



- landscape architecture
- civil engineering
- urban design
- land planning
- traffic engineering
- transportation planning



## SITE DATA

**TAX ID:** 02510202 & 02510203  
**SITE AREA:** 2.41 ACRES  
**EXISTING ZONING:** CC PETITION NUMBER 1198-014(C)  
 R-3  
**PROPOSED ZONING:** MUDD-O  
**PROPOSED USE:** 90 LOW INCOME ELDERLY HOUSING UNITS  
**PROPOSED PARKING:** 60 SPACES (2 SPACES PER 3 UNITS)  
**BUILDING HEIGHT:** 4 STORIES

## DEVELOPMENT STANDARDS

**1. GENERAL PROVISIONS:**

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 MUDD-O SUBJECT TO THE OPTIONAL PROVISIONS PROVIDED BELOW, SHALL GOVERN.

**2.PERMITTED USES:**

SITE PLAN ALTERNATIVE ONE:  
THOSE USES AS DESCRIBED IN THE CURRENT CONDITIONAL REZONING PETITION 1998-014 (C).

SITE PLAN ALTERNATIVE TWO:

90 LOW INCOME ELDERLY MULTI-FAMILY RESIDENTIAL RENTAL UNITS AND ASSOCIATED ACCESSORY USES.

### 3.OPTIONAL DEVELOPMENT PROVISIONS:

PARKING SHALL BE PROVIDED IN THE AMOUNT OF 2 SPACES PER 3 UNITS AS REQUIRED BY THE NCHFA.

#### 4.ACCESS

A. ACCESS TO THE SITE SHALL BE FROM THE EXISTING SHOPPING CENTER AND FROM FOREST DRIVE.

B. FINAL PLACEMENT OF THE VEHICULAR DRIVEWAYS ARE SUBJECT TO MINOR MODIFICATIONS REQUIRED FOR APPROVAL BY CDOT.

C. PEDESTRIAN ACCESS WILL BE PROVIDED TO THE ADJACENT SHOPPING CENTER.

## 5.SETBACKS, SCREENING, BUFFERS AND LANDSCAPING

A. A 35' SETBACK FROM R.O.W. WILL BE PROVIDED ALONG W. WT HARRIS BOULEVARD AND A 15' SETBACK FROM R.O.W. WILL BE PROVIDED ALONG FOREST DRIVE

B. PETITIONER SHALL COMPLY WITH THE CITY OF CHARLOTTE ZONING ORDINANCE REQUIREMENTS, SECTION 9.1208.

## 6.ENVIRONMENTAL FEATURES

A. TREE SAVE AREAS EQUALING 15% SITE AREA WILL BE PROVIDED

B. THE PETITIONER SHALL COMPLY WITH THE CITY OF CHARLOTTE POST CONSTRUCTION CONTROL ORDINANCE. THE STORM WATER MANAGEMENT SYSTEMS WILL INCLUDE THE USE OF THE EXISTING STORM WATER POND AND AN ADDITIONAL POND AND DEPICTED ON THE REZONING PLAN AND WILL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE CHARLOTTE ENGINEERING DEPARTMENT AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL.

## 7.URBAN OPEN SPACE

URBAN OPEN SPACE SHALL BE PROVIDED IN ACCORDANCE WITH THE ORDINANCE.

## 8.LIGHTING

**8. LIGHTING**  
SITE LIGHTING SHALL BE FULL CUT-OFF TYPE LIGHTING FIXTURES, WALL PAK LIGHTING WILL NOT BE ALLOWED AND PARKING WILL BE LIMITED TO 25 FEET IN HEIGHT.

## 9.BINDING EFFECT OF THE REZONING

IF THE REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE 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, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.

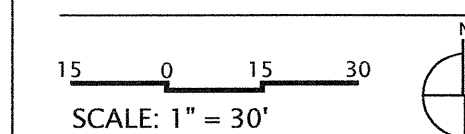


CHABRIOTTE NC

**THE DRAKEFORD COMPANY**  
1914 BRUNSWICK AVE. SUITE A  
CHARLOTTE, NORTH CAROLINA 29207

## REZONING PLAN

REZONING PETITION  
FOR PUBLIC HEARING  
2012-\_\_\_\_



PROJECT #: 090-015  
DRAWN BY: CC  
CHECKED BY: JG

# REZONING PLAN

JANUARY 26, 2012

REVISIONS:

RZ-1