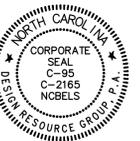
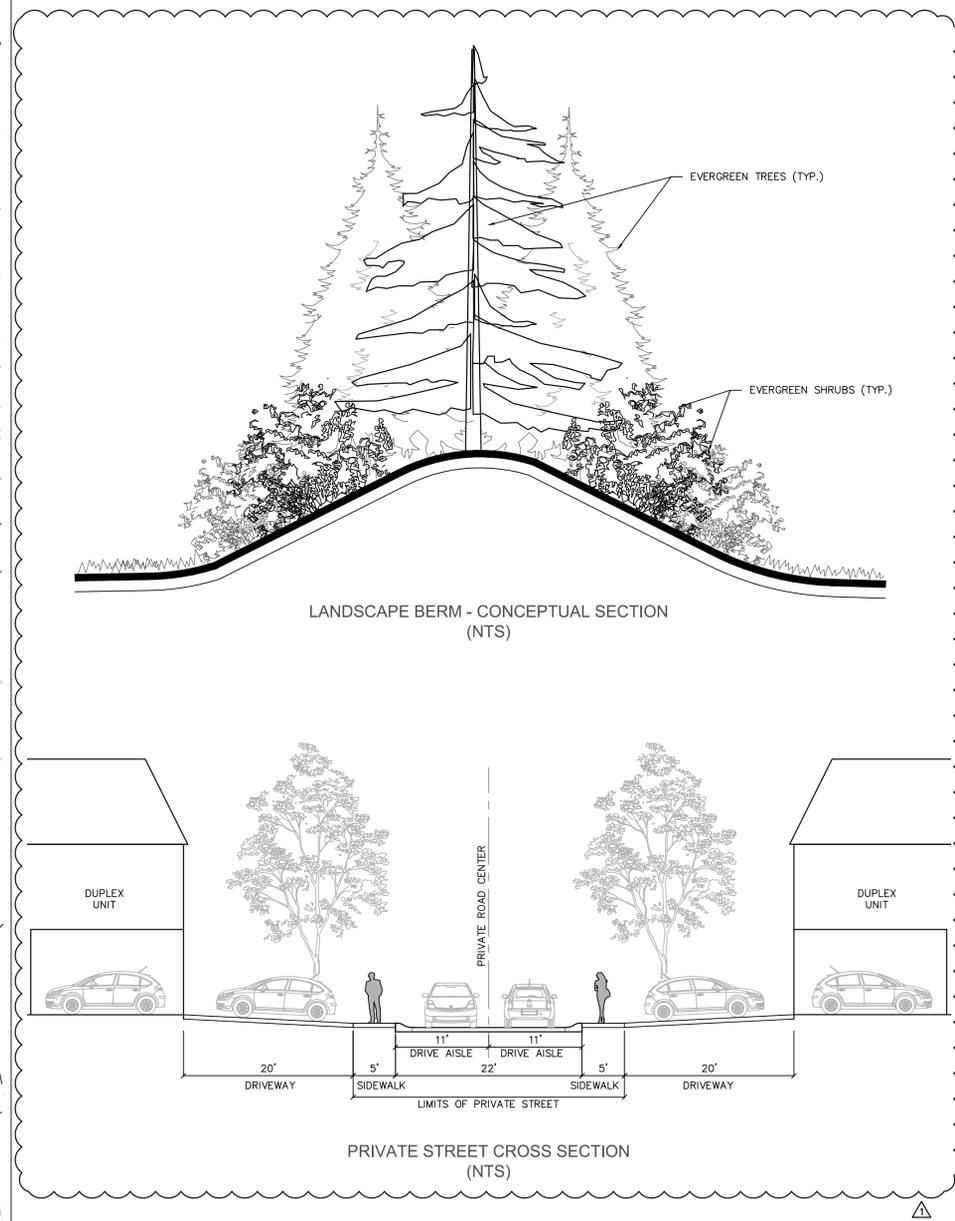
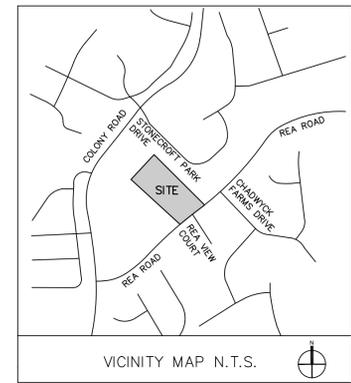


