

DEVELOPMENT DATA			
PARCEL	A	B	TOTAL
1. SITE ACREAGE	4.91 AC	1.08 AC	5.99 AC
2. TAX PARCELS INCLUDED IN REZONING	10910203	10910203	
3. EXISTING ZONING	R3	R3	
4. PROPOSED ZONING	R12MF(CD)	NS	
5. EXISTING USES	SF RES	SF RES	
6. PROPOSED USES	TOWNHOMES	MIXED USE – BUS./OFF	
7. NUMBER OF RES UNITS	51 ATTACHED TNHMS	N/A	
8. RESIDENTIAL DENSITY	10.38 DUA	N/A	
9. NON-RESIDENTIAL SQ.FT.	0	10,000 SF	
10. MAXIMUM BLDG HGT	40 FT	40 FT	
11. MAXIMUM NO. BUILDINGS	TBD	TBD	
12. AMOUNT OF OPEN SPACE	MIN 40% PER ORD.	PER ORD	

PROPERTY BOUNDARIES, OWNERSHIP AND SITE INFORMATION PROVIDED BY CAROLINA SURVEYORS, INC. 3/16/2020 (PRELIMINARY).

GENERAL PROVISIONS

DEVELOPMENT OF THE SITE SHALL BE CONTROLLED BY STANDARDS DEPICTED ON THIS SITE PLAN AND THE STANDARDS OF THE CHARLOTTE ZONING ORDINANCE. DEVELOPMENT DEPICTED ON THIS IS INTENDED TO SHOW THE GENERAL ARRANGEMENT OF PROPOSED USES BUT THE EXACT CONFIGURATION, PLACEMENT, SIZE, AND DESIGN OF INDIVIDUAL ELEMENTS MAY BE ALTERED OR MODIFIED THE LIMITS PRESCRIBED BY THE ORDINANCE DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES AS ALLOWED UNDER PROVISIONS OF SECTION 6.2 OF THE ZONING ORDINANCE.

- A. THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, SUCH AS THOSE THAT REGULATE STREETS, TREES, BICYCLE PARKING, 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 SEPERATE 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.
- B. THROUGHOUT THIS REZONING PETITION THE TERMS 'OWNER', '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 REZONING APPLICATION IS TO ALLOW THE PROPERTY OWNERS TO REALIZE THE BEST USE OF THEIR PROPERTY TO PROVIDE APPROPRIATE HOUSING AND SERVICES DEMANDED BY THE GROWTH IN THEIR NEIGHBORHOOD. TO ACHIEVE THIS PURPOSE, THIS PETITION SEEKS THE REZONING OF THE SITE FROM R3 TO R12MF AND NS.

PERMITTED USES

- A. THE SITE MAY BE USED FOR ANY USE THAT IS ALLOWED IN THE R12MF AND NS DISTRICTS AS DEFINED IN THE ZONING ORDINANCE AND TABLE 1.1. THE FOLLOWING ARE THE PERMITTED USES: R12MF: USES SHALL BE LIMITED TO RESIDENTIAL – TOWNHOMES/SINGLE FAMILY ATTACHED UNITS OR SINGLE FAMILY HOMES.
- B. PROHIBITED USES FROM NS: COMMERCIAL CAR WASHES, AUTOMOBILE MAINTENANCE SERVICES, AUTO SALES AND RENTALS, FUELING STATIONS, AUTOMOTIVE SERVICE STATIONS INCLUDING REPAIR AND AND LUBRICATION AND ACCESSORY DRIVE THROUGH.
- C. ONLY ONE ACCESSORY DRIVE-THRU WINDOW SHALL BE ALLOWED, NOT FACING ALBEMARLE ROAD.

