

NOW OR FORMERLY:
PEGGY PHILIPS CROWDER
TAX ID #183-141-05
DEED: 1445-433
USE: RESIDENTAIL
ZONING: R-3

NOW OR FORMERLY:
PEGGY PHILIPS CROWDER
MB: 27-94
TAX ID #183-141-18
#183-141-26
#183-141-19
USE: RESIDENTAIL
ZONING: R-3

PHILIPS PLACE
MB: 27-126
TAX ID #183-141-16
USE: RESIDENTAIL
ZONING: CC

TREE SAVE

BMP

PRIVATE STREET

SOUTH HILL CONDOMINIUMS
TAX ID #183-15C93
USE: RESIDENTAIL
ZONING: R-12MF(CD)

PROPOSED 35'x35'
SIGHT TRIANGLES

PUBLIC STREET

PROPOSED 2'-6"
STANDARD CURB AND
GUTTER AT 24' FROM CL

PRIVATE DRIVEWAY

445' SIGHT DISTANCE PER CDOT
BMP

PROPOSED 8' PLANTING STRIP WITH
5' SIDEWALK ALONG THE SITES
FRONTAGE ON SHARON VIEW ROAD

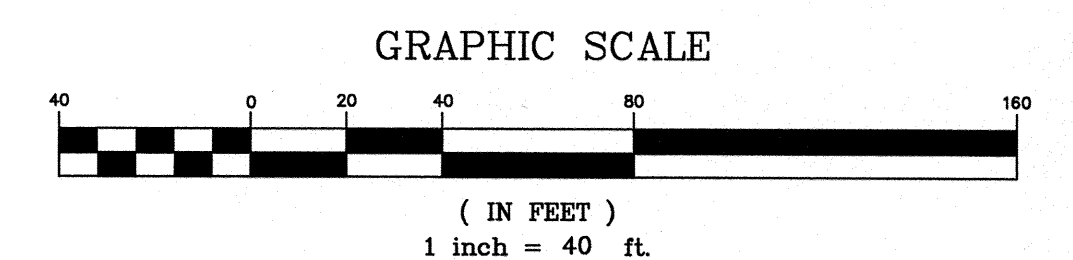
NOW OR FORMERLY:
WC + C, INC
DEED: 7284-499
TAX ID #209-061-09
USE: RESIDENTAIL
ZONING: R-3

NOW OR FORMERLY:
PEGGY P CROWDER
TAX ID #209-061-08
DEED: 6290-785
USE: RESIDENTAIL
ZONING: R-3

SHARON VIEW ROAD SR #3673

EXISTING EDGE OF PAVEMENT

EXISTING 5' SIDEWALK



SCHEMATIC SITE PLAN
SHARON VIEW ROAD PROPERTY
CITY OF CHARLOTTE, MECKLENBURG COUNTY, NC
FOR: David Weekley Homes
DATED: 5/10/13
SCALE: 1" = 40'

FOR PUBLIC HEARING
REZONING PETITION #2013-066

NO.	DATE	DESCRIPTION	BY
1	8/14/13	PER STAFF COMMENTS	BTG

YARBROUGH-WILLIAMS & HOULE, INC.
Planning • Surveying • Engineering
730 Windsor Oak Court (28276) P.O. Box 7007 (28241)
Charlotte, North Carolina
704.556.1900 704.556.0505(fax)
NCEHS CORPORATE LICENSE: C-0475

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 6.2 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 residential community composed of single family detached and single family attached dwellings. 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 single family detached and single family attached dwelling units and related accessory uses as are permitted in the UR-2 district.

Transportation

- a. The site will have access via a new public street connection to Sharon View Road and by a future public street connection to adjoining property as generally identified on the concept plan for the site.
- b. Parking areas are generally indicated on the concept plan for the site.
- c. No driveways serving individual residences will be permitted to connect to Sharon View Road.
- d. If not already present, the Petitioner will dedicate and convey a right of way to the City of Charlotte along the entire Sharon View Road frontage of 35' measured from the centerline of the existing Sharon View Road right of 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 conditions included as part of this rezoning site plan.

