



DEVELOPMENT DATA

SITE AREA =	41.24 AC
TAX PARCEL# =	19342398
EXISTING ZONING =	R-9MF(CD) PET.# 87-21
PROPOSED ZONING =	MX-1
TOTAL UNITS PROPOSED =	130 DETACHED SINGLE FAMILY LOTS MAX.
PROPOSED DENSITY =	3.15 UNITS / AC MAX.
COMMON OPEN SPACE PROPOSED =	15.0 AC. MIN.

LOT STANDARDS

LOT STANDARDS WILL BE THOSE REQUIRED BY THE MX-1 DISTRICT FOR SINGLE FAMILY DETACHED DEVELOPMENTS.

- DEVELOPMENT NOTES**
- Development of the site will be controlled by the standards depicted on this Rezoning 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 per Section 6.2 of the Zoning Ordinance.
 - Signage will be permitted in accordance with applicable Zoning standards.
 - Parking will be provided which will meet or exceed the standards of the Zoning ordinance.
 - The use of the site will be for a detached housing development and associated accessory uses and open spaces.
 - Access will be provided by street connections to public streets, in the general locations shown on the Rezoning Plan. The final locations of access points will be subject to minor adjustments to comply with CDOT and subdivision ordinance requirements.
 - The site will comply with Chapter 21 (Trees) of the City Code.
 - ~~The Petitioner, in accordance with the provisions of Section 11.208, "Innovative Development Standards", may propose modifications to the following standards:~~
 - Minimum lot size,
 - Setbacks (internal) and yards,
 - Lot width.
 - The Petitioner acknowledges that other standard development requirements imposed by other city ordinances, such as those that regulate streets, sidewalks, trees, 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.
 - Greenway: The Petitioner agrees to offer for greenway dedication a minimum of 100 feet from top of bank along McAlpine Creek, subject to acceptance by the Mecklenburg County Parks Department. Additional area may be dedicated for greenway subject to mutual agreement of the Mecklenburg County Parks Department and the Petitioner. Greenway dedication will be completed prior to issuance of the first building permit (if Meck. County Parks Dept. is willing to accept dedication).
 - 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.
 - The Petitioner shall provide a landscape buffer within the 20' sideyard (along south prop. line adjacent to Old Gate Dr). This landscape buffer shall provide at least 3 large maturing trees per 100 L.F. (2" caliper) and 20 evergreen shrubs per 100 L.F. (24" min. ht.). Existing vegetation may be used to meet these standards. Where existing vegetation does not meet these standards, additional plantings will be installed to meet the specified standards.
 - The Petitioner shall provide a 6' planting strip and 4' sidewalk along all internal streets. Street trees shall be planted at 40' on center (average) in the 6' planting strip or within 20' of back of curb. Petitioner shall provide an 8' planting strip and 4' sidewalk along Clifton Meadow Drive and Old Gate Drive. Street trees shall be planted at 40' on center (average) in the 8' planting strip, or behind the sidewalk within 20' of the back of curb.
 - The petitioner shall install at least two pedestrian trails for access to common open space and/or greenway in the approximate locations indicated on the Rezoning Plan sheet RZ-1. These trails will be at least 5 feet wide, and surfaced with compacted pit gravel, asphalt, concrete, or other all-weather material.
 - New homes west of existing homes on Old Gate Dr. and east of the proposed Old House Court extension shall face Old Gate Dr.
 - A 25' wide "tree preservation" area will be established behind the three existing homes on Old Gate Drive. No tree removal, grading, or other disturbance will be allowed in this area, except that new decorative or screen planting may supplement existing planting. Fence may be installed in this area provided that it does not damage existing trees.
 - The selection of a tree species for planting along Clifton Meadow Drive will be done in consultation with the president of the adjacent neighborhood association and the City of Charlotte Urban Foresters.

NOTE DELETED

SEE DEVEL. NOTE 11 FOR LANDSCAPE BUFFER REQUIREMENTS IN SIDYARD

TRAIL WILL BE CONNECTED BETWEEN ACCESS POINTS SHOWN.

- REVISIONS**
- 10-11-04 PER STAFF REVIEW, FOR PUBLIC HEARING
 - 10-25-04 PER AGREEMENTS WITH ADJACENT NEIGHBORS
 - 4-28-05 CLARIFICATION REQUESTED BY P.C. STAFF

Project Manager
TM
Drawn By
CG
Checked By
Date
8-25-04
Project Number
03047



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REZONING PLAN
THOMPSON ORPHANAGE AND TRAINING INSTITUTE PROPERTY
 FOR
EASTWOOD DEVELOPMENT CORP.
 CHARLOTTE, NORTH CAROLINA

APPROVED BY CITY COUNCIL
 DATE 3/21/05

FOR PUBLIC HEARING
PETITION # 2004-120