TRANSPORTATION

- A. THE SITE CURRENTLY HAS DRIVEWAY ACCESS TO ALBEMARLE ROAD. NEW CONNECTION SHALL BE CONTINUATION OF NEW DRIVEWAY ENTRANCE AND 100' STREET TO CITY STANDARDS. SEE NOTE "C." BELOW.
- B. A 56' U02 R/W AS DEPICTED IS PROPOSED TO ACCOMMODATE EXTENDING DUNSINANE ROAD THROUGH THE SITE IN THE FUTURE. THE ALIGNMENT SHALL BE TO ALLOW FURTHER EXTENSION BY OTHERS TO CONNECT WITH CIRCUMFERENTIAL DRIVE AS PROPOSED BY THE CITY. THE PROPOSED R/W SHALL BE DEDICATED TO THE CITY OF CHARLOTTE.
- C. A NEW U04 55' R/W IS PROPOSED TO ACCESS THE SITE FROM ALBEMARLE ROAD AS DEPICTED TO GIVE FULL ACCESS TO BOTH PROPOSED PARCELS A AND B. PROPOSED R/W TO BE CONSTRUCTED TO CDOT STANDARD U04 AND REQUIRE APPROVAL BY CDOT PERMITTING. THE ALIGNMENT SHALL ADJOIN AND CONNECT WITH THE BUSINESS BORDERING THE EASTERN EDGE OF THE PROPERTY BY ALBEMARLE ROAD PARTNERS, LLC, WHO WILL ALSO BUILD THE FIRST 100' OF THE PROPOSED ENTRY ROAD AS SHOWN. THE PROPOSED R/W WITH IMPROVEMENTS SHALL BE DEDICATED TO THE CITY OF CHARLOTTE BY FEE SIMPLE CONVEYANCE OF ALL RIGHTS OF WAY BEFORE THE SITE'S FIRST CERTIFICATE OF OCCUPANCY IS ISSUED.
- D. DRIVES ACCESSING HOUSING IN PARCEL A SHALL BE PUBLIC R/W'S CONSTRUCTED TO CDOT STANDARD U-02 AND U-01 AND SHALL BE SUBJECT TO CDOT REVIEW AND APPROVAL.
- E. ALL PROPOSED RIGHTS OF WAY SHALL BE DEDICATED TO THE CITY BY FEE SIMPLE CONVEYANCE BEFORE THE SITE'S FIRST CERTIFICATE OF OCCUPANCY IS ISSUED. CDOT REQUESTS RIGHT OF WAY TO SET 2' BEHIND BACK OF SIDEWALK WHERE FEASIBLE.
- F. ALL TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED BEFORE THE SITE'S FIRST CERTIFICATE OF OCCUPANCY IS ISSUED. THE PETITIONER MAY PHASE TRANSPORTATION IMPROVEMENTS IF SAID IMPROVEMENTS AND PHASING ARE EXPLICITLY DESCRIBED IN THE SITE PLAN NOTES.

ARCHITECTURAL STANDARDS

- 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 ARCHITECTURAL STYLE IS EMPLOYED.
- C. USEABLE PORCHES AND STOOPS SHALL FORM A PREDOMINATE FEATURE OF THE BUILDING DESIGN AND BE LOCATED ON THE FRONT AND/OR SIDE OF THE BUILDING. USEABLE SHOULD BE COVERED AND 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 PROVIDE BLANK WALL PROVISIONS THAT LIMIT THE MAXIMUM BLANK WALL EXPANSE TO 10 FEET.
- 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. 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 TO SIDEWALKS ALONG PUBLIC AND PRIVATE STREETS.
- G. TOWNHOUSE BUILDINGS FRONTING PUBLIC OR PRIVATE NETWORK REQUIRED STREETS SHOULD BE LIMITED TO FIVE INDIVIDUAL UNITS OR FEWER. THE NUMBER OF INDIVIDUAL UNITS PER BUILDING.

STREETSCAPE AND LANDSCAPING

- A. THE PETITIONER WILL INSTALL, TREES AND LANDSCAPING AND THAT WILL COMPLY WITH ALL CITY ORDINANCES.
- B. SIDEWALKS, TREES AND LIGHTING SHALL BE CONSTRUCTED PER CITY STANDARDS SUBJECT TO REVIEW DURING PERMITTING.

ENVIRONMENTAL FEATURES

- A. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION STORMWATER ORDINANCE.
- B. 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 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.
- C. DEVELOPMENT WITHIN ANY SWM/PCSO BUFFER SHALL BE COORDINATED WITH AND SUBJECT TO APPROVAL BY CHARLOTTE-MECKLENBURG STORM WATER SERVICES AND MITIGATED IF REQUIRED BY CITY ORDINANCE. STREAM DELINEATION REPORTS ARE SUBJECT TO REVIEW AND APPROVAL BY CHARLOTTE STORM WATER SERVICES.
- D. THE TREE SAVE ORDINANCE SHALL BE FULFILLED OR ADEQUATE TREE SAVE AREA MAINTAINED AS A REQUIREMENT OF ANY DEVELOPMENT RESULTING FROM THIS PETITION.

