

VICINITY MAP  
NOT TO SCALE



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. 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 R-12MF(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 R-12MF DISTRICT.

TRANSPORTATION:

- a. THE SITE WILL HAVE ACCESS VIA A DRIVEWAY TO HARRIS BOULEVARD AND TO DELTA LANDING ROAD AND POSSIBLE FUTURE CONNECTIONS TO ADJOINING PROPERTIES AS GENERALLY IDENTIFIED ON THE SITE PLAN.
- b. PARKING AREAS ARE GENERALLY INDICATED ON THE SITE PLAN FOR THE SITE.
- c. AN 8' PLANTING STRIP AND 12' MULTI-USE PATH WILL BE INSTALLED ALONG FRONTAGE.
- d. THE PUBLIC RIGHTS OF WAY WILL BE DEDICATED AND FEE SIMPLE CONVEYANCE TO THE CITY PRIOR TO THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED.

SOLID WASTE:

- a. ALL SOLID WASTE AND RECYCLING SERVICES WILL BE PROVIDED IN ACCORDANCE WITH SECTION 12.403 OF THE ORDINANCE

ARCHITECTURAL STANDARDS:

MULTI-FAMILY BUILDINGS  
ARCHITECTURAL AND SITE DESIGN STANDARDS

1. PREFERRED EXTERIOR BUILDING MATERIALS: ALL PRINCIPAL AND ACCESSORY BUILDINGS ABUTTING A NETWORK REQUIRED PUBLIC OR PRIVATE STREET SHALL COMPRISE A MINIMUM OF 30% OF THAT BUILDING'S ENTIRE FAÇADE FACING SUCH NETWORK STREET USING BRICK, NATURAL STONE (OR ITS SYNTHETIC EQUIVALENT), STUCCO OR OTHER MATERIAL APPROVED BY THE PLANNING DIRECTOR.
2. PROHIBITED EXTERIOR BUILDING MATERIALS:
- a. VINYL SIDING (BUT NOT VINYL HAND RAILS, WINDOWS OR DOOR TRIM)
- b. CONCRETE MASONRY UNITS NOT ARCHITECTURALLY FINISHED
3. BUILDING PLACEMENT AND SITE DESIGN SHALL FOCUS ON AND ENHANCE THE PEDESTRIAN ENVIRONMENT THROUGH THE FOLLOWING:
- a. BUILDINGS SHALL BE PLACED SO AS TO PRESENT A FRONT OR SIDE FAÇADE TO ALL NETWORK REQUIRED STREETS (PUBLIC OR PRIVATE)
- b. BUILDINGS SHALL FRONT A MINIMUM OF 50% 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)
- c. PARKING LOTS SHALL NOT BE LOCATED BETWEEN ANY BUILDING AND ANY NETWORK REQUIRED PUBLIC OR PRIVATE STREET
- d. DRIVEWAYS INTENDED TO SERVE SINGLE UNITS SHALL BE PROHIBITED ON ALL NETWORK REQUIRED STREETS
4. BUILDING MASSING AND HEIGHT SHALL BE DESIGNED TO BREAK UP LONG MONOLITHIC BUILDING FORMS AS FOLLOWS:
- a. BUILDINGS EXCEEDING 120 FEET IN LENGTH SHALL INCLUDE MODULATIONS OF THE BUILDING MASSING/FAÇADE PLANE (SUCH AS RECESSES, PROJECTIONS, AND ARCHITECTURAL DETAILS). MODULATIONS SHALL BE A MINIMUM OF 10 FEET WIDE AND SHALL PROJECT OR RECESS A MINIMUM OF 6 FEET EXTENDING THROUGH THE BUILDING.
5. ARCHITECTURAL ELEVATION DESIGN - ELEVATIONS SHALL BE DESIGNED TO CREATE VISUAL INTEREST AS FOLLOWS:
- a. 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
- b. BUILDINGS SHALL BE DESIGNED WITH A RECOGNIZABLE ARCHITECTURAL BASE ON ALL FAÇADES FACING NETWORK REQUIRED PUBLIC OR PRIVATE STREETS. SUCH BASE MAY BE EXECUTED THROUGH USE OF PREFERRED EXTERIOR BUILDING MATERIALS OR ARTICULATED ARCHITECTURAL FAÇADE FEATURES AND COLOR CHANGES

