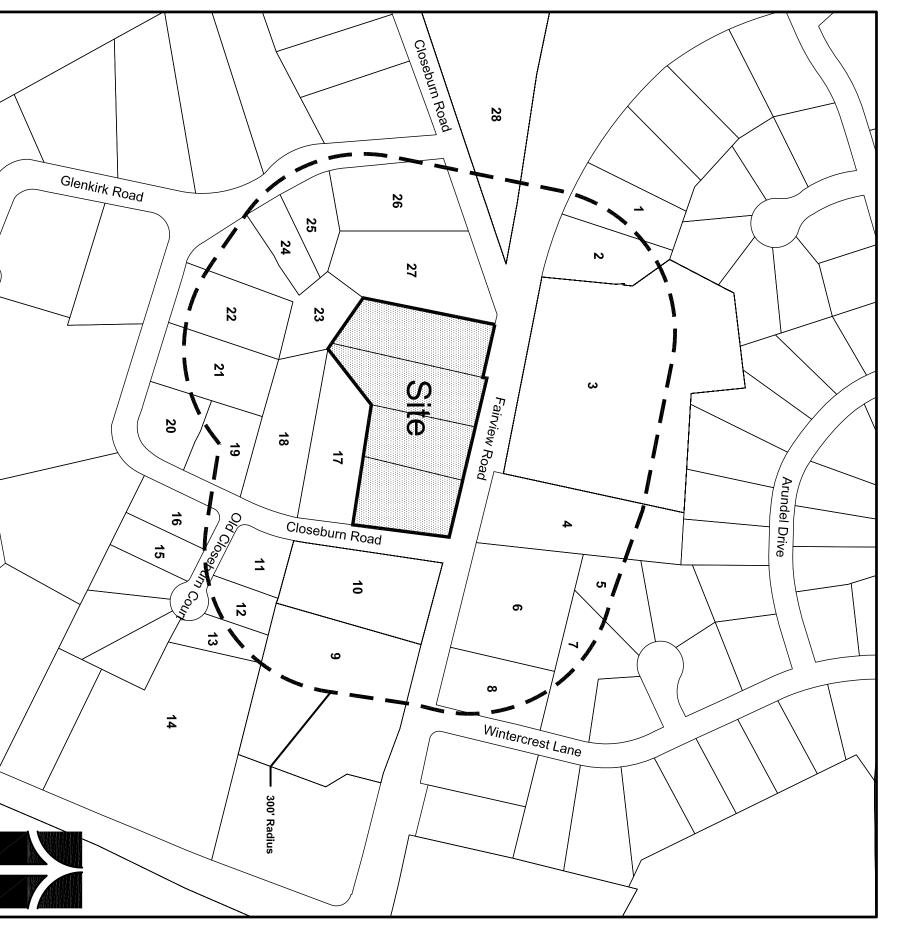
Site Development Data:

--Acreage:
--Tax Parcel #:
--Existing Zoning:
--Proposed Zoning:
--Existing Uses:
--Proposed Uses:

