

ADJACENT PROPERTY OWNERS # 1-47

CLOSEBURN ROAD

R-3 ZONING

ADJACENT PROPERTY OWNER # 48

ADJACENT PROPERTY OWNER # 49

R-22 MF ZONING

50' FUTURE R/W TO BE DEDICATED TO CITY OF CHARLOTTE

ADJACENT PROPERTY OWNERS # 53-103

FAIRVIEW ROAD

SEE NOTE "E" AND PLAN ON RZ-2 FOR ALTERNATE TREATMENT FOR THIS AREA

PROPOSED STREET TREE

MIN. FRONT SETBACK = 14' FROM B.O.C.

PRIVATE DRIVE CONNECTION

EXIST. TREE TO REMAIN

TREE SAVE AREA

LOT LINE TYPICAL

EXIST. TREE TO REMAIN

FENCE (SEE NOTE)

PROPOSED STREET TREE

CLOSEBURN ROAD

PRIVATE DRIVE CONNECTION

TAX PARCEL #17125106

ADJACENT PROPERTY OWNER # 50

R-3 ZONING

TAX PARCEL #17125105

R-3 ZONING

ADJACENT PROPERTY OWNER # 51

PROPOSED BLDG. (FROM PETITION)

UR-2(CD) ZONING PETITION #2014-075

PROPOSED BLDG. (FROM PETITION)

SITE DATA	
TAX PARCEL:	17125106 & 17125105
SITE AREA:	1.95 AC. +/-
EXISTING ZONING:	R-3
PROPOSED ZONING:	UR-2(CD)
PROPOSED USES:	ATTACHED RESIDENTIAL AND DETACHED RESIDENTIAL DWELLINGS
PROPOSED # OF UNITS:	18 MAXIMUM
PROPOSED DENSITY:	9.23 DU / AC.
MIN. FRONT SETBACK:	14' FROM BACK OF PROPOSED CURB
MIN. SIDE & REAR YARD:	5' / 10' (AS SHOWN)
PARKING:	2 SPACES / UNIT
MAXIMUM BLDG. HEIGHT:	PER ORDINANCE; NOT TO EXCEED 3 STORIES
REQUIRED TREE SAVE:	PER ORDINANCE (15% MIN.)

DEVELOPMENT STANDARDS

GENERAL PROVISIONS
A. THE PURPOSE OF THIS APPLICATION IS TO REZONE THE PROPERTY FROM R-3 TO UR-2(CD) TO PROVIDE FOR THE CONSTRUCTION OF UP TO 18 ATTACHED RESIDENTIAL UNITS, AND RELATED ACCESSORY OR COMPLEMENTARY USES...

B. DEVELOPMENT OF THIS SITE WILL BE GOVERNED BY THE STANDARDS DEPICTED ON THIS SITE PLAN AND BY THE STANDARDS OF THE CHARLOTTE ZONING ORDINANCE (ORDINANCE). THE DEVELOPMENT DEPICTED ON THIS PLAN IS INTENDED TO SHOW THE ARRANGEMENT OF PROPOSED USES ON THE SITE...

C. THE PETITIONER ACKNOWLEDGES THAT OTHER DEVELOPMENT REQUIREMENTS ARE IMPOSED BY OTHER CITY ORDINANCES, SUCH AS THOSE THAT REGULATE STREETS, DRIVEWAYS, SIDEWALKS, TREES, STORMWATER TREATMENT AND SITE DEVELOPMENT...

D. THROUGHOUT THIS REZONING PETITION, THE TERMS OWNER(S) OR PETITIONER(S) SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNEES OF THE OWNER OF THE SITE WHO MAY BE INVOLVED IN ITS OWNERSHIP OR DEVELOPMENT FROM TIME TO TIME.

PERMITTED USES
A. USES ALLOWED ON THE PROPERTY INCLUDED IN THIS PETITION WILL BE ATTACHED OR DETACHED DWELLING UNITS AND RELATED ACCESSORY OR COMPLEMENTARY USES, AS ARE PERMITTED IN THE UR-2 DISTRICT.
B. IF LAND IS SOLD WITH THE UNITS, THE SUBPLOTS WILL MEET THE REQUIREMENTS OF SECTION 9.406 (2), AND EACH UNIT WILL HAVE AT LEAST 400 SQUARE FEET OF PRIVATE OPEN SPACE.

