

**SITE DATA**

EXISTING ZONING:	R-9 MF (CD)
ACREAGE:	8.47 (INCLUDES 0.42 AC. IN R.O.W.)
PROPOSED ZONING:	R-8 (CD)
PROPOSED USE:	SINGLE FAMILY DETACHED
ACREAGE TO BE REZONED:	8.47
TOTAL LOTS PROPOSED:	63 MAXIMUM

**DEVELOPMENT REQUIREMENTS:**

MAXIMUM DENSITY =	8 UNITS PER ACRE
MINIMUM LOT AREA =	3,500 SF
MINIMUM LOT WIDTH =	40 FT.
MINIMUM SETBACK =	20 FT.
MINIMUM SIDE YARD =	3 FT *
MINIMUM REAR YARD =	20 FT.
MINIMUM OPENSPACE =	50%
MINIMUM TREE SAVE AREA =	0.85 AC (10%)

\* PER CITY OF CHARLOTTE'S RESIDENTIAL TREE ORDINANCE

- Development Standards:**
- The Schematic Site Plan represents a concept of development with regard to the arrangement of lot lines and proposed street locations. Changes which do not alter the basic layout and relationships to abutting sites are permitted as a matter of right for the petitioner/developer. Other administrative changes (if any) will comply with chapter 6 of the Charlotte Zoning Ordinance.
  - All proposed development on the site shall comply with ordinance requirements regarding the number and arrangement of lots, signage, yard dimensions, setbacks, buffers, screening, landscaping, etc.
  - The proposed development shall consist of single family detached residences.
  - Tree save areas shown are intended to meet Charlotte Residential Tree Ordinance requirements. Petitioner/developer will plant street trees in accordance with Sec. 21-14 of the Residential Tree Ordinance.
  - All new road construction and improvements and connections to existing roadways will be made in compliance with CDOT and subdivision regulation standards.
  - Berm planting area shall include a 6" tall berm planted with evergreen trees and shrubs. Vegetation planted in quantity shown, min. arrangement may change slightly. Berm trees should be planted at a min. of 3' on center.
  - Wall is 6" masonry screen wall. Fence material will be stained and treated.

**SURVEY NOTES:**

- SURVEY DATA TAKEN FROM BOUNDARY SURVEY BY R.B. PHARR ASSOCIATES, DATED MAY 6, 2002.

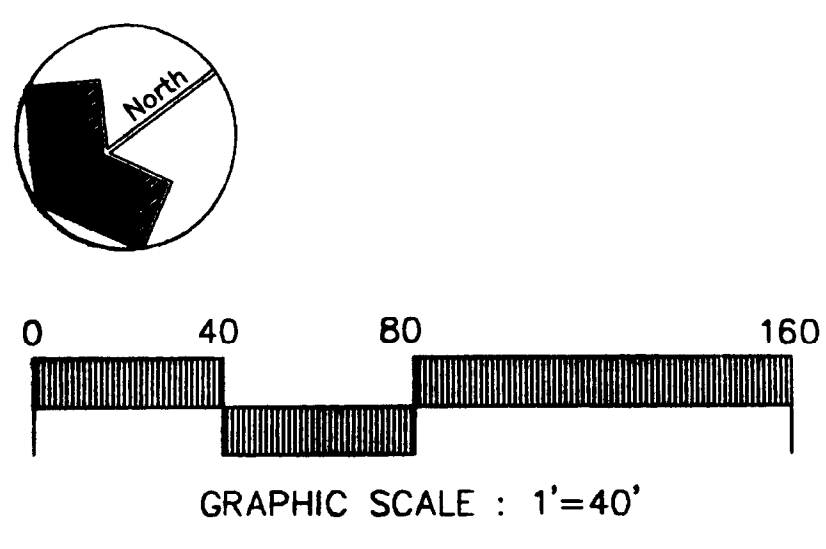
**BERM PLANTING MATERIAL**

(PLANTS OF SAME SIZE/TYPE MAY BE SUBSTITUTED IF THEY ARE UNAVAILABLE AT THE TIME OF PLANTING)

○	'SCHIPKA' LAUREL (43 TOTAL, 5 GAL. 36" HT, 9" O.C.)
⊗	'LITTLE GEM' MAGNOLIA (3 TOTAL B&B, 6" HT.)
⊗	FOSTER HOLLY (5 TOTAL, 10 GAL. 4" HT.)
⊕	OCTOBER GLORY MAPLE (4 TOTAL, 2" CAL. 10" HT.)

ATTACHED TO ADMINISTRATIVE APPROVAL  
DATED: May 2, 2003  
BY: MARTIN R. CRAMTON, JR.

- DATE: 5/31/02
- REVISIONS:
- 7/31/02- REVISED SITE PLAN PER PLANNING COMMISSION COMMENTS
  - 10/11/02- REVISED SITE PLAN PER CHARLOTTE D.O.T. COMMENTS
  - 02/19/03- REVISED TO ELIMINATE TREE SAVE AREAS THAT DID NOT EXIST, AND SCREEN FENCE SEGMENTS.
  - 3/19/03- ADDED FENCE SEGMENTS AND OUTLINED BERM.
  - 4/8/03- MODIFIED BERM TO ALLOW FOR ENTRY WALL (SUBMITTED VIA 8.5X11)
  - 4/23/03- ADDED NOTE # 7



**DPR**  
DESIGN-PLANNING-RESEARCH

DPR ASSOCIATES, INC.  
Landscape Architects  
Planners & Engineers  
420 Hawthorne Lane  
Charlotte, NC 28204  
704/332-1204

