

±1.34 AC TOTAL BEFORE RIGHT-OF-WAY

DEDICATION

±1.29 AC (±56,150 SQ FT) NET OF

EXISTING RIGHT-OF-WAY

EXISTING ZONING: UR-2 (CD) - PETITION# 2015-089

> UR-2 WITH TS OVERLAY (TRANSIT SUPPORTIVE OVERLAY) MULTI-FAMILY APARTMENTS

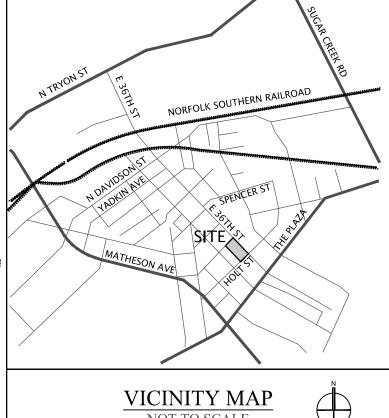
SINGLE FAMILY ATTACHED TOWNHOMES EXISTING # OF UNITS: 27 APARTMENTS ONSITE 51 APARTMENTS APPROVED PER PETITION#

SHALL MEET ORDINANCE REQUIREMENTS

SHALL MEET ORDINANCE REQUIREMENTS

PROPOSED UNITS: 32 TOWNHOMES DENSITY PROPOSED: ±25 UNITS PER ACRE 45' MAXIMUM (3 STORIES) BUILDING HEIGHT: PARKING PROVIDED: SHALL MEET ORDINANCE REQUIREMENTS

2015-089



#### 1. 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 6.207 OF THE ZONING
- B. DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN AS WELL AS THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE. UNLESS THE REZONING PLAN ESTABLISHES MORE STRINGENT STANDARDS THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE MUDD ZONING CLASSIFICATION SHALL GOVERN.
- C. THE LAYOUT, LOCATIONS, SIZES AND FORMULATIONS OF THE DEVELOPMENT/SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE PROPOSED DEVELOPMENT. CHANGES TO THE REZONING PLAN NOT ANTICIPATED BY THE REZONING PLAN WILL BE REVIEWED AND APPROVED AS ALLOWED BY SECTION 6.207 OF THE

A. THE PURPOSE OF THIS REZONING APPLICATION IS TO PROVIDE FOR THE DEVELOPMENT OF SINGLE FAMILY ATTACHED TOWNHOMES. TO ACHIEVE THIS PURPOSE, THE APPLICATION SEEKS THE REZONING OF THE SITE FROM UR-2 (CD) TO A UR-2 WITH A TRANSIT SUPPORTIVE OVERLAY DISTRICT.

#### 3. PERMITTED USES

A. USES ALLOWED ON THE PROPERTY INCLUDED IN THIS PETITION WILL BE SINGLE FAMILY ATTACHED TOWNHOME UNITS AND RELATED ACCESSORY USES AS ARE PERMITTED IN THE UR-2 ZONING DISTRICT WITH TRANSIT SUPPORTIVE OVERLAY.

#### 4. TRANSPORTATION

A. VEHICULAR ACCESS TO THE SITE SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. 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

- B. THE SITE WILL HAVE ONE INGRESS/EGRESS DRIVEWAY SERVING THE TOWNHOME DEVELOPMENT FROM EAST 36TH STREET AND ONE INGRESS/EGRESS DRIVEWAY SERVING THE TOWNHOME DEVELOPMENT FROM HOLT STREET AS DEPICTED ON THE
- C. THE SITE WILL BE SERVED BY INTERNAL PRIVATE DRIVES AS DEPICTED ON THE REZONING PLAN. MINOR ADJUSTMENTS TO
- THE LOCATION OF THE PRIVATE DRIVES SHALL BE ALLOWED DURING THE CONSTRUCTION PERMITTING PROCESS. D. INTERNAL SIDEWALKS AND PEDESTRIAN CONNECTIONS SHALL BE PROVIDED ON THE SITE AS GENERALLY DEPICTED ON THE
- E. ALL DEVELOPMENT WILL COMPLY WITH THE CHARLOTTE DEPARTMENT OF TRANSPORTATION STANDARDS AND WILL BE PART
- OF THE REVIEW AND APPROVAL OF THE DESIGN DEVELOPMENT AND CONSTRUCTION PROCESS.