TRANSPORTATION AND PARKING
A. THE SITE WILL HAVE TWO ACCESS POINTS TO CLOSEBURN ROAD, GENERALLY AS SHOWN ON THE SITE PLAN, SUBJECT TO APPROVAL OF CDOT.
B. TWO PARKING SPACES PER UNIT SHALL BE ACCOMMODATED IN GARAGES.
C. VEHICULAR ACCESS TO THE UNITS SHALL BE FROM PRIVATE ALLEYS.
D. ON-STREET PARKING FOR BOTH STREETS WILL MEET OR EXCEED THE MINIMUM NUMBER OF ON-STREET ACCESSIBLE PARKING SPACES REQUIRED.
E. THE PETITIONER WISHES TO IMPROVE THE APPEARANCE OF THE END OF CLOSEBURN RD. (NEAR FAIRVIEW RD.) AS GENERALLY SHOWN ON THE ALTERNATE PLAN SHOWN ON SHEET RZ-2. THE GOAL IS TO REMOVE THE UNUSED PORTION OF CLOSEBURN RD. PAVING AND THE GUARDRAIL CURRENTLY BEING USED TO PREVENT ILLEGAL VEHICULAR TRAFFIC TO FAIRVIEW ROAD...
F. DRIVEWAYS AT GARAGE SHALL BE LESS THAN 7 FEET OR 20 FEET OR MORE IN DEPTH.

ARCHITECTURAL STANDARDS
A. SEE ELEVATIONS ON SHEET RZ-2 FOR GENERAL CHARACTER AND MASSING OF BUILDINGS PROPOSED.

STREETScape AND LANDSCAPING
A. CLOSEBURN DR. WILL BE IMPROVED AND LANDSCAPED IN ACCORDANCE WITH THE URBAN STREET DESIGN GUIDELINES AS ADOPTED IN THE CITY CODE AND POLICIES, AND GENERALLY AS DEPICTED ON THE PLAN, SUBJECT TO CDOT APPROVAL.
B. A DECORATIVE PICKET FENCE (WROUGHT IRON OR ALUMINUM) 4'-6" HIGH, WITH BRICK OR SIMILAR COLUMNS WILL BE PROVIDED ALONG THE STREET FRONTAGE OF THE SITE, GENERALLY AS SHOWN ON PLAN, (OTHER WALL SHOWN ADJACENT TO EXISTING HOMES WILL BE SOLID MATERIAL, 5'-6" IN HEIGHT.)
C. A MINIMUM 15' WIDE BUFFER SHALL BE PROVIDED ALONG THE SOUTHERN PROPERTY LINE, SUCH BUFFER WILL INCLUDE PLANTING OF AT LEAST 4 TREES PER 100 LINEAR FEET AND A VARIETY OF EVERGREEN AND DECIDUOUS SHRUBS AT A RATE OF 10 SHRUBS PER 100 LINEAR FEET. EXISTING SAVED PLANTING MAY SATISFY THIS REQUIREMENT. SHRUBS WILL NOT BE REQUIRED WHERE SOLID WALL IS PROVIDED.

ENVIRONMENTAL FEATURES
A. STORMWATER DETENTION AND WATER QUALITY FACILITIES WILL BE DESIGNED AS PART OF THE OVERALL SITE CONSTRUCTION PLANS, AND SHALL COMPLY WITH THE ADOPTED CHARLOTTE POST CONSTRUCTION CONTROL ORDINANCE. ADDITIONALLY, THE PETITIONER SHALL PROVIDE PEAK FLOW CONTROL FOR THE 100-YEAR, SIX-HOUR RUNOFF FROM THE DEVELOPED SITE TO THE PREDEVELOPMENT PEAK FLOW RATE.
B. A TREE SURVEY WILL BE PREPARED TO IDENTIFY EXISTING TREES TO REMAIN AND TO BE PROTECTED, WHICH ANTICIPATED AREA IS GENERALLY AS DEPICTED ON THE PLAN.

