

THE DRAWINGS AND THE DESIGN SHOWN THEREON ARE INSTRUMENTS OF TURNBULL SIGMON DESIGN, P.A. THE REPRODUCTION OR UNAUTHORIZED USE OF THE DOCUMENTS WITHOUT THE CONSENT OF TURNBULL SIGMON DESIGN, P.A. IS PROHIBITED. 2004 ©

Land Craft Management

1435 WEST MOREHEAD STREET
SUITE 135
CHARLOTTE, NC 28208

For Public Hearing

McLaughlin Property

CITY OF CHARLOTTE
MECKLENBURG COUNTY

Rezoning
Plan ATTACHED TO APPROVED
Petition # 2005-024
DATE: 9-29-2010

PROJECT NUMBER: 04-117
DRAWN BY: KRK, RHW, SFC
DESIGNED BY: SRT
ISSUE DATE: 11/19/04

- 8. 09/08/10 EEP Revised Neighborhood Swim Club location
- 8. 07/28/10 EEP Innovative Development Standard for parking
- 7. 06/16/09 KST Revise per CMPC/client comments
- 6. 05/18/09 BCM Revised zone #3
- 5. 04/22/09 TCS Revise per client comments
- 4. 04/20/09 KST Revise per client comments
- 3. 04/07/09 TCS Revise per CMPC/client comments
- 2. 03/17/09 TCS Revise per CMPC/client comments
- 1. 01/21/09 TCS Revise per CMPC comments

