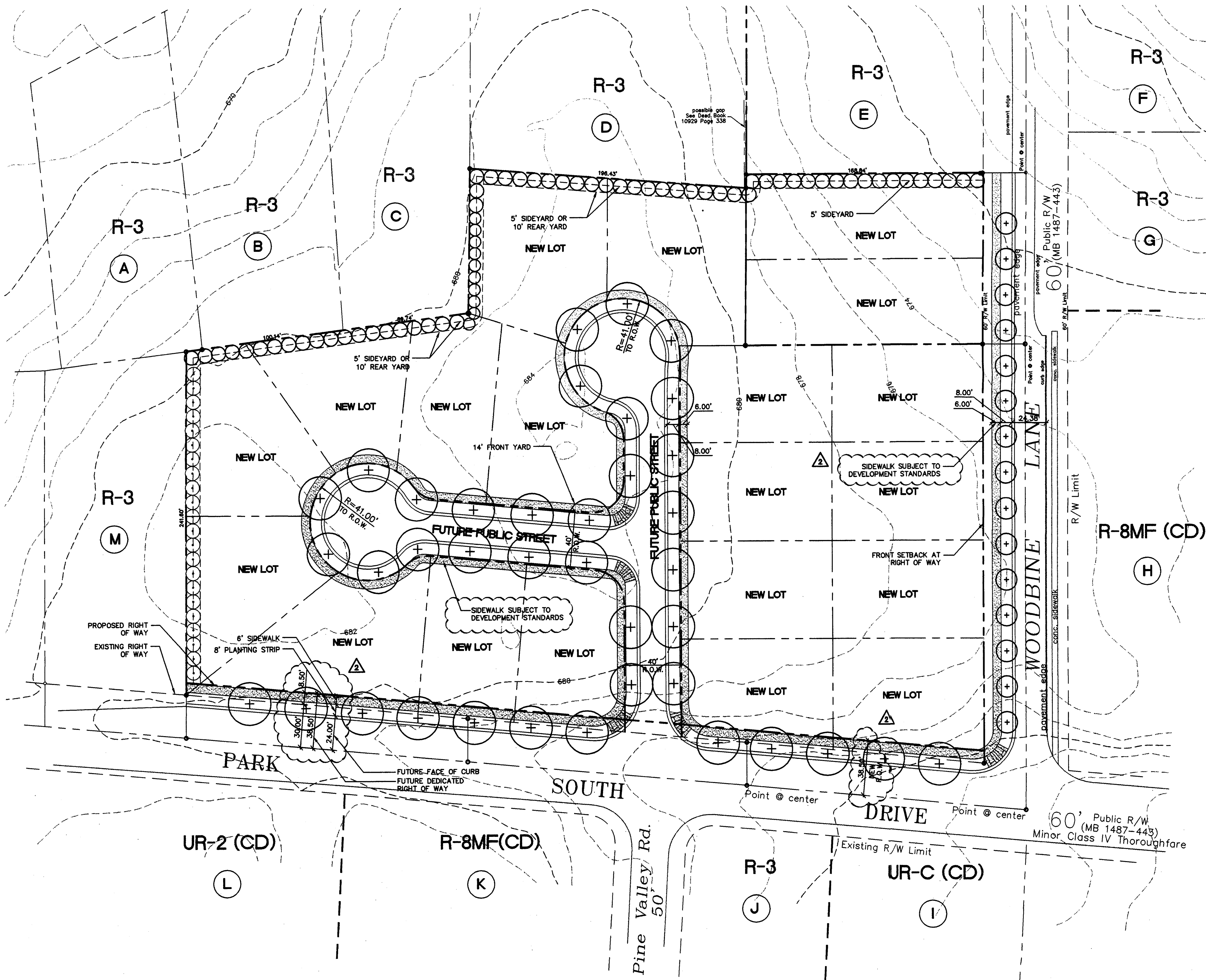
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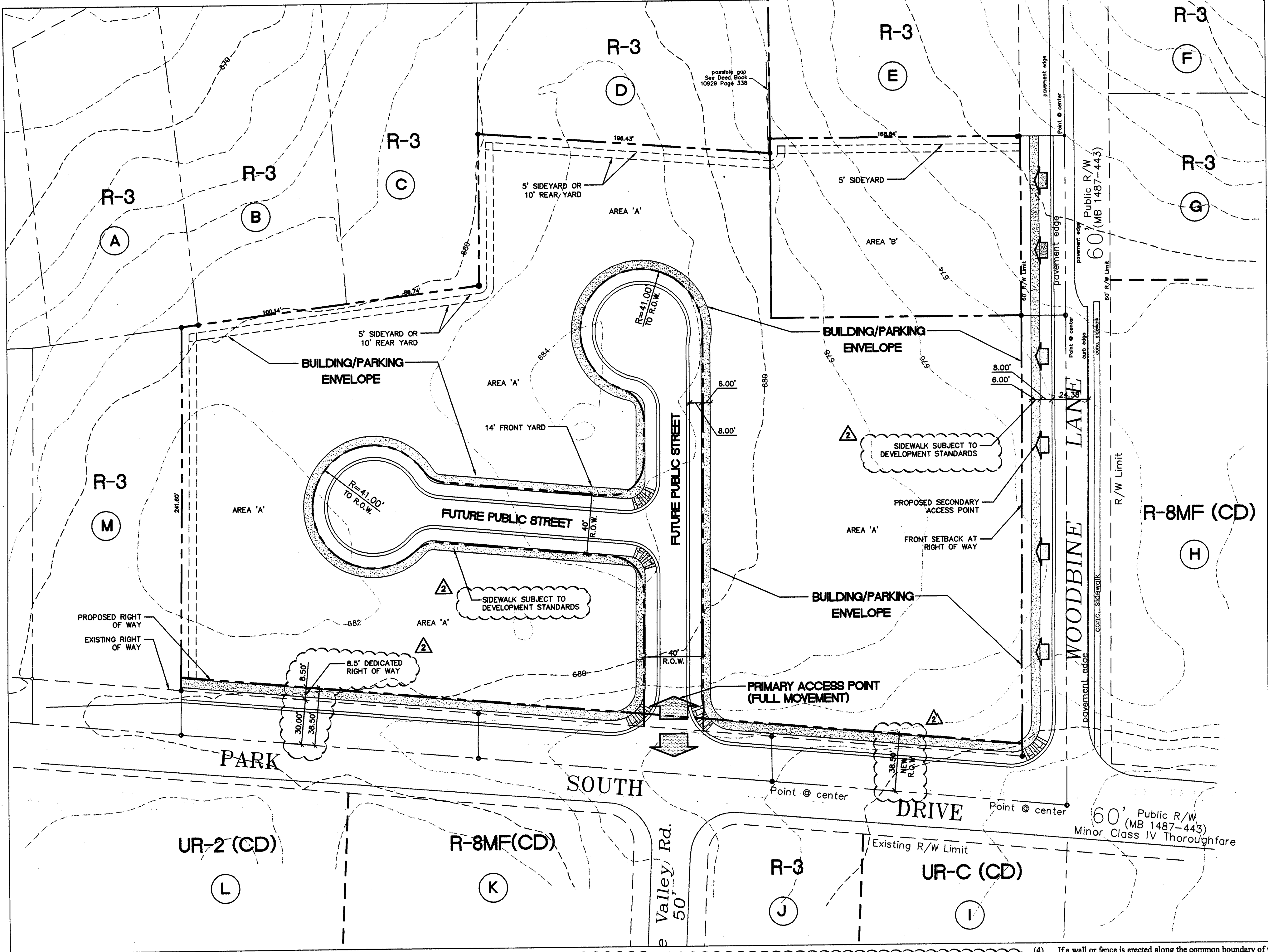
**RZ 2.0**