Height: -Maximum Building



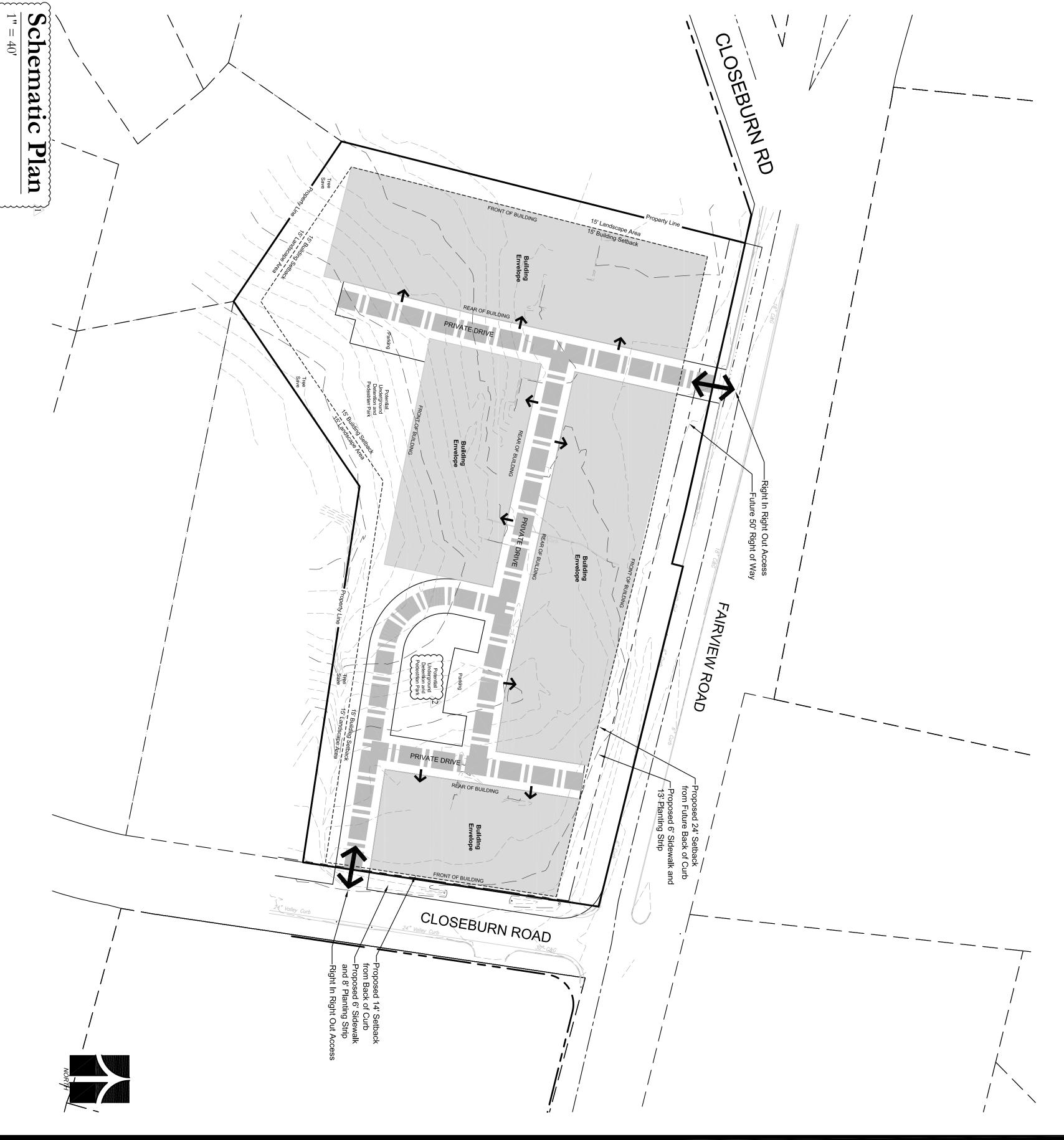
Not to exceed three (3) stories or 45 feet, building height will be measured as defined by the Ordinance. A minimum of 2.0 parking spaces per unit will be provided.

± 2.60 acres 171-251-01, 02, 03 and 04 R-3 UR-2(CD) Three detached dwellings and a duplex. Up to 27 attached dwelling units together with accessory uses, as allowed in the UR-2 zoning district.

ownhomes

at

Closeburn





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PulteGroup

Fairview Closeburn

TECHNICAL SHEET DATA

"For Petition Public Hearing"

CHARLOTTE, NC 2014-075

GRAPHIC SCALE

Y KAI	1 WN V D
10-17-2014	A TE
BT26 – Fairview Closerburn – MAST.dwg	RAWING
NO BT26.101	ROJECT NO
(IN FEET) 1 inch = 40 ft.	

Revisions per staff comment	€₩	11/20/14 GW	N
Revisions per staff comments	KAI	10/17/14 KAI	1
REVISION	BY	DATE BY	<i>NO</i> .
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ML		CHECKED BY	CH,
KAI		DRAWN BY	DR.
10-17-2014		TE .	DA TE
BT26 - Fairview Closerburn - MAST.dwg	,	DRAWING	DR.
BT26.101		PROJECT NO	PR

