

REZONING PETITION
2019 - 028

REZONING DOCUMENT

HARRISBURG ROAD
CHARLOTTE, NORTH CAROLINA
HH HUNT
1401 SUNDAY DRIVE, SUITE 109
RALEIGH, NORTH CAROLINA 27607

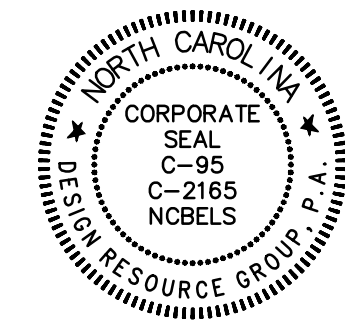
**SCHEMATIC
SITE PLAN**

40 0 40 80
SCALE: 1" = 80'

PROJECT #: 143-041
DRAWN BY: LD
CHECKED BY: SK

FEBRUARY 14, 2019

REVISIONS:
1. APRIL 15, 2019 - PER STAFF COMMENTS
2. MAY 13, 2019 - NOTES UPDATE
3. JUNE 6, 2019 - PER STAFF COMMENTS
4. JULY 22, 2019 - PER 07.15.19 PUBLIC HEARING



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CHARLOTTE, NORTH CAROLINA

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1401 SUNDAY DRIVE, SUITE 109
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TECHNICAL
DATA SHEET

40 0 40 80
SCALE: 1" = 80'

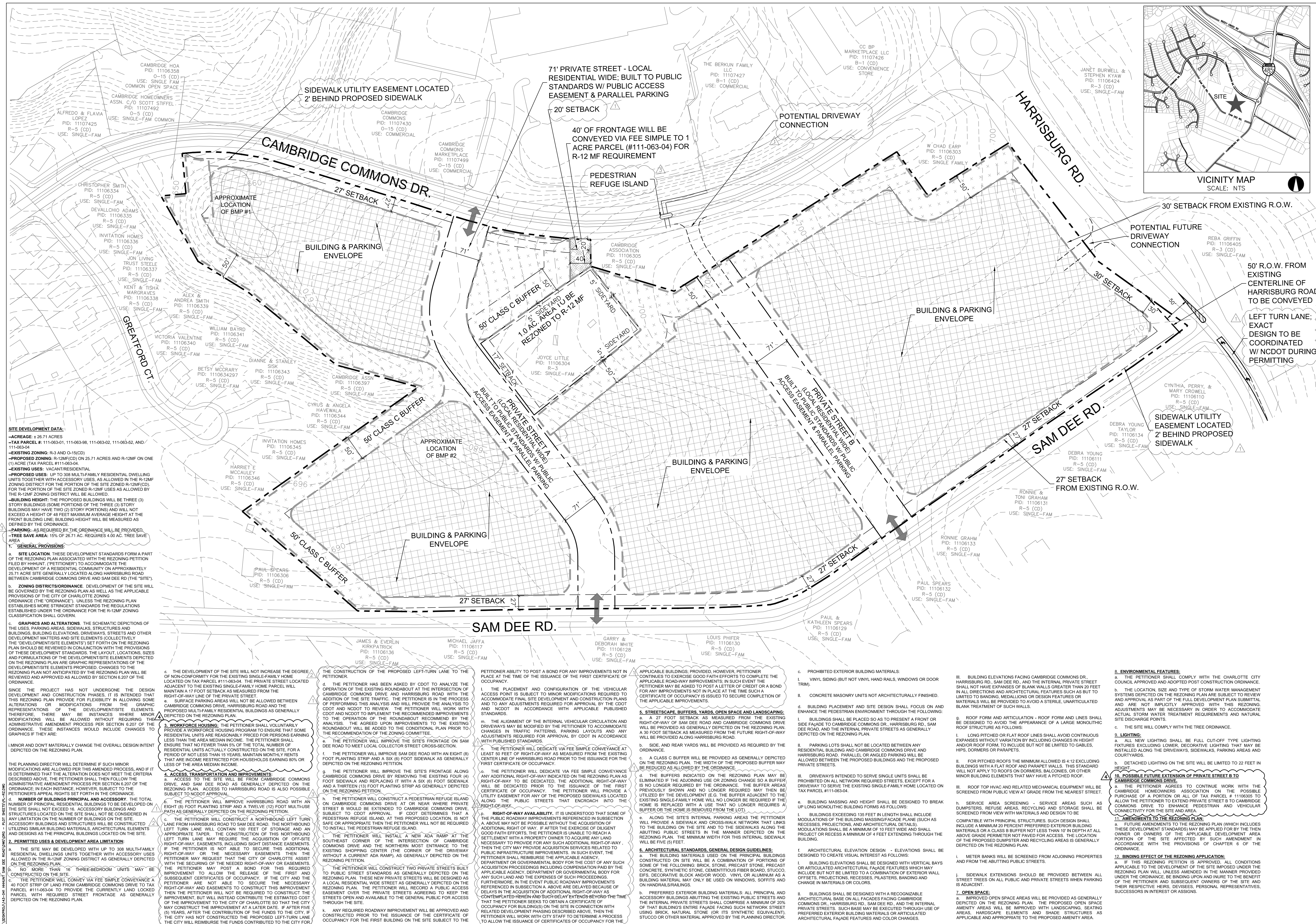
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RZ-2.0 OF 2



