

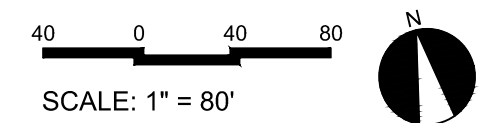
REZONING PETITION
FOR PUBLIC HEARING
2018-092

REZONING DOCUMENTS

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SCHEMATIC
SITE PLAN



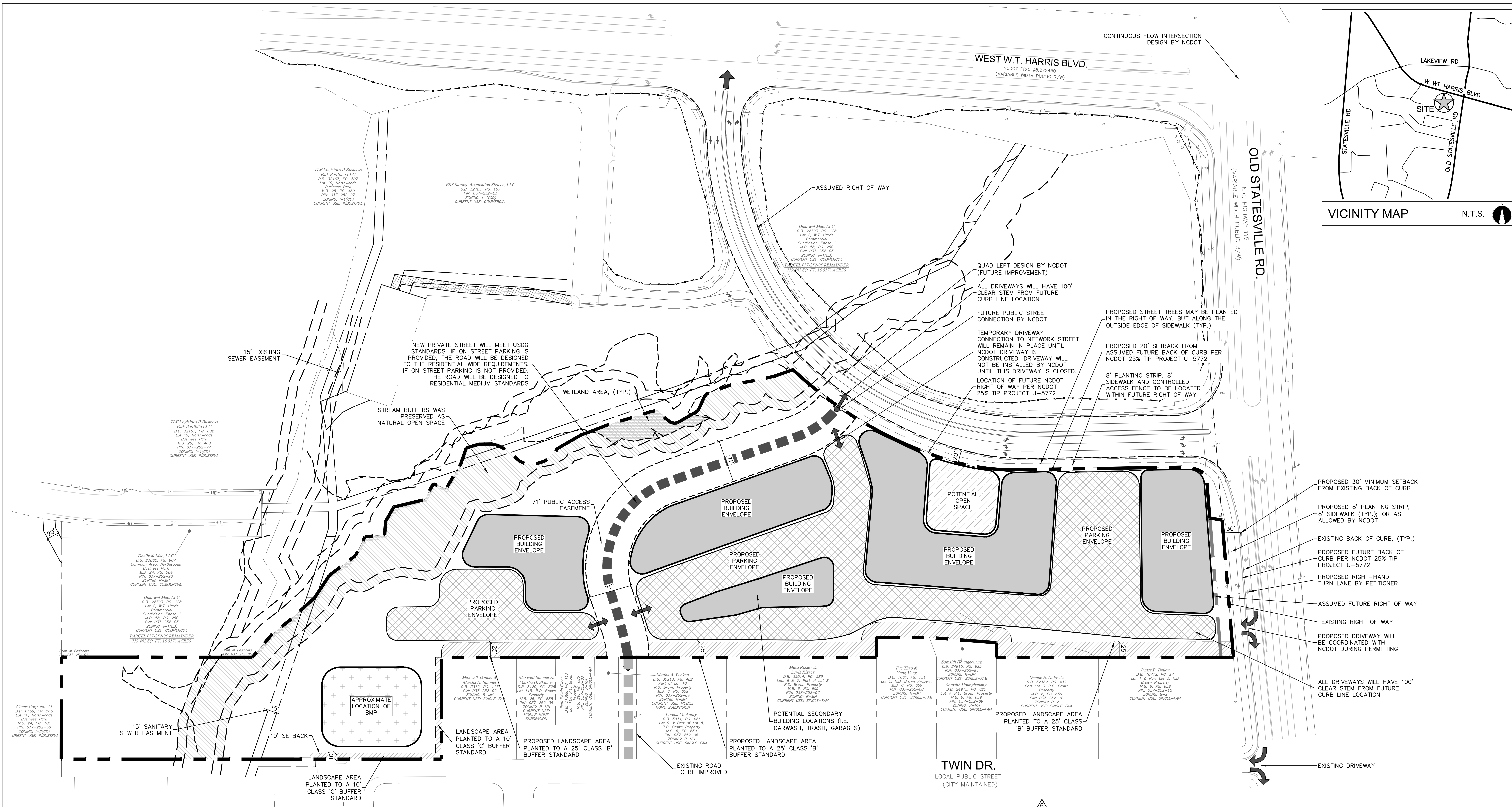
PROJECT #: 036-021
DRAWN BY: LD
CHECKED BY: BG

