

REZONING PETITION

FOR PUBLIC HEARING

2020-002

REZONING DOCUMENT

VAIL AVENUE
CHARLOTTE, NORTH CAROLINA

THE DRAKEFORD COMPANY
1914 BRUNSWICK AVENUE SUITE 1A
CHARLOTTE, NORTH CAROLINA 28207

SCHEMATIC
SITE PLAN

SCALE: 1" = 20'

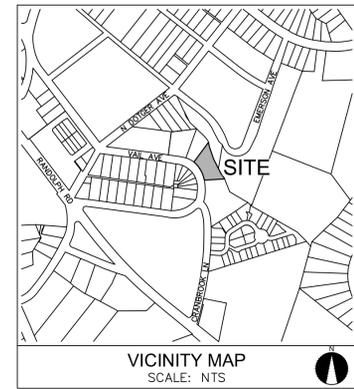
PROJECT #: 090-035
DRAWN BY: JO
CHECKED BY: NB

DECEMBER 11, 2019

REVISIONS:
1. 03/16/20 - PER REVIEW COMMENTS

SITE DATA

TAX MAP NO:	12712104 & 12712105
SITE AREA:	±0.54 AC
CURRENT ZONING:	R-22MF
PROPOSED ZONING:	UR-2 (CD) 3 YEARS VESTED RIGHTS
EXISTING USE:	SINGLE FAMILY ATTACHED (DUPLX)
PROPOSED USE:	SINGLE FAMILY ATTACHED (DUPLX)
PROPOSED UNITS:	4 UNITS
DENSITY:	±7.41 DUA
BUILDING HEIGHT:	PER ORDINANCE
PARKING PROVIDED:	SHALL MEET ORDINANCE REQUIREMENTS
OPEN SPACE REQUIRED:	SHALL MEET ORDINANCE REQUIREMENTS
TREE SAVE REQUIRED:	CORRIDOR - SHALL MEET ORDINANCE REQUIREMENTS



DEVELOPMENT STANDARDS

A. GENERAL PROVISIONS

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.

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.

B. PURPOSE

THE PURPOSE OF THIS REZONING APPLICATION IS TO PROVIDE FOR THE DEVELOPMENT OF A SINGLE FAMILY ATTACHED (DUPLX) COMMUNITY. TO ACHIEVE THIS PURPOSE, THE APPLICATION SEEKS THE REZONING OF THE SITE TO THE UR-2 (CD) DISTRICT.

C. PERMITTED USES

USES ALLOWED ON THE PROPERTY INCLUDED IN THIS PETITION WILL BE SINGLE FAMILY ATTACHED DWELLING (DUPLX) UNITS AND RELATED ACCESSORY USES AS ARE PERMITTED IN THE UR-2 DISTRICT.

D. TRANSPORTATION

1. VEHICULAR ACCESS TO THE SITE SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS AND DESIGNS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION.

2. PARKING AREAS ARE GENERALLY INDICATED ON THE REZONING PLAN BY INTERNAL UNIT GARAGES.

3. THE PETITIONER WILL INSTALL AN 8' PLANTING STRIP AND 6' SIDEWALK ALONG VAIL AVENUE AS A PART OF THE DEVELOPMENT OF THE SITE.

4. PETITIONER SHALL DEDICATE ALL RIGHT-OF-WAY IN FEE SIMPLE CONVEYANCE TO THE CITY OF CHARLOTTE BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED. IF IT IS NOT FEASIBLE TO EXTEND THE RIGHT OF WAY TO THAT POINT THAT IS LOCATED 2 FEET BEHIND THE SIDEWALKS TO BE INSTALLED ALONG THE SITE'S FRONTAGE ON VAIL AVENUE, THEN THE SIDEWALKS MAY BE LOCATED IN A SIDEWALK UTILITY EASEMENT.

E. ARCHITECTURAL STANDARDS

1. THE DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE DISTRICT REGULATIONS OF THE ZONING ORDINANCE FOR THE UR-2 DISTRICT AND BY THE FOLLOWING STANDARDS.

