

CHARLOTTE - MECKLENBURG
PLANNING COMMISSION

INTER - OFFICE COMMUNICATION

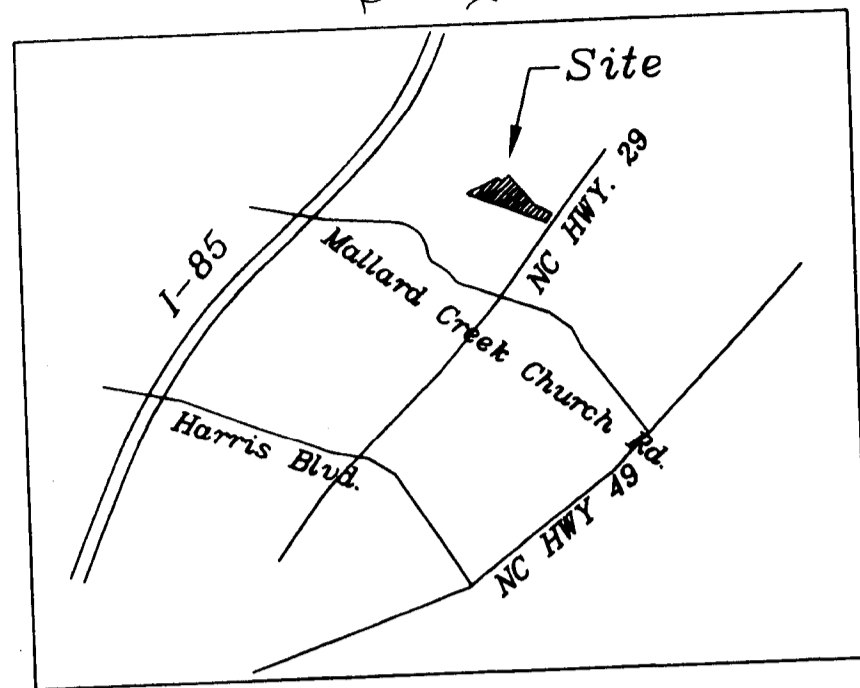
DATE: January 7, 2000

TO: Robert Brandon
Zoning Administrator

FROM: Martin R. Cramton, Jr.
Planning Director

SUBJECT: Administrative Approval for Petitions No. 99-02(c) and 99-04 by Robert Carrie Alexander.

Attached is a copy of the revised plans for the above rezoning petitions. The plan has been revised to eliminate the buffer requirements adjoining properties that have been rezoned to multi-family, allow a public street rather than private street through the site and reduce the number of units to 288 all for-sale condominiums. Since these changes do not alter the intent of the original plan and reduce the intensity, I am administratively approving these revised plans. Please use these revised plans when evaluating requests for building permits and certificates of occupancy.



Vicinity Map

DEVELOPMENT DATA:

AREA OF SITE = ± 33.4 ACRES
 EXISTING ZONING: R-3
 PROPOSED ZONING: R-12MF(CD)
 MAXIMUM # UNITS = 400
 DENSITY = ± 11.97 DU/AC. 3

SETBACKS:
 FRONT SETBACK 20'
 SIDEYARD 10' (20' ADJACENT TO SINGLE FAMILY)
 REAR YARD 40' (50' ADJACENT TO SINGLE FAMILY)

