

PHILIPS PLACE  
 MB: 27-126  
 TAX ID #183-141-16  
 USE: RESIDENTIAL  
 ZONING: CC

NOW OR FORMERLY:  
 PEGGY PHILIPS CROWDER  
 MB: 27-94  
 TAX ID #183-141-18  
 #183-141-26  
 #183-141-19  
 USE: RESIDENTIAL  
 ZONING: R-3

NOW OR FORMERLY:  
 PEGGY PHILIPS CROWDER  
 TAX ID #183-141-05  
 DEED: 1445-433  
 USE: RESIDENTIAL  
 ZONING: R-3

NOW OR FORMERLY:  
 WC + C, INC  
 DEED: 7284-499  
 TAX ID #209-061-09  
 USE: RESIDENTIAL  
 ZONING: R-3

NOW OR FORMERLY:  
 PEGGY P CROWDER  
 TAX ID #209-061-08  
 DEED: 6290-785  
 USE: RESIDENTIAL  
 ZONING: R-3

SOUTH HILL CONDOMINIUMS  
 TAX ID #183-15C93  
 USE: RESIDENTIAL  
 ZONING: R-12MF(CD)

LINE	LENGTH	BEARING
LT	9.41	S38°54'23"E

APPROVED BY  
 CITY COUNCIL

**DEVELOPMENT DATA TABLE**

TOTAL SITE AREA: 5.22 ACRES

TAX PARCELS # 183-141-07, 183-141-12, 183-141-20

EXISTING ZONING: R-3

PROPOSED ZONING: UR-2(CD)1

PROPOSED ATTACHED/DETACHED SINGLE FAMILY UNITS: 36

DENSITY: 6.90 DUA

MAXIMUM BUILDING HEIGHT: 40'

FLOOR AREA RATIO NOT TO EXCEED 10

PARKING WILL MEET OR EXCEED ORDINANCE REQUIREMENTS

- 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.

**Purpose**  
 The purpose of this Rezoning application is to provide for the development of a residential community composed of single family detached and single family attached dwellings. To achieve this purpose, the application seeks the rezoning of the site to the UR-2 (CD) district.

**Permitted Uses**  
 Uses allowed on the property included in this Petition will be single family detached and single family attached dwelling units and related accessory uses as are permitted in the UR-2 district.

- Transportation**
- The site will have access via a new standard residential medium public street connection to Sharon View Road and by a future public street connection to adjoining property as generally identified on the concept plan for the site.
  - No driveways serving individual residences will be permitted to connect to Sharon View Road.
  - If not already present, the Petitioner will dedicate and convey a right of way to the City of Charlotte along the entire Sharon View Road frontage of 35' measured from the centerline of the existing Sharon View Road right of way.

**Architectural Standards**  
 The development of the site will be governed by the district regulations of the Zoning Ordinance for the UR-2 district and by the conditions included as part of this rezoning site plan.

The Petitioner has also provided images of the buildings that represent the overall scale, character, and quality of the building proposed to be constructed on the site. The Petitioner reserves the right to make minor architectural changes to these building designs but the overall design and construction character will be as illustrated. To further define the character of the buildings to be constructed on the site, the Petitioner will include the following elements and features:

- The building exteriors located below the roof line, excluding areas devoted to windows, doors, garage doors, gables, and architectural accents will be constructed of masonry products such as brick, architectural CMU or precast, man made stone, cementitious board or other similar durable material.
- No vinyl, EIFS, or Masonite will be used for siding materials but vinyl may be used for soffit, and trim including window and door trim.
- Principal roof pitch will be no less than 5:12.
- Roofing materials will be architectural fiberglass composite shingles and roof vents and features will be painted to match the roof color.
- Buildings will be designed so that no more than 20 feet of blank wall, excluding windows and doors, will be constructed along the frontage of a public or private street.

**Streetscape and Landscaping**  
 The Petitioner reserves the right to install an entrance feature at the driveway connection to Sharon View Road and an ornamental fence along the frontage of Sharon View Road, subject to all sight distance restrictions in the location generally depicted on the site plan.

The water quality facility that will be constructed on the front portion of the site will be designed and landscaped and/or screened as part of the overall site design.

**Environmental Features**  
 The location, size and type of storm water management systems depicted on the Rezoning Plan and subject to review and approval as part of the full development plan submission and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural discharge points.

