

VICINITY MAP
(NOT TO SCALE)

APPROVED BY
CITY COUNCIL
FEB 15 2016

DEVELOPMENT DATA:
 TAX PARCEL ID: 22319270, 22337501, 22337502, 22337203 (portion)
 REZONING SITE AREA: ±15.2 AC
 EXISTING ZONING: R-3
 PROPOSED ZONING: MX-2
 PROPOSED USE: Single-Family attached
 Single-Family detached

UNITS PROPOSED: 87 UNITS
 60 Townhomes, 27 Single Family Residences
 DENSITY PROPOSED: 5.72 UNITS / AC

FRONT YARD: As Prescribed in the Zoning Ordinance
 MIN. SIDE YARD: As Prescribed in the Zoning Ordinance

REAR YARD: As Prescribed in the Zoning Ordinance
 MAX. FAR: As Prescribed in the Zoning Ordinance
 PROPOSED BUILDING HEIGHT: As Prescribed in the Zoning Ordinance
 PARKING REQUIRED: As Prescribed in the Zoning Ordinance
 OPEN SPACE: As Prescribed in the Zoning Ordinance

WASTE MANAGEMENT: ROLLOUT CONTAINER (PRIVATE CONTRACTOR)

DEVELOPMENT STANDARDS

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 containing both single family detached and single family attached homes along with customary accessory uses in a gated community. To achieve this purpose, the application seeks the rezoning of the site to the MX-2 district. Further the petitioner seeks, as part of this plan, a vesting period of 5 years.

Permitted Uses

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

Transportation

- a. The site will have access via a driveway connection to North Community House Road at a location reviewed by CDOT as generally identified on the concept plan for the site.
- b. Parking areas, including parking spaces in garages and on street parking, are generally indicated on the concept plan for the site.
- c. The Petitioner will install a left turn lane into the site and corresponding left turn lane to Briarwick Lane as directed by CDOT.
- d. The Petitioner will be required to install a public stub street from the main entrance road to properties to the north to provide future access to properties to the north.

Architectural Standards

The development of the site will be governed by the district regulations of the Zoning Ordinance for the MX-2 district and the following specific architectural details.

- Minimum Roof Pitch of 5/12 for primary roof
- Shingles will be architectural grade
- Exterior materials will be restricted to brick, stone, stucco, fiber cement siding products, or other masonry products. Vinyl allowed for trim and windows but not for any exterior siding.

- Building heights are established and regulated by provisions of the ordinance at 40'. The maximum height of buildings along Paradise Ridge Rd. will be limited to 40'.
- Exterior lighting on the rear of dwellings will be required to be oriented downward.
- Homes along the Paradise Ridge Road edge will be oriented with back yards toward Paradise Ridge. Garages and front doors will face inside the community
- Homes along Paradise Ridge Road may be attached but will be limited to duplex only, and will not exceed 60 feet in width.
- All landscape buffers will be maintained in perpetuity by a Home Owners Association set up by the developer. These buffers, as detailed on the site plan, will maintain existing vegetation and will supplement the existing vegetation with additional vegetation to the standards contained herein and as approved and allowed by the City Urban Forestry staff.
- Rear yard fencing in the community will be restricted to only allow for a maximum of 6' tall and Black Aluminum material.
- The Petitioner reserves the right to install ornamental fencing on the site for decoration and to aid in delineating the areas devoted to private open space. Any such fencing will not exceed 5 feet in height and will not be opaque.
- The Petitioner reserves the right to construct duplex units on the main entrance to the site in the location where the plan shows two 4 unit buildings. The total number of units on the plan will not be increased by this action and it can be approved by the planning staff during the design and development phase of the project.

3.

Streetscape and Landscaping

Within the buffer areas depicted on the site plan, the Petitioner will increase the normal number of shrubs and trees to be planted in the buffer along adjoining single family lots by 100%. Open space, tree save, and common open space will be provided in locations as generally located on the site plan.

Environmental Features

The location, size, and type of storm water 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. Storm water and water quality facilities will be designed as part of the overall site landscaping plan. Areas shown on the site plan as 'tree save' areas are general in nature and the exact location and delineation of required tree save areas will be finalized as part of the design review process. Water quality and detention BMPs will be designed to be aesthetically appealing through the use of grass, landscaping, water features, rain gardens, or other similar features

Parks, Greenways, and Open Space

Reserved

Fire Protection

Reserved

Signage

Reserved

Lighting

- Freestanding lighting on the site will utilize full cut-off luminaires and be limited to 20' in total height.