The Petitioner has also provided images of the buildings that represent the overall scale, character, and quality of the building proposed to be constructed on the site. To further define the character of the buildings to be constructed on the site, the Petitioner will include the following elements or features:

- a. The portions of the building exteriors located below the roof line, excluding areas devoted to windows, doors, garage doors, gables, and architectural accents will include at least 30% masonry products such as brick, architectural CMU or precast, and man made stone. Remaining materials will be composed of cementitious board or other similar durable material.
- b. No vinyl, EIFS, or Masonite will be used for siding materials but vinyl may be used for soffit, and trim including window and door trim.
- c. Principal roof pitch will be no less than 5:12.
- d. Roofing materials will be architectural fiberglass composite shingles and roof vents and features will be painted to match the roof color.
- e. Buildings will be designed so that no more than 20 feet of blank wall will be constructed along the frontage of a public or private street.

Streetscape and Landscaping

The Petitioner reserves the right to install an entrance feature at the driveway connection to Sharon View Road and an ornamental fence along the frontage of Sharon View Road, subject to all sight distance restrictions.

The water quality facility that will be constructed on the front portion of the site will be designed and landscaped and/or screened as part of the overall site design.

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 luminaires and be limited to 20' of total height.
- b. The Petitioner will install pedestrian lighting that will be designed as a component of and a compliment to the architectural lighting on the site.

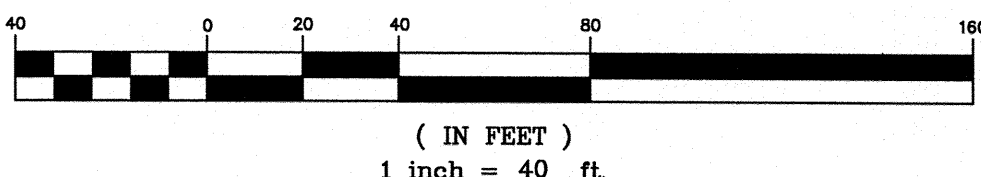
Phasing

Reserved

Initial Submission- 6-4-13

Revised per staff comments- 8-16-13, 2,3

GRAPHIC SCALE



TECHNICAL DATA SHEET
SHARON VIEW ROAD PROPERTY
CITY OF CHARLOTTE, MECKLENBURG COUNTY, NC
FOR: David Weekley Homes
DATED: 5/10/13
SCALE: 1" = 40'

FOR PUBLIC HEARING
REZONING PETITION #2013-066



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704.556.1990 704.556.0505(fax)

NCBLS CORPORATE LICENSE: C-0476

704.556.1990 704.556.0505(fax)

NO.	DATE	DESCRIPTION	BY
1	8/14/13	PER STAFF COMMENTS	BTG

LINE TABLE		
LINE	LENGTH	BEARING
L1	9.41	S39°54'23"E

EXISTING 8" SANITARY
SEWER
FILE # 100-39-179
EXISTING 8" SANITARY
SEWER
FILE # 127-123

PHILIPS PLACE
MB: 27-126
TAX ID #183-141-16
USE: RESIDENTIAL
ZONING: CC

NOW OR FORMERLY:
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ATTACHED
RESIDENTIAL

PRIVATE STREET (TYPICAL)

DETACHED
RESIDENTIAL

PRIVATE DRIVEWAY (TYPICAL)

SOUTH HILL CONDOMINIUMS
TAX ID #183-15C93
USE: RESIDENTIAL
ZONING: R-12MF(CD)

DEVELOPMENT DATA TABLE:

TOTAL SITE AREA: 5.22 ACRES

TAX PARCELS # 183-141-07, 183-141-12,
183-141-20

EXISTING ZONING: R-3

PROPOSED ZONING: UR-2(CD)1

PROPOSED ATTACHED/DETACHED SINGLE
FAMILY UNITS: 36

DENSITY: 6.90 DUA

MAXIMUM BUILDING HEIGHT: 40'

FLOOR AREA RATIO NOT TO EXCEED 10

PARKING WILL MEET OR EXCEED ORDINANCE
REQUIREMENTS

PROPOSED LEFT TURN LANE FOR
PROPOSED PUBLIC STREET
CONNECTION PER CDOT STANDARDS

PROPOSED 2'-6"
STANDARD CURB AND
GUTTER AT 24' FROM CL

ADDITIONAL RIGHT-OF-WAY WILL
BE DEDICATED AND CONVEYED
MEASURING 35' FROM THE
CENTERLINE OF SHARON VIEW
ROAD PRIOR TO SUBDIVISION
APPROVAL

445' SIGHT DISTANCE PER CDOT

PROPOSED 8' PLANTING STRIP WITH
5' SIDEWALK ALONG THE SITES
FRONTAGE ON SHARON VIEW ROAD

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EXISTING EDGE OF PAVEMENT

EXISTING 5' SIDEWALK

Mountain