#### SITE DEVELOPMENT DATA: ACREAGE: 2.00 ACRES

TAX PARCEL #: 15706518 EXISTING ZONING: R-5 PROPOSED ZONING: UR-3 (CD) EXISTING USES: VACANT

#### 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 6.2 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.

#### 2. PURPOSE

THE PURPOSE OF THIS REZONING APPLICATION IS TO PROVIDE FOR THE DEVELOPMENT OF A MULTIFAMILY BUILDING THAT CATERS TO SENIOR RESIDENTS. TO ACHIEVE THIS PURPOSE, THE APPLICATION SEEKS THE REZONING OF THE SITE TO THE UR-3((CD) DISTRICT.

#### 3. PERMITTED USES

USES ALLOWED ON THE PROPERTY WILL BE LIMITED TO UP TO 80 SENIOR 55 AND OLDER DESIGNATED MULTI-FAMILY UNITS TOGETHER WITH ACCESSORY USES ALLOWED UN THE UR-3 ZONING. THE MAXIMUM FLOOR AREA OF THE BUILDING TO BE CONSTRUCTED WILL NOT EXCEED 90,000 SQ. FT.

#### 4. TRANSPORTATION

- a. THE SITE WILL HAVE ACCESS VIA A DRIVEWAY TO SAM DRENAN ROAD AS GENERALLY IDENTIFIED ON THE CONCEPT PLAN FOR THE SITE.
- b. PARKING AREAS ARE GENERALLY INDICATED ON THE CONCEPT PLAN FOR THE SITE.

### 5. ARCHITECTURAL STANDARDS

THE DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE DISTRICT REGULATIONS OF THE ZONING ORDINANCE FOR THE UR-3 DISTRICT. THE BUILDING MATERIALS USED ON THE BUILDING CONSTRUCTED ON SITE WILL BE A COMBINATION OF PORTIONS OF THE FOLLOWING: BRICK, STONE, PRECAST STONE, PRECAST CONCRETE, SYNTHETIC STONE, CEMENTITIOUS FIBER BOARD, STUCCO, EIFS, DECORATIVE BLOCK AND/OR WOOD. VINYL OR ALUMINUM AS A BUILDING MATERIAL MAY ONLY BE USED ON WINDOWS, SOFFITS, AND ON HANDRAILS/RAILINGS

## 6. STREETSCAPE AND LANDSCAPING

RESERVED

7. ENVIRONMENTAL FEATURES

RESERVED

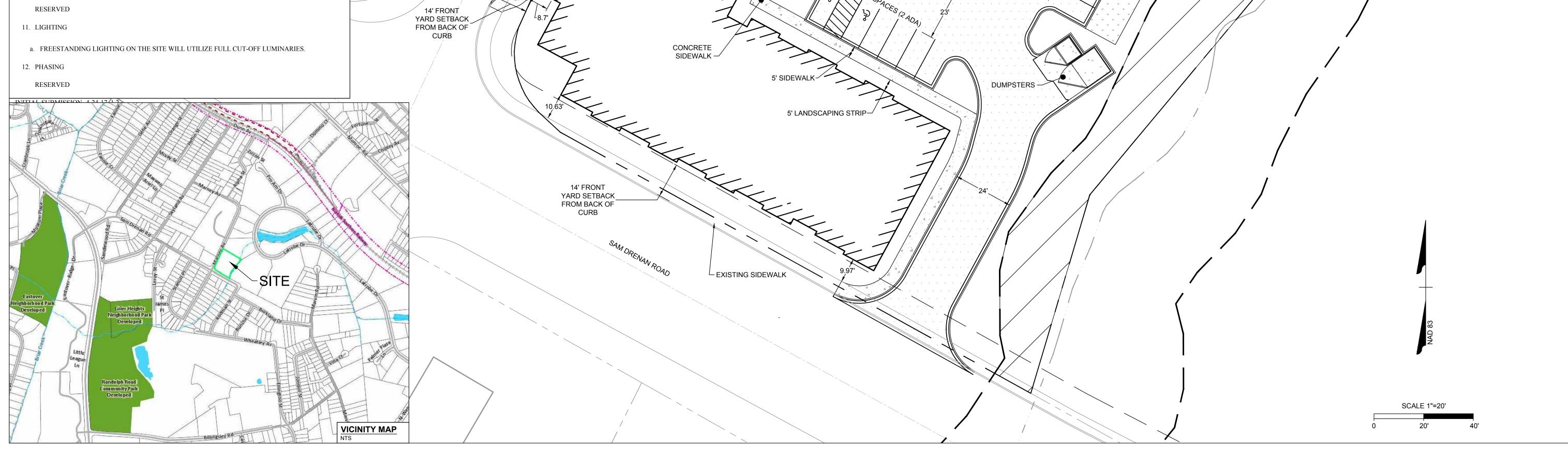
8. PARKS, GREENWAYS, AND OPEN SPACE

RESERVED

## 9. FIRE PROTECTION

RESERVED

10. SIGNAGE



√5' SIDE YARD SETBACK

- GRIER HEIGHTS ECONOMIC FOUNDATION, INC.

PO BOX 220594

CHARLOTTE, NC 28222

DB: 24259 PG: 910

2 ACRES

R29'—

35' STREAM BUFFER -

- TREE SAVE AREA (15%)

14' FRONT

YARD SETBACK

FROM BACK OF

BUILDING

6' SIDEWALK



VIRGINIA NORTH CAROLINA

THIS DRAWING PREPARED AT THE
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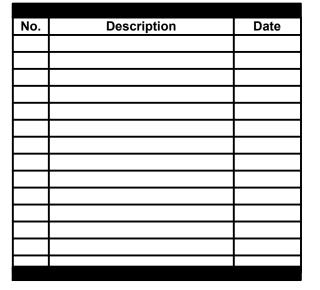
1635 West Trade Street, Suite 1A

ARCHITECTURE PLANNING INTERIORS

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# GRIER HEIGHTS SENIORS BUILDING



**REZONING PLAN** 

ISSUE DATE April 21, 2017
CHECKED

MRW
JECT NUMBER

**RZ1**