A. PIN: 17705335
ZONING: UR-C (CD)
PRAIRIE, LLC LITTLE HOUSE ON
THE PO BOX 36799
~HARLOTTE,NC 28236-6799

ZONING: R-3

JEFFREY G GORE 3317

OLD CLOSEBURN CT

CHARLOTTE,NC 28210

13. PIN: 17125293

ZONING: R-3

WILLIAM J DAUSKA 3321 OLD
CLOSEBURN CT CHARLOTTE,
NC 28210

14. PIN: 17125213

ZONING: R-22MF (CD)
HCP PC1 NORTH CAROLINA
LLC PO BOX 847 CARLSBAD,
CA 92018

IN: 17705401 ZONING:R-12 MF (CD) WILLIAM EVANS 5609 FAIRVIEW RD #1 CHARLOTTE,NC 28209

LAMOUNT R BURNS 5730
CLOSEBURN RD APT A
CHARLOTTE,NC 28210-3038
I. PIN: 17125291
ZONING: T

JEFFREY SCOTT
LOWERY 3309 OLD CLOSEBURN
CT CHARLOTTE,NC 28210
2. PIN: 17125292

ZONING: R-3
RICHARD Q STILWELL 5605
CLOSEBURN RD CHARLOTTE,
NC 28210
23. PIN: 17125124
ZONING: R-3
GREGORY J FINNICAN 4525
HEDGEMORE DR CHARLOTTE,
NC 28209
24. PIN: 17125123
ZONING: R-3
TRINA CLARK SMITH 5531
CLOSEBURN RD CHARLOTTE,
NC 28210
25. PIN: 17125122
ZONING: R-3
KEVIN MUELLER 5523
CLOSEBURN RD CHARLOTTE,
NC 28210
26. PIN: 17125106
ZONING: R-3
CHARLOTTE P PARKER 5501
CLOSEBURN RD CHARLOTTE,
NC 28210
27. PIN: 17125105
ZONING: R-3
MARION W MCGAHA 5600
FAIRVIEW RD CHARLOTTE,
NC 28209
28. PIN: 17124302
ZONING: R-22MF
AURELIA W ERWIN 5425
CLOSEBURN RD UNIT 101
CHARLOTTE,NC 28210

1. PIN: 17705305

ZONING: R-3
JOSEPH H III DILLON 5547
FARRVIEW RD CHARLOTTE,
NC 28209

2.PIN: 17705336

ZONING: R-3
JOSEPH H III DILLON 5547
FAIRVIEW RD CHARLOTTE,NC
28209

15. PIN: 17125297

ZONING: R-3

KEVIN L DAGENHART 3314

OLD CLOSEBURN CT

CHARLOTTE,NC 28210

16. PIN: 17125218

ZONING: R-3

THOMAS D WILSON 3308 OLD

CLOSEBURN CT CHARLOTTE,

1'' = 200'

