VICINITY MAP
NOT TO SCALE
TYVOLA ROAD
FAIRVIEW ROAD
PARK ROAD
SITE

R-22 MF ZONING

ADJACENT PROPERTY OWNERS # 1-47

ADJACENT PROPERTY OWNERS # 53-103

FAIRVIEW ROAD

50' FUTURE R/W TO BE DEDICATED TO CITY OF CHARLOTTE

SEE NOTE "E" AND PLAN ON RZ-2 FOR ALTERNATE TREATMENT FOR THIS AREA

PROPOSED STREET TREE

SETBACK = 24' FROM FUTURE B.O.C.

6' SIDEWALK TO MATCH WALK ON ADJACENT DEVELOPMENT

PRIVATE DRIVE CONNECTION

MIN. FRONT SETBACK = 14' FROM B.O.C.

COMMON OPEN SPACE AREAS SHALL CONTAIN PEDESTRIAN AMENITIES SUCH AS SEATING, FLOWER BEDS, ETC.

EXIST. TREE TO REMAIN

CLOSEBURN ROAD

TREE SAVE AREA

BUILDING ENVELOPE

UR-2(CD) ZONING PETITION #2014-075

LOT LINE TYPICAL

EXIST. TREE TO REMAIN

20' MIN.

20' MIN.

18'

LOT LINE TYPICAL

PEDESTRIAN CONNECTION TO ADJACENT SITE WILL BE ALLOWED

FENCE (SEE NOTE)

MIN. FRONT SETBACK = 14' FROM B.O.C.

R-3 ZONING

PROPOSED STREET TREE

3' EX.

PROPOSED BLDG. (FROM PETITION)

5' BUILDING SETBACK

ADJACENT PROPERTY OWNER # 48

CLOSEBURN ROAD

PROPOSED BLDG. (FROM PETITION)