SITE DEVELOPMENT DATA:

- ACREAGE: ± 26.71 ACRES
- TAX PARCEL #: 111-063-01, 111-063-98, 111-063-02, 111-063-52, AND/ 111-063-04
- EXISTING ZONING: R-3 AND O-15(CD)
- PROPOSED ZONING: R-12MFC(D) ON 25.71 ACRES AND R-12MF ON ONE (1) ACRE (TAX PARCEL #111-063-04)
- EXISTING USES: VACANT/RESIDENTIAL
- PROPOSED USES: UP TO 308 MULTI-FAMILY RESIDENTIAL DWELLING UNITS TOGETHER WITH ACCESSORY USES AS ALLOWED IN THE R-12MF ZONING DISTRICT FOR THE PORTION OF THE SITE ZONED R-12MFC(D), FOR THE PORTION OF THE SITE ZONED R-12MF USES AS ALLOWED BY THE R-12MF ZONING DISTRICT WILL BE ALLOWED.
- BUILDING HEIGHT: THE PROPOSED BUILDINGS WILL BE THREE (3) STORY BUILDINGS (SOME PORTIONS OF THE THREE (3) STORY BUILDINGS MAY HAVE TWO (2) STORY PORTIONS) AND WILL NOT EXCEED A HEIGHT OF 48 FEET MAXIMUM AVERAGE HEIGHT AT THE FRONT BUILDING LINE. BUILDING HEIGHT WILL BE MEASURED AS DEFINED BY THE ORDINANCE.
- PARKING: AS REQUIRED BY THE ORDINANCE WILL BE PROVIDED.
- TREE SAVE AREA: 15% OF 26.71 AC. REQUIRES 4.00 AC. TREE SAVE AREA.

1. GENERAL PROVISIONS

a. **SITE LOCATION:** THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY HH HUNT, (PETITIONER) TO ACCOMMODATE THE DEVELOPMENT OF A RESIDENTIAL COMMUNITY ON APPROXIMATELY 25.71 ACRE SITE GENERALLY LOCATED ALONG HARRISBURG ROAD BETWEEN CAMBRIDGE COMMONS DRIVE AND SAM DEE RD (THE "SITE").

b. **ZONING DISTRICTS/ORDINANCE:** DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN AS WELL AS THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE"). UNLESS THE REZONING PLAN ESTABLISHES MORE STRINGENT STANDARDS THAN THE STANDARDS ESTABLISHED UNDER THE ORDINANCE FOR THE R-12MF ZONING CLASSIFICATION SHALL GOVERN.

c. **GRAPHICS AND ALTERATIONS:** THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, STRUTURES AND BUILDINGS, BUILDING ELEVATIONS, DRIVEWAYS, STREETS AND OTHER DEVELOPMENT MATTERS AND SITE ELEMENTS COLLECTIVELY THE DEVELOPMENT/SITE ELEMENTS SET FORTH ON THE REZONING PLAN SHOULD BE REVIEWED IN CONJUNCTION WITH THE PROVISIONS OF THESE DEVELOPMENT STANDARDS, THE LAYOUT, LOCATIONS, SIZES AND FORMULATIONS OF THE DEVELOPMENT/SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS PROPOSED. CHANGES TO THE REZONING PLAN NOT ANTICIPATED BY THE REZONING PLAN WILL BE REVIEWED AND APPROVED AS ALLOWED BY SECTION 6.207 OF THE ORDINANCE.

