

SITE DEVELOPMENT STANDARDS

- A. PERMITTED USES AND MAXIMUM DEVELOPMENT
1. THE SITE MAY BE DEVELOPED WITH UP TO 223 MULTI-FAMILY DWELLING UNITS, ALONG WITH ANY AMENITY AREA AND ACCESSORY USES AND STRUCTURES ASSOCIATED WITH THE ALLOWED PRINCIPAL USE AS ALLOWED IN THE R-22MF DISTRICT
 2. THE SITE MAY BE DEVELOPED IN PHASES
- B. GENERAL PROVISIONS
1. UNLESS MORE STRINGENT 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-22MF (CD) ZONING DISTRICT CLASSIFICATION SHALL BE FOLLOWED IN CONNECTION WITH DEVELOPMENT TAKING PLACE ON THE SITE. THE REZONING PLAN IS SUBJECT TO MODIFICATIONS DURING THE DESIGN DEVELOPMENT STAGES AS PROVIDED BELOW.
 2. THE ULTIMATE LAYOUTS OF THE DEVELOPMENT PROPOSED FOR THE SITE AND THE PARCELS OR LOTS FORMING PARTS THEREOF, THE EXACT ALIGNMENTS AND LOCATIONS OF POINTS OF ACCESS, THE CONFIGURATIONS AND PLACEMENTS OF PARKING AREAS AND THE PRECISE LOCATIONS, OF BUILDINGS AND OTHER INDIVIDUAL SITE ELEMENTS TO BE CONSTRUCTED HAVE NOT BEEN FINALIZED. AS A CONSEQUENCE THE GRAPHICS WHICH ACCOMPANY THE SITE PLAN ARE SCHEMATIC IN NATURE AND ARE NOT TO BE CONSIDERED AS THE FINAL DEVELOPMENT PLANS BUT RATHER AS PRELIMINARY GRAPHIC REPRESENTATIONS OF THE TYPES AND QUALITY OF DEVELOPMENT PROPOSED AND THE GENERAL LOCATIONS OF THE PROPOSED BUILDINGS ON THE SITE. THEY MAY, THEREFORE, BE ALTERED OR MODIFIED DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES SUBJECT TO THE ACCOMPANYING DEVELOPMENT STANDARDS AND SECTION 8.207 OF THE ORDINANCE.
 3. WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, BUILDINGS GENERALLY DEPICTED ON THE SCHEMATIC SITE PLAN MAY NOT BE INCREASED BEYOND THE NUMBER GENERALLY DEPICTED (IT BEING UNDERSTOOD THAT STRUCTURES SUCH AS, DETACHED GARAGES, UTILITY BUILDINGS, MAIL KIOSKS AND THE LIKE SHALL NOT BE CONSIDERED IN CONNECTION WITH THE NUMBER OF BUILDINGS), BUILDINGS DEPICTED ON THE SCHEMATIC SITE PLAN MAY BE CONSTRUCTED IN PHASES OVER TIME AND IN ANY SEQUENCE AS DETERMINED BY THE PETITIONER. THE DIMENSIONS AND SPECIFIC LOCATIONS OF BUILDING/PARKING ENVELOPES GENERALLY DEPICTED ON THE SCHEMATIC SITE PLAN MAY BE SUBJECT TO MINOR VARIATIONS THAT DO NOT MATERIALLY CHANGE THE DESIGN INTENT GENERALLY DEPICTED.
- C. SETBACKS, SIDE YARDS AND REAR YARDS
1. BUILDING SETBACKS AND YARDS WILL BE ESTABLISHED IN THE MANNER DEPICTED ON THE REZONING PLAN.
 - ALONG MARSH ROAD A 30 FOOT SETBACK WILL BE ESTABLISHED.
 - ALONG THE NORTHERN PROPERTY LINE ABUTTING THE EXISTING SINGLE-FAMILY HOMES A 40 FOOT REAR YARD WILL BE PROVIDED.
 - ALONG THE EASTERN AND WESTERN PROPERTY LINES EITHER A FIVE (5) FOOT SIDE YARD OR A 10 FOOT REAR YARD WILL BE PROVIDED. SIDE AND REAR YARDS DETERMINATION WILL BE BASED ON THE ORIENTATION OF EACH PROPOSED BUILDING TO THE ADJOINING PROJECT PROPERTY LINE.
 2. DECKS SHALL NOT EXTEND INTO ANY REQUIRED REAR YARDS. HOWEVER, AT-GRADE PATIOS MAY BE LOCATED IN WHOLE OR IN PART WITHIN REQUIRED REAR YARDS.
- D. LANDSCAPING AND SCREENING
1. INTERIOR LANDSCAPING AND SCREENING SHALL MEET OR EXCEED THE STANDARDS IN THE ORDINANCE.