JULY 12, 2018

REVISIONS:

- 06/10/19 - PER NCDOT IMPACTS AND STAFF COMMENTS
- 07/25/19 - REZONING COMMENTS AND 10/24/19 STAFF COMMENTS
- 11/25/19 - DEVELOPMENT CONDITIONS
- 12/10/19 - DEVELOPMENT CONDITIONS
- 12/16/19 - PER COUNCIL APPROVAL

RZ1.0



SITE DATA:

TAX MAP NUMBERS: 037-252-01; A PORTION OF 037-252-05; 037-252-40; 037-252-95; 037-252-13; 037-252-14

SITE AREA: ±14.471 ACRES

EXISTING ZONING: I-1 (CD); R-MH; B-2

PROPOSED ZONING: UR-3 (CD)

DWELLING UNITS PER ACRE: 19.35

PARKING PROVIDED: PER ORDINANCE REQUIREMENTS

BICYCLE PARKING PROVIDED: PER ORDINANCE REQUIREMENTS

SETBACKS: PER ORDINANCE REQUIREMENTS

TREE SAVE: SITE WILL COMPLY WITH TREE SAVE ORDINANCE

OPEN SPACE: SITE WILL COMPLY WITH OPEN SPACE ORDINANCE

DEVELOPMENT STANDARDS

1. GENERAL PROVISIONS:

A. DEVELOPMENT OF THE SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THIS TECHNICAL DATA SHEET (SITE PLAN) AND BY THE STANDARDS OF THE CHARLOTTE ZONING ORDINANCE. THE DEVELOPMENT DEPICTED ON THIS SITE 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 PETITION IS TO PROVIDE FOR THE DEVELOPMENT OF A MULTI-FAMILY COMMUNITY. THE APPLICATION SEEKS TO REZONE THE SITE TO THE UR-3(CD) CLASSIFICATION. NO COMMERCIAL DEVELOPMENT WILL BE PERMITTED ON THE SITE.

3. PERMITTED USES:

USES ALLOWED ON THE PROPERTY INCLUDED IN THIS PETITION WILL BE MULTIFAMILY DWELLING UNITS AND RELATED ACCESSORY USES AS ARE PERMITTED IN THE UR-3 DISTRICT.

4. TRANSPORTATION:

A. THE SITE WILL HAVE ACCESS VIA A DRIVEWAY TO OLD STATESVILLE ROAD (NC 115) AND A FUTURE CONNECTION TO THE PROPOSED NCDOT LOOP ROAD AS GENERALLY DEPICTED ON THE SITE PLAN.

