



REZONING PETITION
FOR PUBLIC HEARING
2018-092

REZONING DOCUMENTS

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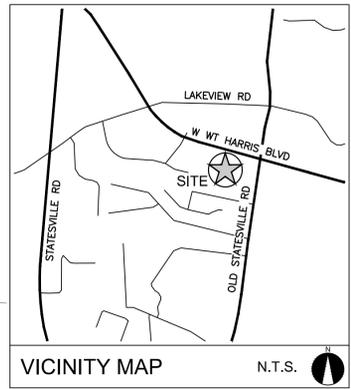
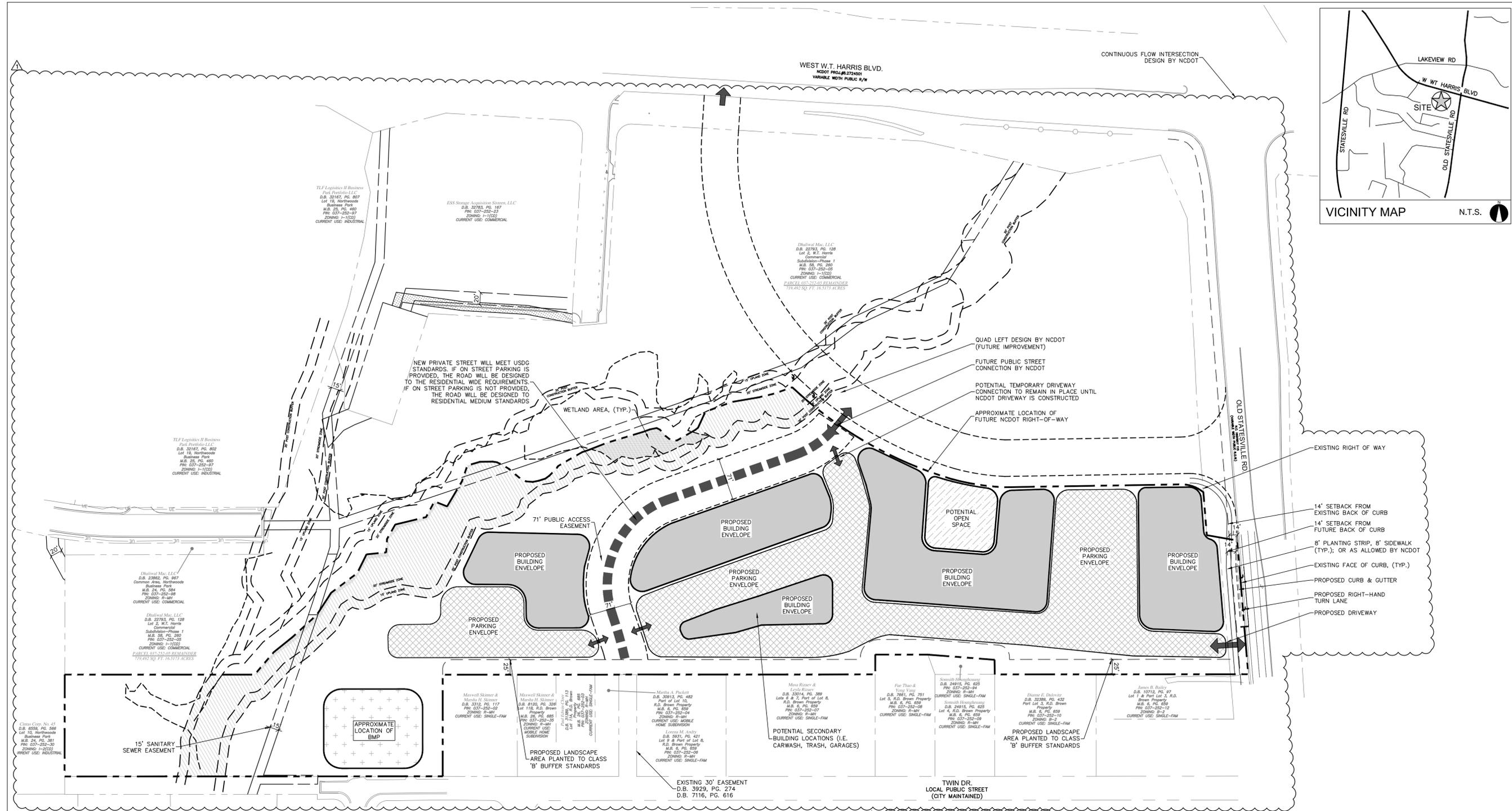
SCHEMATIC
SITE PLAN

SCALE: 1" = 80'

