

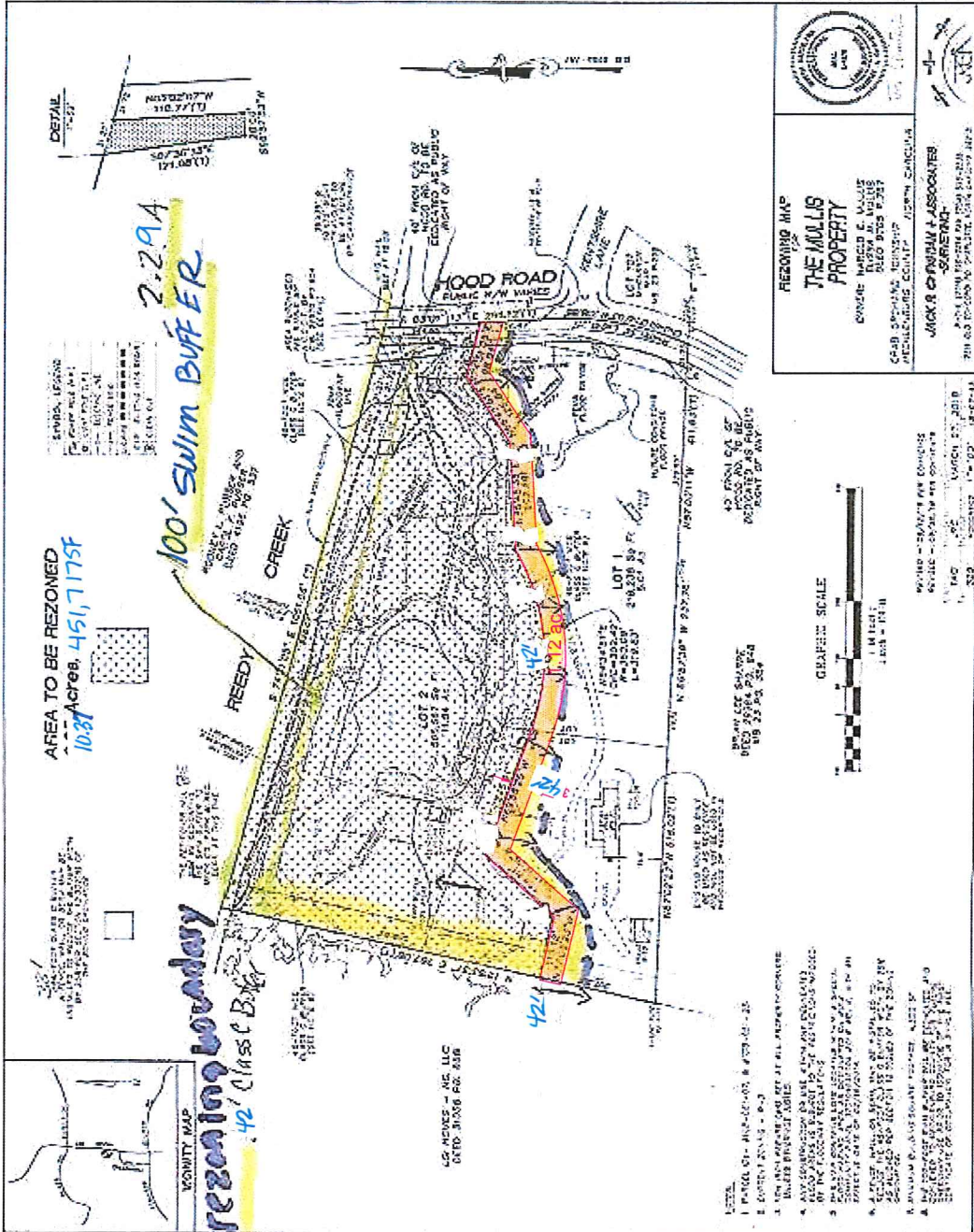


Planning Department

APPROVED BY CITY COUNCIL

October 15, 2018

AFFAIRS K



New rezoning boundary 42' Class Buffer

No Buffer will be provided in the Swim Buffer

10/4/2018 (EM)
SITE PLAN 3rd REVISION ~~9/23/2018~~

I. Development Data Table

- a. Site Acreage: 10.37
 - b. Tax Parcels included in rezoning: portions of parcels #108-081-07 and #108-081-23 are proposed to be rezoned.
 - c. Existing Zoning (including overlays and vesting): R-3 (see attachment A) (Deed of Trust-A)
 - d. Proposed Zoning (including overlays and vesting): INST-CD (see attachment K revised Survey).
- Note: Vesting is requested for two years.
- e. Number of Residential Units by Housing Type: none for the INST-CD (7.0A) , All weddings/receptions/events are outside or inside of Recreational Building.
 - f. Residential Density: n/a, use for wedding/receptions/event only, no subdivision and urban design at this time.
 - g. Square Footage of Non-Residential Uses for INST-CD is 300,762.8 square feet 4,300 SQ.FT. (EM)
 - h. Floor Area Ratio: Recreational building (2758 square feet) and Gazebo (1200 square feet) and trailer restrooms (199.2 square feet); maximum building square footage is 4,300 square feet.
 - i. Maximum Building Height : Recreational Building 30 feet and Gazebo 20 feet and trailer bathrooms 8.3 feet
 - j. Maximum Number of Buildings: 2 buildings plus separate restrooms
 - k. Number of Parking Spaces: 70
 - l. Amount of open space: 300,762.8 square feet (EM)

2. General Provisions

- a. Seeking INST-CD for outdoor garden weddings, receptions and events located in east Charlotte off of Hood Road, call: 704-536-4559, pricing available upon request, also a conference center. (EM)

3. Optional Provisions

- a. None

4. Permitted uses

- a. Event facility including weddings and receptions, all amplified outdoor music on the site must end by 10:30 p.m. on weekdays and 11:00 p.m. on weekends. With the exception of one event per calendar year, the maximum number of guests are attendees at a single event held on the grounds shall be 325 excluding staff.

