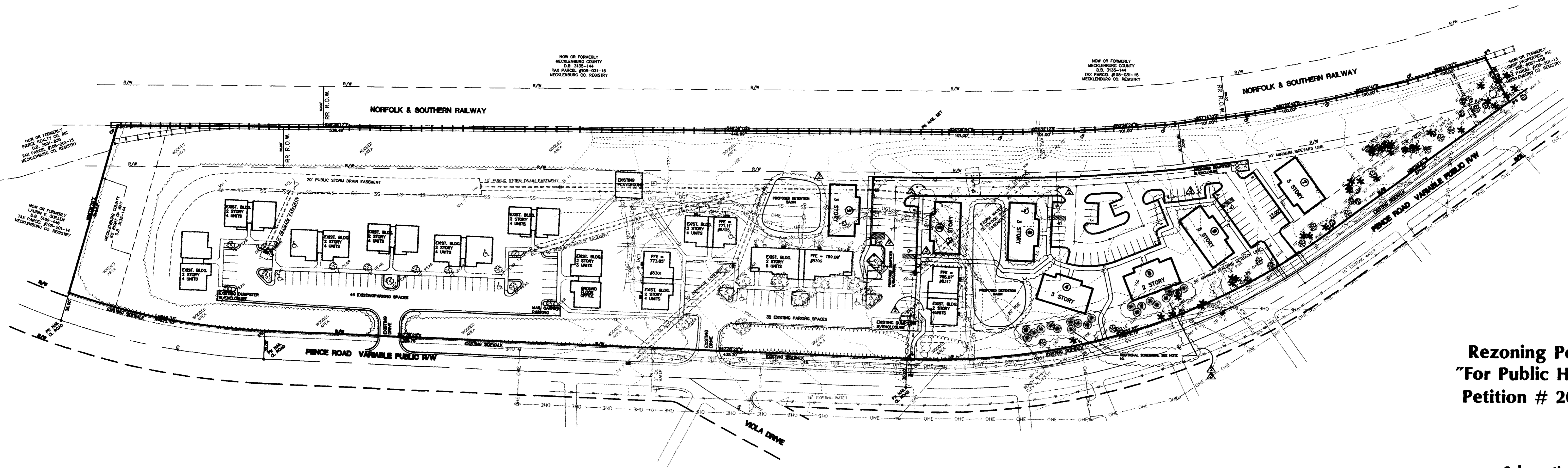
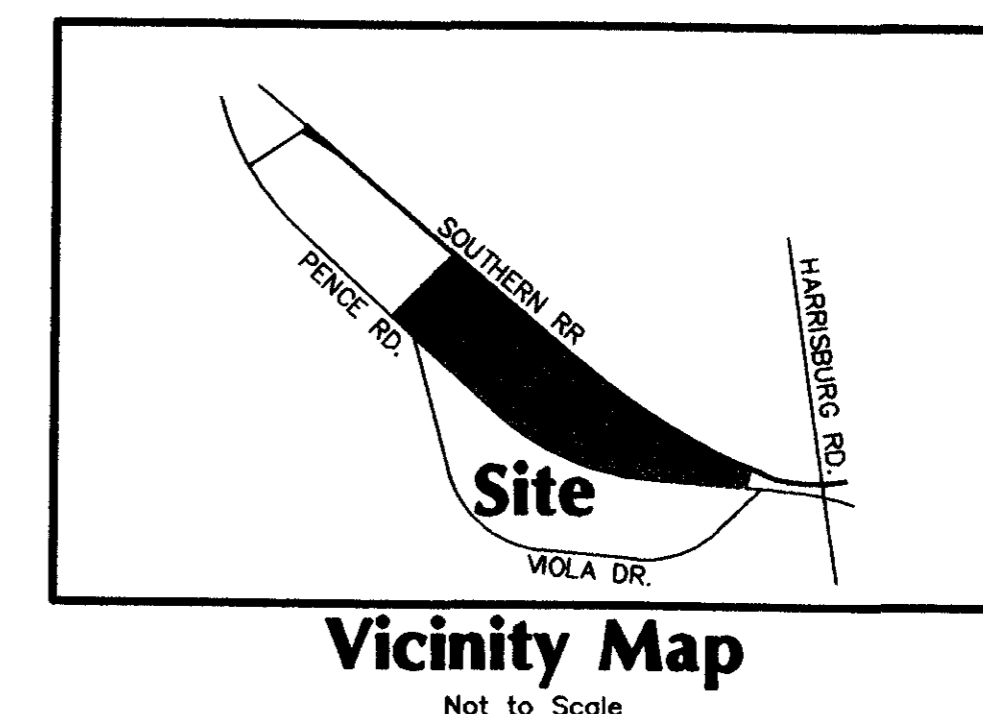


Pleasant View Apartments
Charlotte-Mecklenburg Housing Partnership, Inc.
Charlotte, North Carolina



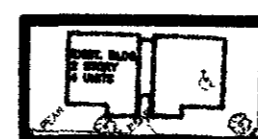
Rezoning Petition
"For Public Hearing"
Petition # 2002-01

Schematic Site Plan

APPROVED BY CITY COUNCIL
 DATE 3/18/02

LEGEND

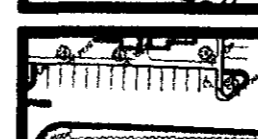
Existing Buildings
 Two Story/Four Units



