

DEVELOPMENT DATA:

TAX PARCEL ID:	06705301, 06705302, 06705303, 06705309
EXISTING SITE AREA:	1.046 AC (.97 Net AC after Dedication)
EXISTING ZONING:	R-5
EXISTING USE:	Single-Family Residential/ Vacant
PROPOSED ZONING:	UR-2 (CD)
PROPOSED USE:	Single-Family Attached (Townhomes)
UNITS PROPOSED:	16 Units
DENSITY PROPOSED:	18.2 UNITS / AC
MIN. SETBACK:	14' from Future BOC (Greenland Ave, Remount Rd & Monument St)
MIN. SIDE YARD:	5'
MIN. REAR YARD:	10'
PROPOSED BUILDING HEIGHT:	48' Max. (includes rooftop terraces) (per Zoning Table 9.406 (2)(A))
PARKING REQUIRED:	Min = 1 Per Unit; Max = 2 Per Unit
PARKING PROVIDED:	2 Car Attached Tandem Garage & 20' min. parking pad at Each Unit.
MAX. FLOOR AREA RATIO :	1.0
WASTE MANAGEMENT:	ROLLOUT CONTAINER

Development Standards

- General Provisions**
- 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.
 - 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.
 - 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 Rezoning application is to provide for the development of a single-family, attached townhouse community. To achieve this purpose, the application seeks the rezoning of the site to the UR-2 (CD) district.
- Permitted Uses**
- Uses allowed on the property included in this Petition will be single-family attached dwelling units and related accessory uses as are permitted in the UR-2 district.
- Transportation**
- The site will have access via driveway connections to Remount Road & Monument Street at a location prescribed by CDOT as generally identified on the concept plan for the site.

Streetscape and Landscaping

- Petitioner will coordinate with the City Arborist, Urban Forestry, and CDOT to preserve existing trees in the Right-of-Way along Greenland Avenue to the extent practical. Petitioner may meander sidewalk into proposed tree save area to preserve existing trees without penalty to the tree save area calculations.

Environmental Features

- Reserved

Parks, Greenways, and Open Space

- Reserved

Fire Protection

- Reserved

Signage

- Reserved

Lighting

- Freestanding lighting on the site will utilize full cut-off luminaires and will be limited to 20' in height.
- The Petitioner will limit the number and placement of outdoor lighting located on the structures to assure that light is not directed toward any adjoining properties.

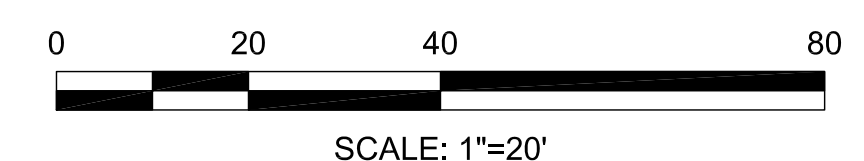
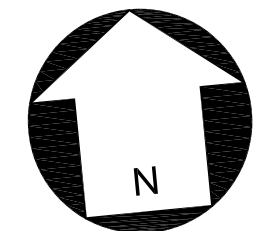
Phasing

