

- Development Data Table
  - Site Acreage: 9.54 acres
  - Tax Parcels: 10517107, 10517189, 10517177
  - Existing Zoning: R-3 & R-4
  - Proposed Zoning: R-5(CD)
    - typical lot size: 50'x120'
    - min. lot area: 6,000 s.f.
    - min. lot width: 50'
    - min. front setback: 23' (50' R/W)
    - min. sideyard: 5'
    - min. sideyard corner lot: 10'
    - min. rear yard: 35'
  - Number of residential units: 41
  - Residential Density: 4.30
  - Amount of Open Space: 1.10 acres
  - 5% Replanting Tree Save area: 0.48 Ac. (5% of 9.54 acres)

- General Provisions
  - The 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, 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 residential community composed of single family detached dwellings. To achieve this purpose, the application seeks the rezoning of the site to the R-5 (CD) district.

- Permitted Uses
 

Uses allowed on the property included in this Petition will be single family detached dwelling units and related accessory uses as are permitted in the R-5(CD) District.

- Transportation
  - The site will have access via new Public Streets connecting to Caldwell Road and by future public street connections to adjoining property as generally identified on the concept plan for the site.
  - No driveways serving individual residences will be permitted to connect to Caldwell Road.
  - If not already present, the Petitioner will dedicate and convey a right of way to N.C.D.O.T. along the entire Caldwell Road frontage of 30' measured from the centerline of the existing Caldwell Road right of way.
  - Petitioner agrees to install a south bound left turn lane on Caldwell Road to access the site.
  - Petitioner agrees to install a 6' sidewalk along Caldwell Road to connect to existing sidewalks north and south of site activating this entire block for sidewalk connectivity.
  - Petitioner agrees to dedicate for simple conveyance of all rights-of-way to the city.
  - All transportation improvements will be approved and constructed or bonded before the site's first building certificate of occupancy is issued or phased per the site's development plan.

- Architectural Standards
 

The development of the site will be governed by the District Regulations of the Zoning Ordinance for the R-5 district and by the conditions included as part of this Rezoning Site Plan.

  - Principal roof pitch will be no less than 5:12.
  - Roofing materials will be architectural fiberglass composite shingles and roof vents and features will be painted to match the roof color.
  - No vinyl siding as well as used for siding materials but vinyl may be used for soffits and trim including window and door trim.

- Streetscape and Landscaping
 

The Petitioner reserves the right to install an entrance feature at the driveway connection to Caldwell Road and an ornamental fence along the frontage of Caldwell Road, subject to all sight distance restrictions in the location generally depicted on the site plan.

- Features
 

The location, size and type of storm water management systems depicted on the Rezoning Plan and subject to review and approval as part of the full development plan submitted and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural discharge points.

- Parks, Greenways, and Open Space
 

Reserved

- Fire Protection
 

No on-street parking on roads less than 26' clear width.

- Signage
 

Reserved

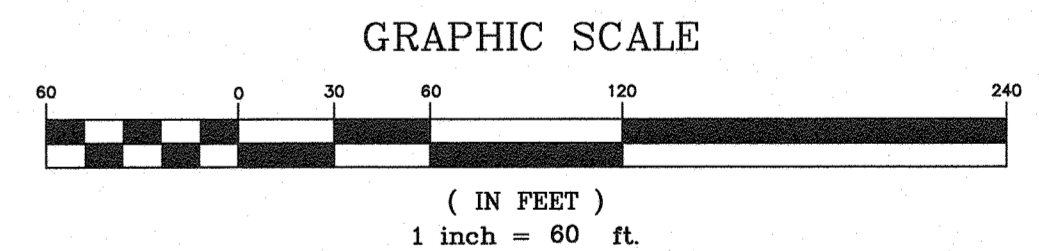
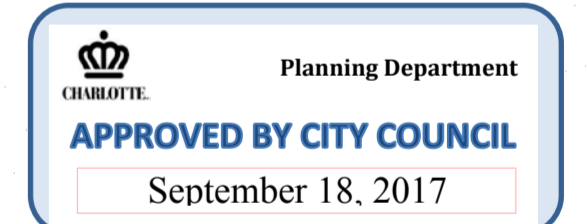
- Lighting
  - Freestanding lighting on the site will utilize full cut-off luminaires and be limited to 21' of total height.