SIGNAGE
A. SIGNAGE, IF ANY, WILL BE PROVIDED IN ACCORDANCE WITH THE STANDARDS FOR THE UR-2 DISTRICT.

LIGHTING
A. FREE-STANDING LIGHTING ON THE SITE WILL UTILIZE FULL CUT-OFF LUMINAIRES AND BE LIMITED TO 15 FEET IN HEIGHT. ADDITIONAL DECORATIVE AND LANDSCAPE LIGHTING MAY BE PROVIDED.

BINDING EFFECTS OF REZONING AND AMENDMENTS
A. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING WILL, UNLESS AMENDED IN THE MANNER PROVIDED IN THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE. FUTURE AMENDMENTS TO THE REZONING PLAN AND DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE APPLICABLE DEVELOPMENT AREA PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT, IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE.

PETITION # 2015-088

PROPOSED REZONING PLAN

CHARLOTTE, NORTH CAROLINA

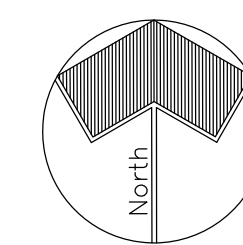
FOR

CHARLOTTE PARKER & MARION MCGAHA

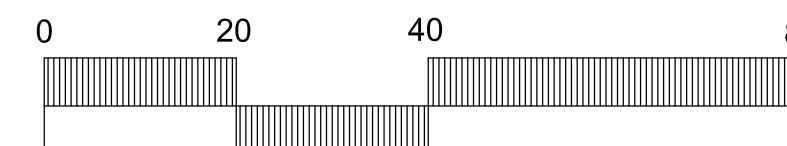
Project Manager LM
Drawn By LMjr
Checked By LM
Date 4-25-15
Project Number 15012

DPR landscape architecture civil engineering planning
DPR Associates, Inc. • 420 Hawthorne Lane • Charlotte, NC 28204
phone 704.332.1204 • fax 704.332.1210 • www.dprassociates.net

REVISION: 7-23-15
REVISION: 6-19-15
INITIAL SUBMISSION: 4-27-15



Scale: 1" = 20'