ALLEY WILL NOT BE CONNECTED TO CLOSEBURN AT THIS LOCATION

SOLID WALL 5'-6" HEIGHT

TREE SAVE AREA

10' BUILDING SETBACK

R-3 ZONING

ADJACENT PROPERTY OWNER # 51

MIN. 15' BUFFER - SEE NOTE

10' BUILDING SETBACK

10' BUILDING SETBACK

R-3 ZONING

TAX PARCEL #17125106

ADJACENT PROPERTY OWNER # 50

TAX PARCEL #17125105

ADJACENT PROPERTY OWNER # 49

APPROVED BY CITY COUNCIL
SEP 28 2015
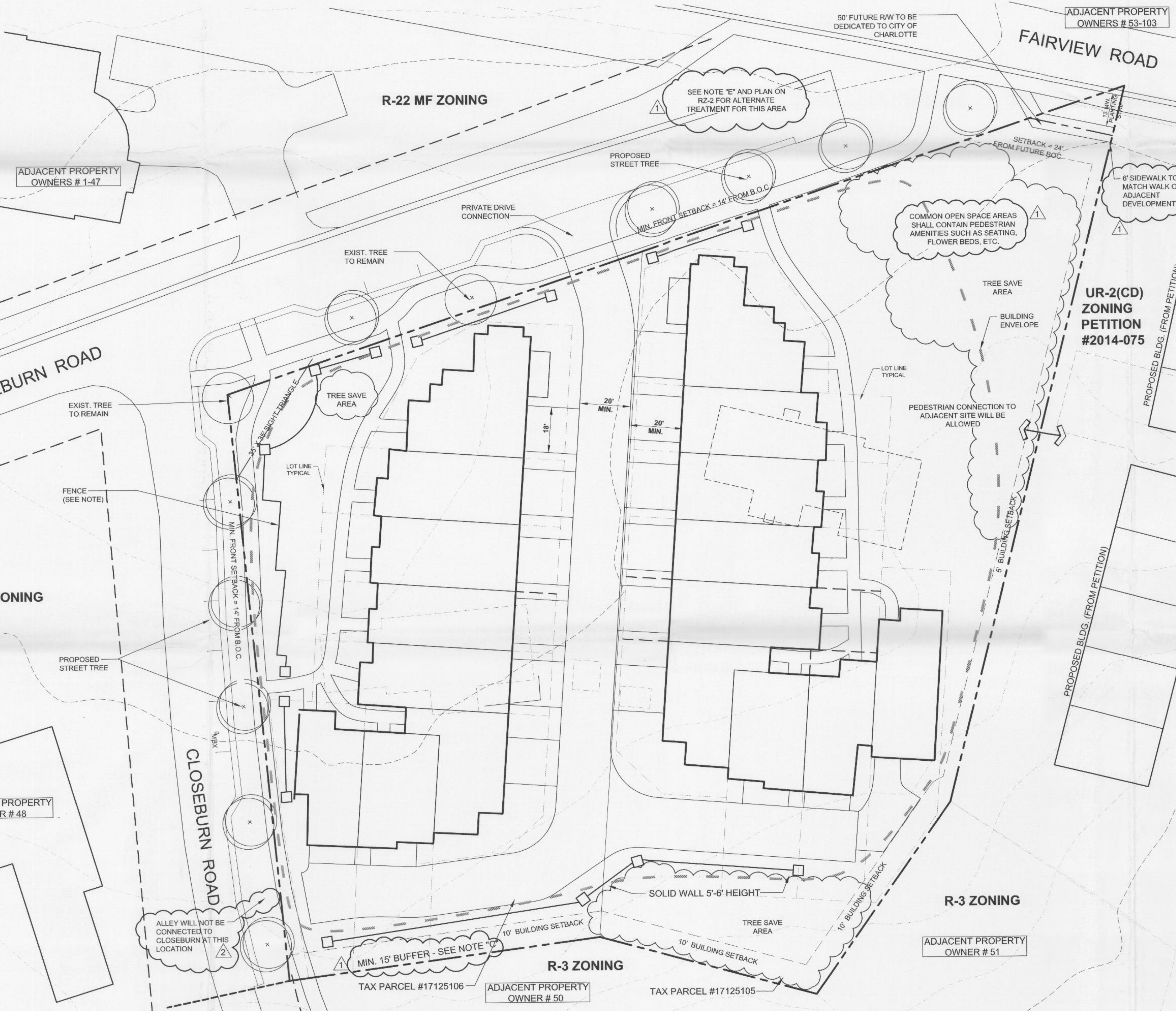
SITE DATA

TAX PARCEL: 17125106 & 17125105
SITE AREA: 1.95 AC. +/-
EXISTING ZONING: R-3
PROPOSED ZONING: UR-2(CD)
PROPOSED USES: ATTACHED RESIDENTIAL AND DETACHED RESIDENTIAL DWELLINGS
PROPOSED # OF UNITS: 18 MAXIMUM
PROPOSED DENSITY: 9.23 DU / AC.
MIN. FRONT SETBACK: 14' FROM BACK OF PROPOSED CURB
MIN. SIDE & REAR YARD: 5' / 10' (AS SHOWN)