Phasing

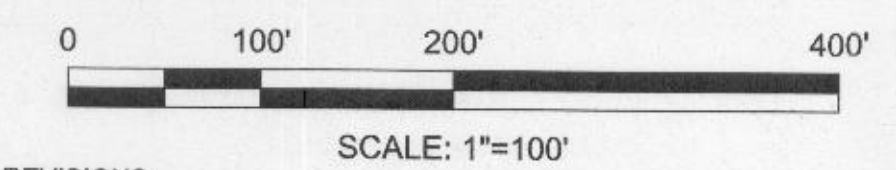
The site may be built in a single phase or in multiple stages.

Additional Commitments to Address Community Issues.

The following additional commitments are imposed on the development of the site under this site development plan.

- A 5' aluminum fence will be installed along the 20' landscape easement/buffer along Paradise ridge Rd., the exact location of which will be determined during the detailed design process.
- The existing trees currently located within the 20' landscape easement/buffer will be preserved to the extent practicable and as approved by the Urban Forestry staff.
- New landscaping to be placed within the 20' landscape easement/buffer will be installed at the commencement of work on the portion of the site that adjoins Paradise Ridge Rd.
- The existing vinyl fence currently located within the 20' landscape easement/buffer will be removed and the stone columns will be included in the revised landscape/buffer plan if they can be aesthetically included in the plan.
- No vinyl siding will be used and the C,C.&R.s for the site will disallow such and will not allow out buildings or sheds, nor will property owners be allowed to remove any vegetation from any of the buffer areas on the site as those areas will be maintained by the HOA.

Initial Submission- 8-10-15, 1.0
 Revised per staff and community comments- 12-18-15, 1.1
 Revised per staff analysis and community comments- 1-22-16, 1.2
 Revised per staff comments and Zoning Committee approval- 01-27-16, 1.3
 Revised per additional note for duplexes- 2-8-16, 1.4



REVISIONS:

No.	Date	By	Description
1	12/17/15	MDL	REVS DUE TO STAFF & NEIGHBOR COMMENTS
2	1/21/16	AHM	REVS DUE TO STAFF & NEIGHBOR COMMENTS
3	1/28/16	MDL	REVS PER ZONING COMMITTEE
4	2/8/16	MDL	ADDED NOTE K UNDER ARCH. STDS.

This Plan Is A
Preliminary Design.
NOT Released For
Construction.