List

of

Adjacent

Parcels

80

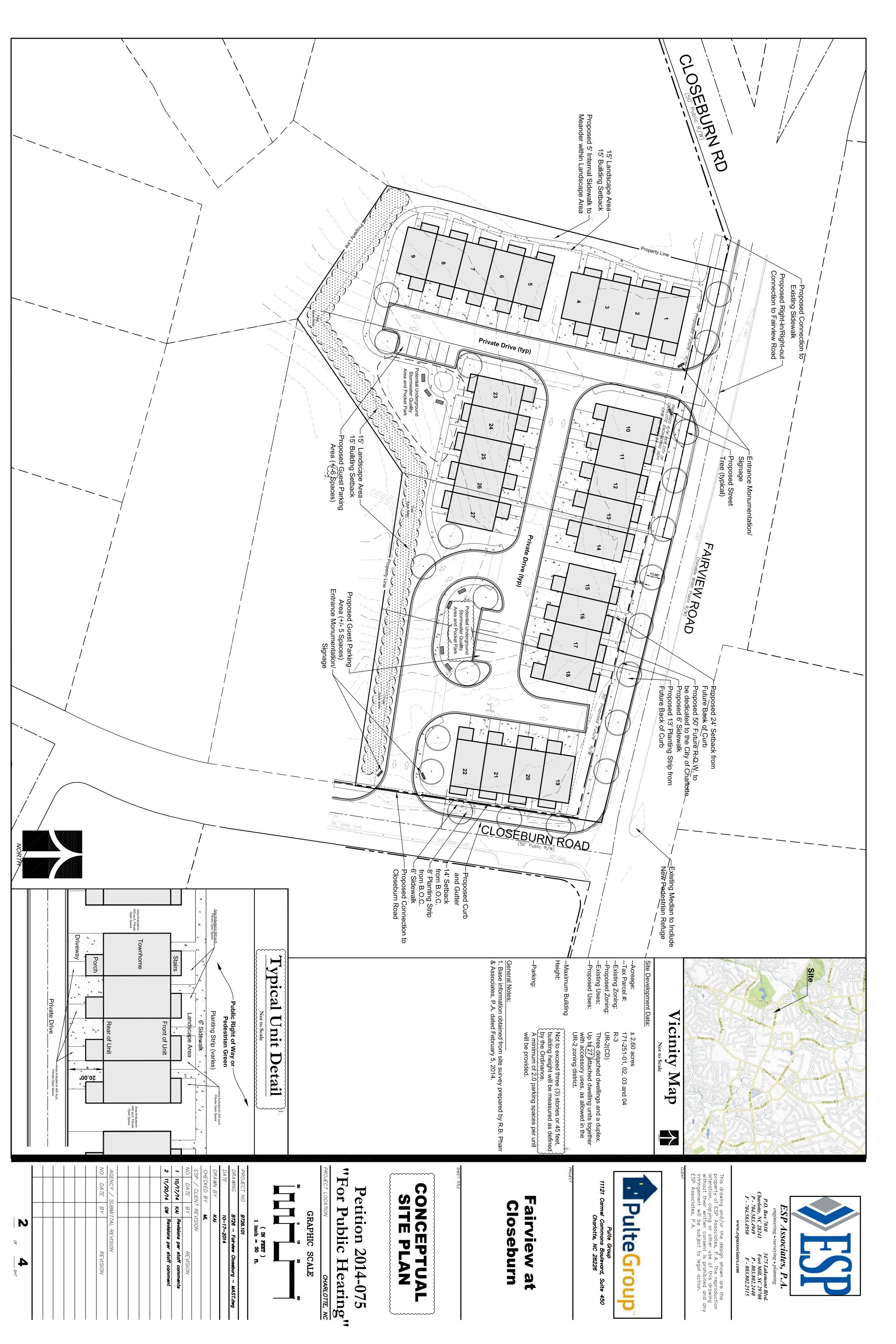
Zoning:

Vicinity

Map

OF _	
1	

SUBMI BY



Site Development Data:
-Acreage: ± 2.60 acres

- **--Tax Parcel** #: 171-251-01, 02, 03 and 04
- -Existing Zoning: R-3

- -Proposed Zoning: UR-2(CD)

 -Existing Uses: Three detached dwellings and a duplex.
 -Proposed Uses: Up to 27 attached dwelling units together with accessory uses, as allowed in the UR-2 zoning district.
- -Maximum Building Height: Not to exceed three (3) stories or 45 feet, building height will be measured as defined by the Ordinance.
 -Parking: A minimum of 2.0 parking spaces per unit will be provided

- a. **Site Location**. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Crossroads Realty Group, LLC ("Petitioner") to accommodate the development of a 27 attached dwelling units on approximately \pm 2.6 acre site located on the south side of Fairview Road between the open and closed portions of Closeburn Road (the "Site").
- b. **Zoning Districts/Ordinance**. Development of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Rezoning Plan establishes more stringent standards the regulations established under the Ordinance for the UR-2 zoning classification shall govern.
- c. **Graphics and Alterations**. The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, driveways and other development matters and site elements (collectively the "Development/Site Elements") set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. The layout, locations, sizes and formulations of the Development/Site Elements depicted on the Rezoning Plan are graphic representations of the Development/Site elements proposed. Changes to the Rezoning Plan not anticipated by the Rezoning Plan will be reviewed and approved as allowed by Section 6.207 of the Ordinance.

Since the project has not undergone the design development and construction phases, it is intended that this Rezoning Plan provide for flexibility in allowing some alterations or modifications from the graphic representations of the Development/Site Elements. Therefore, there may be instances where minor modifications will be allowed without requiring the Administrative Amendment Process per Section 6.207 of the Ordinance. These instances would include changes to graphics if they are:

• expressly permitted by the Rezoning Plan (it is understood that if a modification is expressly permitted by the Rezoning Plan it is deemed a minor modification for the purposes of these Development Standards);

- minor and don't materially change the overall design intent depicted on the Rezoning Plan; or
- modifications to move structures graphically depicted on the Rezoning Plan closer to adjacent properties in a residential district or abutting residential use but no closer than the "external building line" (in this case the external setbacks or buffer areas) indicated on the Rezoning Plan; or modifications to allow minor increases in the mass of the buildings that do not materially change the design intent depicted on or described in the Rezoning Plan.