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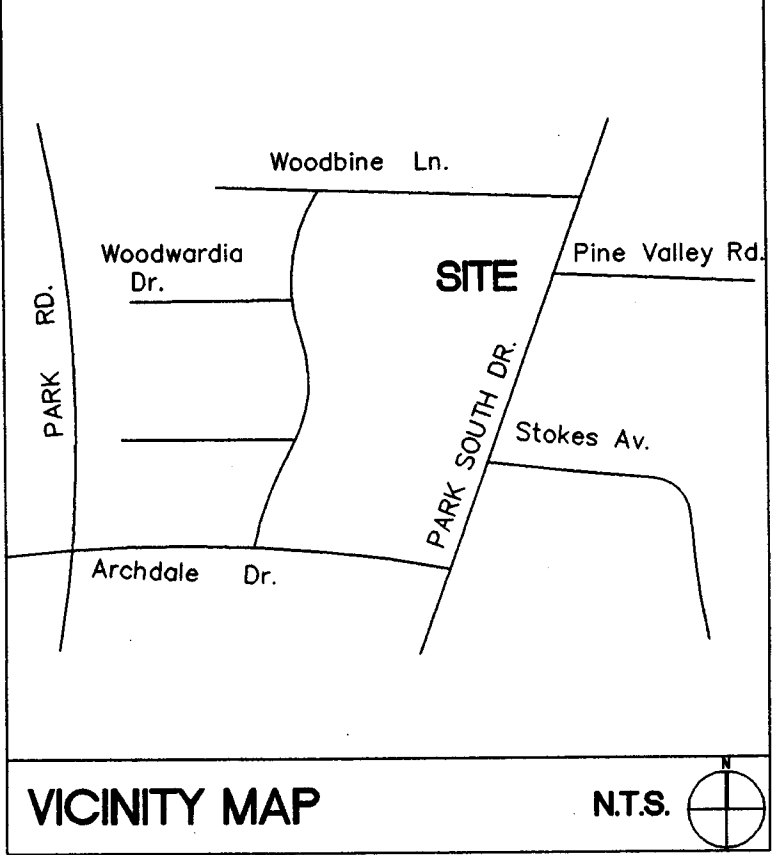