5. Transportation

- a. Dedication and reservation of street right-of-way to City/NCDOT: clearly marked by NCDOT: see survey: Two 35' by 35' sight triangles and Two 10' by 70" sight triangles on NC Dept. of Transportation on NCDOT street will be placed at the entrance to meet the requirements (see survey). All proposed

trees, berms, walls, fences and/or identification signs will not interfere with sight distance at the entrance. Such items will be identified on the site plan: see survey.

b. Transportation Improvements constructed in conjunction with development: Traffic Study reports is not necessary for the complete review of this petition, and dedication and fee simple conveyance of all rights of way to the City will be made before the site's first building certificate of occupancy is issued by the CDOT request right of way set at 2' behind back of sidewalk where feasible. I also will dedicate and fee simple conveyance of 40' of Right-of-Way from centerline of Hood Road to CDOT.

6. Architectural Standards

a. Building Materials: wood (see [attachment C](#))

b. Building Scale: maximum building square footage as 4,300 square feet. (see [attachment C](#))

c. Treatment of urban design and architectural elements: Wood structure surrounded by Natural woodlands

d. Fence/wall: A fence, wall, or berm may be installed to reduce the buffer width by 25% as allowed per Section 12.302(8) of the zoning ordinance.

7. Streetscape and Landscaping

a. Streetscape: Mulched areas for walking and gravel

b. Special landscape: ~~Palm trees, Crepe Myrtles, Holly, Azaleas, Knockout roses, Oak trees, Leyland Cypress, Dogwoods used for buffers and screening~~ (EM) (see [attachment D](#))

8. Environmental Features

a. Tree save areas: (Environmental features) along gravel road, Oaks, Crepe Myrtles, palms ([attachment D](#)); TREE SURVEYS [attachment E](#))

b. PCCO treatment: The petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance.

c. Environmental provisions per Environmental General Development Policies: natural wood lands