- Phasing
 

Reserved

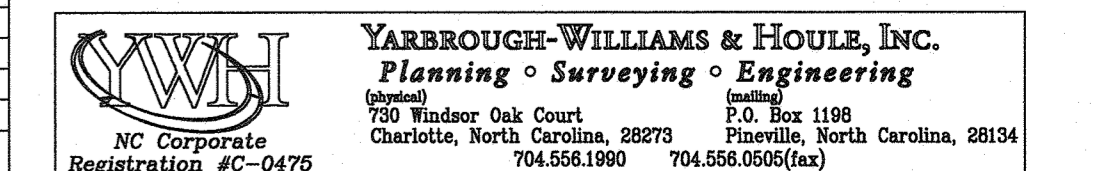
Initial Submission: 3/23/17

NOW OR FORMERLY  
ROBERT S CALDWELL &  
ROBERTA S CALDWELL  
DB: 013210230  
PIN 5506073152



**TECHNICAL DATA SHEET**  
**CALDWELL ROAD PROPERTY**  
 CITY OF CHARLOTTE, MECKLENBURG COUNTY, NC  
 FOR: Stolz Partners  
 DATED: 3/21/17  
 SCALE: 1" = 60'

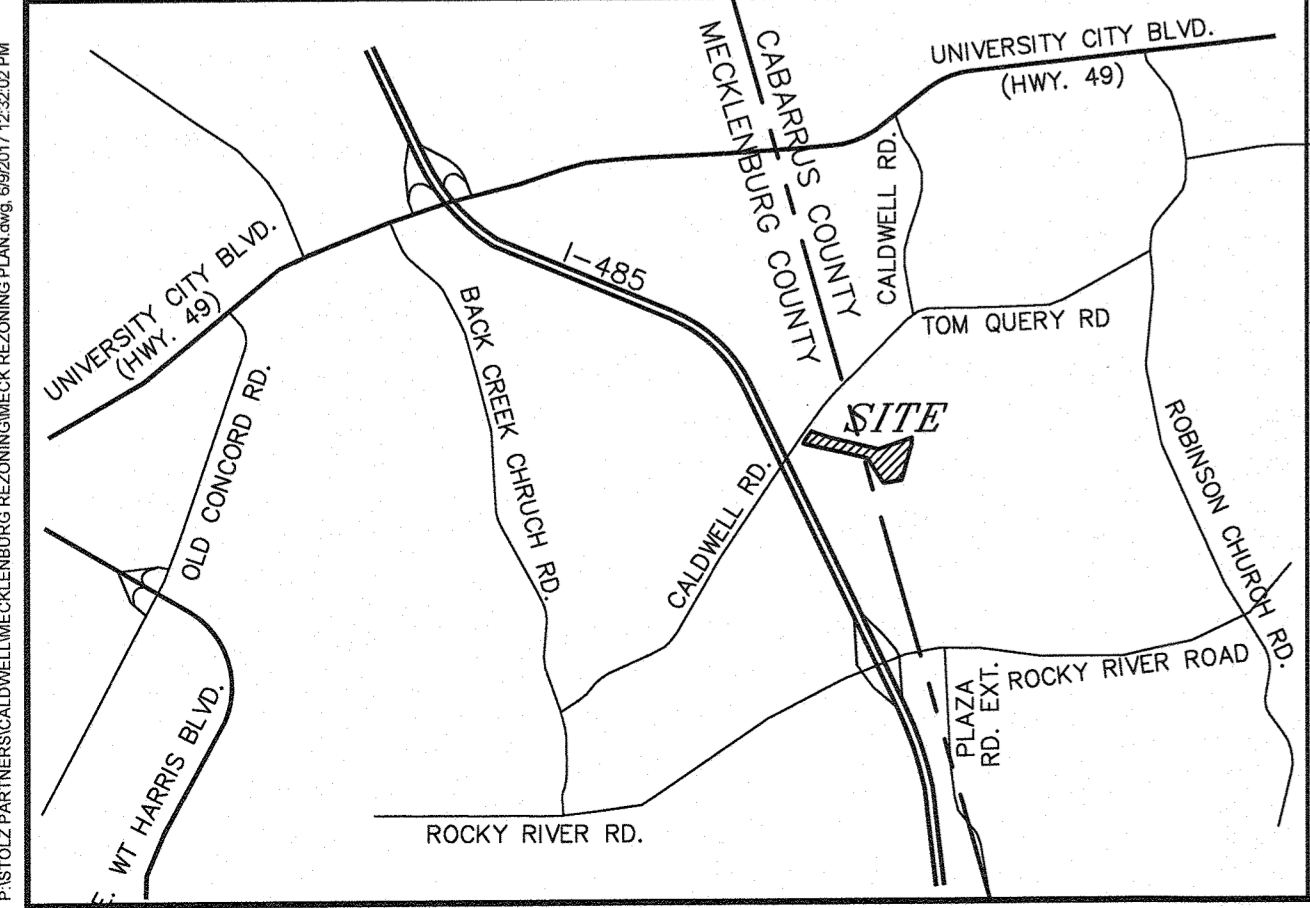
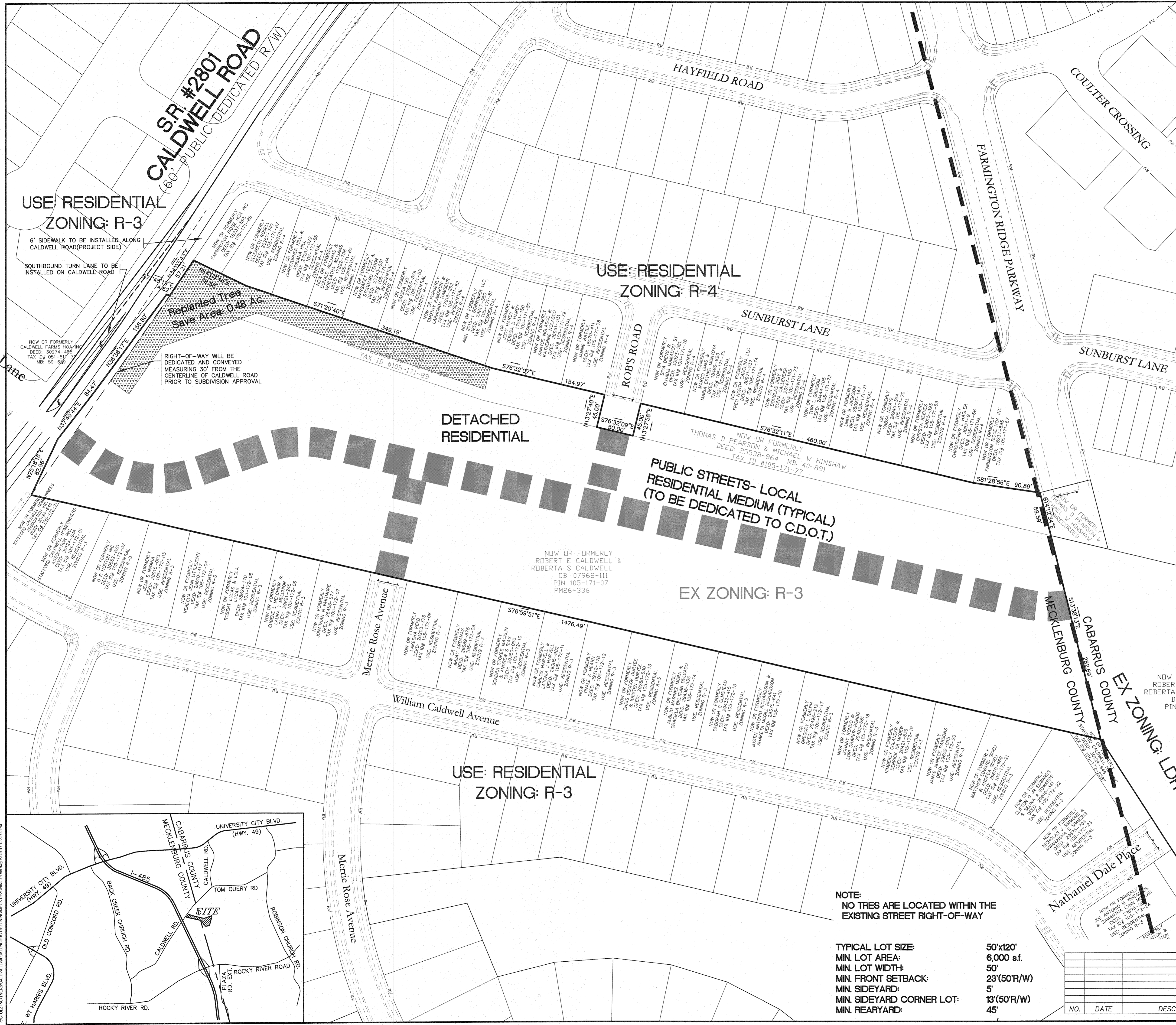
**FOR PUBLIC HEARING**  
**REZONING PETITION #2017-85**