# KEY TO ADJACENT PROPERTY OWNERS

A. 171-256-06	KAUFMAN, MARK AND KAREN 3019 PARKSTONE DR CHARLOTTE, NC 28210
B. 171-256-05	PORTER, THELMA 3011 PARKSTONE DR CHARLOTTE, NC 28210
C. 171-256-04	THOMPSON, RICHARD BYRD AND NANCY 3001 PARKSTONE DR CHARLOTTE, NC 28210
D. 171-256-21	HOWELL, DAVID AND ROBERT E AND EMMA 2815 PARKSTONE DR CHARLOTTE, NC 28210
E. 171-256-03	POWELL, H THOMAS AND ANN M 3400 WOODBINE LN CHARLOTTE, NC 28210
F. 171-252-05	DUCK, JOHN R AND JAQUELINE L 3401 WOODBINE LN CHARLOTTE, NC 28210
G. 171-252-06	TAMPLIN F H 3411 WOODBINE LN CHARLOTTE, NC 28210
H. 171-252-89	ROYAL CREST AT SOUTH PARK HOMEOWNERS ASSOC 3438 ROYAL CREST DR CHARLOTTE, NC 28210
171-252-77	AYERS, KATHRINE D 3411 ROYAL CREST DR CHARLOTTE, NC 28210
171-252-78	CROWN, PETER F. AND THELIE, CYNTHIA B 3411 ROYAL CREST DR CHARLOTTE, NC 28210
171-252-79	EASTRIDGE, WILLIAM E AND SUSAN W 3403 ROYAL CREST DR CHARLOTTE, NC 28210
171-252-80	MULLEN GRAHAM C AND JUDITH G 3404 ROYAL CREST DR CHARLOTTE, NC 28210
I. 179-022-05	FALL INVESTMENTS LP 8700 FAIRVIEW RD CHARLOTTE, NC 28210
J. 179-022-06	CRISPIN PROPERTIES 4 ROSLYN RD RICHMOND, VA 23226
K. 179-022-43	LIVINGSTON, BRIAN J 6225-A PARK SOUTH DR CHARLOTTE, NC 28210
179-022-44	CRIMES, JOHN JAMES 6227-B PARK SOUTH DR CHARLOTTE, NC 28210
179-022-45	BREEN, JESSE H AND GAIL L 6228-C PARK SOUTH DR CHARLOTTE, NC 28210
179-022-46	HAIN, RICHARD AND BARBARA 6233-C PARK SOUTH DR CHARLOTTE, NC 28210
179-022-47	MURR, ROBERT W AND JOHN B 6235 PARK SOUTH DR CHARLOTTE, NC 28210
179-022-48	SCHEUNEMAN, ROBERT AND SUZANNE 6237-C PARK SOUTH DR CHARLOTTE, NC 28210
179-022-49	IVEY, LYNN A 6241-C PARK SOUTH DR CHARLOTTE, NC 28210
179-022-50	REMER, SUSAN LYNN 6243-B PARK SOUTH DR CHARLOTTE, NC 28210
179-022-51	OMELVENY, CHARLES 6245-A PARK SOUTH DR CHARLOTTE, NC 28210
L. 179-023-48	ASSOCIATION INC BRADBURY HALL OWNERS AND LLC FAIRHILLS DEVELOPMENT GROUP 600 SOUTH COLLEGE ST CHARLOTTE, NC 28202
171-023-01	THATCHER, JOHN R AND JUDITH M 6251 PARK SOUTH DR CHARLOTTE, NC 28210
171-023-02	NEWMAN, SHERYL A 6255 PARK SOUTH DRIVE CHARLOTTE, NC 28210
171-023-03	HELMIS, RUSSELL W AND BECCA A 6256 PARK SOUTH DRIVE CHARLOTTE, NC 28210
171-023-04	RACANELLI, JOSEPH J AND ROXANNE 6301 PARK SOUTH DRIVE CHARLOTTE, NC 28210
171-023-05	BOONE, WILLIAM H AND MARIE M 6305 PARK SOUTH DR CHARLOTTE, NC 28210
M. 171-256-16	COLE, WANDA J 6311 BENTRIDGE DR CHARLOTTE, NC 28226