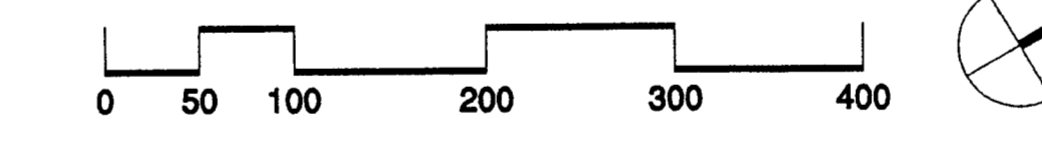
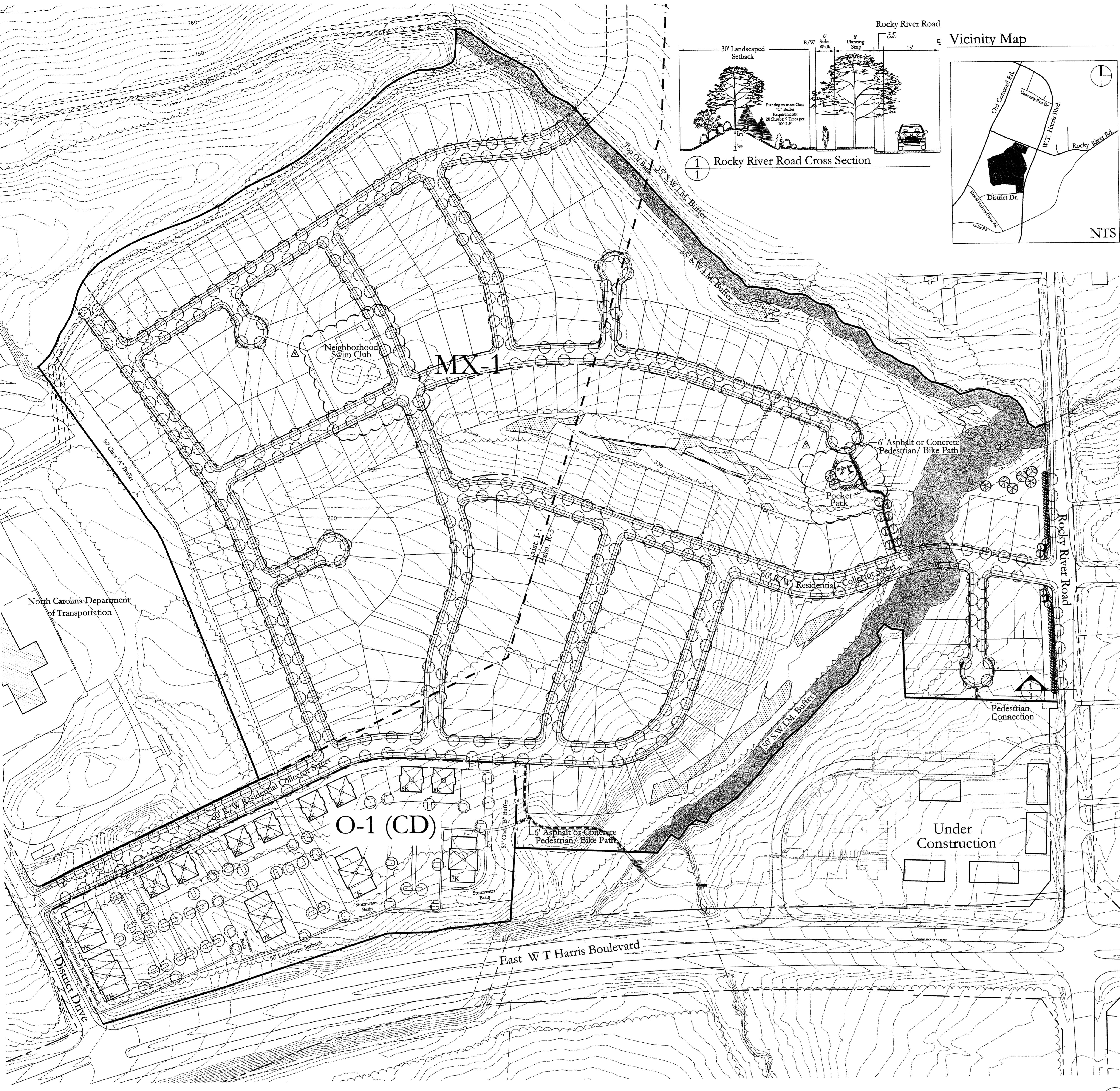