Project Manager: MDL

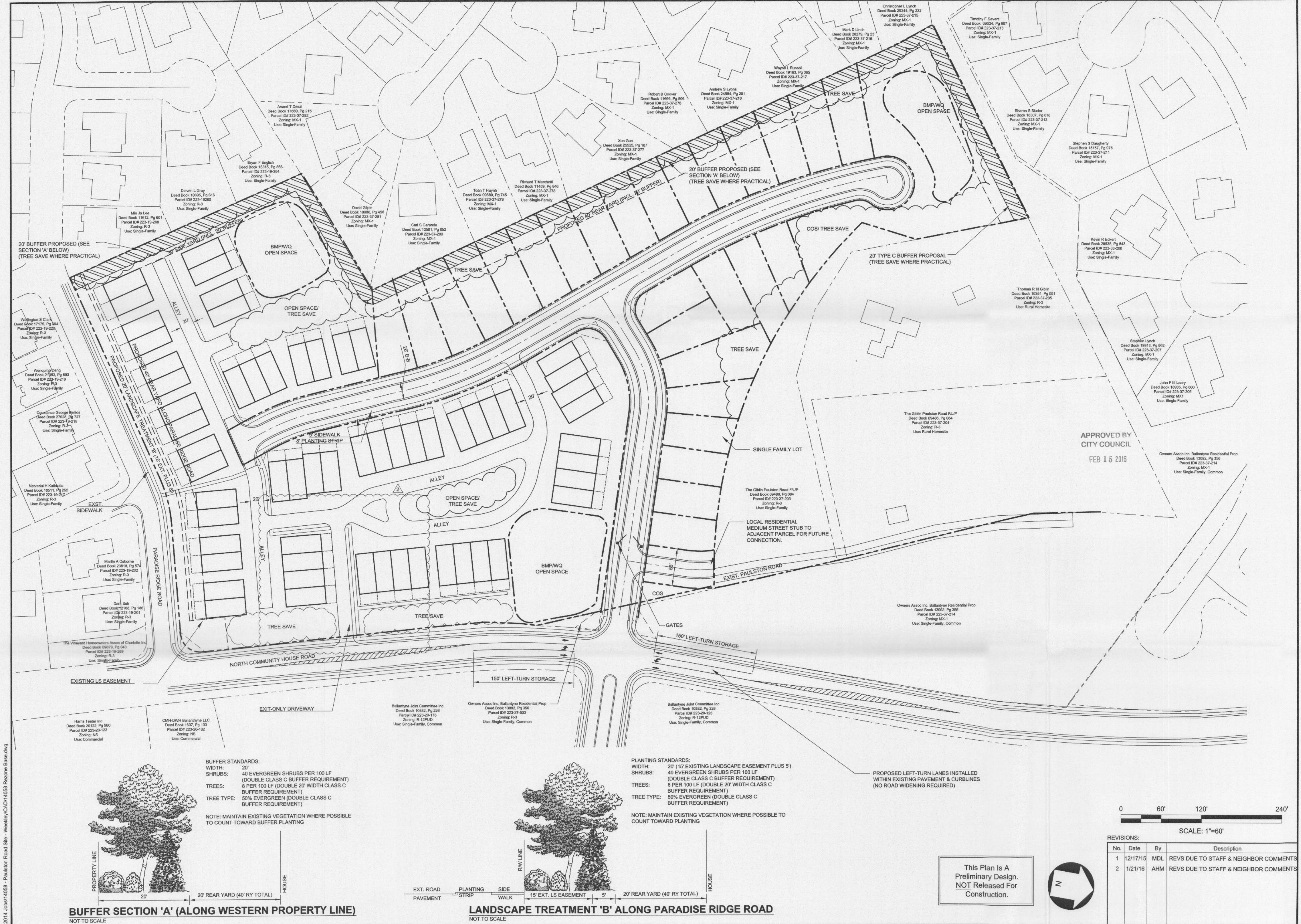
Drawn By: AHM

Checked By:

Date: 8/12/15

Project Number: 14058

Sheet Number:



APPROVED BY
 CITY COUNCIL
 FEB 16 2016

BUFFER STANDARDS:
 WIDTH: 20'
 SHRUBS: 40 EVERGREEN SHRUBS PER 100 LF (DOUBLE CLASS C BUFFER REQUIREMENT)
 TREES: 8 PER 100 LF (DOUBLE 20' WIDTH CLASS C BUFFER REQUIREMENT)
 TREE TYPE: 50% EVERGREEN (DOUBLE CLASS C BUFFER REQUIREMENT)

NOTE: MAINTAIN EXISTING VEGETATION WHERE POSSIBLE TO COUNT TOWARD BUFFER PLANTING

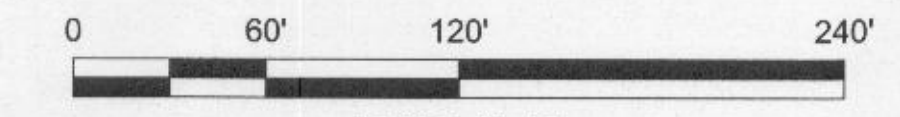
PLANTING STANDARDS:
 WIDTH: 20' (15' EXISTING LANDSCAPE EASEMENT PLUS 5')
 SHRUBS: 40 EVERGREEN SHRUBS PER 100 LF (DOUBLE CLASS C BUFFER REQUIREMENT)
 TREES: 8 PER 100 LF (DOUBLE 20' WIDTH CLASS C BUFFER REQUIREMENT)
 TREE TYPE: 50% EVERGREEN (DOUBLE CLASS C BUFFER REQUIREMENT)

NOTE: MAINTAIN EXISTING VEGETATION WHERE POSSIBLE TO COUNT TOWARD PLANTING

BUFFER SECTION 'A' (ALONG WESTERN PROPERTY LINE)
 NOT TO SCALE

LANDSCAPE TREATMENT 'B' ALONG PARADISE RIDGE ROAD
 NOT TO SCALE

This Plan Is A
 Preliminary Design.
 NOT Released For
 Construction.



SCALE: 1"=60'

REVISIONS:			
No.	Date	By	Description
1	12/17/15	MDL	REVS DUE TO STAFF & NEIGHBOR COMMENTS
2	1/21/16	AHM	REVS DUE TO STAFF & NEIGHBOR COMMENTS