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

JULY 12, 2018

REVISIONS:
1. JUNE 10, 2019 - PER NCDOT IMPACTS AND STAFF COMMENTS



SITE DATA:
TAX MAP NUMBERS: 037-252-01; A PORTION OF 037-252-05; 037-252-40;
037-252-55; 037-252-13; 037-252-15
SITE AREA: ±14.471 ACRES
EXISTING ZONING: I-1 (CD); R-MH; B-2
PROPOSED ZONING: UR-3 (CD)
EXISTING USE: COMMERCIAL; SINGLE FAMILY RESIDENTIAL; MOBILE HOME SUBDIVISION
PROPOSED USE: UP TO 350 MULTI-FAMILY UNITS
PARKING PROVIDED: PER ORDINANCE REQUIREMENTS
BICYCLE PARKING PROVIDED: PER ORDINANCE REQUIREMENTS
SETBACKS: PER ORDINANCE REQUIREMENTS
TREE SAVE: SITE WILL COMPLY WITH TREE SAVE ORDINANCE

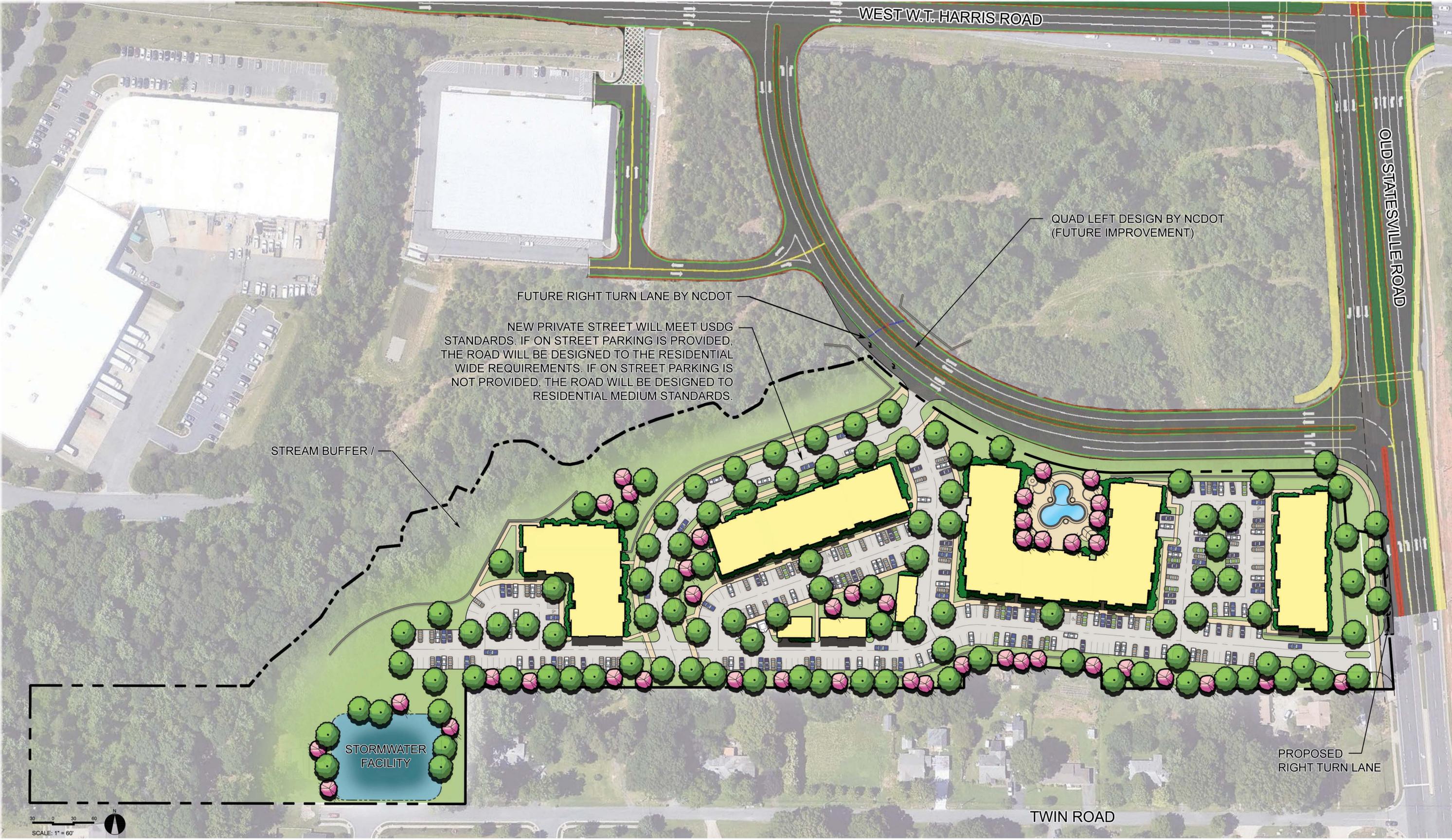
HARRIS BOULEVARD DEVELOPMENT STANDARDS
GENERAL PROVISIONS:
a. DEVELOPMENT OF THE SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THIS TECHNICAL DATA SHEET (SITE PLAN) AND BY THE STANDARDS OF THE CHARLOTTE ZONING ORDINANCE. THE DEVELOPMENT DEPICTED ON THIS SITE PLAN IS INTENDED TO REFLECT THE ARRANGEMENT 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, AND 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.
PURPOSE:
THE PURPOSE OF THIS PETITION IS TO PROVIDE FOR THE DEVELOPMENT OF A MULTIFAMILY COMMUNITY. TO ACHIEVE THIS PURPOSE, THE APPLICATION SEEKS TO REZONE THE SITE TO THE UR-3(CD) CLASSIFICATION.