 2. SCREENING WILL BE PROVIDED AS REQUIRED IN SECTION 12.303 OF THE ORDINANCE.
 3. THE PORTIONS OF THE 30 FOOT SETBACK ALONG MARSH ROAD THAT DO NOT CONTAIN EXISTING TREES WILL BE RE-LANDSCAPED WITH ADDITIONAL TREES. ADDITIONAL TREES WILL BE INSTALLED PER THE STANDARDS OF THE CITY OF CHARLOTTE TREE ORDINANCE.
 4. DUMPSTER AREAS AND RECYCLING AREAS (IF ANY) WILL BE ENCLOSED BY A BRICK, STONE OR STUCCO WALL WITH ONE SIDE BEING A DECORATIVE WOODEN GATE. IF ONE OR MORE SIDES OF A DUMPSTER AREA ADJOIN A SIDE OR REAR WALL OF A BUILDING, THEN THE SIDE OR REAR WALL MAY BE SUBSTITUTED FOR A SIDE.
 5. MECHANICAL EQUIPMENT OR OTHER UTILITY HARDWARE INSTALLED AT GROUND LEVEL AND ON THE ROOFS OF BUILDINGS CONSTRUCTED ON THE SITE WILL BE SCREENED FROM PUBLIC VIEW FROM A PUBLIC STREET.
 6. ALL UTILITY METERS, ELECTRICAL CONNECTORS AND TRANSFORMERS AND BACKFLOW VALVES SHALL BE SCREENED FROM VIEW FROM PUBLIC STREETS. ABOVE GROUND BACKFLOW PREVENTERS ARE NOT ALLOWED IN THE SETBACK.
- E. TREE ORDINANCE
1. THE SITE SHALL CONFORM TO THE CITY OF CHARLOTTE TREE ORDINANCE.
 2. WITHIN THE 30 FOOT REQUIRED SETBACK ALONG MARSH ROAD, TREES EIGHT (8) INCHES OR GREATER DBH (DIAMETER BREAST HEIGHT) WILL BE PRESERVED. THESE EXISTING TREES MAY BE LIMBED UP TO ALLOW VISIBILITY INTO THE SITE AND TO MEET REQUIRED SIGHT DISTANCE. EXISTING TREES WITHIN THE SETBACK MAY BE REMOVED FOR THE INSTALLATION OF REQUIRED ROADWAY AND UTILITY IMPROVEMENTS INCLUDING WITHOUT LIMITATION THE DRIVEWAY CONNECTION TO MARSH ROAD. REMOVAL OF THESE TREES WILL BE SUBJECT TO THE APPROVAL OF THE URBAN FORESTRY STAFF.
- F. STREETSCAPE TREATMENT, LIGHTING, SIDEWALKS AND UTILITIES
1. ALONG THE SITES FRONTAGE ON MARSH ROAD THE PETITIONER SHALL REPLACE THE EXISTING SIDEWALK WITH A NEW SIX (6) FOOT SIDEWALK AND EIGHT (8) FOOT PLANTING STRIP ALONG MARSH ROAD. THE LOCATION OF THE SIDEWALK MAY MEANDER TO PRESERVE EXISTING TREES WITHIN THE SETBACK. TREES OF A MINIMUM OF 2 1/2 INCH CALIPER SHALL BE INSTALLED WITHIN SUCH PLANTING STRIP. IN LOCATIONS WHERE THE PLANTING STRIP HAS BEEN REDUCED TO PRESERVE EXISTING TREES, THE REQUIREMENT FOR NEW STREET TREES MAY BE WAIVED BY THE URBAN FORESTRY STAFF.
 2. THE PETITIONER SHALL INSTALL FIVE FOOT SIDEWALKS AND SIX FOOT PLANTING STRIP ALONG THE INTERIOR PRIVATE STREET AS SHOWN ON THE REZONING PLAN. TREES OF A MINIMUM OF 2 1/2 INCH CALIPER SHALL BE INSTALLED ALONG SUCH ROADS THIRTY TO FORTY (30 TO 40) FEET ON CENTER WITHIN SUCH PLANTING STRIP.
 3. SIDEWALKS WILL CONNECT FROM THE INTERIOR OF THE SITE TO EXTERIOR SIDEWALKS AS REQUIRED BY SECTION 12.529 OF THE ORDINANCE.
 4. PETITIONER SHALL SHOW THE LOCATION OF ANY BACK FLOW VALVES AND ABOVE GRADE UTILITIES AND SCREENING REQUIRED BY THE ORDINANCE ON DESIGN DEVELOPMENT PLANS SUBMITTED AS PART OF THE PLANNED MULTIFAMILY REVIEW PROCESS.
- G. BUFFERS/TREE SAVE AREAS
1. ANY REQUIRED BUFFERS SHALL BE ESTABLISHED IN ACCORDANCE WITH THE STANDARDS OF SECTION 12.302 OF THE ORDINANCE.