**Parks, Greenways, and Open Space**  
 Reserved

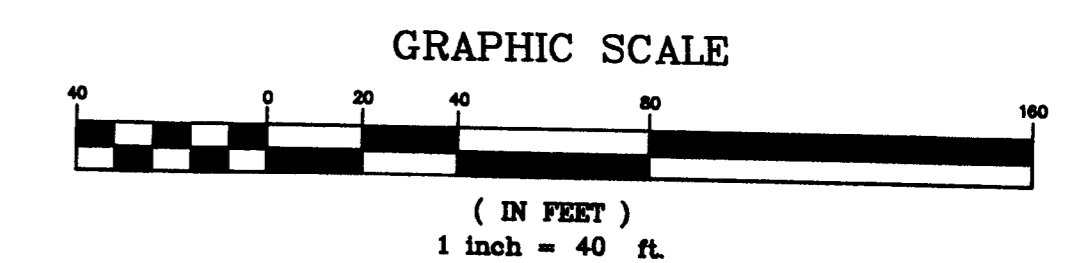
**Fire Protection**  
 Reserved

**Signage**  
 Reserved

**Lighting**  
 a. Freestanding lighting on the site will utilize full cut-off luminaires and be limited to 20' of total height.  
 b. The Petitioner will install pedestrian lighting that will be designed as a component of and a complement to the architectural lighting on the site. All such lighting will be limited to 12' in total height. All costs associated with the design, construction, installation, maintenance, and on-going energy use of the pedestrian lighting will be the responsibility of the Petitioner.

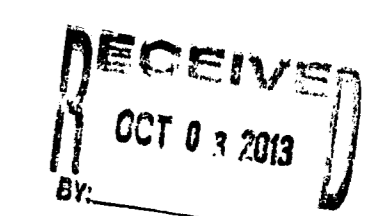
**Planting**  
 Reserved

**Initial Submission:** 6-4-13  
 Revised per staff comments: 8-16-13, 2.3  
 Revised per Staff Analysis: 9-19-13, 3.1  
 Revised per staff comments: 10-2-13, 3.2



**TECHNICAL DATA SHEET**

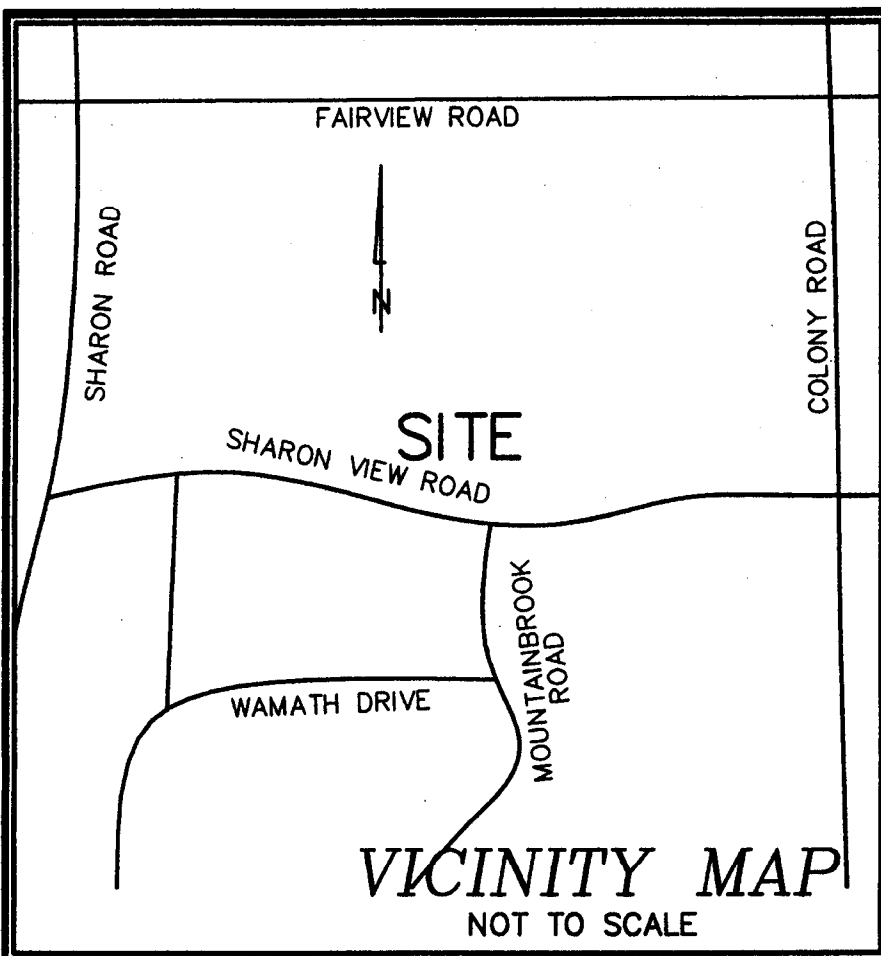
SHARON VIEW ROAD PROPERTY  
 CITY OF CHARLOTTE, MECKLENBURG COUNTY, NC  
 FOR: David Weekley Homes  
 DATED: 5/10/13  
 SCALE: 1" = 40'