d. **THE DEVELOPMENT OF THE SITE WILL NOT INCREASE THE DEGREE OF NON-CONFORMITY FOR THE EXISTING SINGLE-FAMILY HOME LOCATED ON TAX PARCEL #111-063-04. THE PRIVATE STREET LOCATED ADJACENT TO THE EXISTING SINGLE-FAMILY HOME PARCEL WILL MAINTAIN A 10 FOOT SETBACK AS MEASURED FROM THE RIGHT-OF-WAY LINE OF THE PRIVATE STREET.**

e. **SURFACE PARKING AREAS WILL NOT BE ALLOWED BETWEEN CAMBRIDGE COMMONS DRIVE, HARRISBURG ROAD AND THE PROPOSED MULTI-FAMILY RESIDENTIAL BUILDINGS AS GENERALLY DEPICTED ON THE REZONING PLAN.**

f. **WORKFORCE HOUSING:** THE PETITIONER SHALL VOLUNTARILY PROVIDE A WORKFORCE HOUSING PROGRAM TO ENSURE THAT SOME RESIDENTIAL UNITS ARE REASONABLY PRICED FOR PERSONS EARNING LESS THAN THE AREA MEDIAN INCOME. THE PETITIONER SHALL ENSURE THAT NO FEWER THAN 5% OF THE TOTAL NUMBER OF RESIDENTIAL UNITS ACTUALLY CONSTRUCTED ON THE SITE, FOR A PERIOD OF NOT LESS THAN 15 YEARS, MAINTAIN MONTHLY RENTS THAT ARE INCOME RESTRICTED FOR HOUSEHOLDS EARNING 80% OR LESS OF THE AREA MEDIAN INCOME.

g. **ACCESS, TRANSPORTATION AND IMPROVEMENTS:**

a. ACCESS TO THE SITE WILL BE FROM CAMBRIDGE COMMONS DRIVE, AND SAM DEE ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN. ACCESS TO HARRISBURG ROAD IS ALSO POSSIBLE SUBJECT TO NCDOT APPROVAL.

b. THE PETITIONER WILL IMPROVE HARRISBURG ROAD WITH AN EIGHT (8) FOOT PLANTING STRIP AND A TWELVE (12) FOOT MULTILANE PATH AS GENERALLY DEPICTED ON THE REZONING PETITION.

c. THE PETITIONER WILL CONSTRUCT A NORTHBOUND LEFT TURN LANE FROM HARRISBURG ROAD TO SAM DEE ROAD. THE NORTHBOUND LEFT TURN LANE WILL CONTAIN 100 FEET OF STORAGE AND AN APPROPRIATE TAPER. THE CONSTRUCTION OF THIS NORTHBOUND LEFT TURN LANE MAY REQUIRE THE ACQUISITION OF OFF-SITE RIGHT-OF-WAY, EASEMENTS, INCLUDING SIGHT DISTANCE EASEMENTS. IF THE PETITIONER IS NOT ABLE TO SECURE THIS ADDITIONAL RIGHT-OF-WAY OR THE NECESSARY EASEMENTS THEN THE PETITIONER MAY POST A BOND FOR THIS REQUIRED IMPROVEMENT TO ALLOW THE RELEASE OF THE FIRST AND SUBSEQUENT CERTIFICATES OF OCCUPANCY. IF THE CITY AND THE PETITIONER ARE NOT ABLE TO SECURE THE NECESSARY RIGHT-OF-WAY AND EASEMENTS TO CONSTRUCT THIS IMPROVEMENT THEN THE PETITIONER WILL NOT BE REQUIRED TO CONSTRUCT THE IMPROVEMENT, BUT WILL INSTEAD CONTRIBUTE THE ESTIMATED COST OF THE IMPROVEMENT TO THE CITY OF CHARLOTTE SO THAT THE CITY MAY CONSTRUCT THE IMPROVEMENT AT A LATER DATE. IF AFTER FIVE (5) YEARS, AFTER THE CONTRIBUTION OF THE FUNDS TO THE CITY, IF THE CITY HAS NOT CONSTRUCTED THE PROPOSED LEFT-TURN LANE, THE CITY WILL REIMBURSE THE FUNDS CONTRIBUTED TO THE CITY FOR

h. THE PETITIONER WILL CONSTRUCT TWO PRIVATE STREETS BUILT TO PUBLIC STREET STANDARDS AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PETITIONER WILL RECORD A PUBLIC ACCESS EASEMENT OVER THE PRIVATE STREETS AGREEING TO KEEP THE STREETS OPEN AND AVAILABLE TO THE GENERAL PUBLIC FOR ACCESS THROUGH THE SITE.

i. ANY REQUIRED ROADWAY IMPROVEMENT WILL BE APPROVED AND CONSTRUCTED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR THE FIRST BUILDING ON THE SITE SUBJECT TO THE