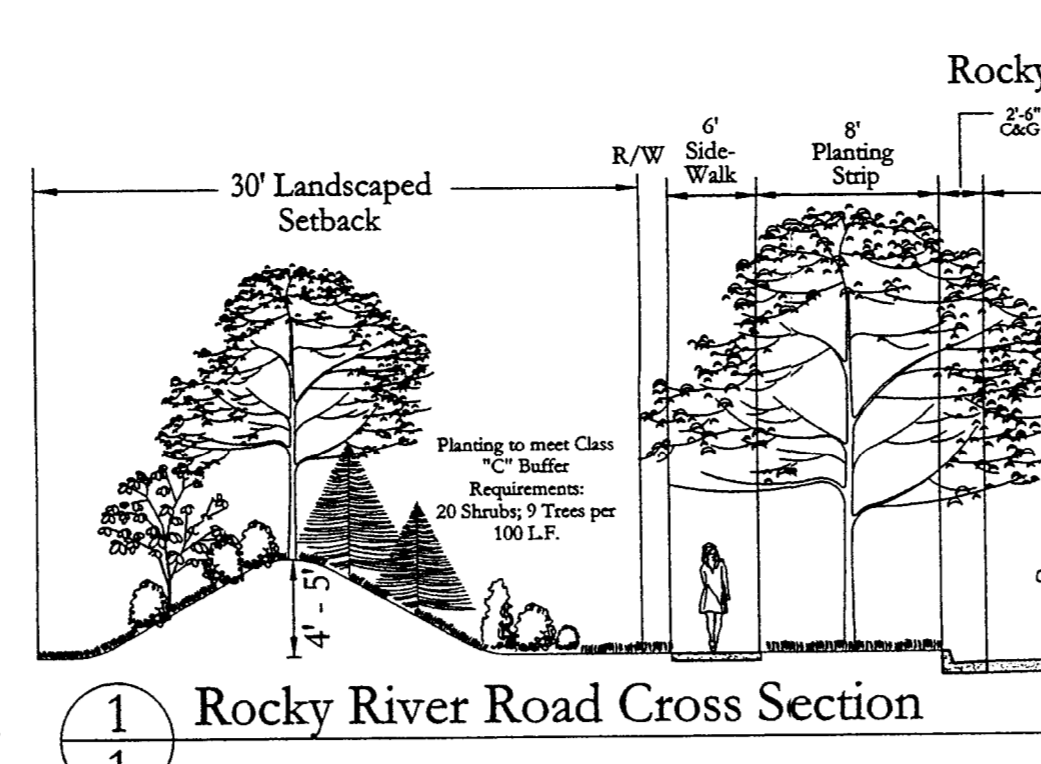
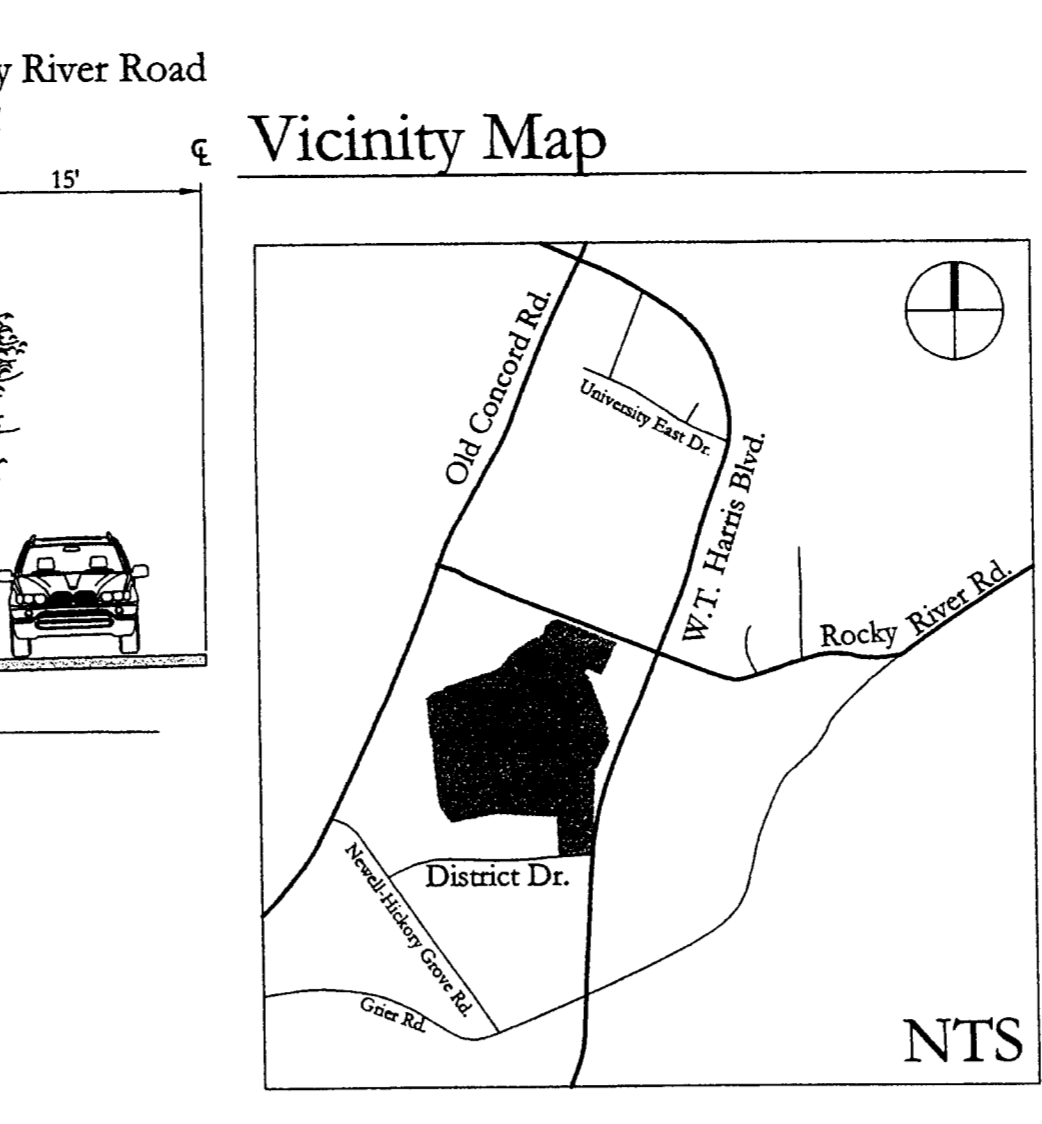
NO. DATE: BY: REVISIONS:

Development Standards

- General**
1. 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 within the building envelope line as shown on the plan per Section 6.2 of the Zoning Ordinance.
 2. The use of the principal portion of the site will be for the construction of single-family detached homes on individual lots along with related accessory uses under the MX-1 district standards. A portion of the site that relates to Harris Blvd. will be used for a small office park development with uses limited to general and medical office provided for under the standards of the O-1 district.
 3. The site will be developed per "McLaughlin Property Storm Water Management Plan" attached.
 4. The Petitioner acknowledges that other standard development requirements imposed by other ordinances, such as those that regulate streets, sidewalks, trees, 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 plan.
 5. 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.
 6. All 60' R/W streets will have 8' planting strip and 5' sidewalk widths. All 40' and 50' R/W streets will have 6' planting strip and 5' sidewalk widths.
- Office**
7. Any detached lighting on the site will be limited to 20 feet in height unless City standards require streetlights to be higher. No "wall pack" lighting will be permitted in the office area.
 8. Signage will be permitted in accordance with applicable Zoning standards.
 9. Parking will be provided which will meet or exceed the standards of the Zoning ordinance. No parking or maneuvering will be located between the buildings and public streets in the office area. Bicycle racks will be installed in the office area in conjunction with applicable bicycle parking requirements in force when the site is developed.
 10. The area in the office portion of the site that has frontage on Harris Blvd. and District Drive will incorporate a 50-foot landscape area. This area will include a 20' area at the interior that may be graded and re-vegetated to Class "C" buffer standards. The petitioner will also be able to install sidewalk in this 20' area. A 30' area will be a "woodland" type buffer. A "woodland" buffer is defined below.
- Woodland Buffer:** A buffer that would allow a limited amount of clearing to take place to promote the growth of existing vegetation and/or to enhance the aesthetic appeal of the site. The following would be allowed in a woodland buffer:
- a) Hand pruning only. No heavy equipment or vehicles allowed in this buffer. (i.e. bulldozers)
 - b) Plant material, which may be removed, shall be cut flush with the ground. No disturbance of the soil will be allowed.
 - c) No limb removal, with the exception of dead or diseased limbs.
 - d) Weeds and vines may be removed.
 - e) Trees that measure LESS THAN 2" CALIPER at the base that are clearly within the drip line of a tree that is 2" or greater may be removed. Drip line is defined as an imaginary line on the ground that would form the perimeter of the tree's canopy.
 - f) Dead trees and materials may be removed. Diseased trees may be removed at the discretion of an Urban Forester.
 - g) Mulch may be applied to the woodland buffer. Keep mulch 2-3' away from the bark of trees.
11. Buildings constructed on the office portion of the site will be limited to 3 stories or 45' in height and will be residential in character and scale. Street trees will be planted along the public street according to city standards at this area develops. These trees will be large maturing trees.
 12. An 8' planting strip and a 5' sidewalk will be installed along District Drive when that portion of the site develops.
 13. The petitioner will provide an easement within the office development O-1 (CD) positioned parallel to W.T. Harris Blvd to include the sidewalk shown on the plan for the benefit of Mecklenburg County Parks and Recreation in order to connect any future public greenway that may be constructed by Mecklenburg County through the site. This sidewalk will be a minimum of 6' wide.
- Residential**
14. Access will be provided by street connections to District Drive and to Rocky River Rd. and by future connections to other properties. The Petitioner will provide for a left turn lane from Rocky River Rd. into the site and from District Drive into the site.
 15. The Petitioner will install these pedestrian/bicycle connections:
 - from the small retail site nearby to the on-site access off of the entry road for Rocky River Road.
 - from the on-site access in the rear portion of the site connecting to the entrance road off Rocky River and
 - from the portion of the site close to the office development to retail site.
 These accesses are generally depicted on the site plan. All paths will be at least 6' wide and be made of asphalt or concrete. These entrances will have a minimum 20' easement for the purposes of them acting as neighborhood entrances from the public street systems to the future greenway. The petitioner and Mecklenburg County Park and Recreation Department will mutually agree upon the exact locations of the easements, the issues of construction, maintenance and liability for the public easements at such time as the specific preliminary subdivision plans are being reviewed for approval.
 16. Beginning at Rocky River Road, The Petitioner will dedicate the entire fifty (50) foot SWIM buffer to Mecklenburg County for use as a future greenway.
 17. Common open space areas will include passive and active recreation. A pocket park will be provided in the interior of the site close to the southwest portion of the residential area as noted on the plan that will consist of a "look out" with children's play equipment and seating. A second pocket park will be developed in the area noted on the plan close to the entrance off Rocky River Rd. This area will include as a minimum children's play equipment, seating and bike racks. The petitioner reserves the right to include a pool and cabana in this area.
 18. The Petitioner will install trees in the residential area at a rate of one tree per 40' of frontage or one per lot, whichever results in the greater number of trees. These trees will be planted in the planting strip within the road right of way. These trees will be large maturing trees and will be of a constant type along the entire length of a street.
 19. The Petitioner will establish the following building and design guidelines for the homes to be built on the site. These details will be added to the covenants and restrictions that will govern the development and use of the site.
 - a) The minimum floor area for any home constructed on the site will be 1,200 sq. ft. of heated/conditioned floor area.
 - b) All dwelling units will have at least one enclosed garage and at least 1 and 1/2 baths.
 - c) There will be no parking allowed in the front yards off of the driveway.
 - d) Two thirds of all homes will be constructed with front porches that are at least 6' in depth. For homes without a porch, adjacent homes on the same side of the street will have porches.
 - e) Garages will not protrude further than 6' from the front plane of the house.
 - f) In addition to normally expected rooms such as kitchens, bathrooms, formal rooms, or family rooms, the homes will have two rooms that could be used as bedrooms or for other purposes, such as a den, study, or home office.
 - g) All homes will be wired for phone and cable service. Optional wiring for security, audio, video, or other systems may also be installed.
 - h) The homes will have a roof pitch of between 5/12 and 10/12 on the main portion of the structure (excluding design elements such as porches, dormers, etc.) and may use a variety of roofing materials. Roof styles may consist of a mixture of shed roofs, gabled, and gambrel roofs.
 - i) Buildings will be limited to 40' in height.
 - j) The exterior siding of all homes exclusive of doors, windows and window frames, dormers, and gables, will be composed of a combination of building materials including brick, stone, synthetic stone or other similar durable masonry product, shakes, vinyl or other durable products.
 - k) The development will be furnished with uniform mailboxes.
 - l) No commercial vehicle parking will be permitted.
 - m) Pedestrian streetlights will be installed in the neighborhood at a spacing of no more than 1 per 200 linear feet of road.
 - n) A homeowners association will be established for the entire community to enforce these and other covenants and restrictions.
 - o) All dwelling units with frontage on more than one street will have architectural features (i.e. shutters) on both sides of frontage.
 - p) All exposed foundations shall be brick veneer.
 20. The Petitioner, in accordance with the provisions of Section 11.208, "Innovative Development Standards", proposes the following modifications:
 - Street construction standard for street section that fronts the "O-1(CD)" parcel labeled as "60' Residential Collector Street" on the plan.
 - Sidewalk: 20' side yard, 3' rear yard, 30'
 - Neighborhood Swim Club - off street parking provided at 1 space per 200 sf of surface water.
 21. An entrance feature, including structures such as columns and fences along with landscaping, will be installed at the project entrance to Rocky River Rd. The overall character and design is depicted on the site plan and will include stone or synthetic stone faced columns and vinyl fencing as generally illustrated. The landscaping will be into the overall streetscape treatment along Rocky River Rd. to create an identity and a sense of entry to the new community.