PARKING: 2 SPACES / UNIT
MAXIMUM BLDG. HEIGHT: PER ORDINANCE; NOT TO EXCEED 3 STORIES AND NOT TO EXCEED 2 STORIES TO SOFFIT
REQUIRED TREE SAVE: PER ORDINANCE (15% MIN.)

DEVELOPMENT STANDARDS

GENERAL PROVISIONS

A. THE PURPOSE OF THIS APPLICATION IS TO REZONE THE PROPERTY FROM R-3 TO UR-2(CD) TO PROVIDE FOR THE CONSTRUCTION OF UP TO 18 ATTACHED RESIDENTIAL UNITS, AND RELATED ACCESSORY OR COMPLEMENTARY USES. NOT MORE THAN FOUR PRINCIPAL BUILDINGS ARE ANTICIPATED FOR THE SITE. ACCESSORIES BUILDINGS OR STRUCTURES, IF ANY, SHALL NOT BE CONSIDERED ADDITIONAL BUILDINGS FOR PURPOSES OF MAXIMUM BUILDINGS ALLOWED ON THE SITE. HOUSES EXISTING ON THE SITE MAY CONTINUE TO BE USED AS RESIDENCES UNTIL SUCH TIME AS THEY ARE REMOVED TO ACCOMMODATE NEW CONSTRUCTION.

