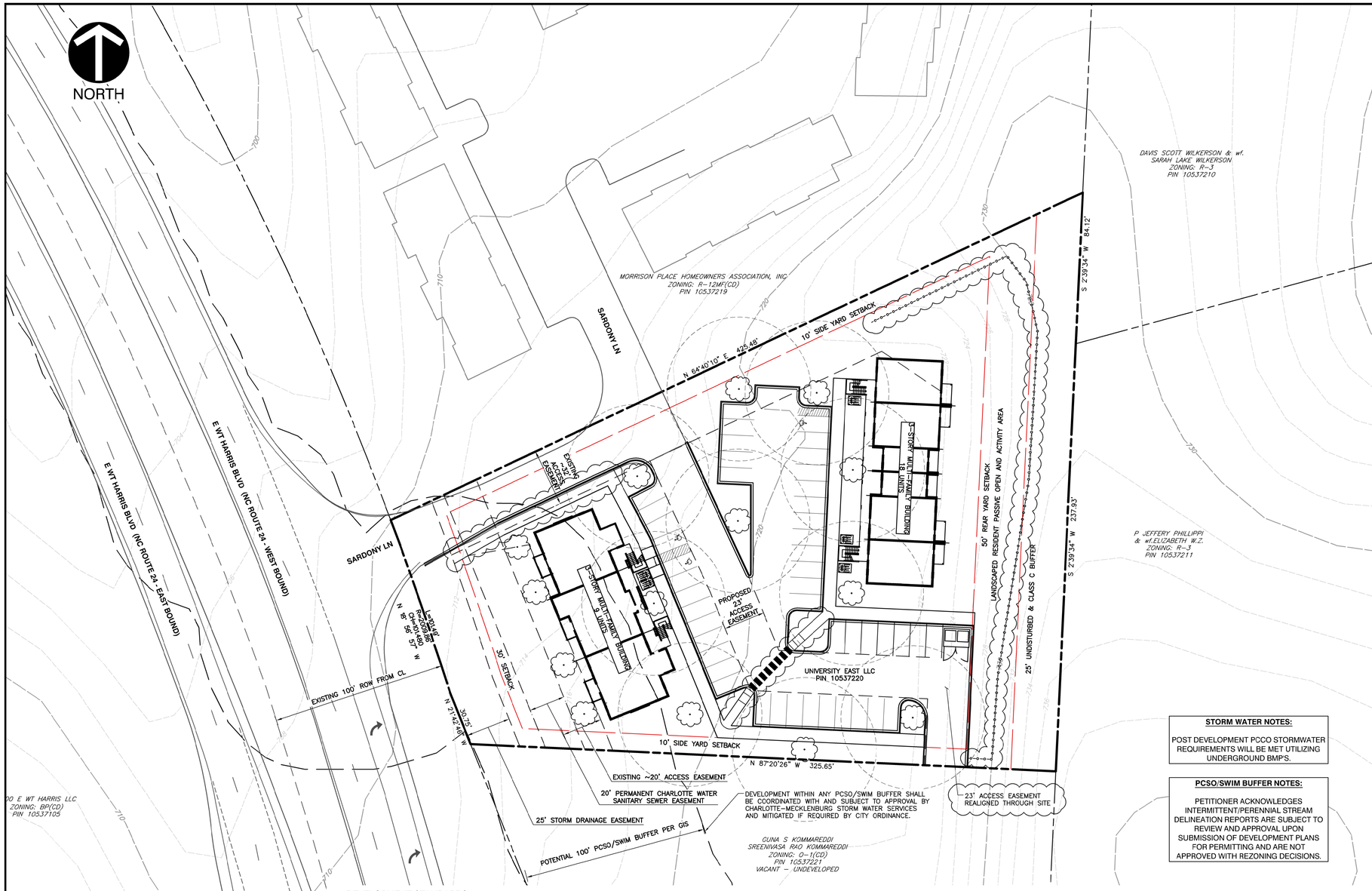

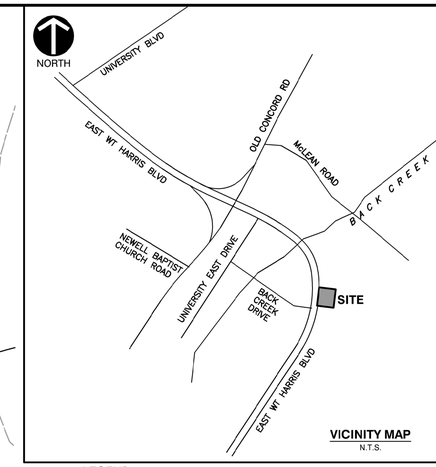

VICINITY MAP
N.T.S.

LEGEND

- SUBJECT PARCEL LINE
- ADJOINING PARCEL LINE
- SETBACK LINE
- ACCESS EASEMENT
- 720 EXISTING CONTOUR
- TREE & 40' ZONING RADIUS

SITE ZONING INFORMATION FOR PARCEL NO. 10537220	
SITE AREA	±1.85 AC
EXISTING ZONING	PROPOSED ZONING
O-1 (CD)	R-17 MF (CD)
MAXIMUM RESIDENTIAL DENSITY	17 UNITS/AC
PROPOSED RESIDENTIAL DENSITY	16 UNITS/AC
MAXIMUM ALLOWED UNITS - 27	
MINIMUM TREE SAVE AREA	0.277 AC
TREE SAVE AREA WILL BE PROVIDED PER ORDINANCE	
MAXIMUM BUILDING HEIGHT	40 Ft
WATERSHED	YADKIN
OPEN SPACE - WILL COMPLY WITH ORDINANCE REQUIREMENTS	
TREE ORDINANCE - WILL COMPLY WITH ORDINANCE REQUIREMENTS	
PARKING - WILL COMPLY WITH ORDINANCE REQUIREMENTS	
SHORT-TERM BICYCLE PARKING - WILL COMPLY WITH ORDINANCE REQUIREMENTS	

STORM WATER NOTES:

POST DEVELOPMENT PCCO STORMWATER REQUIREMENTS WILL BE MET UTILIZING UNDERGROUND BMP'S.

PCSO/SWIM BUFFER NOTES:

PETITIONER ACKNOWLEDGES INTERMITTENT/PERENNIAL STREAM DELINEATION REPORTS ARE SUBJECT TO REVIEW AND APPROVAL UPON SUBMISSION OF DEVELOPMENT PLANS FOR PERMITTING AND ARE NOT APPROVED WITH REZONING DECISIONS.

SCALE IN FEET
0 30 60

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, 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 SMALL MULTIFAMILY COMMUNITY. TO ACHIEVE THIS PURPOSE, THE APPLICATION SEEKS TO REZONE THE SITE TO THE R17-MF(CD) CLASSIFICATION.

PERMITTED USES:

USES ALLOWED ON THE PROPERTY INCLUDED IN THIS PETITION WILL BE MULTI-FAMILY DWELLING UNITS, AND RELATED ACCESSORY USES AS ARE PERMITTED IN THE R17-MF DISTRICT. THE TOTAL NUMBER OF UNITS WILL BE LIMITED TO 27 AND NO MORE THAN 33% OF THE UNITS WILL BE LARGER THAN 2 BEDROOMS.

TRANSPORTATION:

a. THE SITE WILL HAVE ACCESS VIA EXISTING PRIVATE DRIVEWAY TO EAST W. T. HARRIS BLVD. AS GENERALLY DEPICTED ON THE SITE PLAN.

b. PARKING AREAS ARE GENERALLY INDICATED ON THE SITE PLAN FOR THE SITE.

c. THE PETITIONER WILL DEDICATE UP TO A TOTAL WIDTH OF 100' OF RIGHT OF WAY FOR HARRIS BOULEVARD MEASURED FROM THE CENTERLINE IF SUCH RIGHT OF WAY IS NOT ALREADY ESTABLISHED. ANY SUCH DEDICATION AND FEE SIMPLE CONVEYANCE OF ALL RIGHTS-OF-WAY TO NCDOT IF ANY, WILL BE ACCOMPLISHED BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED.

d. IF ANY ARE REQUIRED, ALL TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED. THE PETITIONER MAY PHASE TRANSPORTATION IMPROVEMENTS IF SAID IMPROVEMENTS AND PHASING ARE EXPLICITLY DESCRIBED IN SITE PLAN NOTES.

e. ALL PUBLIC ROADWAY IMPROVEMENTS WILL BE SUBJECT TO THE STANDARDS AND CRITERIA OF CDOT AND NCDOT, AS APPLICABLE, TO THE ROADWAY IMPROVEMENTS WITHIN THEIR RESPECTIVE ROAD SYSTEM AUTHORITY.

f. RECOGNIZING THAT THERE ARE NO SIDEWALKS IN PLACE ALONG HARRIS BLVD., THE PETITIONER WILL CONSTRUCT A SIDEWALK TO ALLOW PEDESTRIAN CONNECTION FROM THIS SITE TO THE RIGHT-OF-WAY FOR HARRIS BLVD., IF CONSENT FROM THE HOLDERS OF A 25' DRAINAGE EASEMENT AND OF A 20' SANITARY SEWER EASEMENT GRANT ACCESS FOR SUCH A SIDEWALK.

ARCHITECTURAL STANDARDS:

THE DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE DISTRICT REGULATIONS OF THE ZONING ORDINANCE FOR THE R17-MF DISTRICT.

a. ALL PRINCIPAL AND ACCESSORY BUILDINGS SHALL BE COMPRISED OF BRICK, NATURAL STONE (OR ITS SYNTHETIC EQUIVALENT), STUCCO OR OTHER DURABLE MATERIAL SUCH AS CEMENTITIOUS BOARD SUCH AS HARDIE BOARD.

b. VINYL SIDING (EXCLUDING VINYL HAND RAILS, WINDOWS OR DOOR TRIM) AND UNFINISHED CONCRETE MASONRY MATERIALS MAY NOT BE USED AS EXTERIOR FINISHES.

c. BUILDINGS SHALL FRONT A MINIMUM OF 60% OF THE TOTAL NETWORK REQUIRED STREET FRONTAGE ON THE SITE (EXCLUSIVE OF DRIVEWAYS, PEDESTRIAN ACCESS, POINTS, ACCESSIBLE OPEN SPACE, TREE SAVE OR NATURAL AREAS, TREE REPLANTING AREAS AND STORM WATER FACILITIES.

d. PARKING LOTS SHALL NOT BE LOCATED BETWEEN ANY BUILDING AND ANY NETWORK REQUIRED PUBLIC STREET.

e. BUILDING ELEVATIONS SHALL BE DESIGNED WITH VERTICAL BAYS OR ARTICULATED ARCHITECTURAL FAÇADE FEATURES WHICH MAY INCLUDE BUT NOT BE LIMITED TO A COMBINATION OF EXTERIOR WALL OFFSETS, PROJECTIONS, RECESSES, PILASTERS, BANDING AND CHANGE IN MATERIALS OR COLORS.

f. BUILDINGS WILL BE DESIGNED WITH A RECOGNIZABLE ARCHITECTURAL BASE ON ALL FACADES FACING NETWORK REQUIRED PUBLIC STREETS. SUCH BASE MAY BE EXECUTED THROUGH USE OF PREFERRED EXTERIOR BUILDING MATERIALS OR ARTICULATED ARCHITECTURAL FAÇADE FEATURES AND COLOR CHANGES.

g. BUILDING ELEVATIONS FACING NETWORK REQUIRED PUBLIC STREETS SHALL NOT HAVE EXPANSES OF BLANK WALLS GREATER THAN 20 FEET IN ALL DIRECTIONS.

h. FOR PITCHED ROOFS THE MINIMUM ALLOWED IS 4:12 EXCLUDING BUILDINGS WITH A FLAT ROOF AND PARAPET WALLS. ROOF TOP HVAC AND RELATED MECHANICAL EQUIPMENT WILL BE SCREENED FROM PUBLIC VIEW AT GRADE FROM THE NEAREST STREET.

i. SERVICE AREAS SUCH AS DUMPSTERS, REFUSE AREAS, RECYCLING AND STORAGE SHALL BE SCREENED FROM VIEW WITH MATERIALS AND DESIGN TO BE COMPATIBLE WITH PRINCIPAL STRUCTURES.

STREETSCAPE AND LANDSCAPING:

THE SITE WILL PRESERVE A MAN-MADE GRADE TRANSITION ON THE REAR OF THE SITE CREATED BY PRIOR GRADING OF THE SITE AS PART OF A 25' UNDISTURBED BUFFER. GRADING WITHIN THE AREA BETWEEN THE UNDISTURBED BUFFER AREA AND THE 50' REAR YARD WILL BE MINIMIZED TO THE GREATEST EXTENT PRACTICABLE WITH THE INTENT OF PRESERVING TREES WITHIN THIS AREA. MINOR GRADING TO PROVIDE FOR PASSIVE OPEN SPACE FOR THE RESIDENTS WILL BE PERMITTED BETWEEN THE UNDISTURBED BUFFER AREA AND THE REAR OF THE BUILDINGS. ADDITIONAL TREES AND SHRUBS CONSISTENT WITH THE BUFFER PLANTING REQUIREMENTS WILL BE ADDED WITHIN THE BUFFER AREA WHERE IT MAY BE DETERMINED THAT THE EXISTING VEGETATION DOES NOT COMPLY WITH THOSE STANDARDS. IF ANY GRADING IN OR NEAR THE GRADE TRANSITION WOULD RESULT IN NEWLY CREATED SLOPES THAT EXCEED A 3 TO 1 SLOPE, THE PETITIONER WILL CONSTRUCT ADDITIONAL STRUCTURAL SUPPORT TO MAINTAIN THE GRADE, TREES, AND VEGETATION WITHIN THE UNDISTURBED BUFFER AREA.

THE PETITIONER WILL INSTALL A 6' ORNAMENTAL METAL FENCE AS PART OF THE BUFFER AREA ALONG THE REAR PROPERTY LINE AND ALONG THE NORTHERN AND SOUTHERN PROPERTY LINES FOR A DISTANCE OF 50' TO DEFINE THE CORNERS OF THE SITE AND TO FURTHER RESTRICT MOVEMENT FROM THE SITE ONTO ADJOINING PROPERTIES. THE EXACT LOCATION OF THE FENCE WILL BE DETERMINED DURING THE DESIGN AND DEVELOPMENT REVIEW PROCESS BUT WILL ARTICULATE WITHIN AND ALONG THE BUFFER AREA. THE FENCE ALONG THE PORTION OF THE SITE THAT ADJOINS THE MORRISON PLACE COMMUNITY WILL EXTEND TO THE AREA OF THE ENTRANCE GATE TO MORRISON PLACE. THE EXACT LOCATION OF THE FENCE WILL BE COORDINATED WITH THE MORRISON PLACE HOA BUT WILL NOT EXTEND BEYOND THE PROPERTY LINE OF THE PETITIONER'S SITE. THIS COORDINATION WILL ALLOW FOR MORRISON PLACE TO CONSTRUCT OR EXTEND THE FENCE ONTO THEIR SITE TO CONNECT TO THEIR ENTRANCE GATE AT THEIR COST IF THEY CHOOSE TO DO SO.

THE PETITIONER WILL USE BEST EFFORTS IN WORKING WITH DUKE ENERGY IN PROVIDING SERVICE TO THE SITE THAT CREATES THE LEAST PRACTICABLE DISTURBANCE TO ADJOINING PARCELS WHERE EXISTING DUKE RIGHTS-OF-WAY EXIST, RECOGNIZING THAT THE PETITIONER CANNOT DICTATE TO DUKE ENERGY HOW SERVICE IS PROVIDED.

ENVIRONMENTAL FEATURES:

DEVELOPMENT WITHIN ANY SWIM/PCSO BUFFER SHALL BE COORDINATED WITH AND SUBJECT TO APPROVAL BY CHARLOTTE-MECKLENBURG STORM WATER SERVICES AND MITIGATED IF REQUIRED BY CITY ORDINANCE. PETITIONER ACKNOWLEDGES INTERMITTENT/PERENNIAL STREAM DELINEATION REPORTS ARE SUBJECT TO REVIEW AND APPROVAL UPON SUBMISSION OF DEVELOPMENT PLANS FOR PERMITTING AND ARE NOT APPROVED WITH REZONING DECISION

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- 9-20-21, 1.0
REVISED PER STAFF ANALYSIS AND COMMUNITY MEETING- 4-11-22, 2.0
REVISED PER STAFF ANALYSIS AND PUBLIC HEARING COMMENTS- 5-26-22, 2.1
REVISED PER ADDITIONAL COMMUNITY INPUT- 6-13-22, 2.2

REFERENCE

1. PARCEL INFORMATION TAKEN FROM NCONEMAP, ACCESSED JUNE 2021.
2. EASEMENT AND PROPERTY LINE INFORMATION TAKEN FROM:
   - PLAT OF MORRISON PLACE - PHASE 1 - MAP 1 PREPARED BY CAROLINAS DESIGN GROUP, LLC, DATED JULY 2, 2002; AND
   - RECOMBINATION PLAT OF UNIVERSITY EAST BUSINESS PARK PHASE 3 MAP 2 PREPARED BY GEOSCIENCE GROUP, INC., DATED JUNE 23, 2008.

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PRELIMINARY
NOT FOR CONSTRUCTION

REZONING SKETCH PLAN 2021-241

FOR

EAST WT HARRIS APARTMENTS

2135 E WT HARRIS BLVD

CHARLOTTE
MECKLENBURG COUNTY
NORTH CAROLINA

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AS SHOWN	06/13/2022	EPM	EPM
PROJECT NUMBER: 22003368		DRAWING NAME: REZONING SKETCH PLAN - 2021-241	

SHEET TITLE:
2021-241

SHEET NUMBER:
1 of 1