# 5. ARCHITECTURAL STANDARDS

- A. BUILDINGS CONSTRUCTED ON SITE WILL BE COMPRISED OF 3 STORY WOOD-FRAME TOWNHOME STRUCTURES. MATERIALS WILL CONSIST OF LARGE WINDOWS, HARDI PANEL SIDING ON ALL 4 SIDES AND MASONRY ACCENTS ALONG THE FRONT FACADES. ROOFING WILL COMPRISE OF ARCHITECTURAL ASPHALT SHINGLES.
- B. VINYL MATERIAL IS PROHIBITED. VINYL AS A BUILDING MATERIAL MAY ONLY BE USED ON WINDOWS, SOFFITS, GARAGE DOORS AND FENCES AND HANDRAIL/RAILINGS.
- C. NO GARAGES SHALL BE ORIENTED TOWARD A PUBLIC STREET.

# 6. STREETSCAPE, YARDS, AND LANDSCAPING

- A. AN 8-FOOT WIDE PLANTING STRIP AND 8-FOOT WIDE SIDEWALK WILL BE APPLIED ALONG EAST 36TH STREET AND HOLT
- B. SIDEWALKS AND PLANTING STRIPS LOCATED ALONG THE SITES FRONTAGES OF EAST 36TH STREET AND HOLT STREET MAY MEANDER TO SAVE EXISTING TREES.
- C. SCREENING AND BUFFER REQUIREMENTS OF THE ORDINANCE WILL BE MET.

# 7. ENVIRONMENTAL FEATURES/TREE SAVE

F. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION ORDINANCE.

G. THE SITE WILL COMPLY WITH THE CITY OF CHARLOTTE TREE ORDINANCE.

A. SIGNAGE AS ALLOWED BY THE ORDINANCE WILL BE PROVIDED.

- A. ALL FREESTANDING LIGHTING FIXTURES INSTALLED ON THE SITE (EXCLUDING STREET LIGHTS, LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS AND SIDEWALKS AND LANDSCAPING LIGHTING) SHALL BE FULLY CAPPED AND SHIELDED AND THE ILLUMINATION DOWNWARDLY DIRECTED SO THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY PROPERTY LINE OF THE SITE
- B. THE MAXIMUM HEIGHT OF ANY PEDESTRIAN SCALE, FREESTANDING LIGHTING FIXTURE INSTALLED ON THE SITE, INCLUDING ITS BASE, SHALL NOT EXCEED 20 FEET.

# 11. AMENDMENTS TO THE REZONING PLAN

A. FUTURE AMENDMENTS TO THE REZONING PLAN (WHICH INCLUDES THESE 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.

# 12. BINDING EFFECT OF THE REZONING APPLICATION

Copyright © 2016 Design Resource Group, PA This plan or drawing and any accompanying documents or calculations are the property of Design Resource Group, PA; and are intended solely for the use of the recipient noted. No third party use or modification is permitted without written authorization

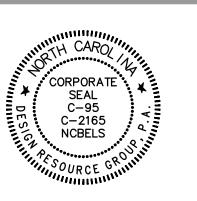
A. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.

> SITE PLAN IS SCHEMATIC IN NATURE. SOME VARIATION TO PLAN MAY OCCUR IN FINAL DESIGN BUT SHALL MEET THE OVERALL INTENT OF THIS PLAN AND SHALL COMPLY WITH THE APPLICABLE ORDINANCE REQUIREMENTS



LANDSCAPE ARCHITECTURE CIVIL ENGINEERING TRANSPORTATION PLANNING

459 Wilkinson Blvd, Ste 200 Charlotte, NC 28208 704.343.0608 www.drgrp.com



REZONING PETITION FOR PUBLIC HEARING 2016-XXX

REZONING PETITION

0 ∞

9

3

# SCHEMATIC SITE PLAN

PROJECT #: 090-021

CHECKED BY: MARCH 24, 2016

REVISIONS:

DRAWN BY:

RZ 1.0





CHARLOTTE, NC

THE DRAKFORD COMPANY 1914 BRUNSWICK AVE. SUITE 1A CHARLOTTE, NORTH CAROLINA 29207

PORCH PARTIAL FRONT "EPB"

— RIDGE VENT (9'-0")

| 12" OVERHANG | "ROC"

| RIDGE VENT (7'-0")

— FLASHING

- 10/12 R00F

WATERTABLE

ROWLOCK

APPROXIMATE FINISHED GRADE

9'-0" CEILINGS SECOND FLOOR "SCE"

- NOT TO SCALE -