- Reserved

Architectural Standards

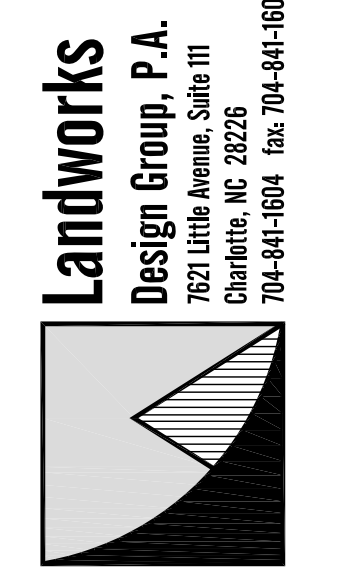
- The buildings finishes will include brick, stone and/or other masonry products and cementitious siding or other similar durable siding materials. Plastic or metal material may be used for incidental architecture details including windows, doors, and trim details. Any use of stucco will be hard coat stucco. No vinyl will be used as siding material. No expanses of blank wall exceeding 20 feet in length will be permitted along street frontages. Trash and recycling will be provided by rollout containers on site.
- The Petitioner reserves the right to provide rooftop terrace(s) on the units in order to take advantage of Charlotte skyline views.
- Unit front entrances within 15' of public sidewalks shall be located 24" min. above public walk to provide privacy.
- Pitched roofs, if provided, shall be symmetrically sloped no less than 5:12, except that roofs for porches and attached sheds may be no less than 2:12.
- Usable porches and stoops shall form a predominate motif of the building design and be located on the front and/or side of the building. Front porches shall be covered and will be at least 6' deep. Stoops and entry level porches may be covered but not enclosed. Porches will be in addition to required private open space.
- Garage doors visible from Remount Road will be inset or screened 1' from the rear wall plane to minimize visibility of garage doors from those streets.
- Petitioner reserves the right to eliminate 20' parking pads behind each unit (replaced with 5'-7' apron) and provide parallel parking along the north side of the proposed alley to provide parking in addition to tandem garage spaces.

This Plan Is A Preliminary Design. NOT Released For Construction.



REVISIONS:

No.	Date	By	Description
1	9/17/15	DRW	Per Staff & Neighbor Comments



CAMP GREEN TOWNHOMES
CHARLOTTE, NC
CAMP GREEN PROPERTIES, LLC
CHARLOTTE, NC 28205

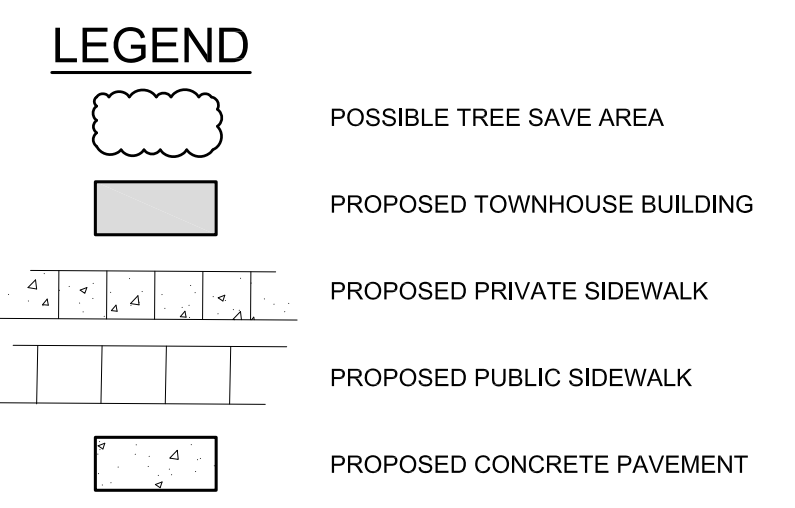
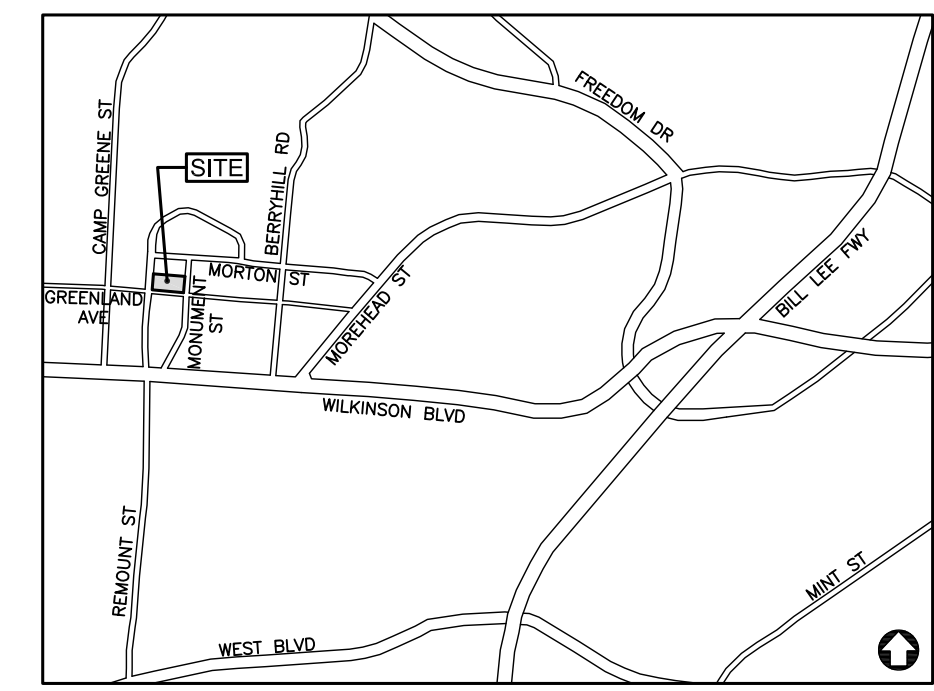
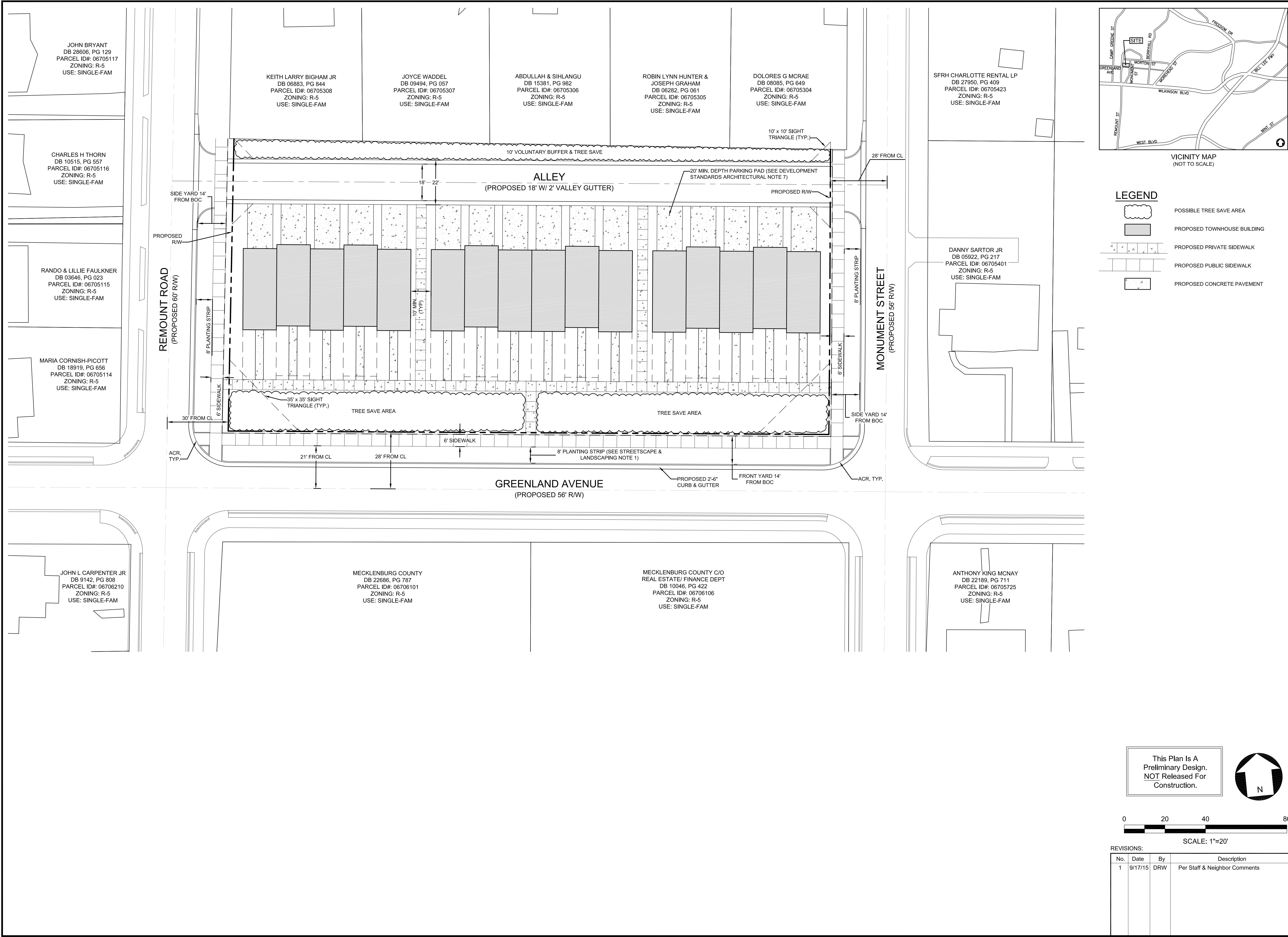
TECHNICAL DATA SHEET