DEVELOPMENT DATA TABLE

- a. Site Acreage ± 27.47 Ac.  
b. Tax Parcels included in Rezoning 10915106  
10915107  
10915110
- c. Existing Zoning: R20-MF / R-3  
d. Proposed Zoning: R12-MF(CD)  
e. Number of Residential Units 288  
f. Residential Density 10.48 Units/Acre  
g. Maximum Building Height 40', 3 stories max.  
h. Maximum Number of Buildings 14 (including principal & accessory buildings)  
i. Number and/or Ratio of Parking Spaces To Meet Ordinance Requirements  
j. Amount of Open Space To Meet Ordinance Requirements

- c. BUILDING ELEVATIONS FACING NETWORK REQUIRED PUBLIC OR PRIVATE STREETS SHALL NOT HAVE EXPANSES OF BLANK WALLS GREATER THAN 20 FEET IN ALL DIRECTIONS AND ARCHITECTURAL FEATURES SUCH AS BUT TO LIMITED TO BANDING, MEDALLIONS OR DESIGN FEATURES OR MATERIALS WILL BE PROVIDED TO AVOID A STERILE, UNARTICULATED BLANK TREATMENT OF SUCH WALLS
6. ROOF FORM AND ARTICULATION - ROOF FORM AND LINES SHALL BE DESIGNED TO AVOID THE APPEARANCE OF A LARGE MONOLITHIC ROOF STRUCTURE AS FOLLOWS:
- a. LONG PITCHED OR FLAT ROOF LINES SHALL AVOID CONTINUOUS EXPANSES WITHOUT VARIATION BY INCLUDING CHANGES IN HEIGHT AND/OR ROOF FORM, TO INCLUDE BUT NOT BE LIMITED TO GABLES, HIPs, DORMERS OR PARAPETS
- b. FOR PITCHED ROOFS THE MINIMUM ALLOWED IS 4:12 EXCLUDING BUILDINGS WITH A FLAT ROOF AND PARAPET WALLS
- c. ROOF TOP HVAC AND RELATED MECHANICAL EQUIPMENT WILL BE SCREENED FROM PUBLIC VIEW AT GRADE FROM THE NEAREST STREET
7. SERVICE AREA SCREENING - 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. SUCH DESIGN SHALL INCLUDE A MINIMUM 20 PERCENT PREFERRED EXTERIOR BUILDING MATERIALS OR A CLASS B BUFFER NOT LESS THAN 10' IN DEPTH AT ALL ABOVE GRADE PERIMETER NOT PAVED FOR ACCESS.
- OPTIONAL:
8. EXPOSED MULTI-LEVEL PARKING DECKS SHALL PROVIDE SCREENING SO THAT INTERIOR LIGHTING AND CARS ARE NOT VISIBLE FROM PUBLIC STREETS. THIS IS PRIMARILY ACCOMPLISHED BY THE USE OF ARCHITECTURAL LOUVERS OR DECORATIVE SCREENS ON ALL LEVELS.
9. ALL RESIDENTIAL GROUND FLOOR UNITS WILL HAVE ENTRANCES FACING THE STREET, AND WHEN WITHIN 15FT OF A STREET SHALL BE RAISED A MINIMUM OF 12-24". STOOPS SHOULD BE PROVIDED ON ALL PUBLIC AND PRIVATE STREETS.
10. SIDEWALK EXTENSIONS SHOULD BE PROVIDED BETWEEN ALL STREET TREES ON ALL PUBLIC AND PRIVATE NETWORK REQUIRED STREETS WHEN PARKING IS ADJACENT.