PARKS, GREENWAYS, AND OPEN SPACE

- A. SIDEWALK ACCESS TO THE ADJACENT BALL FIELD ON CORNERSTONE CHURCH PROPERTY SHALL BE PART OF ANY PROPOSED DEVELOPMENT.
- B. PROPOSED DEVELOPMENT SHALL MEET ALL OPEN SPACE REQUIREMENTS PER THE ZONING ORDINANCE.

FIRE PROTECTION

- A. NUMBER AND ARRANGEMENTS OF SUFFICIENT HYDRANTS SHALL BE PROVIDED SUBJECT TO REVIEW DURING PERMITTING.
- B. ADEQUATE ACCESS FOR FIRE AND EMERGENCY VEHICLES SHALL BE PROVIDED TO ALL AREAS OF THE DEVELOPMENT PER CITY ENGINEERING AND PERMITTING REVIEW.
- C. 1. FIRE DEPARTMENT ACCESS ROAD SHALL HAVE A MINIMUM OF 20' UNOBSTRUCTED CLEAR WIDTH AND SHALL BE CAPABLE OF SUPPORTING 80,000 lbs.
2. FIRE DEPARTMENT ACCESS ROAD THAT EXCEEDS 150' SHALL PROVIDE AN APPROVED TURNAROUND.
3. TURN RADIUS 30' INSIDE AND 42' OUTSIDE.
4. ALL COMMON DRIVEWAY INTERSECTIONS SHALL BE DESIGNED TO ALLOW FIRE TRUCK TURN AROUND AND MANEUVERING.
5. FOR NON-SPRINKLERED BUILDINGS, FIRE DEPARTMENT MUST BE ABLE TO REACH 150' TO ALL EXTERIOR PORTIONS OF BUILDING.
6. FOR SPRINKLERED BUILDINGS, FIRE DEPARTMENT CONNECTION SHALL BE LOCATED WITHIN 200' TO ALL EXTERIOR PORTIONS OF BUILDING.
7. FOR BUILDINGS THAT ARE EQUIPPED WITH A SPRINKLER SYSTEM, A FIRE DEPARTMENT CONNECTION SHALL BE LOCATED WITHIN 200' OF A FIRE HYDRANT FOR A NFPA 13 SPRINKLER SYSTEM AND REQUIRED FLOW IS 2000 gpm.
8. FIRE HYDRANT SHALL BE LOCATED WITHIN 750' TO THE MOST REMOTE POINT TRAVEL FOR ALL BUILDINGS.
9. SHOW THE EXISTING AND NEW WATER LINES THROUGHOUT PROPERTY.
10. PROVIDE NUMBER OF STORIES, SQUARE FOOTAGE OF EACH FLOOR, TYPE OF WATER MODEL FOR PRIVATE HYDRANTS.
11. PROVIDE A CURRENT FIRE HYDRANT TEST REPORT. CALL 704-336-2101.

