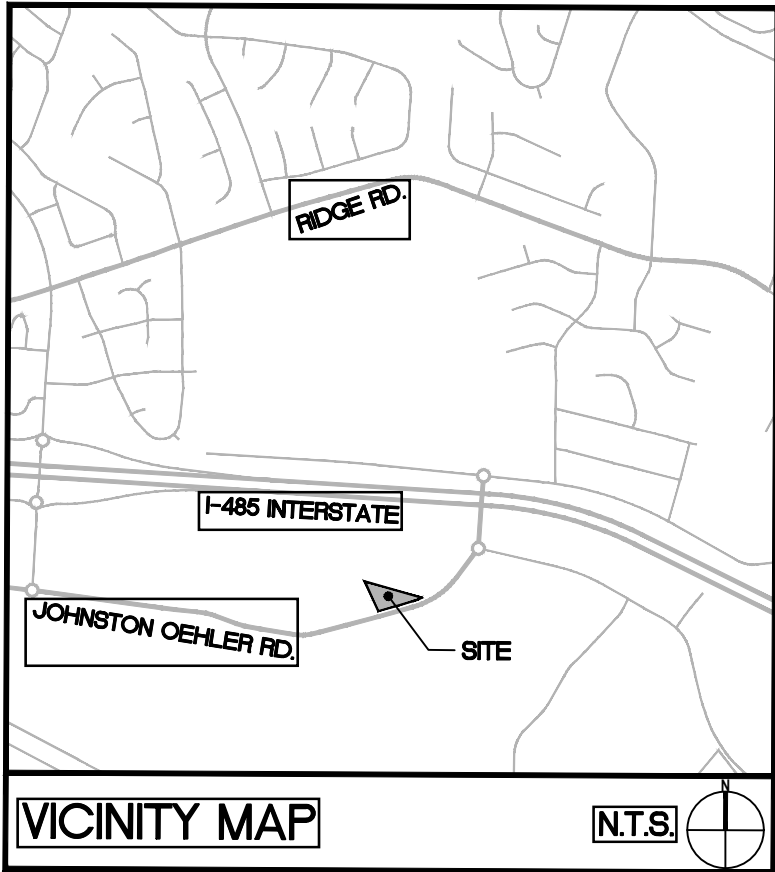
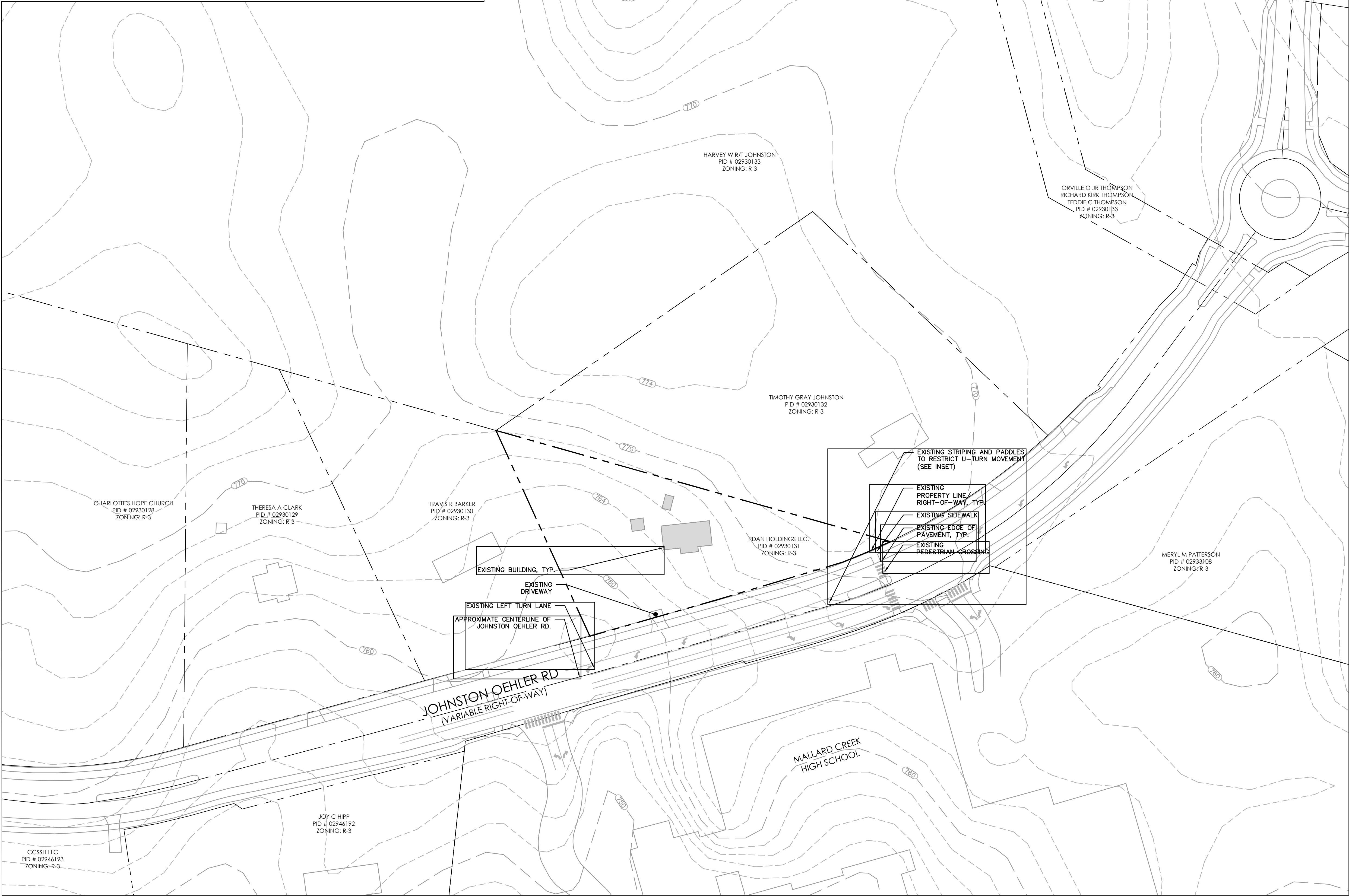