B. DEVELOPMENT OF THIS SITE WILL BE GOVERNED BY THE STANDARDS DEPICTED ON THIS SITE PLAN AND BY THE STANDARDS OF THE CHARLOTTE ZONING ORDINANCE (ORDINANCE). THE DEVELOPMENT DEPICTED ON THIS PLAN IS INTENDED TO SHOW THE ARRANGEMENT OF PROPOSED USES ON THE SITE, BUT THE EXACT CONFIGURATION, PLACEMENT AND SIZES OF THE INDIVIDUAL SITE ELEMENTS MAY BE ALTERED OR MODIFIED, WITHIN THE BUILDING ENVELOPE LIMITS SHOWN, AND AS PRESCRIBED BY THE ORDINANCE, DURING THE DESIGN AND CONSTRUCTION PHASES, AS ALLOWED UNDER THE PROVISIONS OF SECTION 6.2 OF THE ORDINANCE.

C. THE PETITIONER ACKNOWLEDGES THAT OTHER DEVELOPMENT REQUIREMENTS ARE IMPOSED BY OTHER CITY ORDINANCES, SUCH AS THOSE THAT REGULATE STREETS, DRIVEWAYS, SIDEWALKS, TREES, STORMWATER TREATMENT AND SITE DEVELOPMENT, SINCE THESE ARE NOT ZONING REGULATIONS AND ARE NOT ADMINISTERED BY THE ZONING ADMINISTRATOR AND ARE NOT SEPARATE ZONING CONDITIONS IMPOSED BY THIS SITE PLAN (UNLESS SPECIFICALLY NOTED IN THE CONDITIONS OF THIS SITE PLAN), SUCH OTHER DEVELOPMENT REQUIREMENTS WILL BE APPLIED TO THIS SITE AS DEFINED BY THOSE OTHER CITY ORDINANCES.

D. THROUGHOUT THIS REZONING PETITION, THE TERMS OWNER(S) OR PETITIONER(S) SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNEES OF THE OWNER OF THE SITE WHO MAY BE INVOLVED IN ITS OWNERSHIP OR DEVELOPMENT FROM TIME TO TIME.

PERMITTED USES

A. USES ALLOWED ON THE PROPERTY INCLUDED IN THIS PETITION WILL BE ATTACHED OR DETACHED DWELLING UNITS AND RELATED ACCESSORY OR COMPLIMENTARY USES, AS ARE PERMITTED IN THE UR-2 DISTRICT.

B. IF LAND IS SOLD WITH THE UNITS, THE SUBPLOTS WILL MEET THE REQUIREMENTS OF SECTION 9.406 (2), AND EACH UNIT WILL HAVE AT LEAST 400 SQUARE FEET OF PRIVATE OPEN SPACE.

TRANSPORTATION AND PARKING

A. THE SITE WILL HAVE TWO ACCESS POINTS TO CLOSEBURN ROAD, GENERALLY AS SHOWN ON THE SITE PLAN, SUBJECT TO APPROVAL OF CDOT.

B. TWO PARKING SPACES PER UNIT SHALL BE ACCOMMODATED IN GARAGES.

C. VEHICULAR ACCESS TO THE UNITS WILL BE FROM PRIVATE ALLEYS.

D. ON-STREET PARKING FOR BOTH STREETS WILL MEET OR EXCEED THE MINIMUM NUMBER OF ON-STREET ACCESSIBLE PARKING SPACES REQUIRED.