## LEGEND

R3	EXISTING ZONING DISTRICT
---	PROPOSED BUILDING/PARKING/ SERVICE ENVELOPES
---	EXISTING ZONING BOUNDARY
A	EXISTING ADJACENT PROPERTY OWNER
↑	PROPOSED ACCESS POINT

## SITE SUMMARY

TAX PARCEL INFORMATION	171-256-01 171-256-02 171-256-19 171-256-17
SITE AREA	5.2207 ACRES GROSS .07574 ACRES (NEW R/W) 4.4633 ACRES NET
EXISTING ZONING	R-3
PROPOSED ZONING	UR-1 (CD)
DWELLING UNITS	20 DU MAX
PROPOSED BLDG. HEIGHT	40' HT. MAX.
PROPOSED USE	SINGLE FAMILY DETACHED
REQUIRED YARDS	14' SETBACK FROM BACK OF CURB (OR RIGHT OF WAY, WHICHEVER IS GREATER) 5' SIDE YARD 10' REAR YARD

## DEVELOPMENT STANDARDS PARK SOUTH SINGLE FAMILY REZONING May 11, 2006

### I. GENERAL COMMITMENT:

- Development of the real estate identified on this Technical Data Sheet, consisting of approximately 5.2207 gross acres and 4.5233 acres, net of rights-of-way of Park South Drive and Woodbine Road (the "Site"), will be governed by the standards established under the zoning ordinance of City of Charlotte (the "Ordinance") for the UR-1 Zoning District unless more stringent standards are established by these Development Standards or this Technical Data Sheet.
- The configurations, placements, and sizes of the single family lots, streets and driveways shown on the Schematic Site Plan which accompanies this Technical Data Sheet are schematic and conceptual in nature and may be altered and/or modified based upon final design, development and construction documents and site and topographical constraints within the limitations established on this Technical Data Sheet and in accordance with Section 6.206(2) of the Ordinance.

### II. PERMITTED DEVELOPMENT WITHIN THE SITE:

- Up to 20 single family detached residential dwelling units may be developed on the Site, together with any incidental or accessory uses associated therewith which are permitted under the Ordinance by right or under prescribed conditions in an UR-1 Zoning District.
- Provided, however, the Petitioner may elect not to develop the Site as provided in this conditional plan and instead the Petitioner may develop the Site for single family detached homes in accordance with the standards of the R-3 Zoning District. Furthermore, lots shown on the Schematic Site Plan may be combined and consolidated resulting in fewer lots. For example, the lots shown on Area B on the Schematic Site Plan may be developed as one (1) lot.

### III. VEHICULAR ACCESS POINTS/RIGHT-OF-WAY DEDICATION:

- The access points to/from the Site shall be limited to the ones shown on the Technical Data Sheet. The access points shall be full access.
- The access points shall be located in the general area depicted on this Technical Data Sheet. Final location of the access points are subject to any modifications required to accommodate final site and construction plans/design, and site/topographic constraints.

- The Petitioner agrees to dedicate and convey (by quitclaim deed and subject to a reversionary interest in any property not used for right-of-way purposes in the future) such portions of the Site located along Park South Drive as may be needed to provide for 38 1/2 feet of right-of-way west of the existing centerline of Park South Drive prior to the issuance of any building permits for improvements on the Site. Petitioner will grant an access and maintenance easement to the City for any portion of the sidewalk improvements located along Park South Drive that are not within the right-of-way thereof.
- Petitioner reserves the right to seek abandonment of portions of the right-of-way of Woodbine Lane.