2. THE TWO (2) PROPOSED BUILDINGS FRONTING VAIL AVENUE SHALL CONTAIN A MAXIMUM OF 2 UNITS PER BUILDING AS SHOWN ON THE REZONING PLAN.

3. PITCHED ROOFS, IF PROVIDED, SHALL BE SYMMETRICALLY SLOPED NO LESS THAN 5:12, EXCEPT THAT ROOFS FOR PORCHES AND ATTACHED SHEDS, IF PROVIDED, MAY BE NO LESS THAN 2:12, UNLESS A FLAT ROOF ARCHITECTURAL STYLE IS EMPLOYED. SHINGLES WILL BE ARCHITECTURAL GRADE.

4. EXTERIOR MATERIALS WILL BE RESTRICTED TO THE FOLLOWING: GLASS, BRICK, STONE, SIMULATED STONE, PRE-CAST STONE, PRE-CAST CONCRETE, SYNTHETIC STONE, STUCCO, CEMENTITIOUS SIDING (SUCH AS HARDI-PANK), VINYL, EIFS OR WOOD. VINYL ALLOWED FOR TRIM AND WINDOWS BUT NOT FOR ANY EXTERIOR SIDING.

5. PETITIONER SHALL PROVIDE BLANK WALL PROVISIONS ALONG THE FRONT AND SIDES OF THE BUILDINGS THAT LIMIT THE MAXIMUM BLANK WALL EXPANSE TO FIFTEEN (15) FEET ON ALL BUILDING LEVELS, INCLUDING BUT NOT LIMITED TO DOORS, WINDOWS, AWNINGS, AND/OR ARCHITECTURAL DESIGN ELEMENTS.

6. WALKWAYS WILL BE PROVIDED TO CONNECT PRIMARY BUILDING ENTRANCE/PORCH TO THE VAIL AVENUE STREET SIDEWALK AS GENERALLY DEPICTED ON THE REZONING PLAN.

7. GARAGE DOORS VISIBLE FROM VAIL AVENUE SHALL MINIMIZE THE VISUAL IMPACT BY PROVIDING A SETBACK OF EIGHT (8) TO TWELVE (12) INCHES FROM THE FRONT WALL PLANE OR PROVIDE ADDITIONAL ARCHITECTURAL TREATMENTS SUCH AS TRANSLUCENT WINDOWS, ENHANCED DOOR, OR PROJECTING ELEMENTS OVER THE GARAGE DOOR OPENING.

8. EACH UNIT WILL HAVE A TWO CAR GARAGE.

F. STREETSCAPE AND LANDSCAPING

1. A MINIMUM 8 FOOT WIDE PLANTING STRIP AND A MINIMUM 6 FOOT WIDE SIDEWALK SHALL BE INSTALLED ALONG THE SITE'S PUBLIC STREET FRONTAGE OF VAIL AVENUE AS GENERALLY DEPICTED ON THE REZONING PLAN.

2. THE SIDEWALKS DESCRIBED ABOVE IN PARAGRAPH 1 MAY BE LOCATED IN A SIDEWALK UTILITY EASEMENT.

G. ENVIRONMENTAL FEATURES

1. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNTY APPROVED AND ADOPTED POST CONSTRUCTION STORMWATER ORDINANCE. STORMWATER MANAGEMENT AND POST CONSTRUCTION BUFFERS WILL BE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING.

2. THE PETITIONER SHALL COMPLY WITH THE TREE SAVE REQUIREMENTS.

H. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

1. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE USE AND DEVELOPMENT OF THE SITE IMPOSED UNDER THESE DEVELOPMENT STANDARDS AND THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF PETITIONER AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.

2. THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERM "PETITIONER" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF PETITIONER OR THE OWNER OR OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.

3. ANY REFERENCE TO THE ORDINANCE HEREIN SHALL BE DEEMED TO REFER TO THE REQUIREMENTS OF THE ORDINANCE IN EFFECT AS OF THE DATE THIS REZONING PETITION IS APPROVED.



JAMES K. FOWLER
& ALAN E. HARMS
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DB: 04066-496
ZONING: R-22MF
USE: SINGLE FAMILY

PULTE HOME
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USE: MULTIFAMILY

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