 2. A 50 FOOT CLASS "C" BUFFER WILL BE ESTABLISHED ALONG THE NORTHERN PROPERTY LINE. THE OUTER 45 FEET OF THIS BUFFER WILL BE AN UNDISTURBED BUFFER, EXPECT FOR MAINTENANCE OF THE EXISTING VEGETATION AND UTILITY CONNECTIONS THAT MAY CROSS THE BUFFER AT ANGLES OF NO LESS THEN 75 DEGREES. THE FIRST FIVE (5) FEET MAY DISTURBED TO ALLOW GRADE TRANSITIONS AND THE INSTALLATION OF UTILITIES AND RETAINING WALLS. THE AREAS DISTURBED WILL BE RE-PLANTED TO MEET THE STANDARDS OF THE ORDINANCE. BUFFER WIDTH MAY NOT BE REDUCED.
 3. HALF OF A CLASS "C" BUFFER WILL BE PROVIDED ALONG THE COMMON PROPERTY LINE WITH THE CATHOLIC MIDDLE SCHOOL BEING TAX PARCEL # 147-101-73 (I.E. A PORTION OF THE EASTERN BOUNDARY LINE). THE WIDTH OF THE PROPOSED BUFFER IS TO BE BASED ON THE ACREAGE OF THE ABUTTING MIDDLE SCHOOL PARCEL.
 4. NO BUILDINGS MAY BE LOCATED WITHIN BUFFERS.
 5. EXISTING TREES LOCATED AND PRESERVED WITHIN ANY REQUIRED BUFFER AREA MAY BE COUNTED TOWARD THE BUFFER PLANTING REQUIREMENT IN ACCORDANCE WITH THE ORDINANCE.
 6. IN THE EVENT THE ABUTTING PROPERTIES SHOULD BE REZONED OR USED IN A MANNER SO AS TO NOT REQUIRE SUCH A BUFFER, THE REQUIRED BUFFERS FOR THIS PROPERTY MAY BE ADJUSTED ACCORDINGLY TO MEET THE MINIMUM REQUIREMENTS FOR BUFFERING AND SCREENING PER THE ORDINANCE.
 7. PROPOSED TREE SAVE AREAS HAVE BEEN INDICATED ON THE REZONING PLAN. EXISTING VEGETATION WITHIN THE IDENTIFIED TREE SAVE AREAS WILL BE PRESERVED AND PROTECTED DURING CONSTRUCTION, EXCEPT AS OTHERWISE REFERENCED IN THESE DEVELOPMENT STANDARDS.
- H. LIGHTING
1. THE PETITIONER SHALL PROVIDE PEDESTRIAN SCALE DECORATIVE LIGHTING ALONG MARSH ROAD AND INTERIOR PRIVATE STREETS. SUCH LIGHTING SHALL BE PROVIDED IN CONJUNCTION WITH APPLICABLE UTILITY COMPANY REGULATIONS AND REQUIREMENTS FOR SUCH LIGHTING.
 2. ALL PARKING LOT LIGHT FIXTURES WILL BE FULLY SHIELDED AND FULL CUT OFF TYPE FIXTURES. LIGHT FIXTURES WILL BE LIMITED TO A MAXIMUM HEIGHT OF 20 FEET. NO WALL "PAK" LIGHTING WILL BE ALLOWED.
- I. SIGNS
- ALL SIGNS PLACED ON THE SITE WILL BE ERECTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDINANCE.
- J. STORM WATER MANAGEMENT/WETLANDS
1. DEVELOPMENT ON THE SITE SHALL ADHERE TO THE APPLICABLE REQUIREMENTS OF THE POST-CONSTRUCTION ORDINANCE AS ADOPTED BY CHARLOTTE CITY COUNCIL ON NOVEMBER 26, 2007.
 2. ANY JURISDICTIONAL WETLANDS OR STREAMS, IF PRESENT, SHALL BE PROTECTED OR PROPER ENVIRONMENTAL PERMITS OBTAINED PRIOR TO THEIR DISTURBANCE.
 3. LOCATION, SIZE, AND TYPE OF ANY STORMWATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN IS SUBJECT TO REVIEW AND APPROVAL WITH FULL PLAN SUBMITTAL AND IS NOT IMPLICITLY APPROVED WITH THIS REZONING PLAN. ANY CHANGES TO THE SYSTEMS NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORMWATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS CONSISTENT WITH THE ABOVE STANDARDS.
- K. ACCESS POINTS