### IV. DESIGN GUIDELINES:

#### A. Yard Restrictions

In every instance the side yard, setback, and rear yard requirements imposed under the Ordinance will be satisfied with respect to the development taking place within the Site, unless more stringent requirements are established under these Development Standards.

#### B. Off Street Parking

Off street parking shall meet the minimum standards established under the Ordinance.

#### C. Sidewalks/Streetscape Improvements

- The Petitioner agrees to install curb and gutter and an 8 foot wide planting strip and a 6 foot wide sidewalk along Park South Drive. Sidewalks may be allowed to meander to avoid existing trees and the planting strip may be less than 8 feet in width as may be reasonably necessary to preserve existing trees. Installation of such improvements shall occur prior to issuance of building permits for improvements on lots located along Park South Drive, subject to the right to "bond" completion of such improvements to permit coordination with home construction on such lots.

- The Petitioner agrees to install curb and gutter along Woodbine Lane to provide 22 feet of pavement per the City's Local Residential Street cross-section. The Petitioner also agrees to install an 8 foot wide planting strip and a 6 foot sidewalk along Woodbine Lane, provided, however, the width of the sidewalks may be reduced to 5 feet upon the approval of the City Engineer. Sidewalks will be allowed to meander to avoid existing trees to be preserved, and the planting strip may be less than 8 feet in width as may be reasonably necessary to preserve these trees. Installation of the improvements described in this Section IV.C.(2) preserve these trees. Installation of the improvements described in this Section IV.C.(2) of the sidewalk/planting strip improvements to permit coordination with home construction on such lots. Completion of such improvements along Woodbine Lane in front of Area B shall take place prior to the issuance of building permits for improvements on lots located on Area B, subject to the right to "bond" completion of the sidewalks/planting strip improvements to permit coordination with home construction on such lots.

- Petitioner will provide internal sidewalks in compliance with applicable provisions of the Ordinance, provided, however, the width of the sidewalks may be reduced to 5 feet upon the approval of the City Engineer, sidewalks will be allowed to meander to avoid existing trees and the planting strip may be less than 8 feet in width as may be reasonably necessary to preserve existing trees. Installation of such improvements shall occur prior to issuance of building permits for improvements on lots located along Park South Drive subject to the right to "bond" completion of such improvements to permit coordination with home construction on such lots.

#### D. Landscaping & Screening

- The Petitioner shall install a single row evergreen hedge consisting of wax myrtle, cleyera or Nellie Stevens hollies along the westerly boundary of the Site.
- Petitioner shall use diligent best efforts to preserve those certain holly trees located along the southerly boundary of the Site in common with Tax Parcel No. 171-256-16 adjacent and to the south of the Site. In the event that portions or all of such existing holly trees are destroyed landscaping of quality comparable to such holly trees shall be installed in a density and at heights that would be expected to grow to a height of eight (8) feet within two (2) years of planting.
- In addition to section (2) above, the Petitioner will install supplemental landscaping in the form of a single row of holly trees or comparable trees at spacings of 15 feet on center within an area along the common boundary with Tax Parcel No. 171-256-15 extending along such boundary for a distance of approximately 40 feet from the southwest corner of the Site to the east along such common boundary with Tax Parcel No. 171-256-16. If such landscaping is destroyed, Petitioner shall replace such landscaping with supplemental landscaping comparable with the above described landscaping.

- If a wall or fence is erected along the common boundary of the Site and Tax Parcel No. 171-256-16, it will consist of brick, stone, stucco or masonry materials; provided, however, (i) limited architectural features associated with such fence or wall may contain wood and (ii) metal and/or iron "pet-child security" fences may be installed on the interior lot side of the holly trees or other landscaping located along such common boundary.

- Landscaping described in this Section IV.D. may be installed in stages as the Site is developed to reflect construction progress and planting seasons.

#### E. Materials/Miscellaneous Design Guidelines

- Homes to be constructed on the Site will consist principally of brick, stone, stucco, cementatous and/or natural wood materials with high quality asphalt, cedar and/or metal roofs and/or copper accents, and/or other similar materials; no vinyl siding shall be used.
- Where feasible and subject to development and construction constraints and efforts to preserve existing trees on the Site, Petitioner shall use good faith efforts to locate garages 20 feet behind the back of proposed sidewalks.
- Lots located along Park South Drive south of the future public street entrance shall either contain a single row evergreen hedge along Park South Drive or the homes to be built on such lots shall include features that address Park South Drive such as sidewalks to the street, gates and/or other architectural features.