Development Data

Total Site Area:	78.4 Ac.
Residential Site Area:	68.6 Ac.
Proposed Zoning:	MX-1
Number of Units:	248
60' Lots:	105
50' Lots:	143
Density:	3.62 d.u./ac.
Open Space:	± 14.2 ac. (21%)
Tree Save Area:	± 7.48 ac. (11%)
Office Site Area:	9.76 Ac.
Proposed Zoning:	O-1 (CD)
Maximum Office Area:	99,000 SF



CHARLOTTE-MECKLENBURG
PLANNING COMMISSION
INTER-OFFICE COMMUNICATION

DATE: October 19, 2010

TO: Mark Fowler
Zoning Inspector

FROM: Debra Campbell
Planning Director

SUBJECT: Innovative Request for Rezoning Petition 2005-024 for MI Homes,
Reduction of the required neighborhood swim club parking requirement from 1 space per 100 sf. of surface water to 1 space per 200 sf. of surface water.

The Zoning Committee of the Charlotte Mecklenburg Planning Commission approved this innovative request on September 29, 2010. All other conditions remain the same as previously approved. Please use this plan when evaluating requests for permits.

H:\2009\work\090206 Rezoning Plans from 04-117\innovative Submittal\041117R2.dwg 9/9/2010 9:22:03 AM ED