E. THE PETITIONER WISHES TO IMPROVE THE APPEARANCE OF THE END OF CLOSEBURN RD. (NEAR FAIRVIEW RD.) AS GENERALLY SHOWN ON THE ALTERNATE PLAN SHOWN ON SHEET RZ-2. THE GOAL IS TO REMOVE THE UNUSED PORTION OF CLOSEBURN RD. PAVING AND THE GUARDRAIL CURRENTLY BEING USED TO PREVENT ILLEGAL VEHICULAR TRAFFIC TO FAIRVIEW ROAD. IT IS RECOGNIZED THAT SUCH REMOVAL AND NEW LANDSCAPING WILL REQUIRE THE COOPERATION OF THE CITY OF CHARLOTTE, AND THE PETITIONER WILL SEEK SUCH COOPERATION. REMOVAL OF STREET PAVING AND NEW SIGNAGE AND LANDSCAPING WILL BE AT THE EXPENCE OF THE PETITIONER. THE PETITIONER SHALL SEEK THE ABANDONMENT OF THE UNUSED STREET RIGHT OF WAY. OCCUPANCY PERMITS SHALL BE WITHHELD UNTIL FINAL APPROVAL OF ABANDONMENT PROCESS AND RELATED IMPROVEMENTS ARE COMPLETED. OCCUPANCY PERMITS SHALL NOT BE WITHHELD IF THE CITY DOES NOT APPROVE THE RIGHT-OF-WAY ABANDONMENT.

F. DRIVEWAYS AT GARAGE SHALL BE LESS THAN 7 FEET OR 20 FEET OR MORE IN DEPTH.

ARCHITECTURAL STANDARDS

A. SEE ELEVATIONS ON SHEET RZ-2 FOR GENERAL CHARACTER AND MASSING OF BUILDINGS PROPOSED.

STREETSCAPE AND LANDSCAPING

A. CLOSEBURN DR. WILL BE IMPROVED AND LANDSCAPED IN ACCORDANCE WITH THE URBAN STREET DESIGN GUIDELINES AS ADOPTED IN THE CITY CODE AND POLICIES, AND GENERALLY AS DEPICTED ON THE PLAN, SUBJECT TO CDOT APPROVAL.

B. A DECORATIVE PICKET FENCE (WROUGHT IRON OR ALUMINUM) 4'-5' HIGH, WITH BRICK OR SIMILAR COLUMNS WILL BE PROVIDED ALONG THE STREET FRONTAGE OF THE SITE, GENERALLY AS SHOWN ON PLAN. (OTHER WALL SHOWN ADJACENT TO EXISTING HOMES WILL BE SOLID MATERIAL, 5'-6' IN HEIGHT.)

C. A MINIMUM 15' WIDE BUFFER SHALL BE PROVIDED ALONG THE SOUTHERN PROPERTY LINE. SUCH BUFFER WILL INCLUDE PLANTING OF AT LEAST 4 TREES PER 100 LINEAR FEET AND A VARIETY OF EVERGREEN AND DECIDUOUS SHRUBS AT A RATE OF 10 SHRUBS PER 100 LINEAR FEET, EXISTING SAVED PLANTING MAY SATISFY THIS REQUIREMENT. SHRUBS WILL NOT BE REQUIRED WHERE SOLID WALL IS PROVIDED.

ENVIRONMENTAL FEATURES

A. STORMWATER DETENTION AND WATER QUALITY FACILITIES WILL BE DESIGNED AS PART OF THE OVERALL SITE CONSTRUCTION PLANS, AND SHALL COMPLY WITH THE ADOPTED CHARLOTTE POST CONSTRUCTION CONTROL ORDINANCE. ADDITIONALLY, THE PETITIONER SHALL PROVIDE PEAK FLOW CONTROL FOR THE 100-YEAR, SIX-HOUR RUNOFF FROM THE DEVELOPED SITE TO THE PREDEVELOPED PEAK FLOW RATE.

B. A TREE SURVEY WILL BE PREPARED TO IDENTIFY EXISTING TREES TO REMAIN AND TO BE PROTECTED, WHICH ANTICIPATED AREA IS GENERALLY AS DEPICTED ON THE PLAN.

SIGNAGE

A. SIGNAGE, IF ANY, WILL BE PROVIDED IN ACCORDANCE WITH THE STANDARDS FOR THE UR-2 DISTRICT.

CONSTRUCTION ACCESS

A. SIGNAGE SHALL BE PROVIDED REQUIRING CONSTRUCTION EQUIPMENT AND MATERIAL DELIVERY TO THE SITE TO COME FROM THE PARK ROAD END OF CLOSEBURN RD. AND THE PETITIONER SHALL MAKE REASONABLE EFFORTS TO ENFORCE SUCH ACCESS RESTRICTIONS.