9. Parks, Greenways, and Open Space

a. Reservation/Dedication of park and/or greenway: 100-foot SWIM Buffer will be dedicated and conveyed to Mecklenburg County for future greenway use prior to issuance of the first certificate of occupancy for a simple fee. (EM)

b. ~~Park and/or greenway improvements: No, comes into my pond, no not at this time.~~ (EM)

c. ~~Connections to park and/or greenway: No not at this time.~~ (EM)

d. ~~Privately constructed open space: Terrace adjacent to pond.~~ (EM)

10. Fire Protection

a. Extra wide fire lane along the easement throughout the property – see survey for details

- b. Five egresses in reception hall
- c. Five fire extinguishers in reception hall
- d. Three fire alarms in reception hall

11. Signage

- a. Sign Limitations and size: **as permitted per the ordinance**

12. Lighting

a. Limitations on type or location of lighting: Natural light used only at front entrance and pole light in parking area and walkway solar lights

b. Location and height of special lighting, such as pedestrian scale lighting: 30 foot pole light in the parking lot and on terrace; gazebo ceiling lights, landscape lights throughout and several palm trees with string lights

13. Phasing

a. Development phasing by use, area and/or square footage and trigger for each phase: No plans for future development

14. Other

- a. Indicate if a request for right of way abandonment or a variance has been submitted for the subject property. Such request may need approval prior to a City Council vote on the rezoning: None submitted at this time.
- b. Property corner tie points for mapping: Located by the surveyor – [\(see attachment K revised Survey\)](#). - Surveyor, Jack R. Christian and Associates
- c. Public facilities/sites to be provided: see new survey
- d. Provision of public art: Nature's best with azaleas, flowers, and trees
- e. Underground utilities: Water and Sewer provided by Charlotte Mecklenburg Utilities with right of ways / easements sold to them
- f. Other conditions not previously listed: None

The following items should be shown on site plan drawing. There may be other items that are not listed but are appropriate for inclusion.

1. General
 - a. Date of site plan – **Mar. 27, 2017**
 - b. Vicinity Map – **Crab Orchard Township, Mecklenberg County, NC**
 - c. North arrow – present **Yes, see new survey**
 - d. If more than one zoning district is requested, the zoning boundary should be clearly identified and labeled: **Yes, see new survey.**
 - e. Topography at four-foot contour intervals or less (existing and, in some cases proposed). **Yes, see new survey.**
 - f. All existing easements, reservations and rights-of-way. **Yes, see new survey.**
2. Surface Water Improvement and Management (SWIM) buffers and delineation of areas within the regulatory floodplain as shown on the Official Flood Hazard Boundary Maps for Mecklenburg County. **Yes, see new survey.**
3. Specific to the proposed development

- a. All yards, buffers, screening, and landscaping required or proposed: Preserve existing native vegetation as an integral part of the wildlife habitats, and incorporate native plants and ecosystems into landscape design; I.e. existing boulders, shrubbery, and trees
- b. Areas designated for structures and/or parking (surface or deck to be noted) : areas /deck is along the easement and parking is in the back of the property line/buffers, surfaces are square pavers and gravel and also grass, deck is a wooden gazebo along the easement.
- c. Location of exiting and proposed storm drainage patterns and facilities intended to serve the proposed development: using natural earth absorption
- d. Proposed treatment of any existing natural features: No problems at this time, fertilizer and top soil, mulching, if needed.
- e. Building elevations (if provided):
- f. Public or Private Streets labeled: Public sign that says Deerpond Plantation Pl. (green and white sign)
- g. Transit facilities: n/a
- h. Location of proposed bike/pedestrian improvements: proposed mulched path alongside of easements to Hood Road
- i. Location of existing and proposed thoroughfares: The site is on Hood Road a minor thoroughfare and is located in a wedge outside Route 4. The site is within the limits of the Rocky River Road Area Plan.

Summary of Attachments

Site Plan 3rd Revision

Attachment A – 001,002.003.004,005 – Existing lot

Attachment C Architecture

Attachment D Tree Survey with Tree save areas

Attachment E Tree Survey with 40' Public right of way

Attachment K New Survey revised 10-02-18

Deed of Trust -A