**SITE DEVELOPMENT DATA**

|                   |   |
|-------------------|---|
| TOTAL SITE AREA:  | ±3.68 ACRES   |
| TAX PARCEL #:     | 211-241-06  |
| EXISTING ZONING:  | R-3   |
| PROPOSED ZONING:  | UR-2 (CD)   |
| EXISTING USE:     | DETACHED SINGLE FAMILY HOME<br>SINGLE FAMILY ATTACHED |
| PROPOSED USE:     | 24 UNITS  |
| PROPOSED DENSITY: | ±6.52 UNITS PER ACRE                                  |
| BUILDING HEIGHT:  | SHALL MEET ORDINANCE REQUIREMENTS                     |
| PARKING PROVIDED: | SHALL MEET ORDINANCE REQUIREMENTS                     |
| OPEN SPACE:       | SHALL MEET ORDINANCE REQUIREMENTS                     |

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



REZONING PETITION  
FOR PUBLIC HEARING  
2017-102

REZONING PETITION

REAR ROAD SITE  
CHARLOTTE, NC

DAVID WEEKLEY HOMES - CHARLOTTE DIVISION  
11430 NORTH COMMUNITY HOUSE ROAD, SUITE 275  
CHARLOTTE, NC  
704-972-4205

SCHEMATIC SITE  
PLAN

SCALE: 1" = 40'

PROJECT #: 498-004  
DRAWN BY: NB  
CHECKED BY: NB

AUGUST 31, 2017

REVISIONS:  
1. 10/16/17 - PER SITE UPDATES

**SITE DEVELOPMENT DATA**

|                   |                                   |
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| TOTAL SITE AREA:  | ±3.68 ACRES                       |
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| PARKING PROVIDED: | SHALL MEET ORDINANCE REQUIREMENTS |
| OPEN SPACE:       | SHALL MEET ORDINANCE REQUIREMENTS |

**DEVELOPMENT STANDARDS**

**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.

**PURPOSE**

THE PURPOSE OF THIS REZONING APPLICATION IS TO PROVIDE FOR THE DEVELOPMENT OF A SINGLE FAMILY ATTACHED 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**

- a. THE SITE WILL HAVE ACCESS VIA A DRIVEWAY TO REA ROAD AS GENERALLY IDENTIFIED ON THE CONCEPT PLAN FOR THE SITE.
- b. PARKING AREAS ARE GENERALLY INDICATED ON THE CONCEPT PLAN FOR THE SITE.
- c. THE SITE WILL HAVE A PEDESTRIAN CONNECTION TO THE ADJOINING SHOPPING CENTER PROPERTY IN COORDINATION WITH THE SHOPPING CENTER OWNER'S APPROVAL.
- d. THE PETITIONER WILL INSTALL AN 8' PLANTING STRIP AND A 6' SIDEWALK ALONG REA RD. AS PART OF THE DEVELOPMENT OF THE SITE.
- e. THE PETITIONER WILL RE-STRIPE REA RD. TO PROVIDE FOR A LEFT TURN LANE INTO THE SITE AS APPROVED BY CDOT.

**ARCHITECTURAL STANDARDS**

THE DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE DISTRICT REGULATIONS OF THE ZONING ORDINANCE FOR THE UR-2 DISTRICT AND BY THE FOLLOWING STANDARDS.