LIGHTING

A. FREE-STANDING LIGHTING ON THE SITE WILL UTILIZE FULL CUT-OFF LUMINAIRES AND BE LIMITED TO 15 FEET IN HEIGHT. ADDITIONAL DECORATIVE AND LANDSCAPE LIGHTING MAY BE PROVIDED.

BINDING EFFECTS OF REZONING AND AMENDMENTS

A. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING WILL, UNLESS AMENDED IN THE MANNER PROVIDED IN THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE. FUTURE AMENDMENTS TO THE REZONING PLAN AND DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE APPLICABLE DEVELOPMENT AREA PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT, IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE.

PETITION # 2015-088
PROPOSED REZONING PLAN
CHARLOTTE, NORTH CAROLINA
FOR
CHARLOTTE PARKER & MARION MCGAHA

DPR landscape architecture / civil engineering / planning
DPR Associates, Inc. ▪ 420 Hawthorne Lane ▪ Charlotte, NC 28204
phone 704. 332. 1204 ▪ fax 704. 332. 1210 ▪ www.dprassociates.net

Project Manager: LM
Drawn By: LMjr
Checked By: LM
Date: 4-25-15
Project Number: 15012

△2 REVISION: 9-18-15
△1 REVISION: 7-23-15
REVISION: 6-19-15
INITIAL SUBMISSION: 4-27-15

Scale: 1" = 20'
0 20 40 80

NORTH
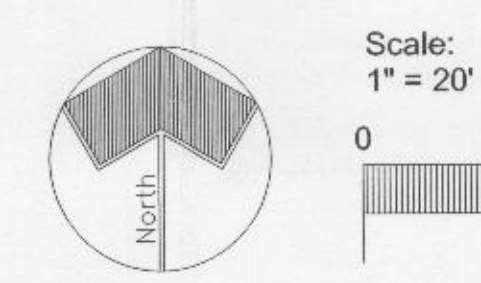
Sheet Number
RZ-1
Sheet 1 of 2

THE ILLUSTRATIVE ELEVATIONS ARE PROVIDED TO REFLECT THE ARCHITECTURAL STYLE AND QUALITY OF THE BUILDING THAT MAY BE CONSTRUCTED AND THE ACTUAL BUILDING ON THE SITE MAY VARY FROM THE ARCHITECTURAL CONCEPT ILLUSTRATIONS AS LONG AS THE GENERAL ARCHITECTURAL CONCEPTS AND INTENT ILLUSTRATED ARE MAINTAINED. THE DEVELOPMENT DEPICTED IN THE SITE AND BUILDING PLANS IS SCHEMATIC IN NATURE, INTENDED TO DESCRIBE THE GENERAL LAYOUT AND ARRANGEMENT OF THE BUILDING AND MAY BE ALTERED OR MODIFIED DURING DESIGN DEVELOPMENT AND CONSTRUCTION PHASES SUBJECT TO THE STANDARDS AS SET BY PROPOSED REZONING PLAN PETITION #2015-088. THE DESIGN OF CERTAIN FEATURES MAY VARY DEPENDING ON FINAL DRAWINGS AND ON ENVIRONMENTAL AND REGULATORY MATTERS.
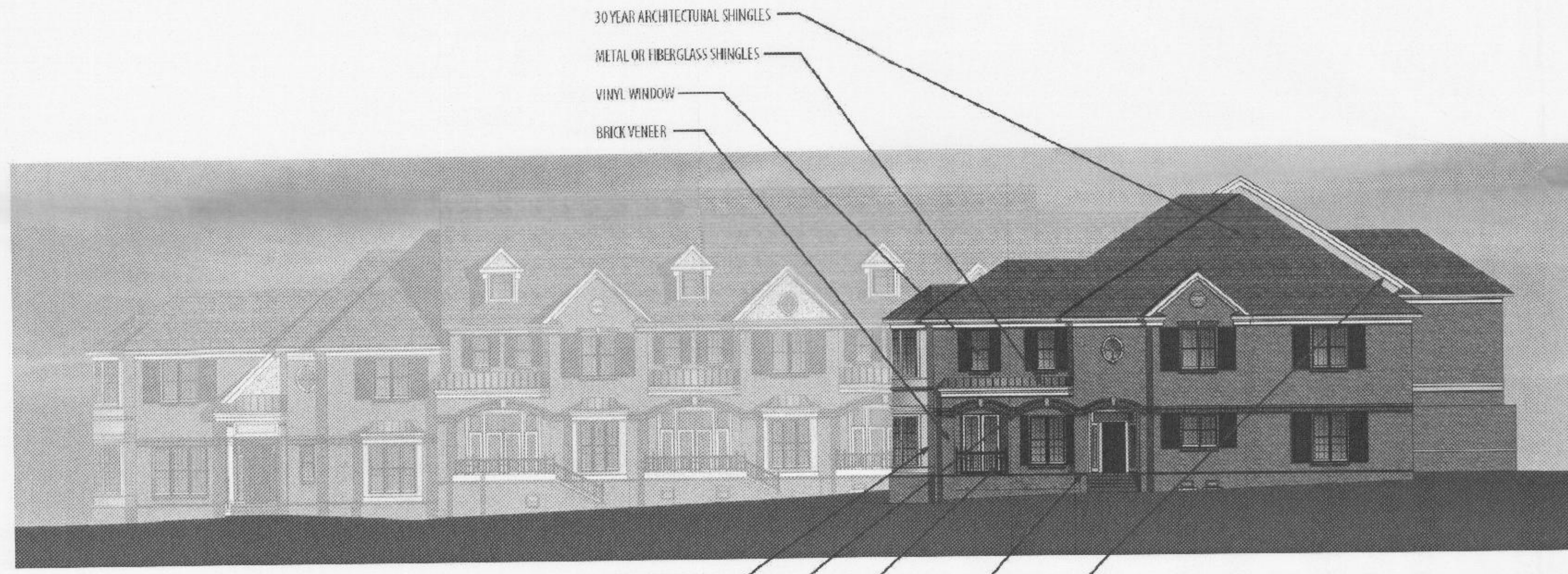
30 YEAR ARCHITECTURAL SHINGLES
METAL OR FIBERGLASS SHINGLES
VINYL WINDOW
BRICK VENEER