CONDITIONAL NOTES

1. THE SITE PLAN CONSISTS OF THE TECHNICAL DATA SHEET AND THE ILLUSTRATIVE PLAN. THE TECHNICAL DATA SHEET CONTAINS ALL DEVELOPMENT NOTES AND CONDITIONS REGARDING SUCH THINGS AS VEHICULAR ACCESS POINTS, BUFFERS, SETBACK/YARD DIMENSIONS, GENERALIZED BUILDING/PARKING/CIRCULATION AREAS, DEVELOPMENT INTENSITY, ETC. THE ILLUSTRATIVE PLAN DEPICTS A DEVELOPMENT SCENARIO BASED UPON THE CONDITIONS IMPOSED BY THE TECHNICAL DATA SHEET. HOWEVER, OTHER DEVELOPMENT SCENARIOS ARE PERMITTED AS A MATTER OF RIGHT WHICH ALLOWS ALTERNATIVES TO THE ARRANGEMENT OF BUILDING/PARKING/CIRCULATION AREAS, BUILDING FOOTPRINTS AND SHAPES, ETC.
2. THE PROPOSED DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE REGULATIONS PERTAINING TO OFF-STREET PARKING, SIGNAGE, BUFFERS/LANDSCAPING, SCREENING, DRAINAGE, TREE ORDINANCE, ETC.
3. THE NUMBER OF VEHICULAR ACCESS POINTS TO THE SITE SHALL BE LIMITED TO THE POINTS OF INGRESS/EGRESS AS SHOWN ON THE SITE PLAN. HOWEVER, THE LOCATIONS MAY VARY SOMEWHAT FROM THAT DEPICTED. THE LOCATION AND DESIGN SHALL COMPLY WITH ALL APPLICABLE STANDARDS AND REQUIREMENTS.
4. MAXIMUM BUILDING HEIGHTS SHALL BE LIMITED TO THREE STORIES.
5. A CLASS "C" BUFFER SHALL BE ESTABLISHED AS SHOWN. THE TOTAL BUFFER SHALL REMAIN UNDISTURBED, EXCEPT FOR ANY REQUIRED/NECESSARY UTILITY CONNECTIONS. WHERE THERE IS INSUFFICIENT NATURAL VEGETATION TO COMPLY WITH MINIMUM BUFFER STANDARDS, THE BUFFER SHALL BE IMPROVED WITH NEW LANDSCAPING IN ACCORDANCE WITH APPLICABLE STANDARDS.
6. STORM WATER DETENTION SHALL NOT BE LOCATED IN BUFFER OR SETBACK AREAS.
7. MAXIMUM HEIGHT OF EXTERIOR LIGHTING IN PARKING AREAS SHALL BE 25 FEET.
8. THE PETITIONER/DEVELOPER SHALL PROVIDE TREE PROTECTION WITHIN THE FRONT SETBACK FOR TREES WHICH ARE 8" DBH OR GREATER IN CALIPER.
9. THE PETITIONER/DEVELOPER SHALL PROVIDE A 5 FOOT SIDEWALK WITH AN 8 FOOT PLANTING STRIP ALONG THE SITE'S HERITAGE POINT DRIVE AND US 29 SERVICE ROAD FRONTAGE ALONG WITH ANY CURB & GUTTER IMPROVEMENTS REQUIRED BY ORDINANCE STANDARDS.

10. THE PETITIONER/DEVELOPER SHALL PROVIDE A FIRE HYDRANT WITHIN 750 FEET OF THE MOST REMOTE BUILDING AS A FIRE TRUCK TRAVELS IF SUCH HYDRANT DOES NOT EXIST.
11. BUFFER WIDTH SHALL NOT BE REDUCED FROM THE DIMENSIONS SHOWN. HOWEVER, THE PETITIONER/DEVELOPER MAY ELIMINATE ANY REQUIRED BUFFER IF THE ADJOINING PARCELS ARE REZONED TO A ZONING CATEGORY SUCH THAT THE BUFFER IS NO LONGER REQUIRED. ACCORDINGLY, THE SMALLER SIDE AND/OR REAR YARD DIMENSIONS MAY BE USED INSTEAD OF THE BUFFER DIMENSION.
12. THE PROPOSED STREET CONNECTION THROUGH THE SITE IS A (PUBLIC) STREET WITH A 50 FOOT RIGHT-OF-WAY DIMENSION. THE STREET SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF CHARLOTTE LOCAL RESIDENTIAL STREET STANDARDS. THE STREET SHALL BE OPEN TO ALL PUBLIC VEHICULAR TRAFFIC. NO PARKING SHALL BE PERMITTED ALONG THE STREET AND THE MINIMUM BUILDING SETBACK SHALL BE 15 FEET. FURTHERMORE, THERE SHALL BE NO SPEED BUMPS PERMITTED NOR ANY STOP SIGNS TO IMPED THROUGH TRAFFIC. DRIVEWAYS SHALL BE DESIGNED IN ACCORDANCE WITH TYPE II STANDARDS AND ALL INTERSECTIONS SHALL BE DESIGNED TO MEET SIGHT DISTANCE CRITERIA OF THE CITY OF CHARLOTTE.
13. THE PETITIONER/DEVELOPER SHALL RESERVE THE RIGHT TO DEDICATE THE PROPOSED PRIVATE STREET FOR PUBLIC STREET MAINTENANCE IN THE EVENT THAT REGULATIONS PERTAINING TO THIS TYPE OF STREET ARE MODIFIED AND ADOPTED AS PART OF A NEW PUBLIC STREET DESIGN.
14. THE PETITIONER/DEVELOPER SHALL BE RESPONSIBLE FOR REMARKING THE PAVEMENT ON THE US 29 SERVICE ROAD SO AS TO INCLUDE AN EASTBOUND LEFT-TURN LANE WITH A MINIMUM OF 150 FEET OF STORAGE AND A 15:1 BAY TAPER. THE EXISTING CROSS-SECTION OF THE SERVICE ROAD IS WIDE ENOUGH TO ACCOMMODATE THIS LANE.
15. THE SITE WILL BE DEVELOPED WITH CONDOMINIUM-FOR-SALE UNITS. PROPOSED # OF CONDOMINIUM UNITS = 288.
16. THE PETITIONER/DEVELOPER HEREBY AGREES TO PROVIDE STREET CONNECTIVITY TO THE ADJOINING PARCEL (SARA LANG ALEXANDER AND MARGARET STAFORD ALEXANDER OR SUCCESSORS). THE LOCATION SHOWN ESTABLISHES THE CONNECTIVITY COMMITMENT, BUT THE LOCATION MAY BE SHIFTED DEPENDING UPON FINAL DESIGN DRAWINGS. FURTHERMORE, THE PETITIONER/DEVELOPER AGREES TO WORK COOPERATIVELY WITH THE ADJOINING LAND DEVELOPER TO ESTABLISH A POSSIBLE ALTERNATIVE MEANS OF CONNECTIVITY, INCLUDING A POTENTIAL REDESIGNED ENTRANCE AT THE SITE'S FRONTAGE AT THE INTERSECTION OF US HWY 29 AND THE 29 SERVICE ROAD. THE STAFF OF CHARLOTTE DEPARTMENT OF TRANSPORTATION AND THE PLANNING COMMISSION SHALL REVIEW AND APPROVE ANY SUCH ALTERNATIVES REGARDING ACCESS AND CONNECTIVITY.