B. PARKING AREAS ARE GENERALLY INDICATED AS PROPOSED PARKING ENVELOPE ON THE SITE PLAN FOR THE SITE.

C. AS REQUIRED BY NCDOT, THE PETITIONER WILL ESTABLISH AN ESCROW FUND TO PROVIDE FUNDS FOR THE FUTURE PUBLIC STREET CONNECTION AND TURN LANE ON THE NORTH SIDE OF THE SITE TO CONNECT TO THE PROPOSED NCDOT QUADRANT LEFT LOOP ROAD AND FUNDS TO CONSTRUCT A FUTURE 8' PLANTING STRIP AND 8' SIDEWALK WITHIN THE FUTURE RIGHT OF WAY ALONG THE PROJECT FRONTAGE WITH THE QUADRANT LEFT LOOP ROAD, BUT THE INSTALLATION OF THESE IMPROVEMENTS WILL NOT AFFECT THE ISSUANCE OF ANY SITE DEVELOPMENT PERMITS OR THE ISSUANCE OF ANY CERTIFICATES OF OCCUPANCY FOR THE SITE. THE AMOUNT OF THOSE FUNDS FOR THE STREET CONNECTION, THE TURN LANE AND THE SIDEWALK AND PLANTING STRIP WILL BE LIMITED TO \$96,000. THESE FUNDS WILL BE PAID TO NCDOT AT THE COMPLETION OF THE TURN LANE, THE FUTURE PUBLIC STREET CONNECTION, AND THE SIDEWALK AND PLANTING STRIP CONSTRUCTION. THE ISSUANCE OF CERTIFICATES OF OCCUPANCY FOR BUILDINGS ON THE SITE WILL NOT BE TIED TO THE COMPLETION OF THE TURN LANE, THE FUTURE PUBLIC STREET CONNECTION, AND THE SIDEWALK AND PLANTING STRIP AS THE PETITIONER IS NOT RESPONSIBLE FOR NOR HAS ANY CONTROL OVER THE CONSTRUCTION OF THE QUADRANT LEFT INTERSECTION PLAN. IF NCDOT'S TURN LANE, FUTURE PUBLIC STREET CONNECTION, SIDEWALK AND PLANTING STRIP OR QUADRANT LEFT PLANS CHANGE, OR THE QUADRANT LEFT ROADWAY IMPROVEMENT IS NOT COMPLETE BY 2028, THEN THE

PETITIONER'S FUNDS HELD IN ESCROW WILL BE RELEASED TO THE PETITIONER WITH NO FURTHER OBLIGATION ON THE PETITIONER FOR SUCH IMPROVEMENTS UNLESS MUTUALLY AGREED TO BY THE PETITIONER AND NCDOT.

D. AS REQUIRED BY CITY STAFF TO RESOLVE WHAT HAS BEEN DEEMED LIMITED AND RESTRICTED SITE ACCESS, THE PETITIONER WILL PROVIDE A TEMPORARY ACCESS POINT TO THE PROPERTY BY CONNECTING THE SOUTHERN TERMINUS OF THE NEW PRIVATE STREET TO AN EXISTING UNPAVED, UNNAMED STREET THEREBY PROVIDING THE PROPERTY WITH A CONNECTION TO TWIN DR. THIS TEMPORARY ACCESS WILL REMAIN AS DESCRIBED BELOW UNTIL NCDOT'S CONSTRUCTION OF THE QUAD LEFT ROAD (STIP U-5772) IS COMPLETE, AT WHICH TIME THE PROPERTY WILL BE PROVIDED WITH A PERMANENT SECOND ACCESS POINT VIA A PUBLIC STREET CONNECTION TO THE QUAD LEFT ROAD AT ITS INTERSECTION WITH THE NORTHERN TERMINUS OF THE NEW PRIVATE STREET. PETITIONER SHALL IMPROVE THE EXISTING UNPAVED, UNPAVED STREET BY CONSTRUCTING TWO (2) PAVED 10' FOOT WIDE TRAVEL LANES ACCOMPANIED BY 24" SHOULDERS. AS REQUIRED BY THE CITY, ALL TO FIT WITHIN THE AVAILABLE 30' OF LAND. THIS TRANSPORTATION IMPROVEMENT WILL PROVIDE THE PROPOSED DEVELOPMENT WITH TWO (2) ENTER/EXIT SITE ACCESS POINTS ON THE DATE THAT THE DEVELOPMENT RECEIVES ITS FIRST CERTIFICATE OF OCCUPANCY. THIS CONNECTION WILL BE CLOSED WHEN THE CONNECTION TO THE LOOP ROAD IS COMPLETED AND OPEN.

E. THE PETITIONER WILL DEDICATE AND CONVEY OF RIGHT OF WAY TO THE CITY OR TO NCDOT FOR NC 115 PRIOR TO THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY FOR THE CLASS OF STREET MEASURED FROM THE CENTERLINE IF ADEQUATE RIGHT OF WAY IS NOT ALREADY PRESENT.