SIGNAGE

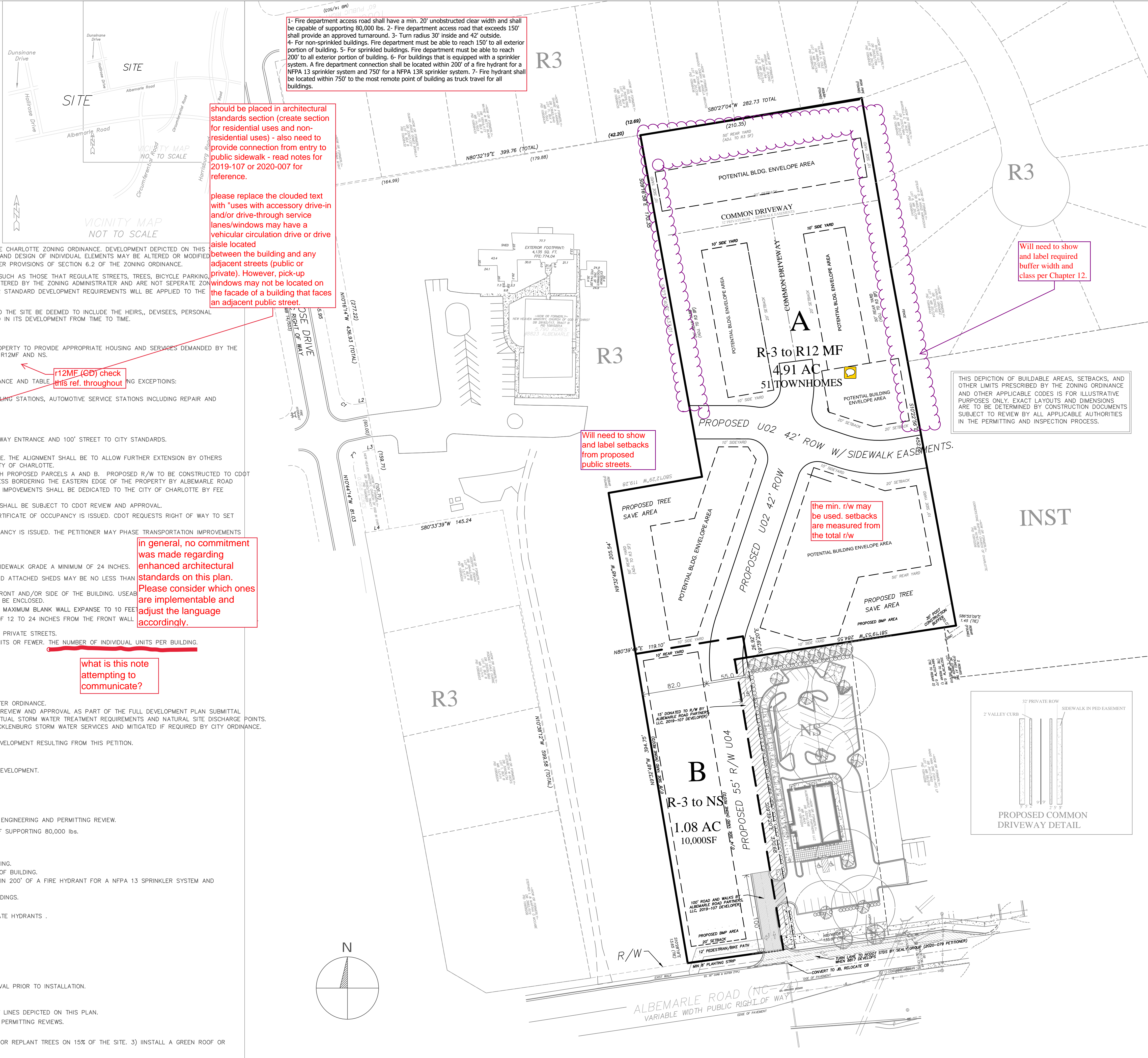
- A. NO VARIATIONS FROM THE CITY OF CHARLOTTE SIGN ORDINANCE.

LIGHTING

- A. ALL OUTDOOR LIGHTING FOR NONRESIDENTIAL USE SHALL COMPLY WITH 12.402M (1) AND (2).
- A LIGHTING PLAN OF PHOTOGRAMMETRIC PATTERNS, FULL CUT-OFF FIXTURES, AND HEIGHTS SHALL BE SUBMITTED FOR APPROVAL PRIOR TO INSTALLATION.

OTHER

- A. SEE SURVEY NOTED ABOVE BY CAROLINA SURVEYORS, INC FOR PROPERTY CORNER TIE POINTS AND PROPOSED NEW PROPERTY LINES DEPICTED ON THIS PLAN.
- B. PROPOSED DUMPSTER LOCATIONS TO BE PROVIDED DURING DESIGN DEVELOPMENT, SUBJECT TO APPLICABLE REGULATIONS AND PERMITTING REVIEWS.
- C. WATER, SEWER, ELECTRICAL AND COMMUNICATIONS UTILITIES SHALL BE UNDERGROUND WHERE POSSIBLE.
- D. NS PARCEL HAS OPTIONS FOR TREE SAVE COMPLIANCE. 1) MINIMUM 15% OF SITE PROTECTED AS TREE SAVE AREA. 2) PLANT OR REPLANT TREES ON 15% OF THE SITE. 3) INSTALL A GREEN ROOF OR PROVIDE PAYMENT IN LIEU PER CHARLOTTE TREE ORDINANCE.
- TREE SAVE PER CH. 21 TREE ORDINANCE FOR PORTION ZONED R12MF, MINIMUM 15% OF THE SITE PROTECTED AS TREE SAVE. IF LESS THAN 15% OF SITE HAS EXISTING TREES, ADDITIONAL TREES SHALL BE PLANTED AT 36 TREES/ACRE. IF ANY PORTION OF THE TREE SAVE AREA CANNOT BE PROTECTED, TREES MUST BE RE-PLANTED AT 150% OF THE AREA REMOVED AT A RATE OF 36 TREES/ACRE.



