

EXISTING ZONING: I-1 (CD); R-MH; B-2 PROPOSED ZONING: UR-3 (CD)

EXISTING USE: COMMERCIAL; SINGLE FAMILY RESIDENTIAL; MOBILE HOME SUBDIVISION PROPOSED USE: UP TO 280 MULTI-FAMILY UNITS

**DWELLING UNITS PER ACRE:** 19.35

SITE AREA: ±14.471 ACRES

PARKING PROVIDED: PER ORDINANCE REQUIREMENTS BICYCLE PARKING PROVIDED: PER ORDINANCE REQUIREMENTS

SETBACKS: PER ORDINANCE REQUIREMENTS

TREE SAVE: SITE WILL COMPLY WITH TREE SAVE ORDINANCE OPEN SPACE: SITE WILL COMPLY WITH OPEN SPACE ORDINANCE

PLAN) AND BY THE STANDARDS OF THE CHARLOTTE ZONING ORDINANCE. THE DEVELOPMENT DEPICTED ON THIS SITE 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 AS ALLOWED UNDER THE PROVISIONS OF SECTION 6.2 OF THE ZONING

THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, SUCH AS THOSE THAT REGULATE STREETS SIDEWALKS, TREES, BICYCLE PARKING, 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. UNLESS SPECIFICALLY NOTED IN THE CONDITIONS FOR THIS SITE PLAN. THESE OTHER STANDARD DEVELOPMENT REQUIREMENTS WILL BE APPLIED TO THE DEVELOPMENT OF THIS SITE AS DEFINED BY THOSE OTHER CITY

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 PURPOSE OF THIS PETITION IS TO PROVIDE FOR THE DEVELOPMENT OF A MULTIFAMILY COMMUNITY. THE APPLICATION SEEKS TO REZONE THE SITE TO THE UR-3(CD) CLASSIFICATION. NO COMMERCIAL DEVELOPMENT WILL BE PERMITTED ON THE SITE.

4. TRANSPORTATION:

THE SITE WILL HAVE ACCESS VIA A DRIVEWAY TO OLD STATESVILLE ROAD (NC 115) AND A FUTURE CONNECTION TO THE PROPOSED NCDOT LOOP ROAD AS GENERALLY DEPICTED ON THE PARKING AREAS ARE GENERALLY INDICATED AS PROPOSED PARKING ENVELOPE ON THE SITE PLAN FOR THE SITE AS REQUIRED BY NCDOT, THE PETITIONER WILL ESTABLISH AN ESCROW FUND TO PROVIDE FUNDS FOR THE FUTURE PUBLIC STREET CONNECTION AND TURN LANE ON THE NORTH SIDE OF LOOP ROAD AND FUNDS TO CONSTRUCT A FUTURE 8' PLANTING STRIP AND 8' SIDEWALK WITHIN THE FUTURE RIGHT OF WAY ALONG THE PROJECT FRONTAGE WITH THE QUADRANT LEFT LOOP ROAD. BUT THE INSTALLATION OF THESE IMPROVEMENTS WILL NOT AFFECT THE ISSUANCE OF ANY SITE DEVELOPMENT PERMITS OR THE ISSUANCE OF ANY CERTIFICATES OF OCCUPANCY FOR THE SITE. THE AMOUNT OF THOSE FUNDS FOR THE STREET CONNECTION, THE TURN LANE AND THE SIDEWALK AND PLANTING F STRIP WILL BE LIMITED TO \$96,000. THESE FUNDS WILL BE PAID TO NCDOT AT THE COMPLETION OF THE TURN LANE, THE FUTURE PUBLIC STREET CONNECTION, AND THE SIDEWALK AND PLANTING STRIP CONSTRUCTION. THE ISSUANCE OF CERTIFICATES OF OCCUPANCY FOR BUILDINGS ON THE SITE WILL NOT BE TIED TO THE COMPLETION OF THE TURN LANE, THE FUTURE PUBLIC STREET CONNECTION. AND THE SIDEWALK AND PLANTING STRIP AS THE PETITIONER IS NOT RESPONSIBLE FOR NOR HAS ANY CONTROL OVER THE CONSTRUCTION OF THE QUADRANT LEFT INTFRSECTION PLAN. IF NCDOT'S TURN LANE, FUTURE PUBLIC STREET CONNECTION, SIDEWALK AND PLANTING STRIP OR QUADRANT LEFT PLANS CHANGE, OR THE QUADRANT LEFT ROADWAY IMPROVEMENT IS NOT COMPLETE BY 2028, THEN THE