Planning Director will determine if such minor modifications are allowed per this amended process, and is determined that the alteration does not meet the criteria described above, the Petitioner shall then low the Administrative Amendment Process per Section 6.207 of the Ordinance; in each instance, rever, subject to the Petitioner's appeal rights set forth in the Ordinance.

- d. Number of Buildings Principal and Accessory. The total number of principal buildings to be developed on the Site shall not exceed 12. Accessory buildings and structures located on the Site shall not be considered in any limitation on the number of buildings on the Site. Accessory buildings and structures will be constructed utilizing similar building materials, colors, architectural elements and designs as the principal building located on the Site.
- Permitted Uses & Development Area Limitation:
- The Site may be developed with up to 27 attached dwelling units together with accessory uses allowed e UR-2 zoning district.
- Surface parking areas will not be seburn Road. allowed between the proposed buildings and Fairview Road 70

- d. Along provided as Along Fairview Road the Petitioner will provide a minimum setback of 29 feet as measured from the of the existing curb or 24 feet as measured from the future back of the curb.

 Along Closeburn Road a 14 foot setback as measured from the back of the proposed curb will be ided as generally depicted on the Rezoning Plan.
- Access and Transportation:
- a. Access to the Site will be from Fairview Road and Closeburn Road in the manner generally depicted on the Rezoning Plan.
- b. The Petitioner will modify and improve the existing landscape median in Fairview Road near the intersection of Closeburn Road to accommodate pedestrian crossings by constructing a pedestrian refuge island within the median. As part of the construction of the pedestrian refuge island the Petitioner will construct accessible ramps on both sides of Fairview Road to facilitate pedestrian crossings. The design of the pedestrian refuge island will be determined during the planning multi-family review process. The pedestrian refuge island will be completed before the first certificate of occupancy for the Site is issued.
- c. The Petitioner will dedicate in fee-simple to the City of Charlotte up to 50 feet of right-of-way from the center line of Fairview Road. This right-of-way dedication will occur prior to the issuance of a certificate of occupancy for the first building constructed on the Site.
- d. Vehicular access to each unit will be from an internal private drive or alley.
- e. The placement and configuration of the vehicular access points are subject to any minor modifications required to accommodate final site development and construction plans and to any adjustments required for approval by CDOT in accordance with applicable published standards.
- f. The alignment of the internal vehicular circulation and driveways may be modified by accommodate changes in traffic patterns, parking layouts and any adjustments required CDOT in accordance with published standards. y the Petitioner to for approval by
- **Architectural Standards:**
- a. The building materials used on the principal buildings constructed on Site will be a combination of portions of the following: brick, stone, precast stone, precast concrete, synthetic stone, cementatious siding (such as hardi-plank), stucco, EIFS, decorative metal panels, decorative block and/or wood. At least 65% of the exterior of each building, exclusive of windows, doors and roofs will be constructed of brick, stone, precast stone, decorative block or stucco. Vinyl as a building material may only be used on windows, soffits, garage doors and on handrails/railings.

- b. The units constructed on the Site abutting Closeburn Road will be designed and constructed so that front doors of the units are oriented to Closeburn Road. The units abutting Fairview Road will be designed and constructed so that the either front doors of the units or the side of the units are oriented toward Fairview Road. The rear of units or garages may not be oriented toward Fairview Road or Closeburn Road.
- Each attached unit will have a two ca
- Visitor parking spaces will be provi te Rezoning Plan. ded along the Site's internal driveways as generally depicted
- Each unit will have 400 square feet of private open space as required by the Ordinance.
- f. Accent portions of the roofs on the Portions of the roofs may also be construct buildings will be constructed utilizing architectural shingles. ted utilizing metal materials.
- Streetscape, Buffers, Yards and Landscaping:
- a. Along Fairview Road and Closeburn Road a six (6) foot sidewalk will be provided behind the required planting strip as generally depicted on the Rezoning Plan (the planting strip along Fairview Road will be 13 feet wide, the planting strip along Closeburn Road will be eight (8) feet wide).

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ESP Associates, P.A.