F. ANY REQUIRED SIDEWALK TO BE CONSTRUCTED BY THE PETITIONER OUTSIDE OF THE RIGHT OF WAY WILL BE PLACED IN A SIDEWALK EASEMENT. AN ADDITIONAL 2' OF REQUESTED BUT NOT REQUIRED SPACE IS NOT FEASIBLE ON THIS SITE.

G. ALL PUBLIC TRANSPORTATION IMPROVEMENTS REQUIRED TO BE CONSTRUCTED BY THE PETITIONER AS PART OF THIS PROJECT WILL BE APPROVED AND CONSTRUCTED PRIOR TO THE FIRST BUILDING CERTIFICATE OF OCCUPANCY.

H. THE PETITIONER WILL INSTALL A CONCRETE WAITING PAD PER CATS STANDARD 60.01C AT THE EXISTING BUS STOP LOCATED SOUTH OF THE PETITIONER'S SITE NEAR THE INTERSECTION OF TWIN DRIVE SO LONG AS THERE IS AVAILABLE SPACE FOR THE WAITING PAD WITHIN THE PUBLIC RIGHT OF WAY.

5. ARCHITECTURAL STANDARDS:

THE DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE DISTRICT REGULATIONS OF THE ZONING ORDINANCE FOR THE UR-3 DISTRICT AND THE CONDITIONS INCLUDED AS PART OF THIS REZONING SITE PLAN. THE PETITIONER HAS PROVIDED TYPICAL BUILDING IMAGES OF THE BUILDINGS THAT REPRESENT THE OVERALL SCALE, CHARACTER, AND QUALITY OF THE BUILDING PROPOSED TO BE CONSTRUCTED ON THE SITE ALTHOUGH THE BUILDING HEIGHT AND THE OVERALL LENGTH AND WIDTH OF THE BUILDINGS MAY VARY DUE TO TOPOGRAPHY AND UNIT COUNT SUBJECT TO THE LIMITS OF THIS PLAN. THE PETITIONER RESERVES THE RIGHT TO MAKE MINOR ARCHITECTURAL CHANGES TO THESE BUILDING DESIGNS BUT THE OVERALL DESIGN AND CONSTRUCTION CHARACTER WILL BE AS ILLUSTRATED. TO FURTHER DEFINE THE CHARACTER OF THE BUILDINGS TO BE CONSTRUCTED ON THE SITE, THE PETITIONER WILL INCLUDE THE FOLLOWING ELEMENTS OR FEATURES:

A. AT LEAST 20% OF THE PORTIONS OF THE BUILDING EXTERIORS LOCATED BELOW THE ROOF LINE (EXCLUDING AREAS DEVOTED TO SOFFITS, EAVES, GABLES, WINDOWS, DOORS, DECKS, PORCHES, ARCHITECTURAL ACCENTS AND SIGNAGE) SHALL BE COMPOSED OF A COMBINATION OF BRICK, STONE, ARTIFICIAL STONE, AND/OR STONE OR SIMILAR MASONRY PRODUCTS. THE PETITIONER WILL NOT USE VINYL SIDING AS A BUILDING MATERIAL FOR EXTERIOR WALLS BUT RESERVES THE RIGHT TO USE VINYL MATERIAL FOR TRIM, SOFFITS, AND ARCHITECTURAL DETAIL.

B. BALCONY RAILINGS, IF INCLUDED, WILL BE OF DURABLE MATERIAL AND WILL NOT BE PAINTED PRESSURE TREATED LUMBER.

C. ROOFING MATERIALS WILL BE PREDOMINANTLY COMPOSED OF ARCHITECTURAL FIBERGLASS COMPOSITE SHINGLES AND ROOF

VENTS AND FEATURES WILL BE PAINTED TO MATCH THE ROOF COLOR. OTHER ROOFING MATERIALS MAY BE USED ON SMALLER ROOFS SUCH AS BREEZERS, ENTRANCES, AND ACCENT ROOFING BUT IT WILL BE COLOR COORDINATED TO THE MAIN ROOF.