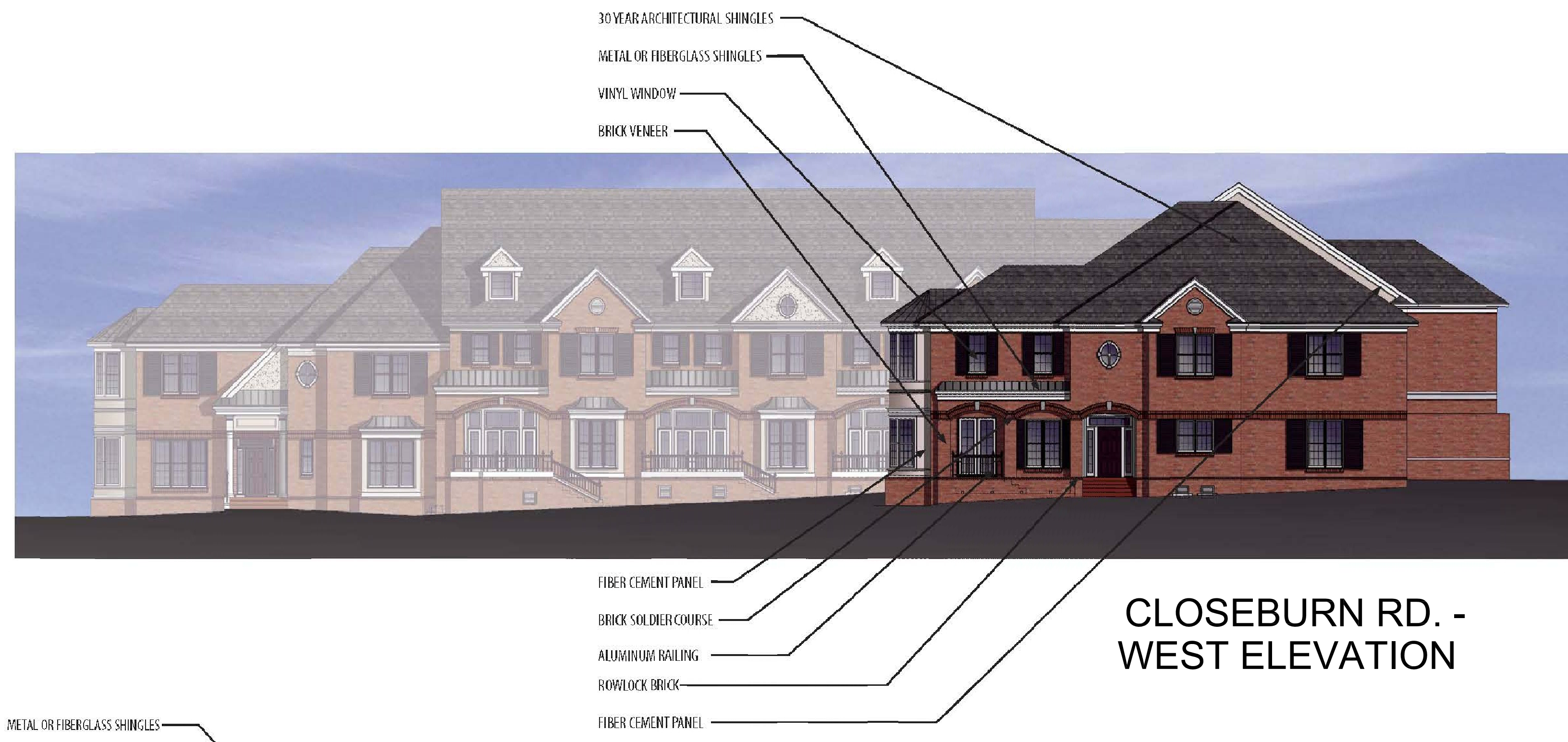


Sheet Number

RZ-1

Sheet 1 of 2

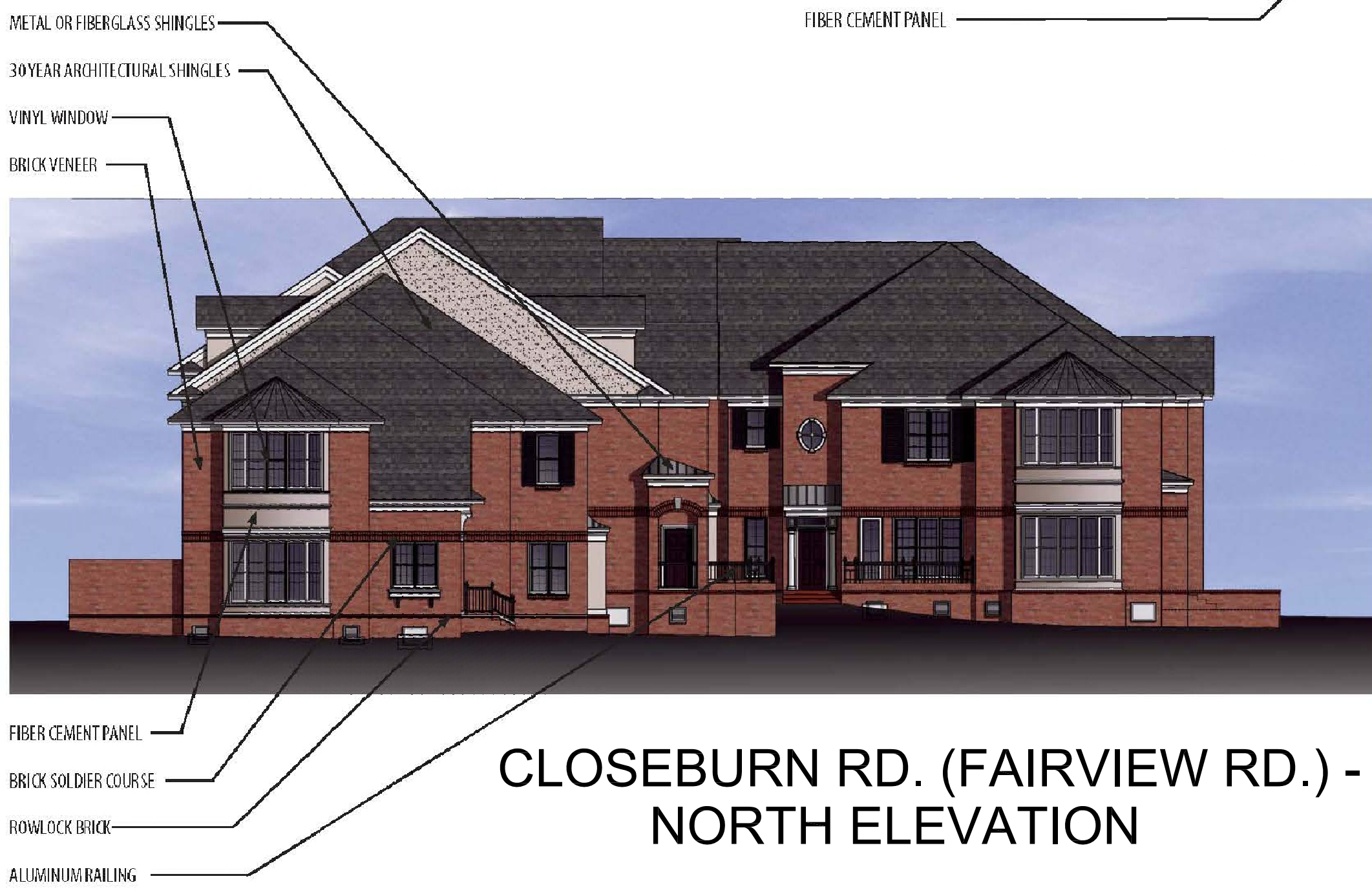
THE ILLUSTRATIVE ELEVATIONS ARE PROVIDED TO REFLECT THE ARCHITECTURAL STYLE AND QUALITY OF THE BUILDING THAT MAY BE CONSTRUCTED AND THE ACTUAL BUILDING ON THE SITE MAY VARY FROM THE ARCHITECTURAL CONCEPT ILLUSTRATIONS AS LONG AS THE GENERAL ARCHITECTURAL CONCEPTS AND INTENT ILLUSTRATED ARE MAINTAINED. THE DEVELOPMENT DEPICTED IN THE SITE AND BUILDING PLANS IS SCHEMATIC IN NATURE, INTENDED TO DESCRIBE THE GENERAL LAYOUT AND ARRANGEMENT OF THE BUILDING AND MAY BE ALTERED OR MODIFIED DURING DESIGN DEVELOPMENT AND CONSTRUCTION PHASES SUBJECT TO THE STANDARDS AS SET BY PROPOSED REZONING PLAN PETITION #2015-088. THE DESIGN OF CERTAIN FEATURES MAY VARY DEPENDING ON FINAL DRAWINGS AND ON ENVIRONMENTAL AND REGULATORY MATTERS.



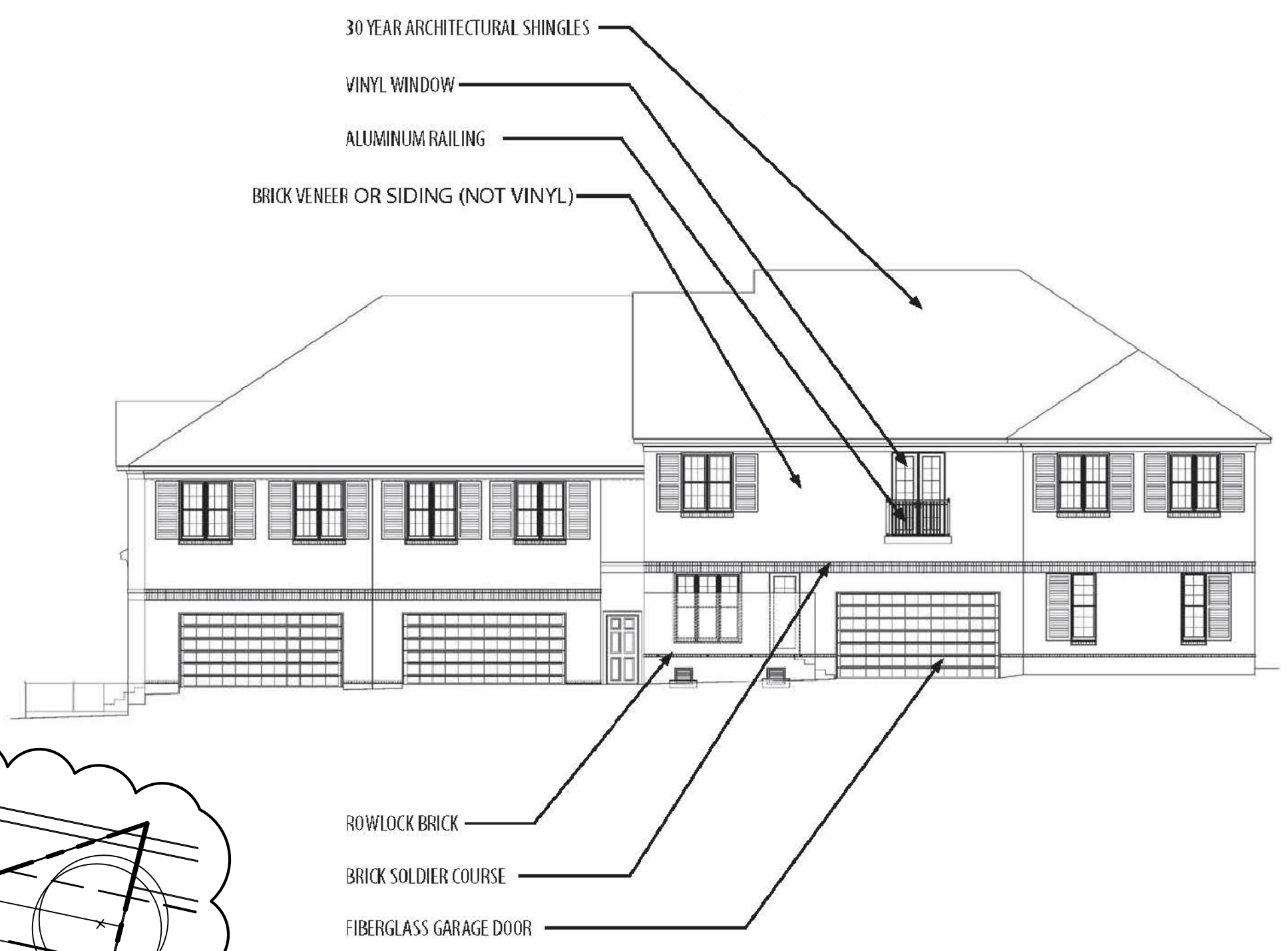
CLOSEBURN RD. - WEST ELEVATION



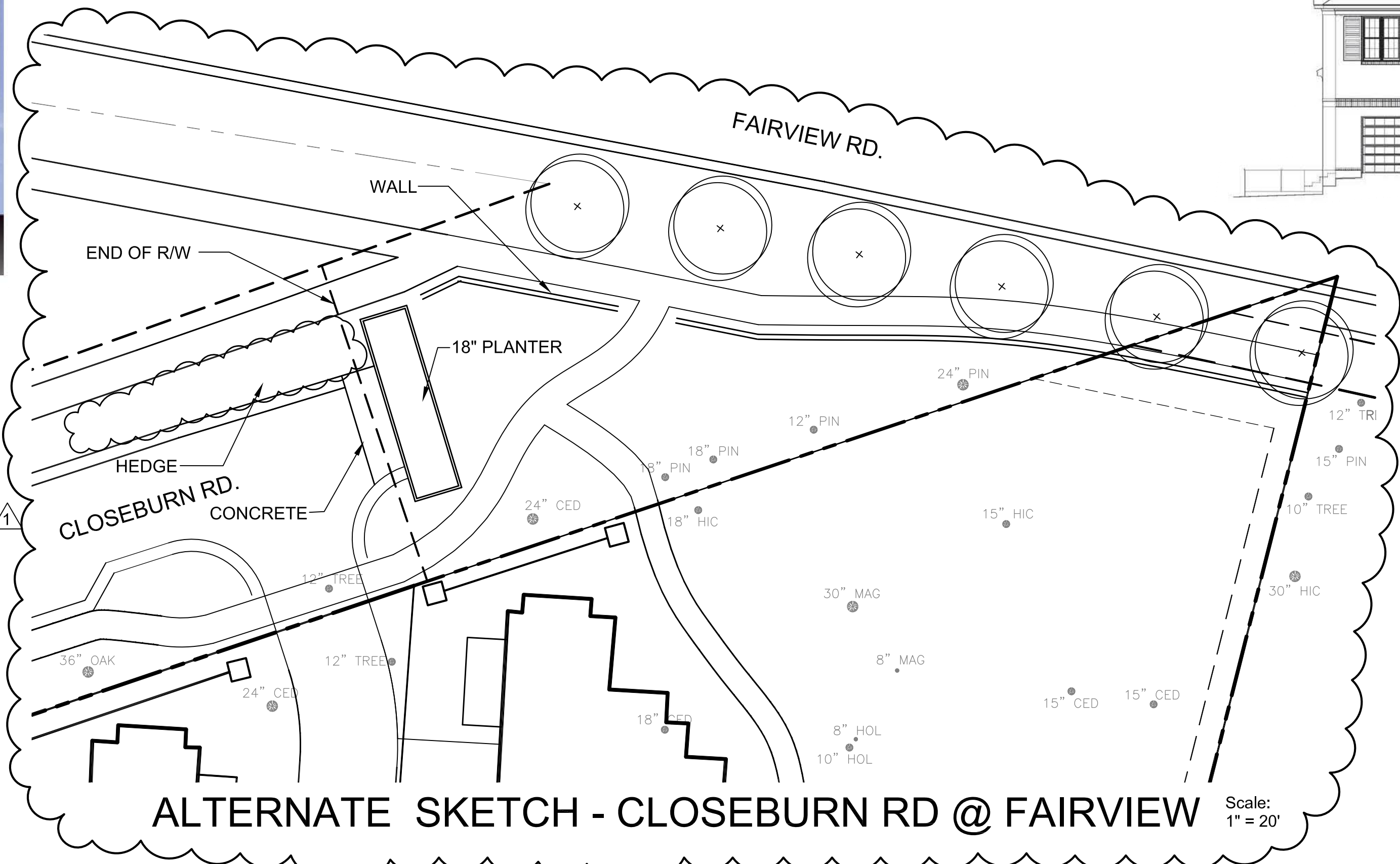
CLOSEBURN RD. - WEST PARTIAL ELEVATION



CLOSEBURN RD. (FAIRVIEW RD.) - NORTH ELEVATION



CLOSEBURN RD. - SOUTH ELEVATION



ALTERNATE SKETCH - CLOSEBURN RD @ FAIRVIEW Scale: 1" = 20'

PETITION # 2015-088

PROPOSED ARCHITECTURAL ELEVATIONS

CHARLOTTE, NORTH CAROLINA

FOR

CHARLOTTE PARKER & MARION MCGAHA

Project Manager
LM
Drawn By
LMJ
Checked By
LM
Date
4-25-15
Project Number
15012

DPR landscape architecture
civil engineering
planning
DPR Associates, Inc. • 420 Hawthorne Lane • Charlotte, NC 28204
phone 704.332.1204 • fax 704.332.1210 • www.dprassociates.net

REVISION: 7-23-15
REVISION: 6-19-15
INITIAL SUBMISSION: 4-27-15

NarmourWright

Sheet Number
RZ-2
Sheet 2 of 2