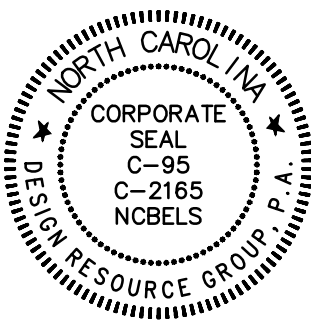




**REZONING PETITION
FOR PUBLIC HEARING
2018-092**

REZONING DOCUMENTS

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**SCHEMATIC
SITE PLAN**

SCALE: 1" = 80'

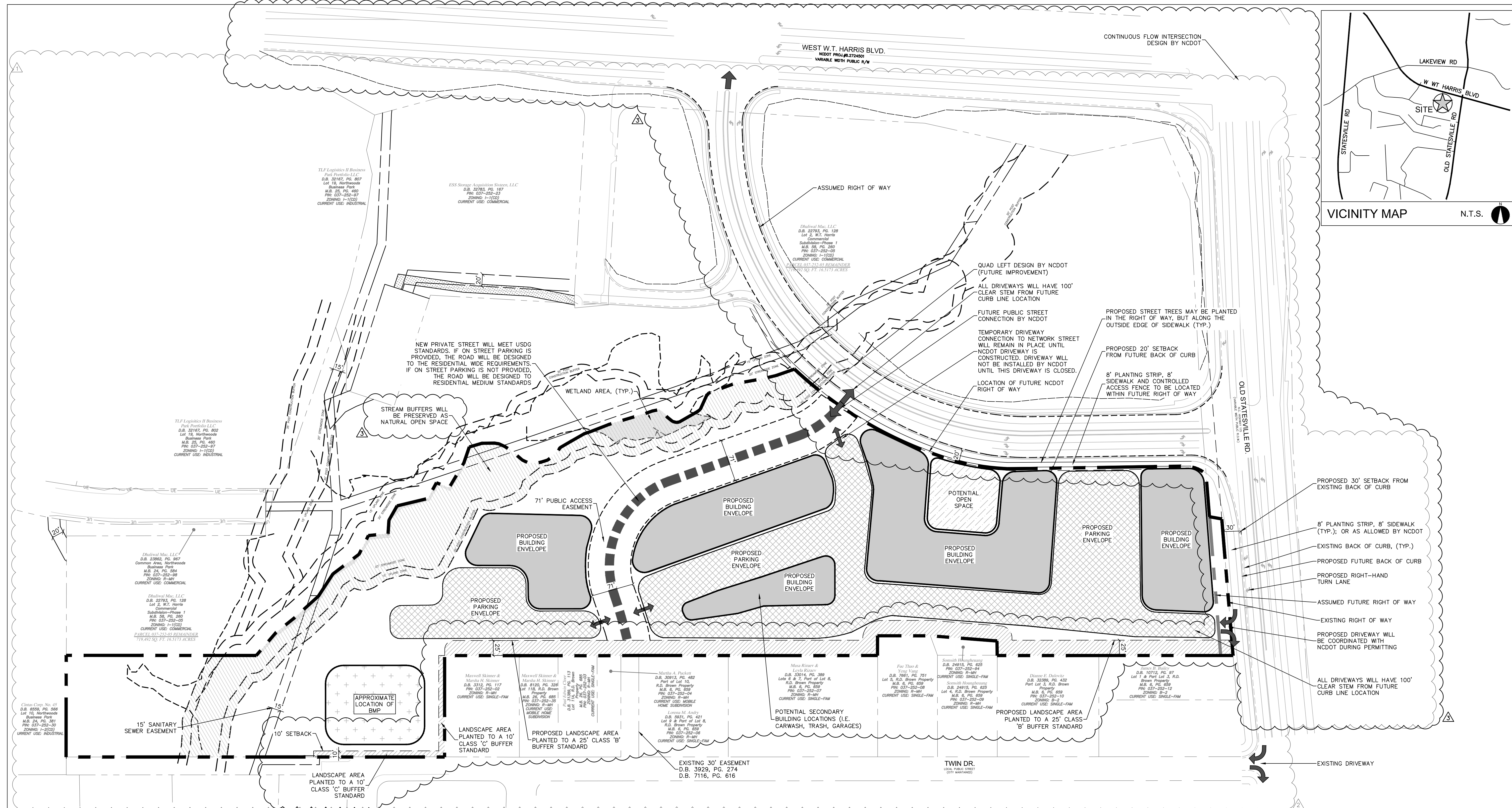
PROJECT #: 036-021
DRAWN BY: LD
CHECKED BY: BG