TECHNICAL DATA SHEET
Petition # 99-02(C) AND 99-04
FOR PUBLIC HEARING
U.S. HWY 29

FOR
ROBERT F. ALEXANDER PROPERTY

SCALE: 1"=100'

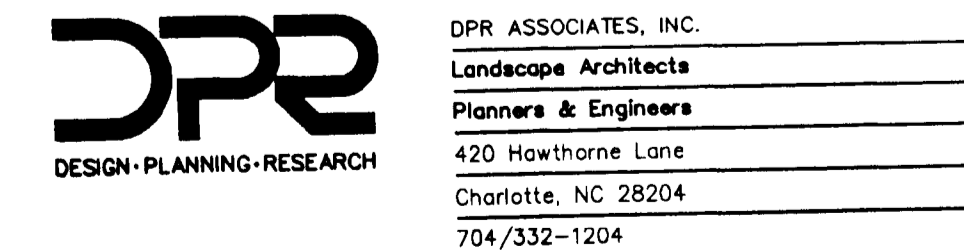
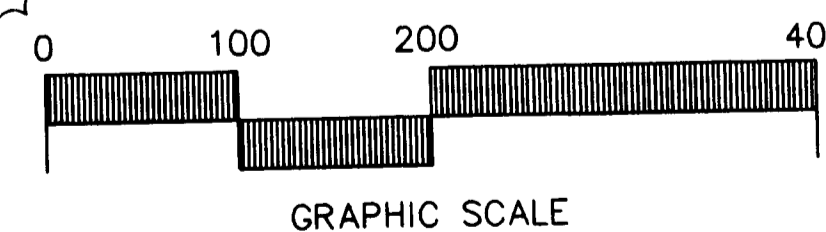
DATE: 09/14/98
 REV: 12/18/98
 REV: 3/25/99

REV: 4/29/99
 REV: 1/05/00

DPR # 97112

GENERAL NOTES

1. BOUNDARY SURVEY INFORMATION WAS OBTAINED FROM A SURVEY BY GENERAL SURVEYORS DATED 5/4/98.
2. TOPOGRAPHIC INFORMATION WAS OBTAINED FROM COUNTY AERIAL TOPO.



EXISTING STREET
 ATTACHED TO ADMINISTRATIVE
 APPROVAL

RZ-1

DATED: January 7, 2000
 BY: MARTIN W. CRAMTON, JR.