Proposed Buildings
 Three Story/Six Units



Existing Parking



Proposed Parking



Existing Vegetation



DEVELOPMENT STANDARDS

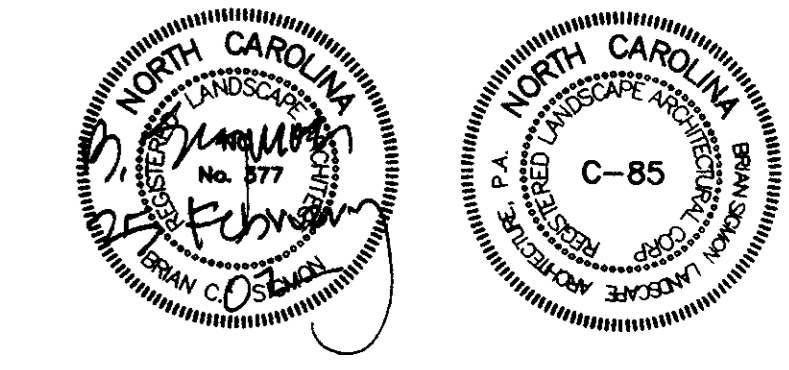
- General Provisions:
 - At a Minimum, all applicable development standards established under the Ordinance for the R-12 MF District will be satisfied in connection with development taking place on this Site.
 - In addition, development of the Site shall be governed by these Development Standards.
 - The building configurations, placements and sizes as well as the locations of streets and parking areas shown on the Schematic Site Plan are schematic in nature and may be altered or modified during design development and construction document phases within the development area depicted. Per Section Six of the zoning ordinance.
- Setbacks, Side Yards and Rear Yards:
 - All buildings constructed within this Site shall satisfy or exceed the setback, rear yard and side yard requirements established under the Ordinance for the R-12 MF Zoning District.
- Trash Collection:

Trash collection will be provided on Site with a privately contracted trash dumpsters. The dumpsters will be screened with a solid wooden or masonry enclosure with gate.
- Parking:
 - The parking spaces depicted on the Schematic Site Plan may vary but in all events will be sufficient to satisfy the minimum requirements for off street parking established under the Ordinance.
- Fire Protection

Adequate fire protection in the form of fire hydrants will be provided to the Charlotte/Mecklenburg County Fire Marshal's standards.
- Design Standards
 - Planted islands will be provided in the parking areas to avoid large expanses of pavement. These islands will satisfy the provisions of Section 12.208 of the Ordinance.
 - All parking will be screened from public streets in accordance with the requirements of Section 12.303 of the Ordinance.
 - The Site will be subject to the Planned Multifamily requirements of Section 9.303(19) of the Ordinance.
- Storm Drainage
 - Storm water runoff from the Site will be managed through proven techniques which satisfy the standards imposed by the Charlotte Engineering Department.
 - Existing storm water detention will be modified and will be maintained outside any required setbacks.
- Existing Vegetation
 - Existing vegetation in the tree protection zone will remain in accordance with the City Tree Ordinance and CDOT Sight Distance Policy.
- Clearing in the site triangles at the proposed entry shall be performed only with the direction and approval of CDOT and Urban Forestry staff. Trees requiring removal, if any, shall be replaced in accordance with the Charlotte Tree Ordinance mitigation provisions.
- Supplemental screening as indicated at building four and five shall consist of a mixture of evergreen trees and large maturing shrubs with a full to the ground growth habit. These materials shall be planted in a manner to provide at least 75% opacity at maturity. Installed size shall be five feet tall minimum.

SITE DATA

OWNER:	Charlotte Mecklenburg Housing Partnership, Inc.
ADDRESS:	1201 Greenwood Cliff, Suite 300 Charlotte, NC 28204
TELEPHONE NUMBER:	704-342-0933
EXISTING ZONING:	R-12-MF-GD
PROPOSED ZONING:	R-12 MFCDSA
TAX PARCEL ID NUMBER:	108-201-13
JURISDICTION:	City of Charlotte
LOT SIZE:	9.424 Acres
RR ROW:	1.984 Acres
City ROW:	2.36 Acres
Development Area:	7.224 Acres
EXISTING USE:	Multifamily
PROPOSED USE:	Multifamily
PROPOSED BUILDING HEIGHT(feet & stories):	40' max/3 stories
EXISTING UNITS:	46
Residential Units:	45
Office Unit:	1
EXISTING ALLOWABLE UNITS:	64
EXISTING MAX. DENSITY:	8.89 Du/Ac
PROPOSED UNITS:	40
PROPOSED ALLOWABLE UNITS: (new and existing)	86
PROPOSED MAX. DENSITY:	11.90 Du/Ac
YARD REQUIREMENTS:	
Setback (front):	30'-0"
From Pence Road R/W:	30'-0"
Side Yard:	10'-0"
Rear Yard:	40'-0"
PARKING DATA:	
REQUIRED PARKING: (86 UNITS * 1.5)	129
PROVIDED PARKING:	
Existing Spaces:	76
Proposed Spaces:	(min)53
MINIMUM OPEN SPACE:	50% of Development Area



Brian Sigmon
 Brian Sigmon
 Landscape Architecture PA

312 Rensselaer Avenue
 Suite 100
 Charlotte, NC 28203
 704/375 0725

DATE: June 26, 2001

REVISIONS

1.	November 30, 2001	Changed Re-zone classification
2.	January 21, 2002	Per Zoning Comments
3.	February 25, 2002	Staff Comments