STREETSCAPE AND LANDSCAPING:  
RESERVED

ENVIRONMENTAL FEATURES:

- a. THE LOCATION, SIZE, AND TYPE OF STORMWATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND AER NOT IMPLICITLY APPROVED WIT THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.
- b. FOR ADJOINING PARCELS RECEIVING STORMWATER DISCHARGE FROM PROPOSED BMPS, THE PETITIONER SHALL ANALYZE ADEQUACY OF THE EXISTING STORMWATER CONVEYANCE ON THE ADJOINING PARCELS. IF THE EXISTING STORMWATER CONVEYANCE ON THE ADJOINING PARCELS IS FOUND TO BE INADEQUATE, THE PETITIONER SHALL MAKE A GOOD FAITH EFFORT WITH THE PROPERTY OWNER(S) TO IMPROVE THE STORMWATER CONVEYANCE OR OTHERWISE MITIGATE THE STORMWATER DISCHARGE ONTO THE ADJOINING PARCELS.

CHARLOTTE AREA TRANSIT SYSTEM  
THE APPLICANT SHALL CONSTRUCT A NEW BENCH PAD FOR THE EXISTING BUS STOP ON WT HARRIS BLVD

PARKS, GREENWAYS, AND OPEN SPACE:  
RESERVED

FIRE PROTECTION:  
RESERVED

SIGNAGE:  
RESERVED

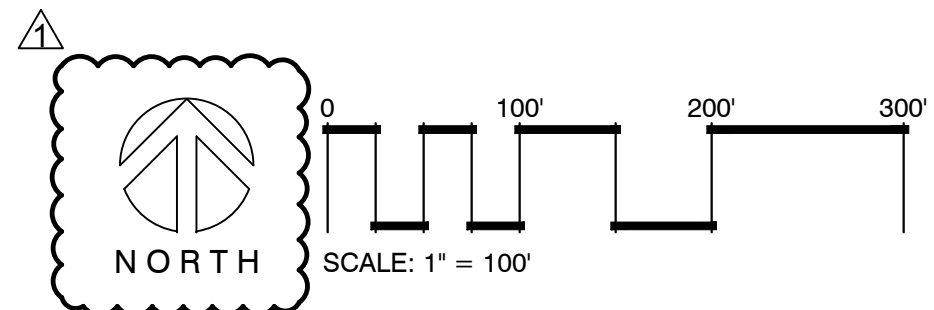
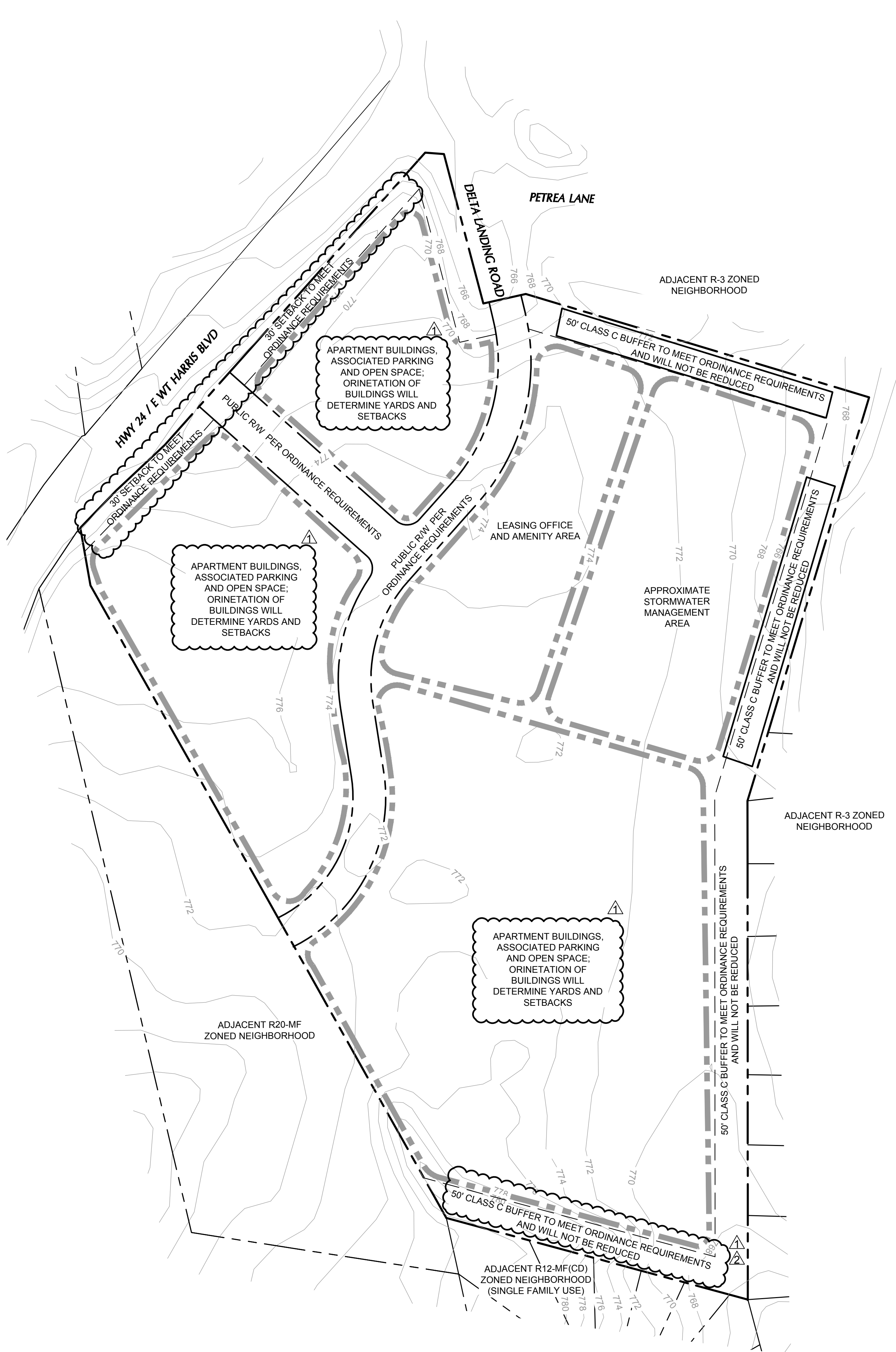
LIGHTING:  
FREESTANDING LIGHTING ON THE SITE WILL UTILIZE FULL CUT-OFF LUMINARIES.