FOR PUBLIC HEARING  
 REZONING PETITION #2013-066

NO.	DATE	DESCRIPTION	BY
1	10/2/13	PER STAFF COMMENTS	WKO

**YARBROUGH-WILLIAMS & HOULE, INC.**  
 Planning • Surveying • Engineering  
 700 Walker Oak Court (20070) P.O. Box 7007 (28241)  
 Charlotte, North Carolina  
 NCEM LICENSE: C-5476 704.568.1100 704.568.0505(fax)



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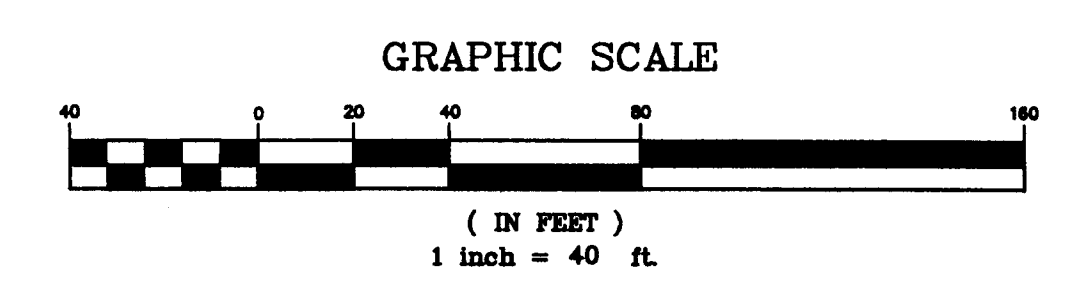
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 OCT 21 2013