D. 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.

E. BUILDING HEIGHTS WILL BE LIMITED TO FOUR STORIES, BUT MAY INCLUDE 4.5 SPLITS WHERE THE FIFTH FLOOR MEETS BASEMENT DEFINITIONS. THESE BUILDINGS WILL NOT BE LOCATED WITH THE FIFTH FLOOR FACING TOWARD SINGLE FAMILY DEVELOPMENT.

F. BUILDINGS WILL BE DESIGNED WITH FACADE ARTICULATION TO BREAK UP WALL MASS AND TO CREATE VARIETY IN THE CHARACTER OF THE FACADE.

G. MAIN WINDOWS WILL BE ARRANGED TO AVOID LARGES MASSES OF GLASS AND WILL BE DESIGNED SO AS TO BE TALLER THAN THEY ARE WIDE. THIS WILL NOT APPLY TO MINOR WINDOWS SUCH AS FOR BATHROOMS, STAIRWAYS AND ARCHITECTURAL ACCENT OR TO WINDOWS LOCATED IN AREAS OF THE BUILDINGS DESIGNED FOR COMMON AREAS, RECREATION, SALES, MARKETING, AND OTHER AREAS WHERE SHOWCASE OR OTHER WINDOWS ARE APPROPRIATE TO THE ARCHITECTURE AND LAYOUT OF THE INTERNAL USES.

H. ALL PRIMARY BUILDING ENTRANCES THAT FRONT A PUBLIC OR PRIVATE STREET OR PARKING AREA WILL BE CONNECTED TO THE ON-SITE SIDEWALK NETWORK SUBJECT TO GRADE LIMITATIONS AND ADA STANDARDS.

I. ON SITE DIRECTIONAL SIGNAGE WILL BE DESIGNED TO REFLECT THE ARCHITECTURAL CHARACTER AND MATERIALS OF THE PRINCIPAL BUILDINGS.

J. BUILDING FACADES WILL INCORPORATE VERTICAL ELEMENTS AND MATERIAL CHANGES TO BREAK UP THE MASS OF THE BUILDING WALLS.

6. STREETSCAPE AND LANDSCAPING:

THE PETITIONER WILL INSTALL A 25' LANDSCAPE AREA AS ILLUSTRATED ON THE SITE PLAN DEVELOPED TO THE CLASS B BUFFER STANDARD THAT MAY INCLUDE TREES, SHRUBS AND/OR A

FENCE OR BERM ALONG THE SOUTHERLY EDGE OF THE SITE ADJOINING SINGLE FAMILY DEVELOPMENT.

7. ENVIRONMENTAL FEATURES:

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.

8. PARKS, GREENWAYS, AND OPEN SPACE:

OPEN SPACE WILL INCLUDE ACTIVE AND PASSIVE ELEMENTS. THE SITE WILL INCLUDE A CLUB HOUSE AND POOL AS WELL AS A DOG PARK. THE AREA CONTAINING THE REQUIRED STORM WATER MANAGEMENT ELEMENT ON THE SOUTHWEST CORNER OF THE SITE WILL BE LANDSCAPED AND MAINTAINED AS PART OF THE OVERALL LANDSCAPING OF THE SITE. THE SITE WILL COMPLY WITH THE TREE ORDINANCE AND MAY APPLY ANY CHANGES TO THE TREE ORDINANCE THAT MAY BE ADOPTED PRIOR TO CONSTRUCTION.

9. FIRE PROTECTION:

RESERVED

10. SIGNAGE:

RESERVED

11. LIGHTING:

A. FREESTANDING LIGHTING ON THE SITE WILL UTILIZE FULL CUT-OFF LUMINAIRES.

12. PHASING:

RESERVED