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.
TRANSPORTATION:
a. THE SITE WILL HAVE ACCESS VIA A DRIVEWAY TO OLD STATESVILLE ROAD (INC. 15) AND A FUTURE CONNECTION TO THE PROPOSED NCDOT LOOP ROAD AS GENERALLY DEPICTED ON THE SITE PLAN.
b. PARKING AREAS ARE GENERALLY INDICATED ON THE SITE PLAN FOR THE SITE.
c. AS REQUIRED BY NCDOT, THE PETITIONER WILL ESTABLISH AN ESCROW FUND TO PROVIDE FUNDS FOR THE DRIVEWAY CONNECTION AND TURN LANE ON THE NORTH SIDE OF THE SITE TO CONNECT TO THE PROPOSED NCDOT QUADRANT LEFT LOOP ROAD. THE AMOUNT OF THOSE FUNDS WILL BE LIMITED TO \$35,000.00 AND WILL BE PAID TO NCDOT AT THE COMPLETION OF THE TURN LANE AND DRIVEWAY IMPROVEMENTS. THE ISSUANCE OF CERTIFICATES OF OCCUPANCY FOR BUILDINGS ON THE SITE WILL NOT BE TIED TO THE COMPLETION OF THE TURN LANE AND DRIVEWAY 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 AND DRIVEWAY CONNECTION OR QUADRANT LEFT PLANS CHANGE OR THE QUADRANT LEFT ROADWAY IMPROVEMENT HAS BEEN DELAYED FOR MORE THAN 5 YEARS FROM THE DATE OF THIS ZONING APPROVAL, THEN THE PETITIONER'S FUND 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.
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 MATERIALS 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 ARCHITECTURAL FIBERGLASS COMPOSITE SHINGLES AND ROOF VENTS AND FEATURES WILL BE PAINTED TO MATCH THE ROOF COLOR.
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 ONE BUILDING THAT IS A 4.5 SPLT.
f. BUILDINGS WILL BE DESIGNED WITH FAÇADE ARTICULATION TO BREAK

UP WALL MASS AND TO CREATE VARIETY IN THE CHARACTER OF THE FAÇADE.
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.
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 AND ADA STANDARDS.
i. ON SITE DIRECTIONAL SIGNAGE WILL BE DESIGNED TO REFLECT THE ARCHITECTURAL CHARACTER AND MATERIALS OF THE PRINCIPAL BUILDINGS.
j. BUILDING FAÇADES WILL INCORPORATE VERTICAL ELEMENTS AND MATERIAL CHANGES TO BREAK UP THE MASS OF THE BUILDING WALLS.
k. BUILDING FACADES WILL INCORPORATE VERTICAL ELEMENTS AND MATERIAL CHANGES TO BREAK UP THE MASS OF THE BUILDING WALLS.
STREETScape AND LANDSCAPING:
RESERVED
ENVIRONMENTAL FEATURES:
RESERVED
PARKS, GREENWAYS, AND OPEN SPACE:
RESERVED
FIRE PROTECTION:
RESERVED

SIGNAGE:
RESERVED
LIGHTING:
a. FREESTANDING LIGHTING ON THE SITE WILL UTILIZE FULL CUT-OFF LUMINARIES.
PHASING:
RESERVED
INITIAL SUBMISSION: 7-10-18 1.0
REVISED PER NCDOT IMPACTS AND STAFF COMMENTS, 6-10-19, 1.1



W.T. HARRIS
 CHARLOTTE, NORTH CAROLINA
CONCEPTUAL SITE PLAN
 (FINAL SITE PLAN MAY VARY)