- b. Streets trees will be provided within the planting strips located along Fairview Road and Closeburn Road.
- The 15 foot landscaped side and rear will be provided as generally depicted on the Rezoning Plan. Square foot private open space requirement of the Ordinance. The 15 foot landscape yards will be landscaped with four (4) trees per 100 linear feet and a variety of evergreenand deciduous shrubs at a rate of 10 shrubs per 100 linear feet.
- The Pocket Park generally depicted on the Rezoning Plan will be improved with landscaping and
- e. Along the southern property line an open space area and tree save area will be provided as generally depicted on the Rezoning Plan.

 f. The Petitioner will provide a sidewalk network that links to each unit on the Site and to the sidewalk along Fairview Road and Closeburn Road as required by section 12.529 of the Ordinance. an open space area and tree save area will be provided as
- Screening requirements of the Ordinance will be met.
- h. Above ground backflow preventers in the proposed setbacks. and transformers will be located internally to the Site and not

Environmental Features:

- a. The Petitioner shall comply Construction Controls Ordinance. with the Charlotte City Council approved and adopted Post
- b. The Petitioner will provide peak flow control for the 100-year, six-hour storm runoff from the developed Site to the predevelopment peak flow rate. The Petitioner reserves the right to perform a 100-year storm no rise analysis of the Site to demonstrate that the additional peak control for the 100-year storm event is not needed.
- c. The location, size and type of storm water management systems depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.
- d. The Site will comply with the Tree Rezoning Plan. The location of the proposchanges to the proposed site plans. Ordinance. Tree save areas are generally depicted on the sed tree save areas may shift to accommodate site grades and
- Signage:
- Signage as allowed by the Ordinance e will be provided.
- Lighting:
- a. All new lighting shall be full cut-off type lighting fixtures excluding lower, decorative lighting that may be installed along the driveways, sidewalks, and parking areas.
- **б**. Detached lighting on the Site will be limited to 15 feet in height.
- a. The Petitioner will direct construction traffic from and to the Site and deliveries of construction materials to use Fairview Road to access the Site. **Construction Traffic and Construction Staging:**
- Ь. [Staging for the development of the Site will occur on Site].

10.

Amendments to the Rezoning Plan:

a. Future amendments to the Rezoning Pla applied for by the then Owner or Owners affected by such amendment in accordance w y Plan (which includes these Development Standards) may be ers of the applicable Development Area portion of the Site with the provisions of Chapter 6 of the Ordinance.

a. If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under 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. Binding Effect of the Rezoning Application:

> Fairview at Closeburn

Pulte Group 11121 Carmel Commons Boulevard, Suite 450 Charlotte, NC 28226

Pulte Group

DEVELOPMENT **STANDARDS**

"For Public Hearing"

PROJECT LOCATION CHARLOTTE, NC. **Petition 2014-075**

PR	PROJECT NO	Б	BT26.101
DR,	DRAWING	В	BT26 – Fairview Closerburn – MAST.dwg
DA TE	TE		10-17-2014
DR,	DRAWN BY	_	KAI
CHI	CHECKED BY	WL	T.
ESP	CLIENT REVISION	T REV	NOIS!
<i>NO</i> .	DATE	ВҮ	REVISION
1	10/17/14	<u>₹</u>	Revisions per staff comments
8	11/20/14	Ø₩.	Revisions per staff comments
AGI	AGENCY / S	/ SUBMITTAL	TAL REVISION
NO.	DA TE	ВҮ	REVISION



Conceptual Architectural Front Elevation

Facing Fairview Road, Closeburn Road and Pedestrian Parks





Conceptual Along Fairview Road / Pedestrian Parks Architectural Side Elevation

Along Alleys / Private Drives

Note: Conceptual Schematic Architectural Renderings intended to depict the general conceptual architectural style, character,

and elements of the buildings

onceptual

Architectural Rear Elevation

4

4

8



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Pulte Group

Pulte Group 11121 Carmel Commons Boulevard, Sulte 450 Charlotte, NC 28226

Fairview at Closeburn

ARCHITECTURAL ELEVATIONS

Petition 2014-075

"For Public Hearing"

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	REVISION	AGENCY / SUBMITTAL REVISION			Revised per staff comments	Revisions per staff comments	REVISION	ISION	ML	KAI	10-17-2014	BT26 - Fairview Closeburn - MAST.dwg	BT26.101