- 1) MINIMUM ROOF PITCH OF 5/12 FOR PRIMARY ROOF AND 2:12 ON ANY PORCHES OR SHED ROOF ELEMENTS. FLAT ROOFS ARE PERMITTED.
- 2) SHINGLES WILL BE ARCHITECTURAL GRADE
- 3) EXTERIOR MATERIALS WILL BE RESTRICTED TO BRICK, STONE, STUCCO, FIBER CEMENT SIDING PRODUCTS, OR OTHER MASONRY PRODUCTS. VINYL ALLOWED FOR TRIM AND WINDOWS BUT NOT FOR ANY EXTERIOR SIDING.
- 4) BUILDING HEIGHTS ARE ESTABLISHED AND REGULATED BY PROVISIONS OF THE ORDINANCE AT 40' AND WILL BE LIMITED TO 40'.
- 5) EXTERIOR LIGHTING ON THE REAR OF DWELLINGS WILL BE REQUIRED TO BE ORIENTED DOWNWARD.
- 6) GARAGES AND FRONT DOORS WILL FACE INSIDE THE COMMUNITY
- 7) ALL LANDSCAPING, INCLUDING THE SPECIALIZED LANDSCAPING ALONG THE EASTERN SIDE OF THE SITE, WILL BE MAINTAINED IN PERPETUITY BY A HOME OWNERS ASSOCIATION SET UP BY THE DEVELOPER. THIS LANDSCAPING, AS DETAILED ON THE SITE PLAN, WILL BE COMPOSED OF SOME EXISTING VEGETATION WHERE APPROPRIATE AND WITH ADDITIONAL VEGETATION TO THE STANDARDS CONTAINED HEREIN.
- 8) NO PORTION OF ANY BUILDING WALL THAT FRONTS ALONG REA RD. WILL HAVE ANY MORE THAN 20' OF BLANK WALL AT THE STREET LEVEL. SIDE ELEVATIONS VISIBLE FROM THE INTERNAL STREET WILL INCLUDE A COMBINATION OF WINDOWS, CHANGE OF MATERIALS, ARCHITECTURAL FEATURES TO AVOID ANY BLANK WALLS MORE THAN 20' IN LENGTH.
- 9) WALKWAYS WILL BE PROVIDED TO CONNECT PRIMARY BUILDING ENTRANCES TO INTERNAL AND PUBLIC STREET SIDEWALKS.

**STREETSCAPE AND LANDSCAPING**

THE PETITIONER RESERVES THE RIGHT TO CONSTRUCT ENTRANCE MONUMENTATION AND OTHER FEATURES AT THE ENTRANCE TO THE SITE.

**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. STORM WATER AND WATER QUALITY FACILITIES WILL BE DESIGNED AS PART OF THE OVERALL SITE LANDSCAPING PLAN. AREAS SHOWN ON THE SITE PLAN AS 'TREE SAVE' AREAS ARE GENERAL IN NATURE AND THE EXACT LOCATION AND DELINEATION OF REQUIRED TREE SAVE AREAS WILL BE FINALIZED AS PART OF THE DESIGN REVIEW PROCESS. WATER QUALITY AND DETENTION BMPs WILL BE DESIGNED TO BE AESTHETICALLY APPEALING THROUGH THE USE OF GRASS, LANDSCAPING, WATER FEATURES, RAIN GARDENS, OR OTHER SIMILAR FEATURES

**PARKS, GREENWAYS, AND OPEN SPACE**

RESERVED

**FIRE PROTECTION**

RESERVED

**SIGNAGE**

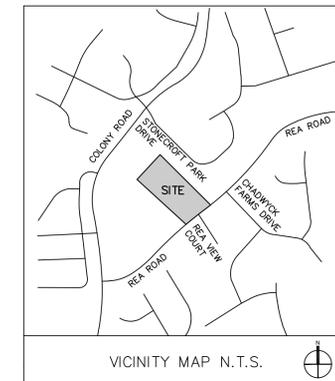
RESERVED

**LIGHTING**

- a. FREESTANDING LIGHTING ON THE SITE WILL UTILIZE FULL CUT-OFF LUMINARIES NOT TO EXCEED 21' IN HEIGHT. ORNAMENTAL PEDESTRIAN MAY BE INSTALLED ON THE INTERIOR OF THE SITE AND FULL CUTOFF LUMINARIES ARE NOT REQUIRED FOR PEDESTRIAN LIGHTING.

**PHASING**

RESERVED



REZONING PETITION  
 FOR PUBLIC HEARING  
 2017-102

REZONING PETITION

**REA ROAD SITE**  
 CHARLOTTE, NC

**DAVID WEEKLEY HOMES - CHARLOTTE DIVISION**  
 11430 NORTH COMMUNITY HOUSE ROAD, SUITE 275  
 CHARLOTTE, NC  
 704-972-4205

DEVELOPMENT  
 STANDARDS  
 NOTES

SCALE:

PROJECT #: 498-004  
 DRAWN BY: NB  
 CHECKED BY: NB

AUGUST 31, 2017

REVISIONS:  
 1. 10/16/17 - PER SITE UPDATES

C:\WORK\148-04 REA ROAD SITE - DAVID WEEKLEY HOMES - BASE DWG\148-04-SP.DWG