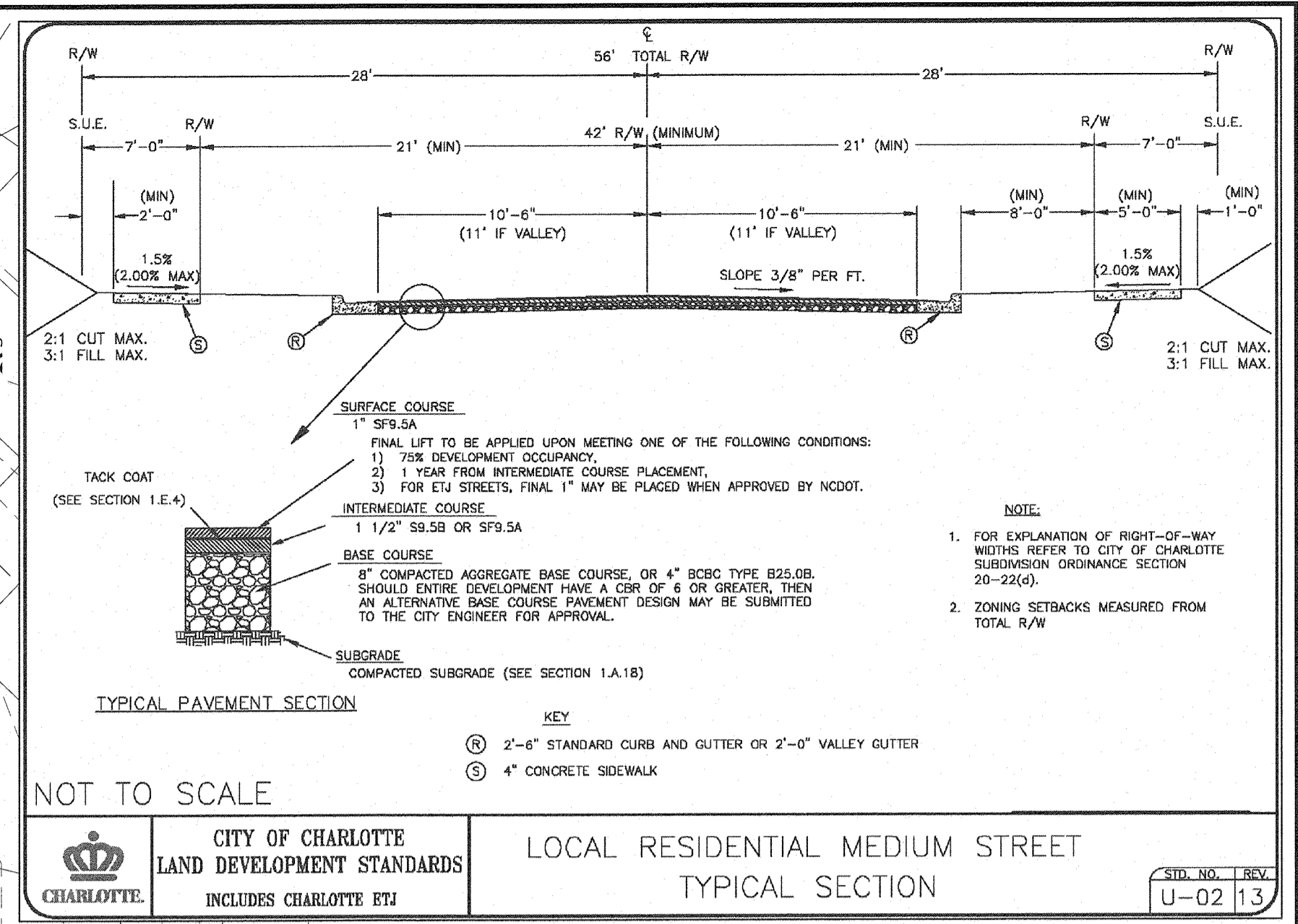