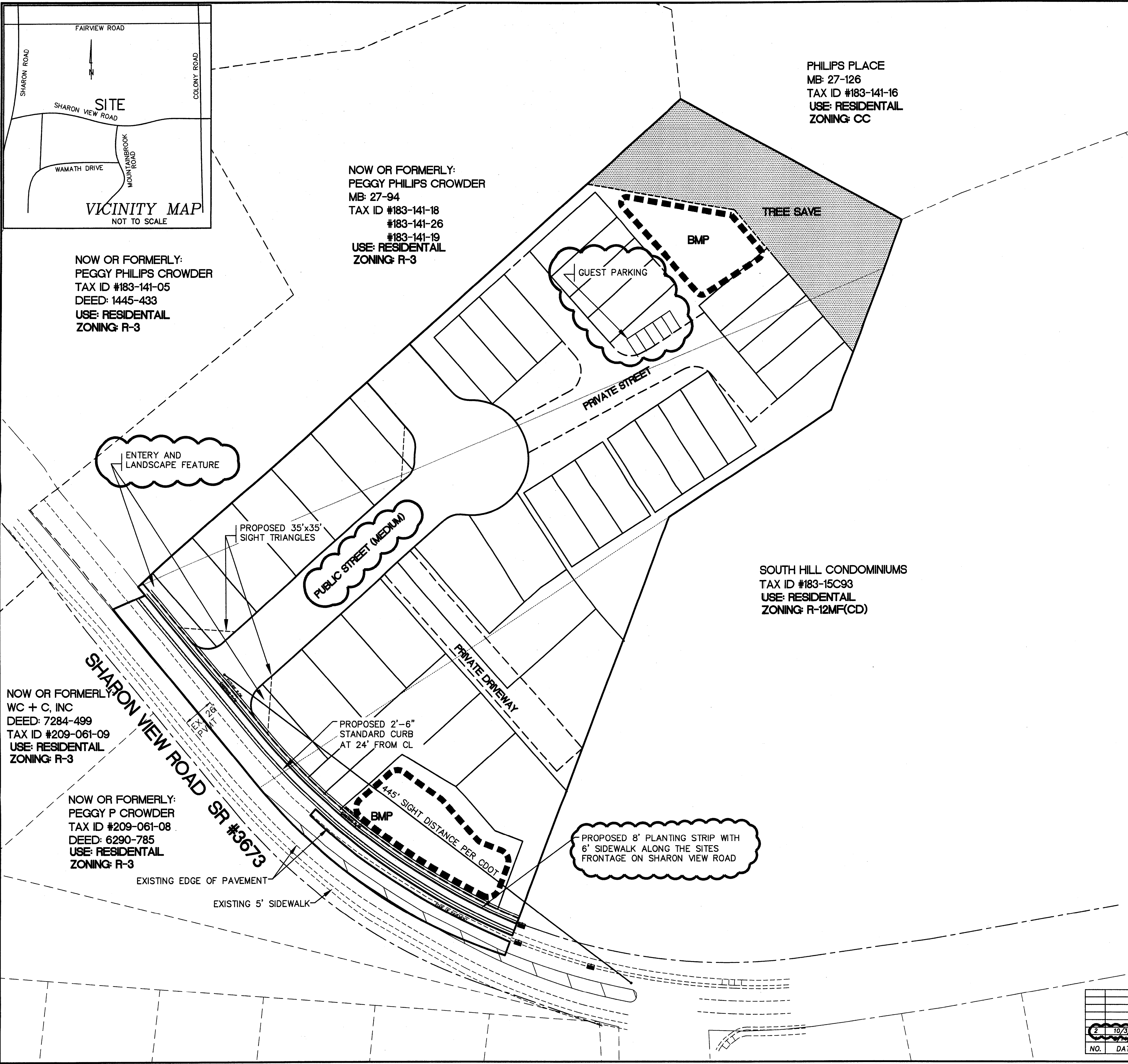


**SCHEMATIC SITE PLAN**  
 SHARON VIEW ROAD PROPERTY  
 CITY OF CHARLOTTE, MECKLENBURG COUNTY, NC  
 FOR: David Weekley Homes  
 DATED: 5/10/13  
 SCALE: 1" = 40'

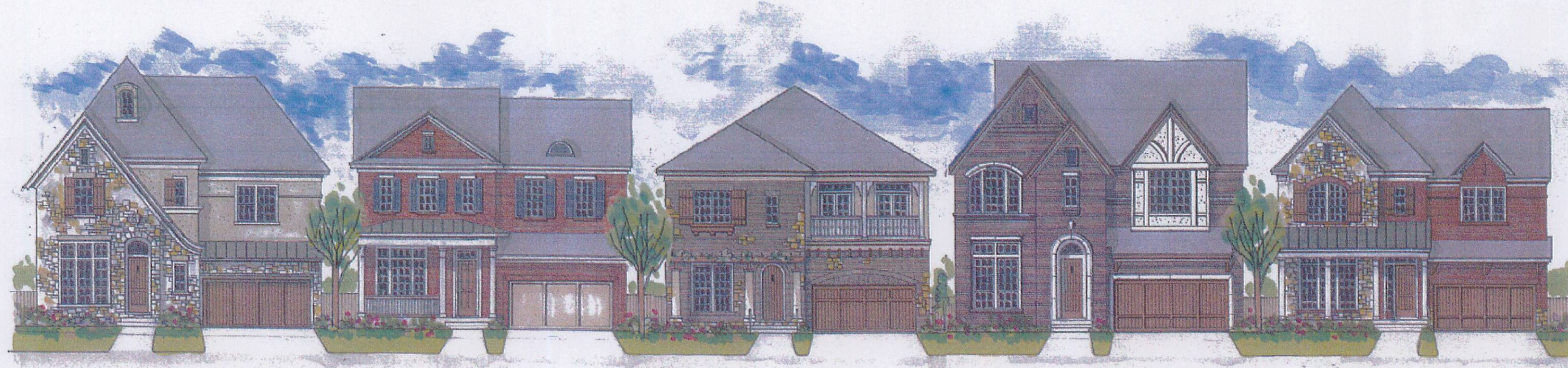
FOR PUBLIC HEARING  
 REZONING PETITION #2013-066

NO.	DATE	DESCRIPTION	BY
2	10/3/13	PER STAFF COMMENTS	WJD

**YARBROUGH-WILLIAMS & HOULE, INC.**  
 Planning • Surveying • Engineering  
 720 Windsor Oak Court (5507) P.O. Box 7007 (5504)  
 Charlotte, North Carolina  
 NCELS CORPORATE LICENSE: C-0475 704.556.1900 704.556.0500(fax)







Sharonview Lots 1-5



Sharonview Townhomes



**David Weekley Homes**

Sharonview Town Home  
Preliminary Elevation Rendering

APPROVED BY  
CITY COUNCIL

OCT 21 2013

**BUILDING ELEVATIONS**

SHARON VIEW ROAD PROPERTY  
CITY OF CHARLOTTE, MECKLENBURG COUNTY, NC  
FOR: David Weekley Homes  
DATED: 5/10/13

FOR PUBLIC HEARING  
REZONING PETITION #2013-066

NO.	DATE	DESCRIPTION	BY

**YARBROUGH-WILLIAMS & HOULE, INC.**  
Planning • Surveying • Engineering  
710 Woodlark Oaks Court, Suite 1000, Charlotte, NC 28203  
Charlotte, North Carolina 704.536.1200 704.536.1500(fax)