FIBER CEMENT PANEL
BRICK SOLDIER COURSE
ALUMINUM RAILING
ROWLOCK BRICK
FIBER CEMENT PANEL

CLOSEBURN RD. -
WEST ELEVATION

30 YEAR ARCHITECTURAL SHINGLES
METAL OR FIBER GLASS SHINGLES
VINYL WINDOW
BRICK VENEER

FIBER CEMENT TRIM BANDING
FIBER CEMENT PANEL
VINYL WINDOW
FIBER CEMENT PANEL
ALUMINUM RAILING
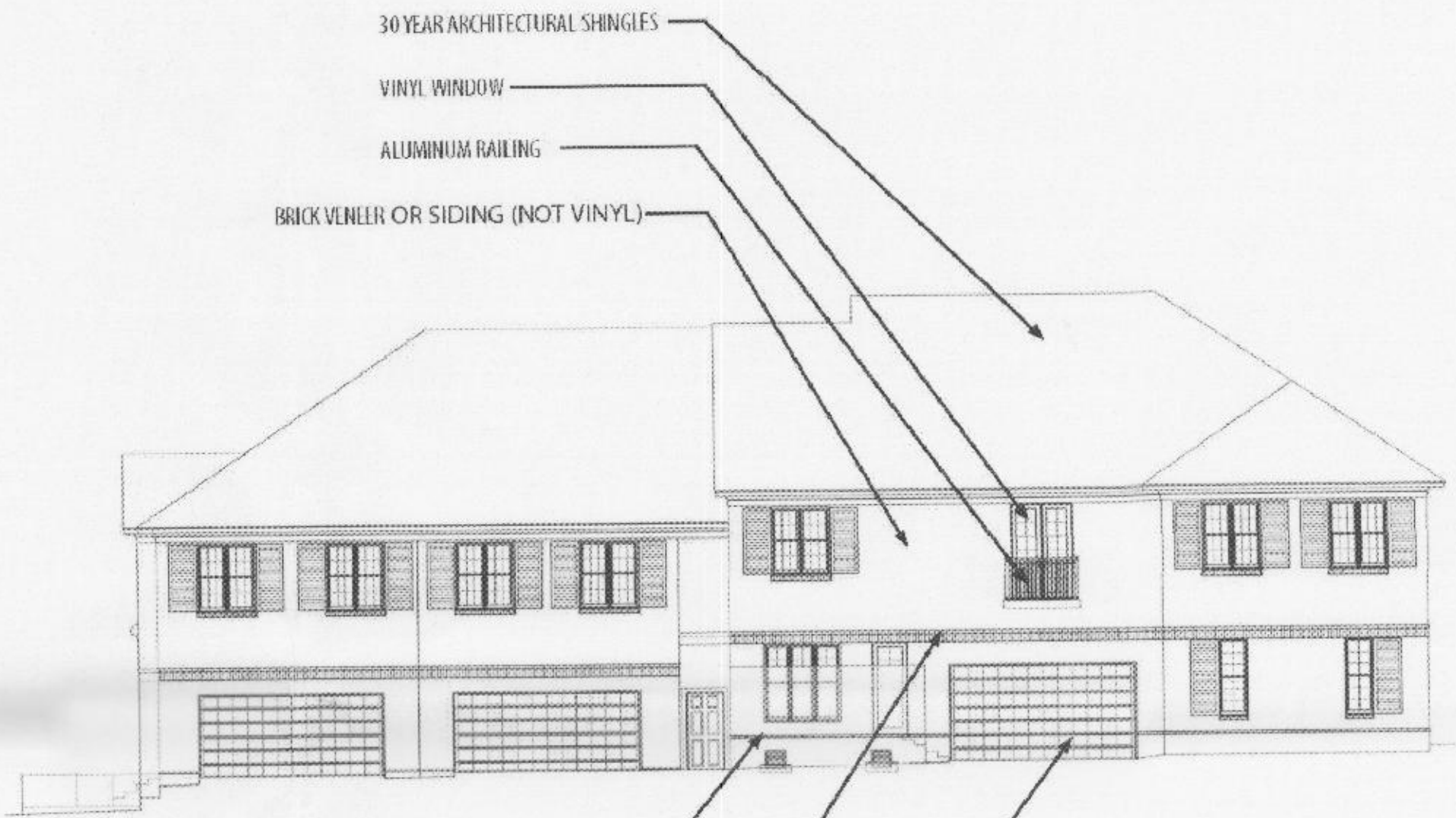
CLOSEBURN RD. - WEST PARTIAL ELEVATION