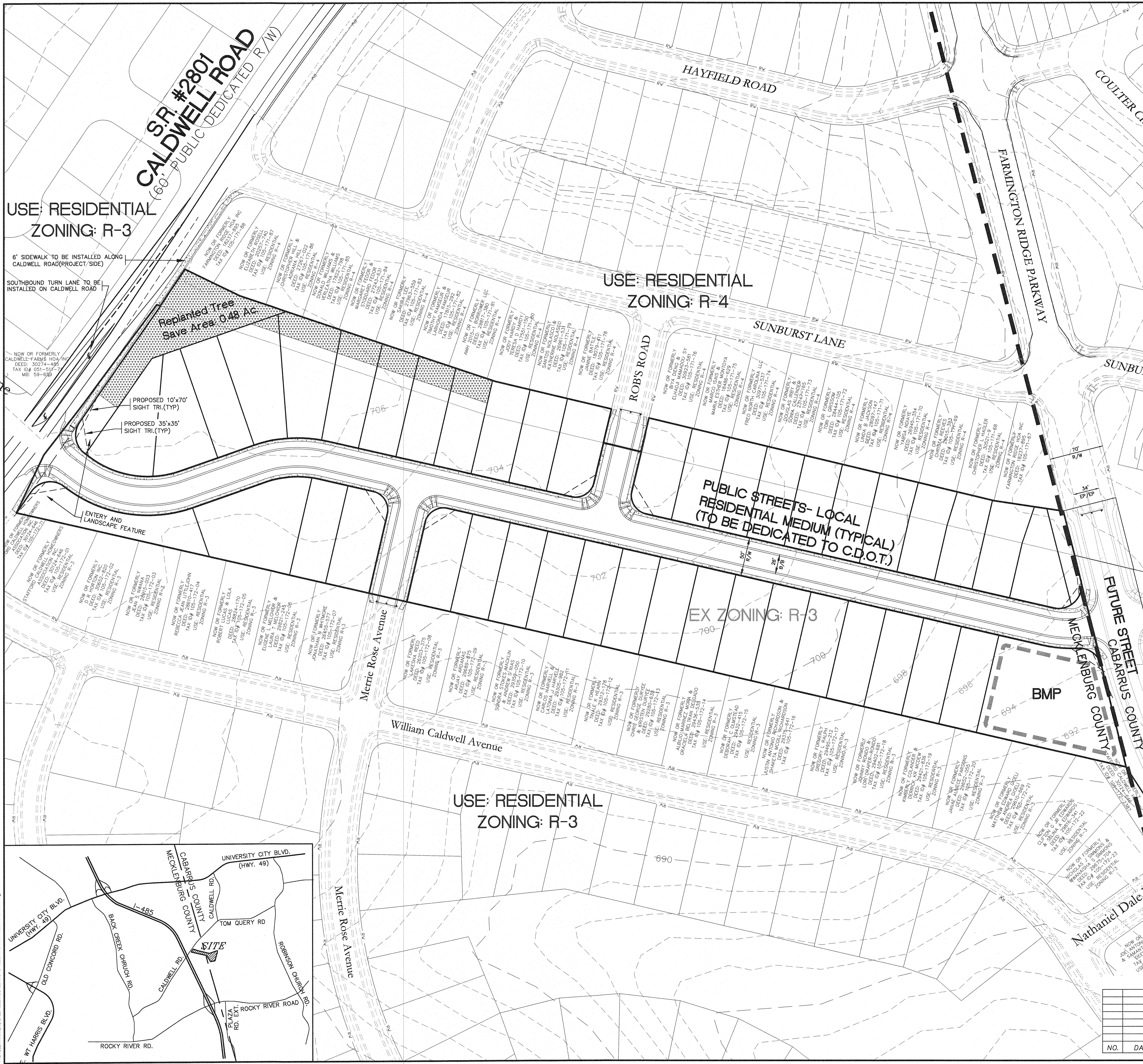
NO.	DATE	DESCRIPTION	BY