JULY 12, 2018

REVISIONS:

- 06/10/19 - PER NCDOT IMPACTS AND STAFF COMMENTS
- 07/25/19 - REZONING COMMENTS
- 08/12/19 - STAFF COMMENTS

RZ1.0



- SITE DATA:**
- TAX MAP NUMBERS:** 037-252-01; A PORTION OF 037-252-05; 037-252-40; 037-252-95; 037-252-13; 037-252-14
- SITE AREA:** ±14.471 ACRES
- EXISTING ZONING:** I-1 (CD); R-MH; B-2
- PROPOSED ZONING:** UR-3 (CD)
- EXISTING USE:** COMMERCIAL; SINGLE FAMILY RESIDENTIAL; MOBILE HOME SUBDIVISION
- PROPOSED USE:** UP TO 280 MULTI-FAMILY UNITS
- DWELLING UNITS PER ACRE:** 19.35
- PARKING PROVIDED:** PER ORDINANCE REQUIREMENTS
- BICYCLE PARKING PROVIDED:** PER ORDINANCE REQUIREMENTS
- SETBACKS:** PER ORDINANCE REQUIREMENTS
- TREE SAVE:** SITE WILL COMPLY WITH TREE SAVE ORDINANCE
- OPEN SPACE:** SITE WILL COMPLY WITH OPEN SPACE ORDINANCE
- DEVELOPMENT STANDARDS**
- GENERAL PROVISIONS:**
 - 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.
 - 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 PETITION IS TO PROVIDE FOR THE DEVELOPMENT OF A MULTIFAMILY COMMUNITY. THE APPLICATION SEEKS TO REZONE THE SITE TO THE UR-3(CD) CLASSIFICATION. NO COMMERCIAL DEVELOPMENT WILL BE PERMITTED ON THE SITE.
 - 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 UR-3 DISTRICT.
 - TRANSPORTATION:**
 - THE SITE WILL HAVE ACCESS VIA A DRIVEWAY TO OLD STATESVILLE ROAD (NC 115) AND A FUTURE CONNECTION TO THE PROPOSED NCDOT LOOP ROAD AS GENERALLY DEPICTED ON THE SITE PLAN.
 - PARKING AREAS ARE GENERALLY INDICATED ON THE SITE PLAN FOR THE SITE.
 - AS REQUIRED BY NCDOT, THE PETITIONER WILL ESTABLISH AN ESCROW FUND TO PROVIDE FUNDS FOR THE FUTURE PUBLIC STREET CONNECTION AND TURN LANE ON THE NORTH SIDE OF THE SITE TO CONNECT TO THE PROPOSED NCDOT QUADRANT LEFT LOOP ROAD AND FUNDS TO CONSTRUCT A FUTURE 8' PLANTING STRIP AND 8' SIDEWALK WITHIN THE FUTURE RIGHT OF WAY ALONG THE PROJECT FRONTAGE WITH THE QUADRANT LEFT LOOP ROAD. THE AMOUNT OF THOSE FUNDS FOR THE STREET CONNECTION AND TURN LANE WILL BE LIMITED TO \$44,125.00. THE AMOUNT OF FUNDS FOR THE SIDEWALK AND PLANTING STRIP WILL BE LIMITED TO \$22,500. THESE FUNDS WILL BE PAID TO NCDOT AT THE COMPLETION OF THE TURN LANE, THE FUTURE PUBLIC STREET CONNECTION, AND THE SIDEWALK AND PLANTING STRIP CONSTRUCTION.
 - ARCHITECTURAL STANDARDS:**

THE DEVELOPMENT OF THE SITE WILL BE COVERED BY THE DISTRICT REGULATIONS OF THE ZONING ORDINANCE FOR THE UR-3 DISTRICT AND THE CONDITIONS INCLUDED AS PART OF THIS REZONING SITE PLAN. THE PETITIONER HAS PROVIDED TYPICAL BUILDING IMAGES OF THE BUILDINGS THAT REPRESENT THE OVERALL SCALE, CHARACTER, AND QUALITY OF THE BUILDING PROPOSED TO BE CONSTRUCTED ON THE SITE ALTHOUGH THE BUILDING HEIGHT AND THE OVERALL LENGTH AND WIDTH OF THE BUILDINGS MAY VARY DUE TO TOPOGRAPHY AND UNIT COUNT SUBJECT TO THE LIMITS OF THIS PLAN. THE PETITIONER RESERVES THE RIGHT TO MAKE MINOR ARCHITECTURAL CHANGES TO THESE BUILDING DESIGNS BUT THE OVERALL DESIGN AND CONSTRUCTION CHARACTER WILL BE AS ILLUSTRATED. TO FURTHER DEFINE THE CHARACTER OF THE BUILDINGS TO BE CONSTRUCTED ON THE SITE, THE PETITIONER WILL INCLUDE THE FOLLOWING ELEMENTS OR FEATURES:

 - AT LEAST 20% OF THE PORTIONS OF THE BUILDING EXTERIORS LOCATED BELOW THE ROOF LINE (EXCLUDING AREAS DEVOTED TO SOFFITS, EAVES, GABLES, WINDOWS, DOORS, DECKS, PORCHES, ARCHITECTURAL ACCENTS AND SIGNAGE) SHALL BE COMPOSED OF A COMBINATION OF BRICK, STONE, ARTIFICIAL STONE, AND/OR STONE OR SIMILAR MASONRY PRODUCTS. THE PETITIONER WILL NOT USE VINYL SIDING AS A BUILDING MATERIAL FOR EXTERIOR WALLS BUT RESERVES THE RIGHT TO USE VINYL MATERIALS FOR TRIM, SOFFITS, AND ARCHITECTURAL DETAIL.
 - BALCONY RAILINGS, IF INCLUDED, WILL BE OF DURABLE MATERIAL AND WILL NOT BE PAINTED PRESSURE TREATED LUMBER.
 - ROOFING MATERIALS WILL BE ARCHITECTURAL FIBERGLASS COMPOSITE SHINGLES AND ROOF VENTS AND FEATURES WILL BE PAINTED TO MATCH THE ROOF COLOR.
 - BUILDINGS WILL BE DESIGNED SO THAT NO MORE THAN 20 FEET OF BLANK WALL WILL BE CONSTRUCTED ALONG THE FRONTAGE OF A PUBLIC OR PRIVATE STREET.
 - BUILDING HEIGHTS WILL BE LIMITED TO FOUR STORIES, BUT MAY INCLUDE 4 1/2 SPTS WHERE THE FIFTH FLOOR MEETS BASEMENT DEFINITIONS. THESE BUILDINGS WILL NOT BE LOCATED WITH THE FIFTH FLOOR FACING TOWARD SINGLE FAMILY DEVELOPMENT.
 - BUILDINGS WILL BE DESIGNED WITH FACADE ARTICULATION TO BREAK UP WALL MASS AND TO CREATE VARIETY IN THE CHARACTER OF THE FACADE.
 - MAIN WINDOWS WILL BE ARRANGED TO AVOID LARGES MASSES OF GLASS AND WILL BE DESIGNED SO AS TO BE TALLER THAN THEY ARE WIDE. THIS WILL NOT APPLY TO MINOR WINDOWS SUCH AS FOR BATHROOMS, STAIRWAYS AND ARCHITECTURAL ACCENTS.
 - ALL PRIMARY BUILDING ENTRANCES THAT FRONT A PUBLIC OR PRIVATE STREET OR PARKING AREA WILL BE CONNECTED TO THE ON-SITE SIDEWALK NETWORK SUBJECT TO GRADE AND ADA STANDARDS.
 - ON SITE DIRECTIONAL SIGNAGE WILL BE DESIGNED TO REFLECT THE ARCHITECTURAL CHARACTER AND MATERIALS OF THE PRINCIPAL BUILDINGS.
 - BUILDING FACADES WILL INCORPORATE VERTICAL ELEMENTS AND MATERIAL CHANGES TO BREAK UP THE MASS OF THE BUILDING WALLS.
 - STREETSCAPE AND LANDSCAPING:**

THE PETITIONER WILL INSTALL A LANDSCAPE AREA THAT MAY INCLUDE TREES, SHRUBS AND/OR BERMS ALONG THE SOUTHERLY EDGE OF THE SITE ADJOINING SINGLE FAMILY DEVELOPMENT.
 - 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.
 - PARKS, GREENWAYS, AND OPEN SPACE:**

OPEN SPACE WILL INCLUDE ACTIVE AND PASSIVE ELEMENTS. THE SITE WILL INCLUDE A CLUB HOUSE AND POOL AS WELL AS A DOG PARK. THE AREA CONTAINING THE REQUIRED STORM WATER
 - FIRE PROTECTION:**

RESERVED
 - SIGNAGE:**

RESERVED
 - LIGHTING:**
 - FREESTANDING LIGHTING ON THE SITE WILL UTILIZE FULL CUT-OFF LUMINAIRES.
 - PHASING:**

RESERVED