PHASING:  
RESERVED

BUFFERS:  
REQUIRED BUFFERS ABUTTING R-3 (SINGLE FAMILY RESIDENTIAL) ZONING WILL NOT BE REDUCED

SITE DEVELOPMENT SHALL COMPLY WITH THE TREE ORDINANCE

INITIAL SUBMISSION - 12-18-17, 1.0  
REVISED SUBMISSION - 2-12-18  
REVISED SUBMISSION - 3-26-18



2017-201 FOR PUBLIC HEARING  
PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

CRZ-1	PEI JOB#: 17346.PE	SEAL	<div>PROJECT STATUS</div> <div>CONCEPTUAL LAYOUT: FINAL DESIGN: RELEASED FOR CONST:</div>	10.27.17	CONDITIONAL REZONING PLAN	<div>PARAMOUNT ENGINEERING, INC.</div> <div>122 Cinema Drive Wilmington, North Carolina 28403 (910) 791-6707 (O) (910) 791-6766 (F) NC License #: C-2846</div>	CLIENT INFORMATION:  KSADE VENTURES 4242 SIX FORKS ROAD, SUITE 1500 RALEIGH, NC 27609	<div>REVISIONS:</div> <div>REV.1 TO ADDRESS PLANNING COMMENTS REV.2 TO ADDRESS PLANNING COMMENTS</div>	02/12/18 03/26/18
			<div>DRAWING INFORMATION</div> <div>DATE: 03.26.18 SCALE: 1"=100' DESIGNED: JRC CHECKED: JRC</div>						