#### F. Lighting

- All freestanding lighting fixtures installed will be uniform in design and the maximum height of any such lighting fixture, including its base, may not exceed 20 feet in height.
- All direct lighting within the Site (except streetlights which may be erected along the private drives and streets) will be capped to project light downward and otherwise designed such that direct illumination does not extend past any adjacent property line. Consideration will be given to the impact of lighting both within and without the perimeter of the Site. Items for consideration will include intensity, cutoff angles, color, energy efficiency, and shielding sources of light, the intent being to eliminate glare towards public streets and adjacent properties.

#### G. Tree Ordinance

Development on the Site shall adhere to the requirements of the Tree Ordinance subject to the right to obtain variances from the requirements thereof, provided, however, Petitioner agrees to increase the percentage of tree save areas on the Site from 10% to 11% to support water quality efforts in the area. Street trees shall be planted along Park South Drive, Woodbine Lane and on internal streets in accordance with the Tree Ordinance and existing trees can be used as permitted by the Ordinance. It is understood that adherence to the Tree Ordinance requirements as set forth herein shall take place with respect to development on Area A independent of development on Area B and vice-versa, such that a violation with respect to Area A will not result in a violation with respect to Area B and vice-versa.

#### H. Storm Water/Water Quality

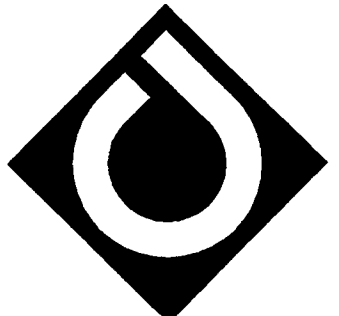
Petitioner agrees to provide to Charlotte-Mecklenburg Storm Water Services ("Storm Water Services"), during the permitting stage of the development of Area A (and if undertaken at the same time Area B) an engineering review, completed by a professional engineer licensed in North Carolina, of the next receiving channel and drainage system located at the intersection of Park South Drive and Woodbine Lane to ensure that such system is not taken out of standard due to the development on Area A contemplated hereby (i.e. such system is not already out of standard or the contemplated development will not take such system out of standard) as submitted at the permitting stage of the development. If such review demonstrates that the development of Area A contemplated by this petition will cause the system to be taken out of standard and the system is not currently out of standard, the Petitioner shall provide adequate detention or other measures on Area A or otherwise take such reasonable steps as may be needed to avoid this from occurring. Similar steps shall be taken in connection with development of Area B at the time that such development takes place. Furthermore, in an effort to support water quality efforts in the area, the Petitioner agrees with respect to Area A to install at least 4 swales within the 8 foot planting strip to be constructed in connection with the internal public streets on Area A generally depicted on the Technical Data Sheet (the "Planting Strip Swales"). The Planting Strip Swales shall be designed in a manner substantially similar to the "cross-section" for such swales shown on the Schematic Site Plan Sheet, including without limitation the use of "ribbon" curbs that will promote the free flow of water from the streets into the planting strips. It is expressly understood that the Petitioner's commitment to install the Planting Strip Swales is subject in all respects to approval of applicable local governmental bodies, including without limitation the Charlotte Department of Transportation, prior to Petitioner's submittal for grading permit for work to be undertaken on the Site. Failure of such applicable governmental authorities, including without limitation, CDOT, to provide approval of the installation of the Planting Strip Swales in this manner shall relieve the Petitioner of its responsibility to undertake these measures.

#### V. AMENDMENTS TO THE REZONING PLAN:

The owner or owners of Area A, in accordance with the Ordinance, may apply for future amendments to this Technical Data Sheet and these Development Standards with respect to Area A. The owner or owners of Area B, in accordance with the Ordinance, may apply for future amendments to this Technical Data Sheet and these Development Standards with respect to Area B.

#### VI. BINDING EFFECT OF THE REZONING PETITION:

If the Petitioner's rezoning petition is approved, the development program established under these Development Standards and this Technical Data Sheet shall, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and the owners (from time to time) and their respective heirs, devisees, personal representatives, successors in interest and assigns.



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## PARK SOUTH AT WOODBINE REZONING

Charlotte, North Carolina

## TECHNICAL DATA SHEET PETITION # 2006-069

Project No.  
3454.00

Issued

02/27/06

### Revised

- 04/20/06 - FOR PUBLIC HEARING
- 05/12/06 - FOR PUBLIC HEARING

SCALE: 1"=40'

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## RZ 1.0

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