1- Fire department access road shall have a min. 20' unobstructed clear width and shall be capable of supporting 80,000 lbs. 2- Fire department access road that exceeds 150' shall provide an approved turnaround. 3- Turn radius 30' inside and 42' outside. 4- For non-sprinkled buildings. Fire department must be able to reach 150' to all exterior portion of building. 5- For sprinkled buildings. Fire department must be able to reach 200' to all exterior portion of building. 6- For buildings that is equipped with a sprinkler system. A fire department connection shall be located within 200' of a fire hydrant for a NFPA 13 sprinkler system and 750' for a NFPA 13R sprinkler system. 7- Fire hydrant shall be located within 750' to the most remote point of building as truck travel for all buildings.

should be placed in architectural standards section (create section for residential uses and non-residential uses) - also need to provide connection from entry to public sidewalk - read notes for 2019-107 or 2020-007 for reference.

please replace the clouded text with 'uses with accessory drive-in and/or drive-through service lanes/windows may have a vehicular circulation drive or drive aisle located between the building and any adjacent streets (public or private). However, pick-up windows may not be located on the facade of a building that faces an adjacent public street.

Will need to show and label required buffer width and class per Chapter 12.

THIS DEPICTION OF BUILDABLE AREAS, SETBACKS, AND OTHER LIMITS PRESCRIBED BY THE ZONING ORDINANCE AND OTHER APPLICABLE CODES IS FOR ILLUSTRATIVE PURPOSES ONLY. EXACT LAYOUTS AND DIMENSIONS ARE TO BE DETERMINED BY CONSTRUCTION DOCUMENTS SUBJECT TO REVIEW BY ALL APPLICABLE AUTHORITIES IN THE PERMITTING AND INSPECTION PROCESS.

Will need to show and label setbacks from proposed public streets.

the min. r/w may be used. setbacks are measured from the total r/w

in general, no commitment was made regarding enhanced architectural standards on this plan. Please consider which ones are implementable and adjust the language accordingly.

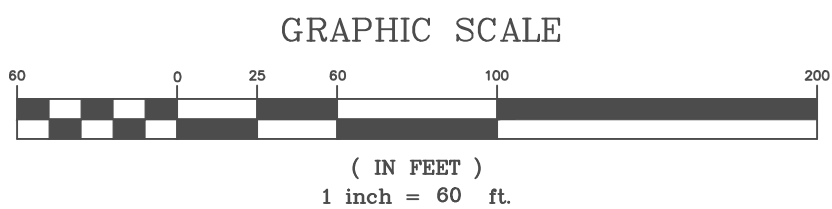
what is this note attempting to communicate?

feel like all of note C can be removed - these are important for reference and for permitting. will defer to FIRE to confirm

Modify to say signage is allowed per the Ordinance.

1 REZONING PLAN

RZ 1 1" = 60'



BEN BARRY

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THESE DRAWINGS ARE THE PROPERTY OF BEN BARRY ARCHITECT AND SHALL NOT BE USED, REPRODUCED, AND / OR MODIFIED WITHOUT WRITTEN CONSENT FROM BEN BARRY

TITLE:

NORWOOD
REZONING
2020-079

8817 ALBEMARLE ROAD
CHARLOTTE, NC 28227

REVISIONS
NO. DATE:
01 9/14/20
02 9/28/20
03 11/16/20

DRAWN BY: BLB
CHECKED: BLB
ISSUED FOR: BLB
REVIEW DATE: 04/28/20
CONSIST. DATE:

SHEET NO.

RZ 1.0

OF: