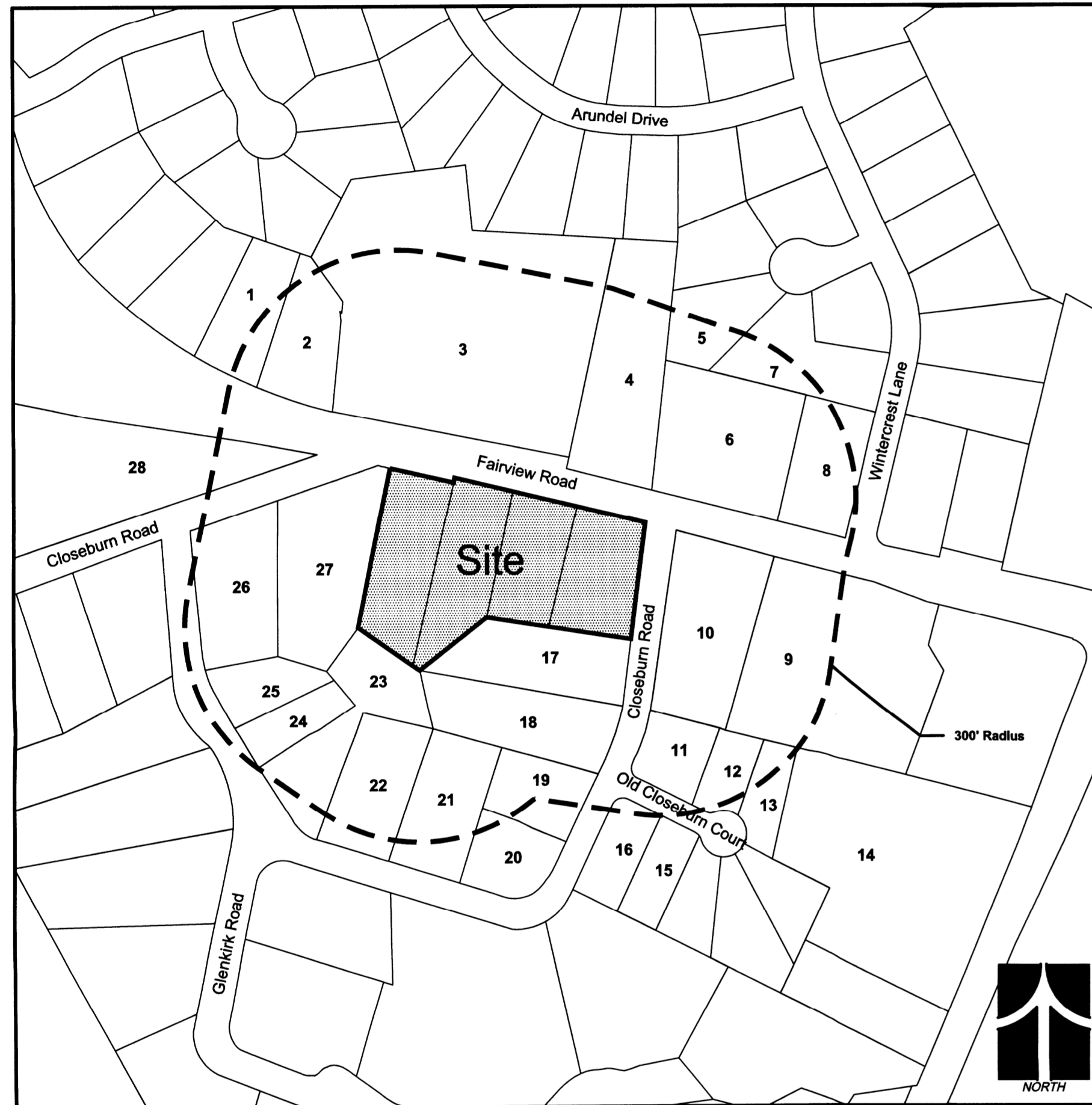


## Site Development Data:

- Acreage: ± 2.60 acres
- Tax Parcel #: 171-251-01, 02, 03 and 04
- Existing Zoning: R-3
- Proposed Zoning: UR-2(CD)
- Existing Uses: Three detached dwellings and a duplex.
- Proposed Uses: Up to 27 attached dwelling units together with accessory uses, as allowed in the UR-2 zoning district.
- Maximum Building Height: Not to exceed three (3) stories or 45 feet, building height will be measured as defined by the Ordinance.
- Parking: A minimum of 2.0 parking spaces per unit will be provided.



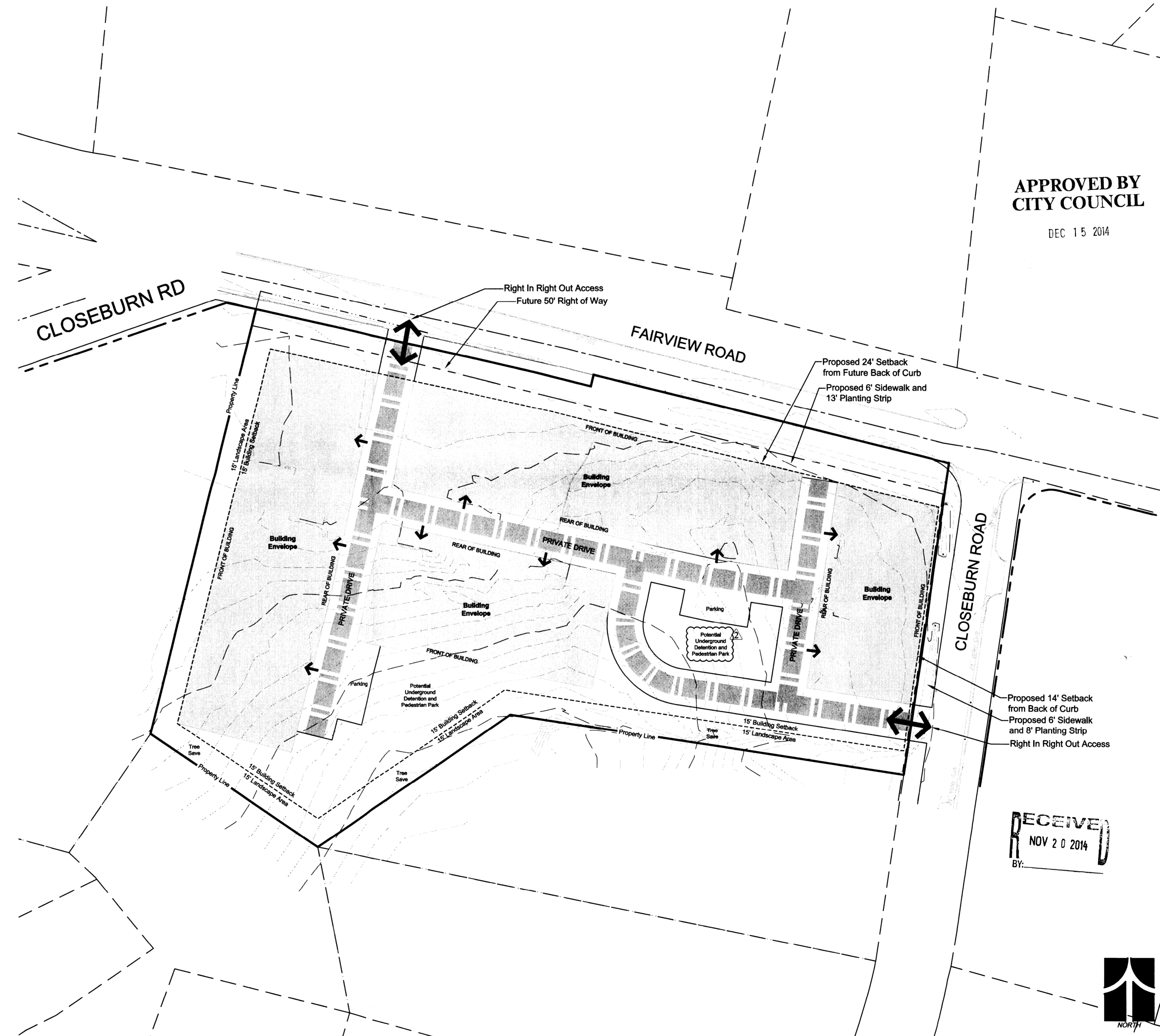
### Vicinity Map

1" = 200'

### List of Adjacent Parcels & Zoning:

- |   |   |  |   |
|---|---|--|---|
| <p>1. PIN: 17705305<br/>ZONING: R-3<br/>JOSEPH H III DILLON 5547<br/>FAIRVIEW RD CHARLOTTE,<br/>NC 28209</p> <p>2. PIN: 17705338<br/>ZONING: R-3<br/>JOSEPH H III DILLON 5547<br/>FAIRVIEW RD CHARLOTTE,NC<br/>28209</p> <p>3. PIN: 17705401<br/>ZONING: R-12 MF (CD)<br/>WILLIAM EVANS 5609 FAIRVIEW<br/>RD #1 CHARLOTTE,NC 28209</p> <p>4. PIN: 17705335<br/>ZONING: UR-C (CD)<br/>PRAIRIE, LLC LITTLE HOUSE ON<br/>THE PO BOX 30799<br/>CHARLOTTE,NC 28236-6799</p> <p>5. PIN: 17705315<br/>ZONING: R-3<br/>JAMES Z KEESLER 3000<br/>DEERFIELD PL CHARLOTTE,<br/>NC 28209</p> <p>6. PIN: 17705309<br/>ZONING: UR-C (CD)<br/>MIRSA 2 LLC 3452 SHARON RD<br/>CHARLOTTE,NC 28211</p> <p>7. PIN: 17705312<br/>ZONING: R-3<br/>DOROTHY J BRIDGEMAN 5614<br/>WINTERCREST LN<br/>CHARLOTTE,NC 28209</p> | <p>8. PIN: 17705311<br/>ZONING: UR-C (CD)<br/>PETER BURLLOS 5727 FAIRVIEW<br/>RD CHARLOTTE,NC 28209</p> <p>9. PIN: 17125215A<br/>ZONING: MUDD-O<br/>HOUSING AUTHORITY CITY OF<br/>CHARLOTTE PO BOX 36795<br/>CHARLOTTE,NC 28202</p> <p>10. PIN: 17125242<br/>ZONING: R-17MF<br/>LAMOUNT R BURNS 5730<br/>CLOSEBURN RD APT A<br/>CHARLOTTE,NC 28210-3038</p> <p>11. PIN: 17125291<br/>ZONING: R-3<br/>JEFFREY SCOTT<br/>LOWERY 3309 OLD CLOSEBURN<br/>CT CHARLOTTE,NC 28210</p> <p>12. PIN: 17125292<br/>ZONING: R-3<br/>JEFFREY G GORE 3317<br/>OLD CLOSEBURN CT<br/>CHARLOTTE,NC 28210</p> <p>13. PIN: 17125293<br/>ZONING: R-3<br/>WILLIAM J DAUSKA 3321 OLD<br/>CLOSEBURN CT CHARLOTTE,<br/>NC 28210</p> <p>14. PIN: 17125213<br/>ZONING: R-22MF (CD)<br/>HCP PC1 NORTH CAROLINA<br/>LLC PO BOX 847 CARLSBAD,<br/>CA 92018</p> | <p>15. PIN: 17125297<br/>ZONING: R-3<br/>KEVIN L DAGENHART 3314<br/>OLD CLOSEBURN CT<br/>CHARLOTTE,NC 28210</p> <p>16. PIN: 17125218<br/>ZONING: R-3<br/>THOMAS D WILSON 3308 OLD<br/>CLOSEBURN CT CHARLOTTE,<br/>NC 28210</p> <p>17. PIN: 17125112<br/>ZONING: R-3<br/>LIFE ESTATE TAMM RENIE<br/>GILBERT 5791 CLOSEBURN RD<br/>CHARLOTTE,NC 28210</p> <p>18. PIN: 17125111<br/>ZONING: R-3<br/>CLIFFORD E HEMINGWAY 5615<br/>CLOSEBURN RD CHARLOTTE,<br/>NC 28210</p> <p>19. PIN: 17125110<br/>ZONING: R-3<br/>JEFFREY G HEMINGWAY 5615<br/>CLOSEBURN RD CHARLOTTE,<br/>NC 28210</p> <p>20. PIN: 17125113<br/>ZONING: R-3<br/>PORTER B BYRUM PO BOX<br/>11796 CHARLOTTE,NC 28220</p> <p>21. PIN: 17125109<br/>ZONING: R-3<br/>CLIFFORD E HEMINGWAY 5615<br/>CLOSEBURN RD CHARLOTTE,NC<br/>28210-3007</p> | <p>22. PIN: 17125108<br/>ZONING: R-3<br/>RICHARD Q STILWELL 5605<br/>CLOSEBURN RD CHARLOTTE,<br/>NC 28210</p> <p>23. PIN: 17125124<br/>ZONING: R-3<br/>GREGORY J FINNICAN 4525<br/>HEDGEMORE DR CHARLOTTE,<br/>NC 28209</p> <p>24. PIN: 17125123<br/>ZONING: R-3<br/>TRINA CLARK SMITH 5531<br/>CLOSEBURN RD CHARLOTTE,<br/>NC 28210</p> <p>25. PIN: 17125122<br/>ZONING: R-3<br/>KEVIN MUELLER 5523<br/>CLOSEBURN RD CHARLOTTE,<br/>NC 28210</p> <p>26. PIN: 17125106<br/>ZONING: R-3<br/>CHARLOTTE P PARKER 5501<br/>CLOSEBURN RD CHARLOTTE,<br/>NC 28210</p> <p>27. PIN: 17125105<br/>ZONING: R-3<br/>MARION W MCGAHA 5600<br/>FAIRVIEW RD CHARLOTTE,<br/>NC 28209</p> <p>28. PIN: 17124362<br/>ZONING: R-22MF<br/>AURELIA W ERWIN 5425<br/>CLOSEBURN RD UNIT 101<br/>CHARLOTTE,NC 28210</p> |
|---|---|--|---|

# Fairview at Closeburn Townhomes

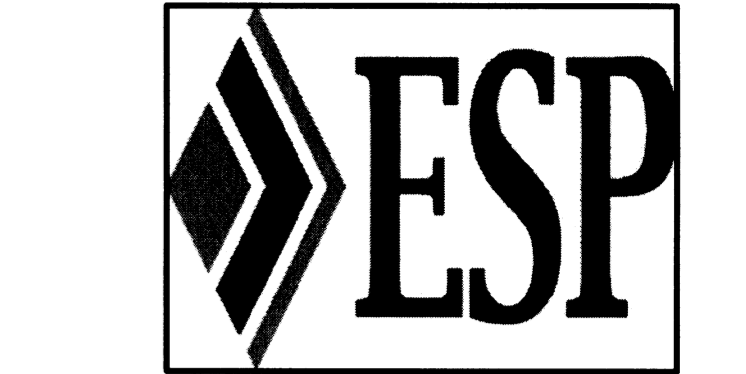


### Schematic Plan

1" = 40'

APPROVED BY  
CITY COUNCIL

DEC 15 2014



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Charlotte, NC 28226

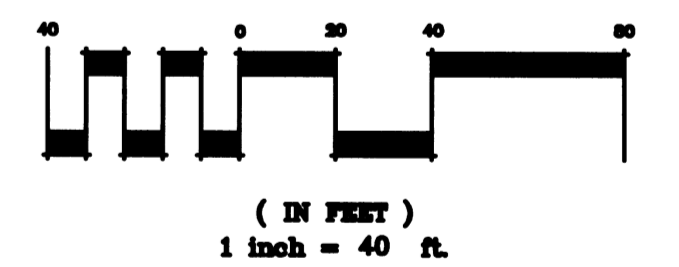
## Fairview at Closeburn

### TECHNICAL DATA SHEET

### Petition 2014-075 "For Public Hearing"

PROJECT LOCATION: CHARLOTTE, NC

#### GRAPHIC SCALE



PROJECT NO	BT26.101		
DRAWING	BT26 - Fairview Closeburn - MAST.dwg		
DATE	10-17-2014		
DRAWN BY	KAI		
CHECKED BY	ML		
ESP / CLIENT REVISION			
NO.	DATE	BY	REVISION
1	10/17/14	KAI	Revisions per staff comments
2	11/20/14	GW	Revisions per staff comment
AGENCY / SUBMITTAL REVISION			
NO.	DATE	BY	REVISION



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PROJECT

### Fairview at Closeburn

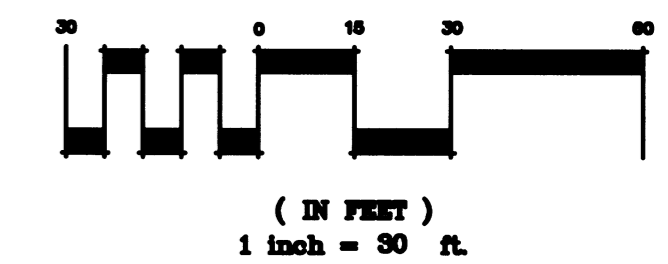
SHEET TITLE

## CONCEPTUAL SITE PLAN

### Petition 2014-075 "For Public Hearing"

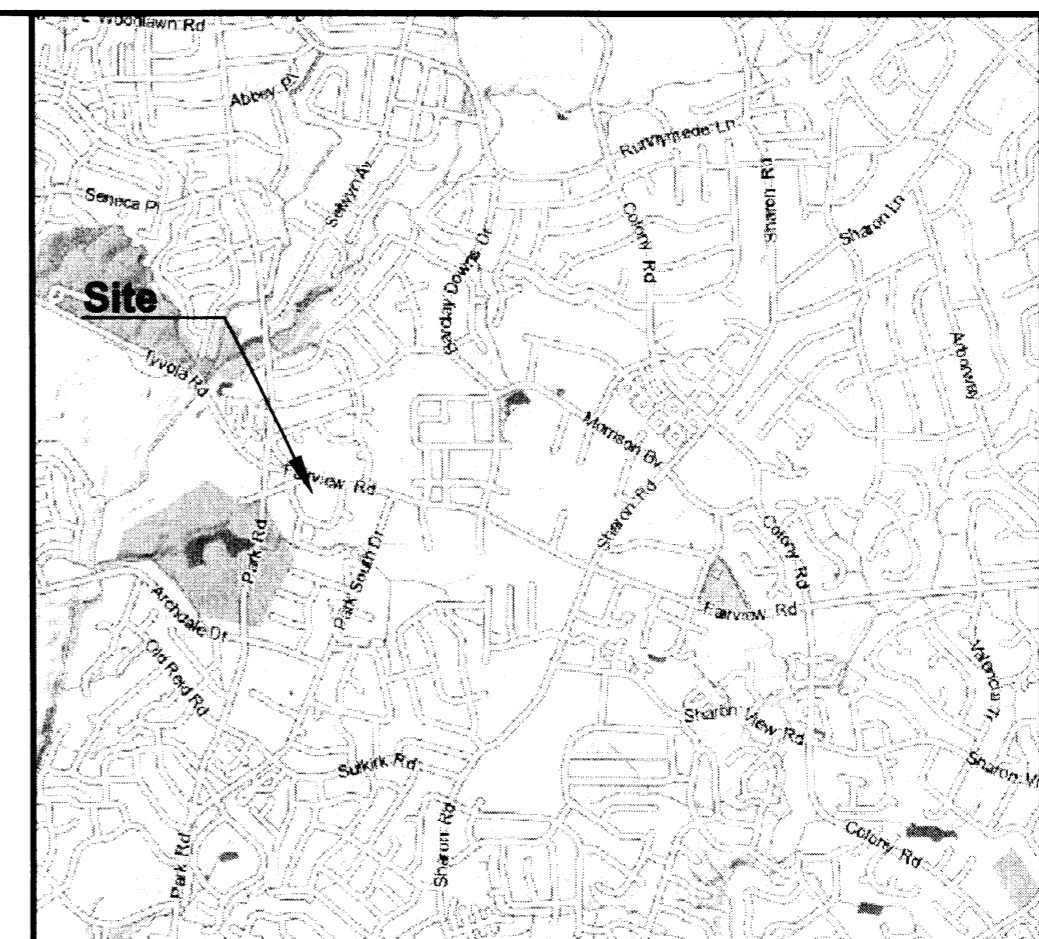
PROJECT LOCATION CHARLOTTE, NC

GRAPHIC SCALE



PROJECT NO	B126.101		
DRAWING	B126 - Fairview Closeburn - MAST.dwg		
DATE	10-17-2014		
DRAWN BY	KAJ		
CHECKED BY	ML		
ESP / CLIENT REVISION			
NO.	DATE	BY	REVISION
1	10/17/14	KAJ	Revisions per staff comments
2	11/20/14	GW	Revisions per staff comment

AGENCY / SUBMITTAL REVISION			
NO.	DATE	BY	REVISION



### Vicinity Map

Not to Scale



#### Site Development Data:

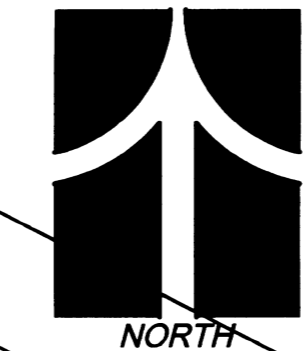
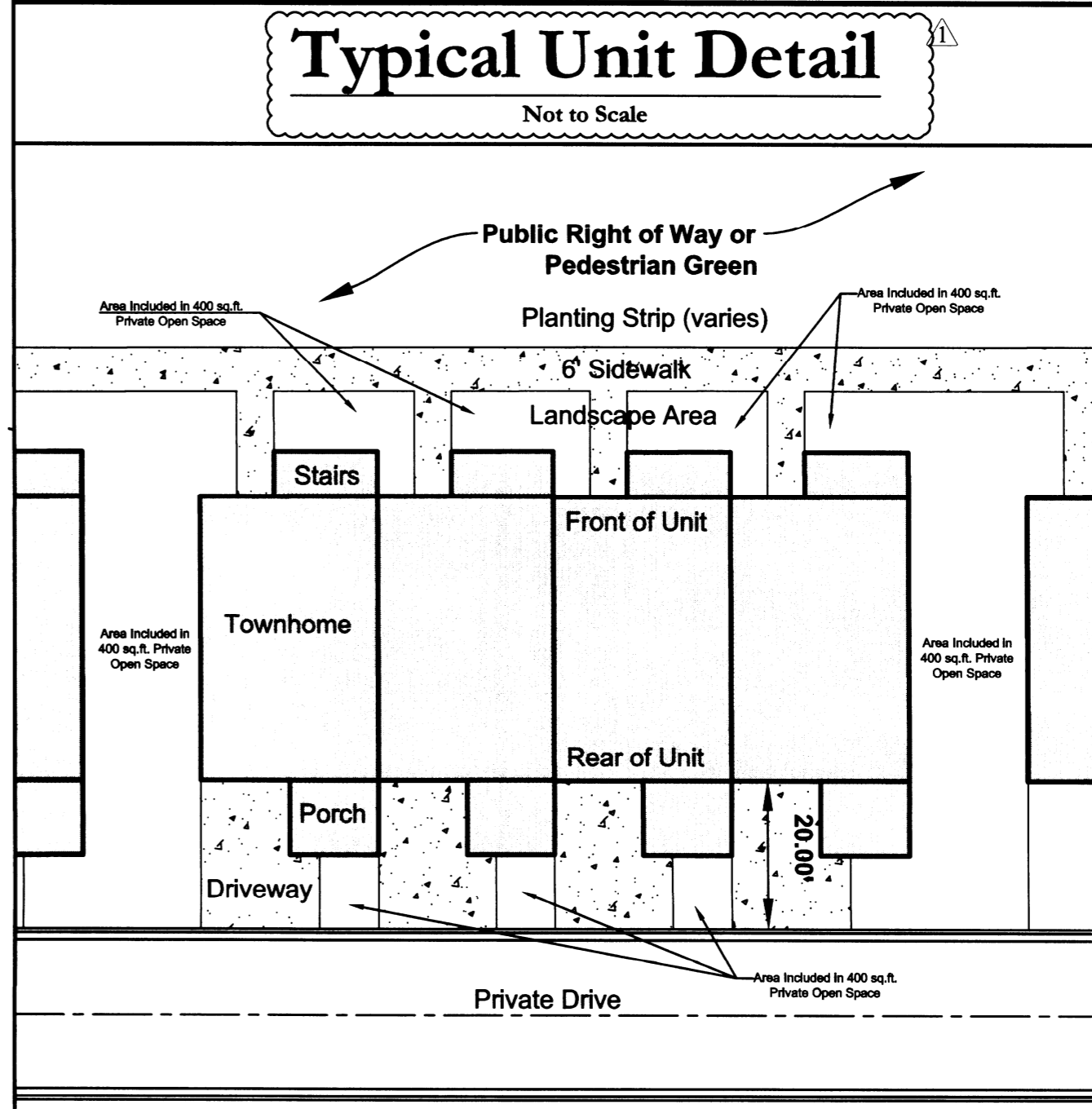
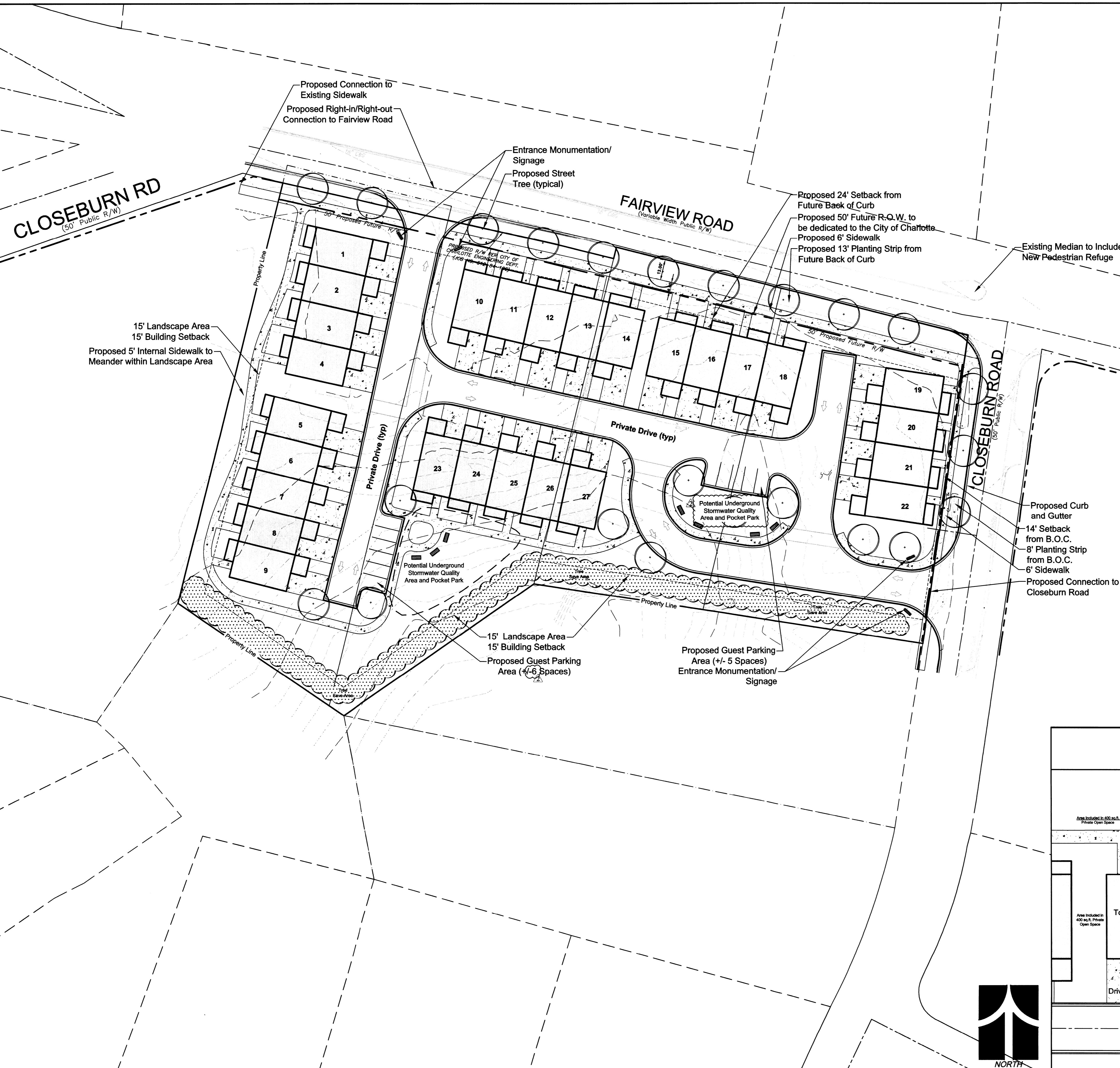
- Acreage: ± 2.60 acres
- Tax Parcel #: 171-251-01, 02, 03 and 04
- Existing Zoning: R-3
- Proposed Zoning: UR-2(CD)
- Existing Uses: Three detached dwellings and a duplex.
- Proposed Uses: Up to 27 attached dwelling units together with accessory uses, as allowed in the UR-2 zoning district.
- Maximum Building Height: Not to exceed three (3) stories or 45 feet, building height will be measured as defined by the Ordinance.
- Parking: A minimum of 2.0 parking spaces per unit will be provided.

#### General Notes:

1. Base information obtained from site survey prepared by R.B. Pharr & Associates, P.A. dated February 5, 2014.

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CITY COUNCIL

DEC 15 2014



**Site Development Data:**

- Acres: ± 2.60 acres
- Tax Parcel #: 171-251-01, 02, 03 and 04
- Existing Zoning: R-3
- Proposed Zoning: UR-2(CD)
- Existing Uses: Three detached dwellings and a duplex.
- Proposed Uses: Up to 27 attached dwelling units together with accessory uses, as allowed in the UR-2 zoning district.
- Maximum Building Height: Not to exceed three (3) stories or 45 feet, building height will be measured as defined by the Ordinance.
- Parking: A minimum of 2.0 parking spaces per unit will be provided.

**1. General Provisions:**

- a. **Site Location.** These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Crossroads Realty Group, LLC ("Petitioner") to accommodate the development of 27 attached dwelling units on approximately ± 2.6 acre site located on the south side of Fairview Road between the open and closed portions of Closeburn Road (the "Site").
  - b. **Zoning Districts/Ordinance.** Development of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Rezoning Plan establishes more stringent standards the regulations established under the Ordinance for the UR-2 zoning classification shall govern.
  - c. **Graphics and Alterations.** The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, driveways and other development matters and site elements (collectively the "Development/Site Elements") set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. The layout, locations, sizes and formulations of the Development/Site Elements depicted on the Rezoning Plan are graphic representations of the Development/Site elements proposed. Changes to the Rezoning Plan not anticipated by the Rezoning Plan will be reviewed and approved as allowed by Section 6.207 of the Ordinance.
- Since the project has not undergone the design development and construction phases, it is intended that this Rezoning Plan provide for flexibility in allowing some alterations or modifications from the graphic representations of the Development/Site Elements. Therefore, there may be instances where minor modifications will be allowed without requiring the Administrative Amendment Process per Section 6.207 of the Ordinance. These instances would include changes to graphics if they are:
- expressly permitted by the Rezoning Plan (it is understood that if a modification is expressly permitted by the Rezoning Plan it is deemed a minor modification for the purposes of these Development Standards); or,
  - minor and don't materially change the overall design intent depicted on the Rezoning Plan; or
  - modifications to move structures graphically depicted on the Rezoning Plan closer to adjacent properties in a residential district or abutting residential use but no closer than the "external building line" (in this case the external setbacks or buffer areas) indicated on the Rezoning Plan; or
  - modifications to allow minor increases in the mass of the buildings that do not materially change the design intent depicted on or described in the Rezoning Plan.

The Planning Director will determine if such minor modifications are allowed per this amended process, and if it is determined that the alteration does not meet the criteria described above, the Petitioner shall then follow the Administrative Amendment Process per Section 6.207 of the Ordinance; in each instance, however, subject to the Petitioner's appeal rights set forth in the Ordinance.

- d. **Number of Buildings Principal and Accessory.** The total number of principal buildings to be developed on the Site shall not exceed 12. Accessory buildings and structures located on the Site shall not be considered in any limitation on the number of buildings on the Site. Accessory buildings and structures will be constructed utilizing similar building materials, colors, architectural elements and designs as the principal building located on the Site.
- 2. Permitted Uses & Development Area Limitation:**
- a. The Site may be developed with up to 27 attached dwelling units together with accessory uses allowed in the UR-2 zoning district.
  - b. Surface parking areas will not be allowed between the proposed buildings and Fairview Road or Closeburn Road.
  - c. Along Fairview Road the Petitioner will provide a minimum setback of 29 feet as measured from the back of the existing curb or 24 feet as measured from the future back of the curb.
  - d. Along Closeburn Road a 14 foot setback as measured from the back of the proposed curb will be provided as generally depicted on the Rezoning Plan.
- 3. Access and Transportation:**
- a. Access to the Site will be from Fairview Road and Closeburn Road in the manner generally depicted on the Rezoning Plan.
  - b. The Petitioner will modify and improve the existing landscape median in Fairview Road near the intersection of Closeburn Road to accommodate pedestrian crossings by constructing a pedestrian refuge island within the median. As part of the construction of the pedestrian refuge island the Petitioner will construct accessible ramps on both sides of Fairview Road to facilitate pedestrian crossings. The design of the pedestrian refuge island will be determined during the planning multi-family review process. The pedestrian refuge island will be completed before the first certificate of occupancy for the Site is issued.
  - c. The Petitioner will dedicate in fee-simple to the City of Charlotte up to 50 feet of right-of-way from the center line of Fairview Road. This right-of-way dedication will occur prior to the issuance of a certificate of occupancy for the first building constructed on the Site.
  - d. Vehicular access to each unit will be from an internal private drive or alley.
  - e. The placement and configuration of the vehicular access points are subject to any minor modifications required to accommodate final site development and construction plans and to any adjustments required for approval by CDOT in accordance with applicable published standards.
  - f. The alignment of the internal vehicular circulation and driveways may be modified by the Petitioner to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval by CDOT in accordance with published standards.

**4. Architectural Standards:**

- a. The building materials used on the principal buildings constructed on Site will be a combination of portions of the following: brick, stone, precast stone, precast concrete, synthetic stone, cementitious siding (such as hardi-plank), stucco, EIFS, decorative metal panels, decorative block and/or wood. At least 65% of the exterior of each building, exclusive of windows, doors and roofs will be constructed of brick, stone, precast stone, decorative block or stucco. Vinyl as a building material may only be used on windows, soffits, garage doors and on handrails/railings.

- b. The units constructed on the Site abutting Closeburn Road will be designed and constructed so that front doors of the units are oriented to Closeburn Road. The units abutting Fairview Road will be designed and constructed so that the either front doors of the units or the side of the units are oriented toward Fairview Road. The rear of units or garages may not be oriented toward Fairview Road or Closeburn Road.
- c. Each attached unit will have a two car garage.
- d. Visitor parking spaces will be provided along the Site's internal driveways as generally depicted on the Rezoning Plan.
- e. Each unit will have 400 square feet of private open space as required by the Ordinance.
- f. Accent portions of the roofs on the buildings will be constructed utilizing architectural shingles. Portions of the roofs may also be constructed utilizing metal materials.

**5. Streetscape, Buffers, Yards and Landscaping:**

- a. Along Fairview Road and Closeburn Road a six (6) foot sidewalk will be provided behind the required planting strip as generally depicted on the Rezoning Plan (the planting strip along Fairview Road will be 13 feet wide, the planting strip along Closeburn Road will be eight (8) feet wide).
- b. Streets trees will be provided within the planting strips located along Fairview Road and Closeburn Road.
- c. A 15 foot landscaped side and rear will be provided as generally depicted on the Rezoning Plan. The 15 foot landscape side and rear yard may contain a sidewalk and may be used to meet the 400 square foot private open space requirement of the Ordinance. The 15 foot landscape yards will be landscaped with four (4) trees per 100 linear feet and a variety of evergreen and deciduous shrubs at a rate of 10 shrubs per 100 linear feet.
- d. The Pocket Park generally depicted on the Rezoning Plan will be improved with landscaping and seating areas.
- e. Along the southern property line an open space area and tree save area will be provided as generally depicted on the Rezoning Plan.

- f. The Petitioner will provide a sidewalk network that links to each unit on the Site and to the sidewalk along Fairview Road and Closeburn Road as required by section 12.529 of the Ordinance.

**g. Screening requirements of the Ordinance will be met.**

- h. Above ground backflow preventers and transformers will be located internally to the Site and not in the proposed setbacks.

**6. Environmental Features:**

- a. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.
- b. The Petitioner will provide peak flow control for the 100-year, six-hour storm runoff from the developed Site to the predevelopment peak flow rate. The Petitioner reserves the right to perform a 100-year storm no rise analysis of the Site to demonstrate that the additional peak control for the 100-year storm event is not needed.
- c. 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.

- d. The Site will comply with the Tree Ordinance. Tree save areas are generally depicted on the Rezoning Plan. The location of the proposed tree save areas may shift to accommodate site grades and changes to the proposed site plans.

**7. Signage:**

- a. Signage as allowed by the Ordinance will be provided.

**8. Lighting:**

- a. All new lighting shall be full cut-off type lighting fixtures excluding lower, decorative lighting that may be installed along the driveways, sidewalks, and parking areas.
- b. Detached lighting on the Site will be limited to 15 feet in height.

**9. Construction Traffic and Construction Staging:**

- a. The Petitioner will direct construction traffic from and to the Site and deliveries of construction materials to use Fairview Road to access the Site.
- b. [Staging for the development of the Site will occur on Site].

**10. Amendments to the Rezoning Plan:**

- a. Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner or Owners of the applicable Development Area portion of the Site affected by such amendment in accordance with the provisions of Chapter 6 of the Ordinance.

**11. Binding Effect of the Rezoning Application:**

- a. If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns.



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 Charlotte, NC 28226

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CITY COUNCIL

DEC 15 2014

**Fairview at  
Closeburn**

**DEVELOPMENT  
STANDARDS**

**Petition 2014-075  
"For Public Hearing"**

PROJECT LOCATION CHARLOTTE, NC

PROJECT NO	BT26-101		
DRAWING	BT26 - Fairview Closeburn - MAST.dwg		
DATE	10-17-2014		
DRAWN BY	KAI		
CHECKED BY	ML		
ESP / CLIENT REVISION			
NO.	DATE	BY	REVISION
1	10/17/14	KAI	Revisions per staff comments
2	11/20/14	GW	Revisions per staff comments

AGENCY / SUBMITTAL REVISION			
NO.	DATE	BY	REVISION



**APPROVED BY  
CITY COUNCIL**

DEC 15 2014

Conceptual Architectural Front Elevation  
Facing Fairview Road, Closeburn Road and Pedestrian Parks

**RECEIVED**  
NOV 20 2014  
BY: \_\_\_\_\_



Conceptual Architectural Rear Elevation  
Along Alleys / Private Drives



Conceptual Architectural Side Elevation  
Along Fairview Road / Pedestrian Parks

Note: Conceptual Schematic Architectural Renderings intended to depict the general conceptual architectural style, character, and elements of the buildings.



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Charlotte, NC 28226

**Fairview at  
Closeburn**

**CONCEPTUAL  
ARCHITECTURAL  
ELEVATIONS**

Petition 2014-075  
"For Public Hearing"

PROJECT LOCATION CHARLOTTE, NC

PROJECT NO	BT26.101		
DRAWING	BT26 - Fairview Closeburn - MAST.dwg		
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