EXISTING STRIPING AND CONTROLLED ACCESS PADDLES
ALONG JOHNSTON OEHLER ROAD

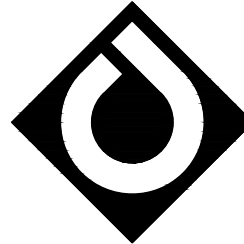


LEGEND

SYMBOL	
	PROPERTY LINE/RIGHT-OF-WAY
	EXISTING BUILDING
	CONTOUR (2' INTERVAL)

GENERAL REZONING NOTES:

- SEE SHEET RZ-2 FOR TECHNICAL DATA PLAN
- SEE SHEET RZ-3 FOR DEVELOPMENT STANDARDS



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HUNTERVILLE, NC 28078

**3900 JOHNSTON
OEHLER
REZONING**
3900 JOHNSTON OEHLER RD
CHARLOTTE, NC 28269

**EXISTING
CONDITIONS**

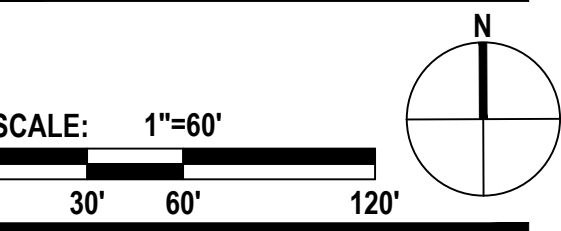
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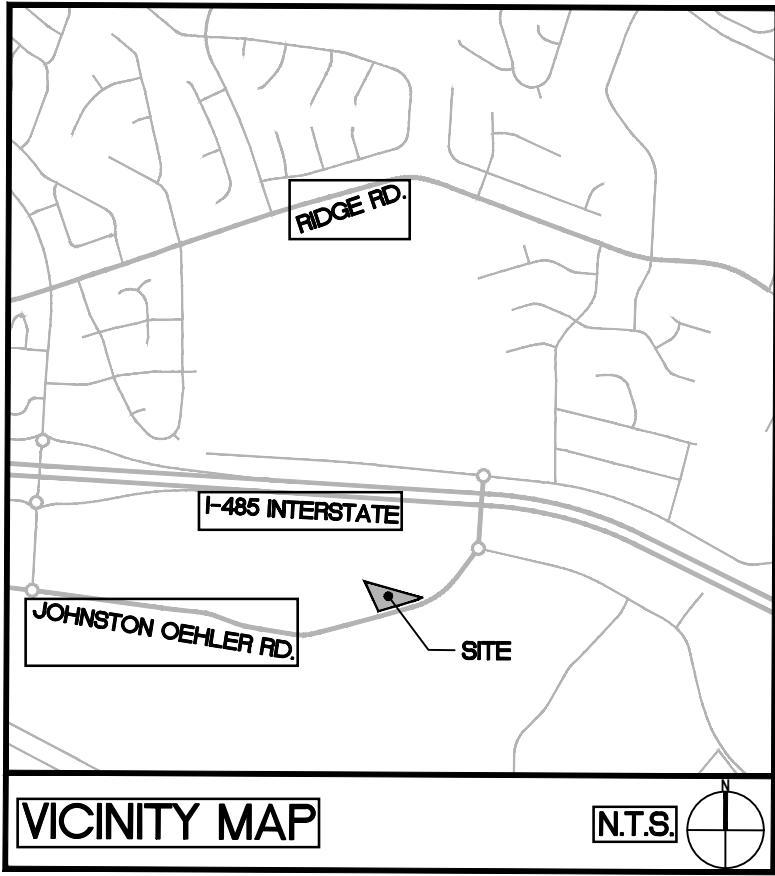
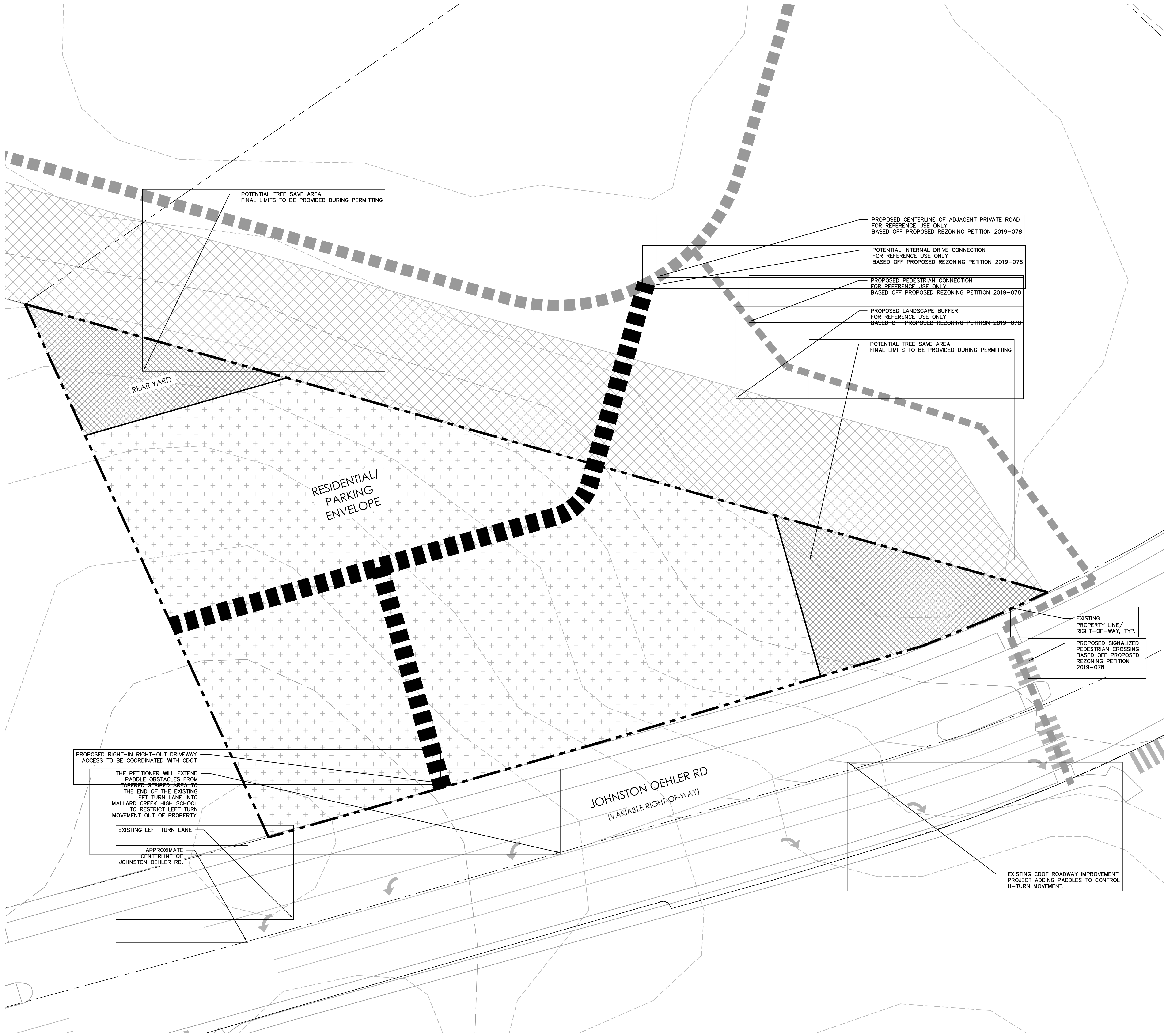
02/24/20 - REVISIONS PER CITY OF CHARLOTTE
STAFF COMMENTS