SHEET NO. RZ-1 OF 1

# NORTH IDLEWILD ROAD REZONING

## REZONING PLAN

FOR DUCKRO DEVELOPMENT INC.  
CHARLOTTE, NORTH CAROLINA

FOR PUBLIC HEARING PETITION NUMBER: 2002-96  
DPR PROJECT NUMBER: 02030

**CHARLOTTE - MECKLENBURG PLANNING COMMISSION**  
INTER - OFFICE COMMUNICATION

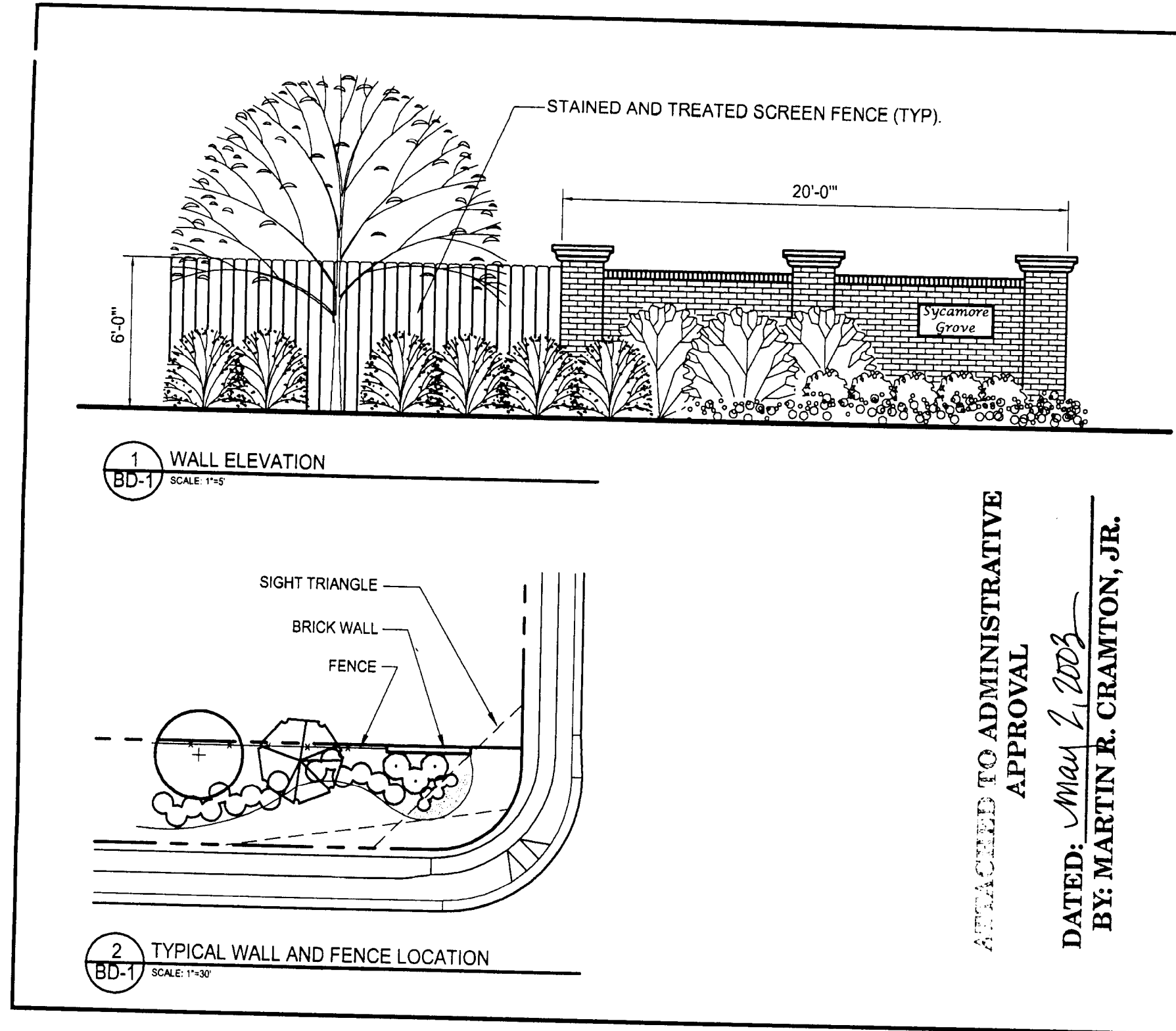
DATE: May 2, 2003

TO: Robert Brandon, Zoning Administrator

FROM: Martin R. Cramton, Jr., Planning Director

SUBJECT: Administrative Approval for Petition No. 2002-96, Duckro Development, Inc.

Attached is a copy of the revised plan for the above rezoning petition. The plan has been revised to reduce the length of the berm located in the common open space along Idlewild Road North to provide a decorative wall/fence and screening at the project entrances as shown on the attached plans. Since this change is minor, I am administratively approving this revised plan. Please refer to the wall/fence detail (Dwg. No. BD-1) and the revised plan when evaluating requests for building permits and certificates of occupancy.



As Needed  
Scale: 1/8"=1'-0"  
Date: 4/23/03  
Job #: 02030.6

**DPR**  
DESIGN-PLANNING-RESEARCH

SYCAMORE GROVE  
KNOTT'S DEVELOPMENT  
CHARLOTTE, NORTH CAROLINA

ATTACHED TO ADMINISTRATIVE APPROVAL  
DATED: May 2, 2003  
BY: MARTIN R. CRAMTON, JR.