CORPORATE CERTIFICATIONS
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SC ENG - NO. 3599 SC LA - NO. 211

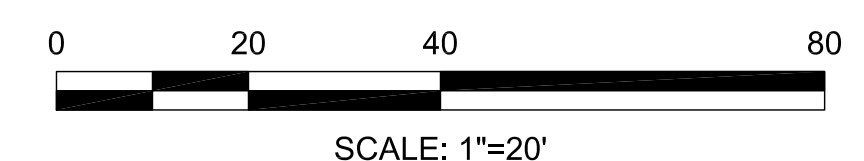
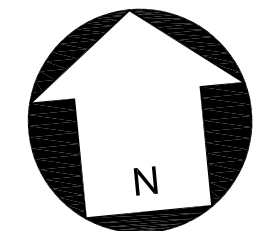
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Drawn By: DRW
Checked By: MDL
Date: 06/29/15
Project Number: 15022
Sheet Number:

RZ-100
PETITION#: 2015-114
SHEET # 1 OF 2

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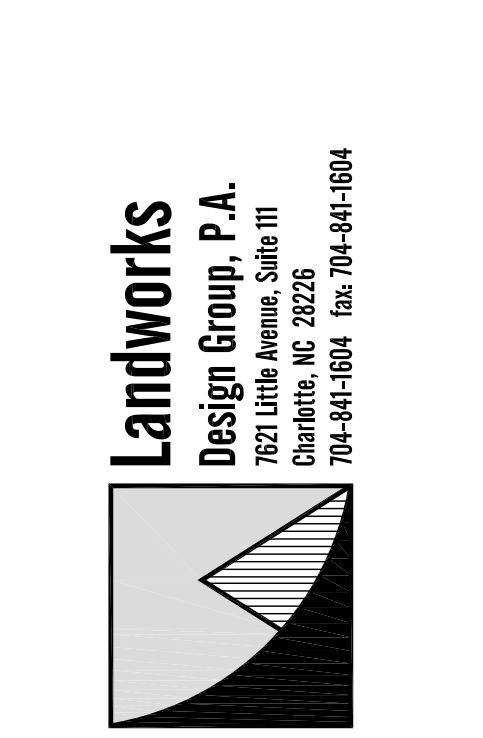


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REVISIONS:

No.	Date	By	Description
1	9/17/15	DRW	Per Staff & Neighbor Comments



CAMP GREEN TOWNHOMES
 CHARLOTTE, NC
 CAMP GREEN PROPERTIES, LLC
 CHARLOTTE, NC 28205

SCHEMATIC SITE PLAN

CORPORATE CERTIFICATIONS
 NC PE - C-2930 NC LA - C-253
 SC ENG - NO. 3599 SC LA - NO. 211

Project Manager: MDL
 Drawn By: DRW
 Checked By: MDL
 Date: 06/29/15
 Project Number: 15022
 Sheet Number: 1

RZ-101
 PETITION#: 2015-114
 SHEET # 2 OF 2