- TWO ACCESS POINTS FROM MARSH ROAD INTO SITE WILL BE ALLOWED. THE VEHICULAR ACCESS POINTS TO THE SITE SHALL BE LOCATED IN THE GENERAL AREA DEPICTED ON THIS REZONING PLAN. THE CONFIGURATION AND ULTIMATE LOCATION OF THESE ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND ARCHITECTURAL CONSTRUCTION PLANS AND DESIGNS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION.
- L. RIGHT-OF-WAY DEDICATION AND TRANSPORTATION IMPROVEMENTS
- THE PETITIONER SHALL DEDICATE AND CONVEY (BY QUITCLAIM DEED AND SUBJECT TO A RESERVATION OF ANY NECESSARY UTILITY EASEMENTS) THAT PORTION OF THE SITE LOCATED ALONG MARSH ROAD AS MAY BE NECESSARY TO PROVIDE FOR A RIGHT-OF-WAY EXTENDING 30 FEET FROM THE EXISTING CENTERLINE AS GENERALLY DEPICTED ON THE REZONING PLAN, SAID DEDICATION AND CONVEYANCE TO OCCUR PRIOR TO ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR THE FIRST RESIDENTIAL DWELLING BUILDING CONSTRUCTED ON THE SITE.
- M. PARKING
1. OFF-STREET PARKING WILL SATISFY THE STANDARDS ESTABLISHED UNDER THE ORDINANCE FOR PLANNED MULTIFAMILY DEVELOPMENTS.
 2. NO PARKING SPACES SHALL BE LOCATED BETWEEN BUILDINGS AND THE RIGHT-OF-WAY OF MARSH ROAD, HOWEVER, PARKING SPACES ADJACENT TO OR BETWEEN THE PROPOSED BUILDINGS WILL BE ALLOWED ALONG MARSH ROAD.
- N. DESIGN AND ARCHITECTURAL TREATMENT; ENTRANCE FEATURES
- REFERENCE IS MADE TO THAT CERTAIN CONCEPTUAL ELEVATION FOR A PROTOTYPICAL BUILDING OF DWELLING UNITS CONTEMPLATED FOR THE SITE ATTACHED TO THIS REZONING PLAN. IT IS ACKNOWLEDGED THAT THE ATTACHED ELEVATION IS CONCEPTUAL ONLY AND CHANGES MAY BE MADE DURING THE DESIGN DEVELOPMENT STAGE OF THE PROJECT PROVIDED, HOWEVER, THE OVERALL DESIGN INTENT SHALL NOT UNDERGO MATERIAL CHANGES AND THE FOLLOWING DESIGN AND ARCHITECTURAL TREATMENTS SHALL APPLY: (I) THE PRIMARY EXTERIOR BUILDING MATERIALS (EXCLUDING WINDOW TRIM, DOORS AND ROOF FACES) TO BE EMPLOYED IN THE CONSTRUCTION OF BUILDINGS HOUSING DWELLING UNITS AND THE CLUBHOUSE BUILDINGS SHALL BE BRICK, STONE, STUCCO OR STUCCO LIKE MATERIALS, AND/OR CEMENT FIBER BOARD (I.E. HARDI-PLANK); (II) A MINIMUM 20% OF THE EXTERIOR SIDING MATERIALS FOR THE FRONT ELEVATIONS AND ELEVATIONS FACING A PUBLIC STREET OF BUILDINGS HOUSING DWELLING UNITS (EXCLUDING WINDOWS, WINDOW TRIM, DOORS AND ROOF FACES) WILL CONSIST OF BRICK, STONE, SIMULATED STONE OR PRECAST STONE MATERIALS; (III) NO VINYL SIDING OR ALUMINUM SIDING SHALL BE USED IN BUILDINGS ON THE SITE INCLUDING BUT NOT LIMITED TO ANY GARAGES OR CARPORTS; (IV) DORMERS FLAT AND/OR PITCHED ROOFS SHALL BE INCORPORATED INTO THE BUILDING DESIGN FOR BUILDINGS HOUSING DWELLING UNITS, AND (V) DOORS, WINDOWS AND/OR DECORATIVE ELEMENTS SHALL BE LOCATED AT LEAST EVERY 20 FEET ON EVERY SIDE OF SUCH BUILDINGS (EXCLUDING ROOF LINES) IN ORDER TO AVOID BLANK WALLS.
- O. AMENDMENTS TO REZONING PLAN
- FUTURE AMENDMENTS TO THE REZONING PLAN AND THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE.
- P. BINDING EFFECT OF THE REZONING
- IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO DEVELOPMENT OF THE SITE IMPOSED UNDER THESE DEVELOPMENT STANDARDS AND THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.