**NOTE:**  
 NO TREES ARE LOCATED WITHIN THE  
 EXISTING STREET RIGHT-OF-WAY

**TYPICAL LOT SIZE:** 50'x120'  
**MIN. LOT AREA:** 6,000 s.f.  
**MIN. LOT WIDTH:** 50'  
**MIN. FRONT SETBACK:** 23'(50'R/W)  
**MIN. SIDYARD:** 5'  
**MIN. SIDYARD CORNER LOT:** 13'(50'R/W)  
**MIN. REARYARD:** 45'



P:\STOLZ PARTNERS\CALDWELL\MECKLENBURG REZONING\PLANS\092017\123210.DWG

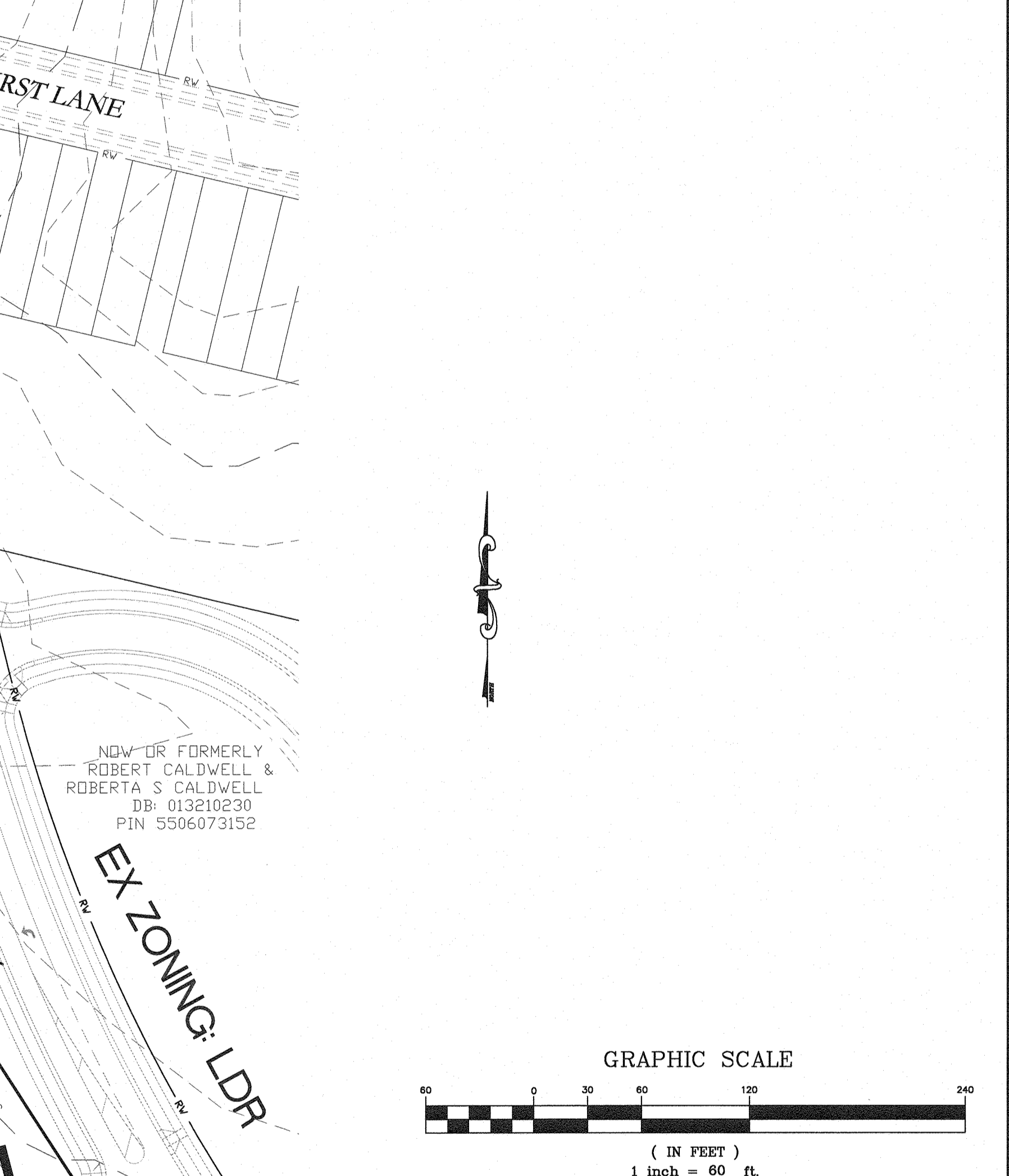
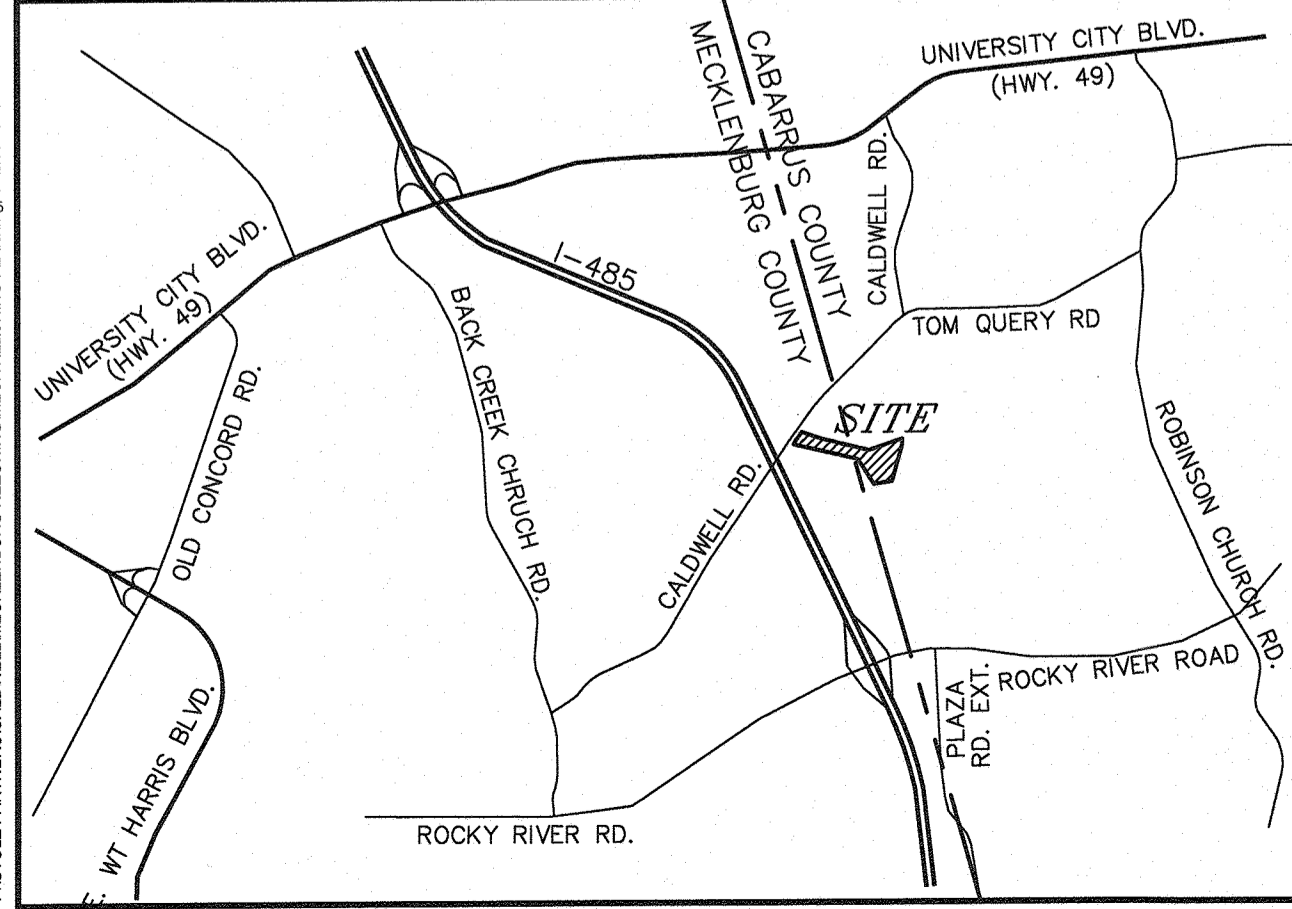


NOT TO SCALE

CITY OF CHARLOTTE  
LAND DEVELOPMENT STANDARDS  
INCLUDES CHARLOTTE RT4

LOCAL RESIDENTIAL MEDIUM STREET  
TYPICAL SECTION

STD. NO. REV.  
U-02 13



**SCHEMATIC SITE PLAN**

**CALDWELL ROAD PROPERTY**

CITY OF CHARLOTTE, MECKLENBURG COUNTY, NC  
FOR: Stolz Partners  
DATED: 3/21/17  
SCALE: 1" = 60'

**FOR PUBLIC HEARING**  
**REZONING PETITION #2017-85**

NO.	DATE	DESCRIPTION	BY

**YARBROUGH-WILLIAMS & HOULE, INC.**  
Planning • Surveying • Engineering  
700 Windsor Oak Court, Charlotte, NC 28203  
P.O. Box 1198, Florence, North Carolina, 28534