RZ-1

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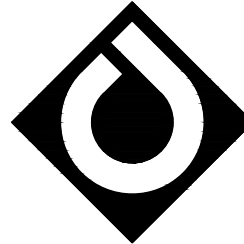
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LEGEND	
SYMBOL	
	PROPERTY LINE/RIGHT-OF-WAY
	RESIDENTIAL/PARKING ENVELOPE
	POTENTIAL TREE SAVE AREA

REZONING SUMMARY:	
PETITIONER:	PDAN HOLDINGS LLC.
PROPERTY OWNER:	PDAN HOLDINGS LLC.
REZONING SITE AREA: 1.100± AC	
TAX PARCEL#:	029-301-31
EXISTING ZONING:	R-3
PROPOSED ZONING:	R-BMF CD
PREVIOUS PETITION NO:	N/A
EXISTING USE:	SINGLE FAMILY RESIDENTIAL
PROPOSED USE:	UP TO EIGHT (8) ATTACHED AND/OR DETACHED SINGLE FAMILY RESIDENTIAL UNITS
BUILDING SETBACK*:	20' FROM THE RIGHT-OF-WAY ALONG A PUBLIC STREET
MIN. SIDE YARD*:	5'
MIN. REAR YARD*:	20'
MAX. HEIGHT:	UP TO 40'
NO. OF RESIDENTIAL UNITS:	UP TO 8
RESIDENTIAL DENSITY:	8 DWELLING UNITS/ACRE
MAX. NO. OF BUILDINGS:	UP TO 3
REQUIRED PARKING:	PER ORDINANCE
OPEN SPACE PROVIDED:	SHALL MEET ORDINANCE REQUIREMENTS
POTENTIAL TREE SAVE AREA (TYP.) 15% MIN (±0.17 ACRES) OF 1.10 ACRE SITE TO BE PRESERVE. FINAL LIMITS OF 15% MAY VARY FROM WHAT IS DEPICTED ON REZONING PLAN. FINAL LIMITS WILL BE ESTABLISHED DURING PERMITTING.	
* FINAL BUILDING ORIENTATION AND PLANNED MULTI-FAMILY DESIGNATION WILL DETERMINE SETBACKS ASSOCIATED WITH PARCEL(S).	
**PETITIONER RESERVES THE RIGHT TO MAINTAIN THE EXISTING RESIDENTIAL STRUCTURE AS PART OF THE 8 DUA.	

- GENERAL REZONING NOTES:
- SEE SHEET RZ-2 FOR DEVELOPMENT STANDARDS
 - SEE SHEET RZ-2 FOR ZONING EXHIBIT



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TECHNICAL DATA SHEET

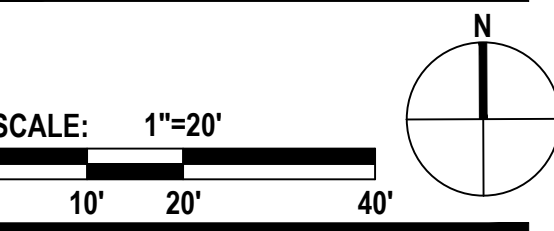
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RZ-2

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DEVELOPMENT STANDARDS

GENERAL PROVISIONS

- A. 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.
- B. THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CHARLOTTE 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 CHARLOTTE ORDINANCES.
- C. THROUGHOUT THIS REZONING PETITION, THE TERMS "OWNER" OR "PETITIONER" SHALL, WITH RESPECT TO THE SITE, BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNEES OF THE OWNER OF THE SITE WHO MAY BE INVOLVED IN ITS DEVELOPMENT FROM TIME TO TIME.
- D. ALTERATIONS TO THE CONDITIONAL ZONING PLAN ARE SUBJECT TO SECTION 6.207 OF THE CHARLOTTE ZONING ORDINANCE.

PERMITTED USES

- A. THE DEVELOPMENT OF UP TO EIGHT (8) ATTACHED AND/OR DETACHED SINGLE FAMILY RESIDENTIAL DWELLING UNITS.
- B. THE PETITIONER RESERVES THE RIGHT TO MAINTAIN THE EXISTING RESIDENCE ON SITE AS LONG AS IT REMAINS ON AN INDIVIDUAL LOT/PARCEL.

TRANSPORTATION

- A. THE SITE WILL HAVE A RIGHT-IN RIGHT-OUT DRIVEWAY ON JOHNSTON OEHLER ROAD AS GENERALLY DEPICTED ON THE SITE PLAN. IN ADDITION, THE PETITIONER WILL EXTEND THE CDOT ROADWAY CONTROLLED ACCESS PADDOLES TO THE END OF THE LEFT TURN LANE CENTERED ALONG THE DOUBLE YELLOW LINE TO FURTHER RESTRICT A FULL MOVEMENT ACCESS AT THE PROPOSED DRIVEWAY LOCATION. FINAL DRIVEWAY LOCATION AND TYPE WILL BE DETERMINED DURING SITE PERMITTING.
- B. IF PERMITTED BY THE OWNER OF ADJACENT PARCEL (PARCEL # 02930132) AND THE CITY OF CHARLOTTE DEPARTMENT OF TRANSPORTATION, THE PETITIONER WILL ATTEMPT TO CONSTRUCT AN INTERNAL CONNECTION TO THE SITE FROM THE SECTION OF THE PRIVATE ROAD DEPICTED ON PROPOSED REZONING PETITION 2019-078 AND LOCATED ON PARCEL # 02930132.
- C. ALL TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED.
- D. DEDICATION AND FEE SIMPLE CONVEYANCE OF ALL RIGHTS OF WAY TO THE CITY BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED. CDOT REQUESTS RIGHT OF WAY SET AT 2' BEHIND BACK OF SIDEWALK WHERE FEASIBLE.

ARCHITECTURAL STANDARDS

RESERVED

PARKING

- A. PARKING AREAS ARE GENERALLY DEPICTED ON THE CONCEPT PLAN FOR THE SITE.

ENVIRONMENTAL FEATURES

- A. ALL REQUIREMENTS OF THE CITY OF CHARLOTTE TREE ORDINANCE SHALL BE MET WITH THIS DEVELOPMENT.
- B. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION STORMWATER ORDINANCE.

PARKS, GREENWAYS, AND OPEN SPACE

RESERVED

FIRE PROTECTION

RESERVED

LIGHTING

- A. FREESTANDING LIGHT WILL BE FULLY SHIELDED AND DOWNWARDLY DIRECTED. ALL NEW, DETACHED LIGHTING INSTALLED ON THE SITE WILL BE LIMITED TO 21' IN HEIGHT.