SITE DATA

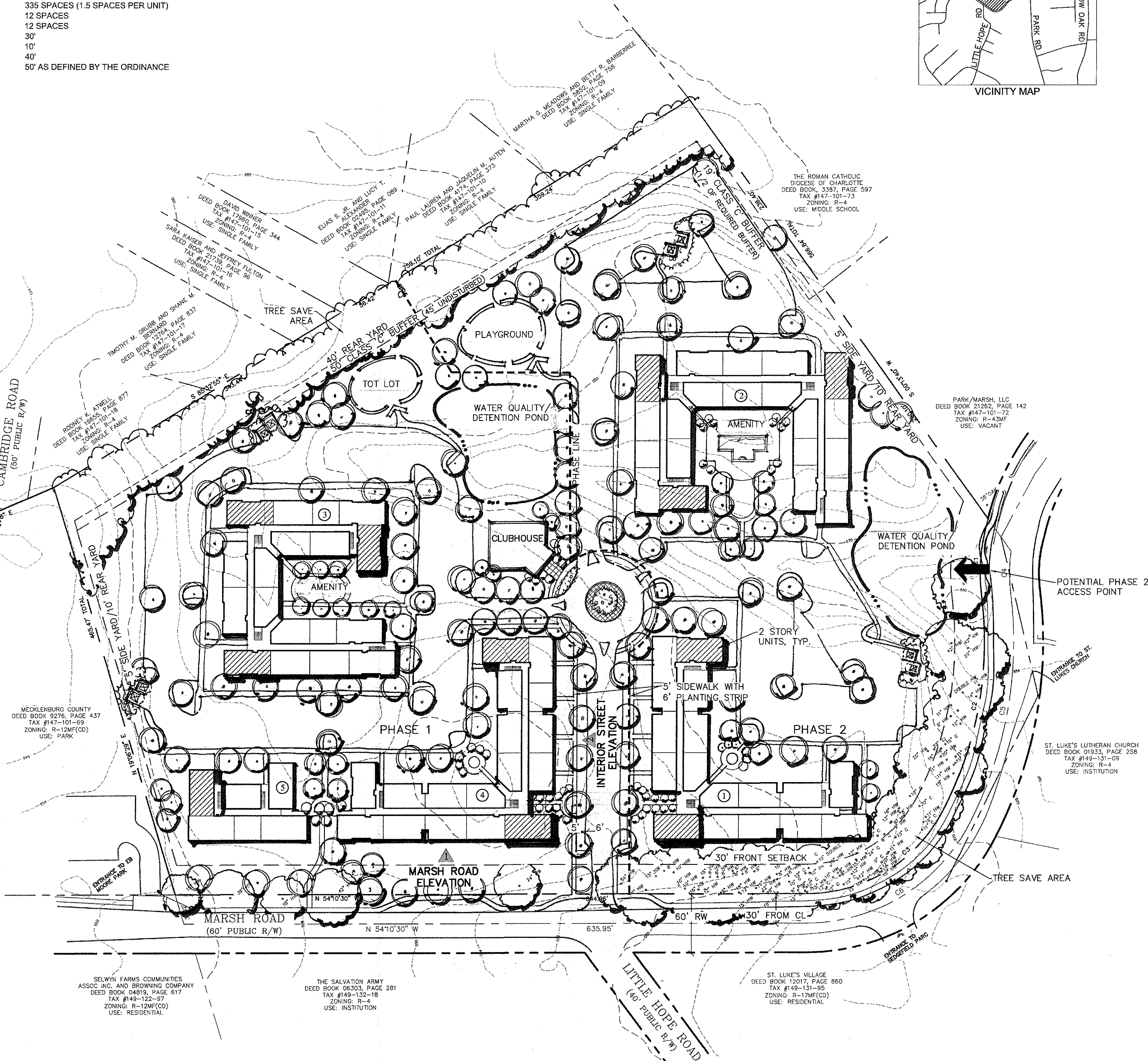
SITE AREA: 12.482 ACRES
13.256 AC. - 0.774 AC. W/IN MARSH ROAD R/W

TAX PARCEL ID: 147-101-70
R-15MF(CD)
PETITION # 1979-062

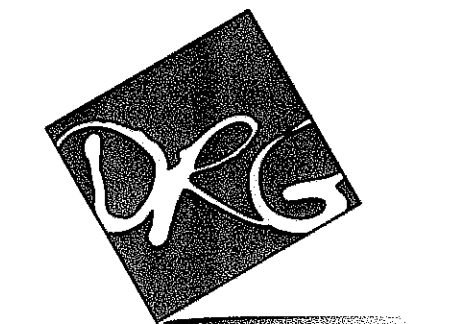
EXISTING ZONING: R-22MF(CD)
17.87 DUA
223 PLANNED MULTIFAMILY UNITS

PHASE 1
117 UNITS
PHASE 2
106 UNITS

PROPOSED PARKING: 335 SPACES (1.5 SPACES PER UNIT)
BIKE PARKING REQUIRED: 12 SPACES
BIKE PARKING PROVIDED: 12 SPACES
MINIMUM SETBACK: 30'
MINIMUM SIDE YARD: 10'
MINIMUM REAR YARD: 40'
MAXIMUM BUILDING HEIGHT: 50' AS DEFINED BY THE ORDINANCE



CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	192.04'	80.03'	40.60'	S 40°32'27" W	79.45'
C2	375.45'	224.50'	115.72'	N 45°43'57" E	221.17'
C3	157.36'	172.92'	96.36'	S 85°38'22" E	164.35'
C4	162.04'	42.74'	21.49'	S 36°9'28" W	42.61'
C5	405.45'	242.44'	124.97'	S 45°43'57" W	238.84'
C6	187.36'	205.89'	114.73'	N 85°38'22" W	195.69'



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CHARLOTTE, NORTH CAROLINA

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REZONING PETITION
2009-
FOR PUBLIC HEARING

SCALE: 1"=60'

PROJECT #: 070-004
DRAWN BY: CB
CHECKED BY: DM

SCHEMATIC
SITE PLAN

OCTOBER 27, 2008

REVISIONS:



123 New Bern Street
Charlotte, NC 28203
P 704.375.9950
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2 INTERIOR STREET ELEVATION
Scale: 1/8" = 1'-0"



1 MARSH ROAD ELEVATION
Scale: 1/8" = 1'-0"

SAVANNA WOODS
CHARLOTTE, NORTH CAROLINA

REZONING PETITION 2009
FOR PUBLIC HEARING
OCTOBER 27, 2008

SCHEMATIC
ELEVATIONS

FMK.0840

A1.0

2 of 2

CRAFT. SOLUTIONS.

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