METAL OR FIBERGLASS SHINGLES
30 YEAR ARCHITECTURAL SHINGLES
VINYL WINDOW
BRICK VENEER

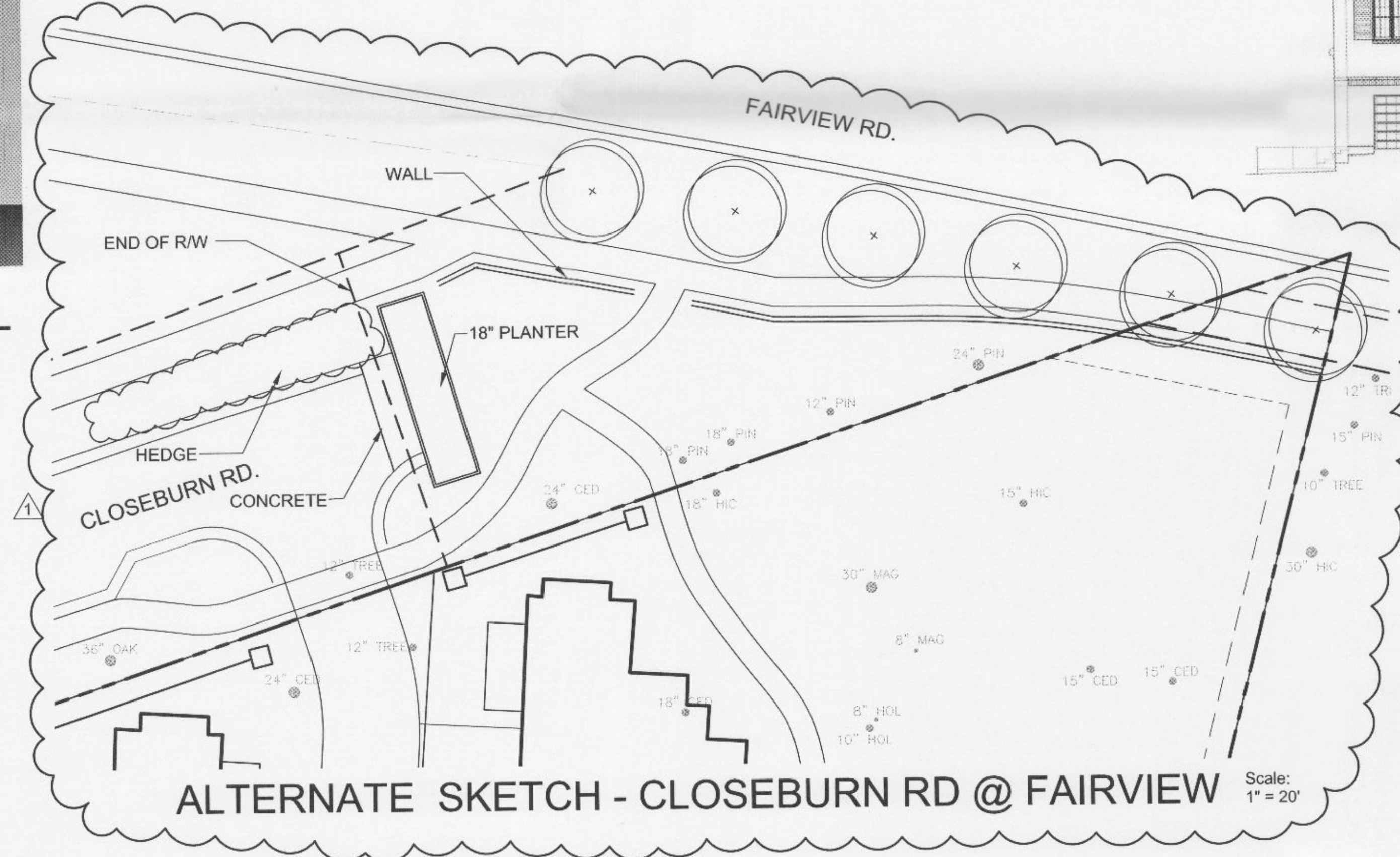FIBER CEMENT PANEL
BRICK SOLDIER COURSE
ROWLOCK BRICK
ALUMINUM RAILING

CLOSEBURN RD. (FAIRVIEW RD.) -
NORTH ELEVATION

30 YEAR ARCHITECTURAL SHINGLES
VINYL WINDOW
ALUMINUM RAILING
BRICK VENEER OR SIDING (NOT VINYL)

ROWLOCK BRICK
BRICK SOLDIER COURSE
FIBERGLASS GARAGE DOOR

CLOSEBURN RD. - SOUTH ELEVATION

APPROVED BY
CITY COUNCIL

SEP 2 8 2015

FAIRVIEW RD.

WALL
END OF R/W
18" PLANTER
HEDGE
CLOSEBURN RD.
CONCRETE

ALTERNATE SKETCH - CLOSEBURN RD @ FAIRVIEW
Scale: 1" = 20'

PETITION # 2015-088
PROPOSED ARCHITECTURAL ELEVATIONS
CHARLOTTE, NORTH CAROLINA
FOR
CHARLOTTE PARKER & MARION MCGAHA

REVISION: 7-23-15
REVISION: 6-19-15
INITIAL SUBMISSION: 4-27-15

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Sheet Number
RZ-2

Sheet 2 of 2