SIGNAGE

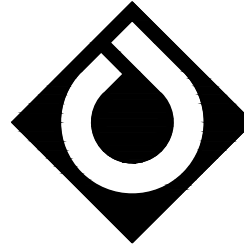
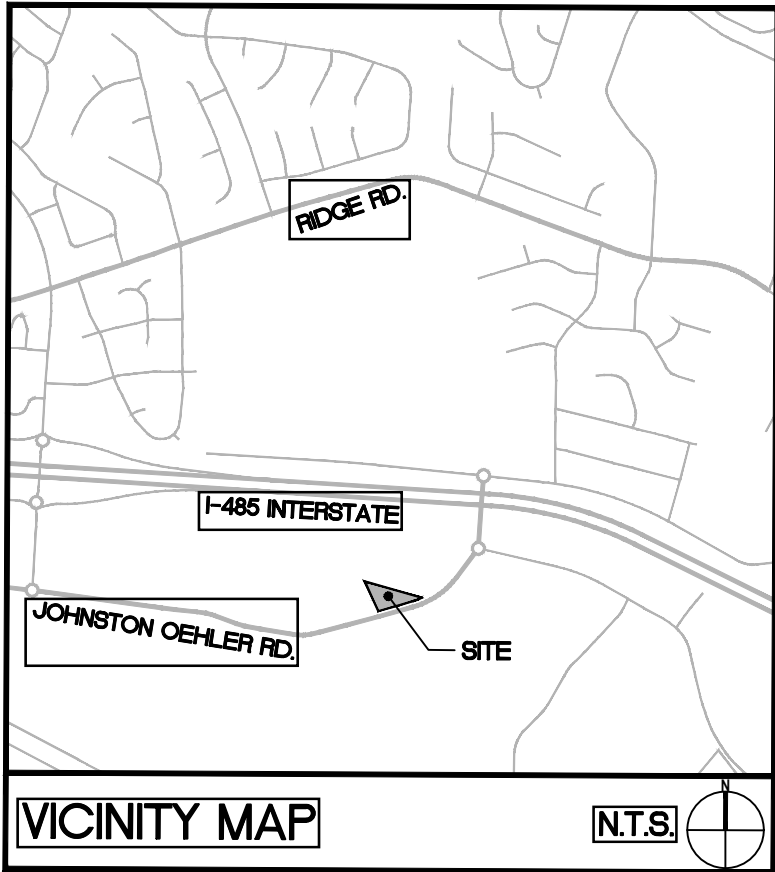
RESERVED

PHASING

THE PROPERTY RESERVED THE RIGHT TO SUBDIVIDE THE SINGLE PARCEL INTO MULTIPLE LOTS, WHICH WOULD BE IDENTIFIED IN THE PERMITTING PHASE.

DESIGN GUIDELINES

- A. TO PROVIDE PRIVACY, ALL RESIDENTIAL ENTRANCES WITHIN 15 FEET OF THE SIDEWALK MUST BE RAISED FROM THE AVERAGE SIDEWALK GRADE A MINIMUM OF 24 INCHES.
- B. PITCHED ROOFS, IF PROVIDED, SHALL BE SYMMETRICALLY SLOPED NO LESS THAN 5:12, EXCEPT THAT ROOFS FOR PORCHES AND ATTACHED SHEDS MAY BE NO LESS THAN 2:12, UNLESS A FLAT ROOF ARCHITECTURAL STYLE IS EMPLOYED.
- C. USABLE PORCHES AND STOOPS SHALL FORM A PREDOMINANT FEATURE OF THE BUILDING DESIGN AND BE LOCATED ON THE FRONT AND/OR SIDE OF THE BUILDING. USABLE FRONT PORCHES SHOULD BE COVERED AND BE AT LEAST 6 FEET DEEP. STOOPS AND ENTRY-LEVEL PORCHES MAY BE COVERED BUT SHOULD NOT BE ENCLOSED.
- D. ALL CORNER/END UNITS THAT FACE A PUBLIC OR PRIVATE STREET SHOULD HAVE A PORCH OR STOOP THAT WRAPS A PORTION OF THE FRONT AND SIDE OF THE UNIT OR PROVIDE BLANK WALL PROVISIONS THAT LIMIT THE MAXIMUM BLANK WALL EXPANSE TO 10 FEET ON ALL BUILDING LEVELS.
- E. GARAGE DOORS VISIBLE FROM PUBLIC OR PRIVATE STREETS SHOULD MINIMIZE THE VISUAL IMPACT BY PROVIDING A SETBACK OF 12 TO 24 INCHES FROM THE FRONT WALL PLANE AND ADDITIONAL ARCHITECTURAL TREATMENTS SUCH AS TRANSLUCENT WINDOWS OR PROJECTING ELEMENTS OVER THE GARAGE DOOR OPENING.
- F. WALKWAYS SHOULD BE PROVIDED TO CONNECT ALL RESIDENTIAL ENTRANCES TO SIDEWALKS ALONG PUBLIC AND PRIVATE STREETS.
- G. TOWNHOUSE BUILDINGS FRONTING PUBLIC OR PRIVATE NETWORK REQUIRED STREETS SHOULD BE LIMITED TO 5 INDIVIDUAL UNITS OR FEWER. THE NUMBER OF INDIVIDUAL UNITS PER BUILDING SHOULD BE VARIED IN ADJACENT BUILDINGS IF MULTIPLE 5 UNIT BUILDS ARE ADJACENT.



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STANDARDS

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