WILL PROVIDE A TEMPORARY ACCESS POINT TO THE PROPERTY BY 5. CONNECTING THE SOUTHERN TERMINUS OF THE NEW PRIVATE STREET TO AN EXISTING UNPAVED, UNNAMED STREET THEREBY PROVIDING THE PROPERTY WITH A CONNECTION TO TWIN DR. THIS DISTRICT REGULATIONS OF THE ZONING ORDINANCE FOR THE

TEMPORARY ACCESS WILL REMAIN AS DESCRIBED BELOW UNTIL NCDOT'S CONSTRUCTION OF THE QUAD LEFT ROAD (STIP U-5772) REZONING SITE PLAN. THE PETITIONER HAS PROVIDED TYPICAL IS COMPLETE, AT WHICH TIME THE PROPERTY WILL BE PROVIDED WITH A PERMANENT SECOND ACCESS POINT VIA A PUBLIC STREET OVERALL SCALE, CHARACTER, AND QUALITY OF THE BUILDING CONNECTION TO THE QUAD LEFT ROAD AT ITS INTERSECTION WITH PROPOSED TO BE CONSTRUCTED ON THE SITE ALTHOUGH THE THE NORTHERN TERMINUS OF THE NEW PRIVATE STREET. PETITIONER SHALL IMPROVE THE EXISTING UNNAMED, UNPAVED STREET BY CONSTRUCTING TWO (2) PAVED 10' FOOT WIDE TRAVEL THE SITE TO CONNECT TO THE PROPOSED NCDOT QUADRANT LEFT LANES ACCOMPANIED BY 24"SHOULDERS. AS REQUIRED BY THE CITY, ALL TO FIT WITHIN THE AVAILABLE 30' OF LAND. THIS TRANSPORTATION IMPROVEMENT WILL PROVIDE THE PROPOSED DEVELOPMENT WITH TWO (2) ENTER/EXIT SITE ACCESS POINTS ON THE DATE THAT THE DEVELOPMENT RECEIVES ITS FIRST CERTIFICATE OF OCCUPANCY. THIS CONNECTION WILL BE CLOSED WHEN THE CONNECTION TO THE LOOP ROAD IS COMPLETED AND

BUILDING CERTIFICATE OF OCCUPANCY.

THE PETITIONER WILL DEDICATE AND CONVEY OF RIGHT OF WAY TO THE CITY OR TO NCDOT FOR NC 115 PRIOR TO THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY FOR THE CLASS OF STREET MEASURED FROM THE CENTERLINE IF ADEQUATE RIGHT OF WAY IS NOT ALREADY PRESENT. ANY REQUIRED SIDEWALK TO BE CONSTRUCTED BY THE PETITIONER OUTSIDE OF THE RIGHT OF WAY WILL BE PLACED IN A FOR EXTERIOR WALLS BUT RESERVES THE RIGHT TO USE VINYL SIDEWALK EASEMENT. AN ADDITIONAL 2' OF REQUESTED BUT NOT MATERIALS FOR TRIM, SOFFITS, AND ARCHITECTURAL DETAIL. REQUIRED SPACE IS NOT FEASIBLE ON THIS SITE. ALL PUBLIC TRANSPORTATION IMPROVEMENTS REQUIRED TO BE CONSTRUCTED BY THE PETITIONER AS PART OF THIS PROJECT WILL BE APPROVED AND CONSTRUCTED PRIOR TO THE FIRST

THE DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE UR-3 DISTRICT AND THE CONDITIONS INCLUDED AS PART OF THIS WITH THE FIFTH FLOOR FACING TOWARD SINGLE FAMILY BUILDING IMAGES OF THE BUILDINGS THAT REPRESENT THE BUILDING HEIGHT AND THE OVERALL LENGTH AND WIDTH OF THE BUILDINGS MAY VARY DUE TO TOPOGRAPHY AND UNIT COUNT SUBJECT TO THE LIMITS OF THIS PLAN. THE PETITIONER RESERVES THAN THEY ARE WIDE. THIS WILL NOT APPLY TO MINOR WINDOWS DOG PARK. THE AREA CONTAINING THE REQUIRED STORM WATER THE RIGHT TO MAKE MINOR ARCHITECTURAL CHANGES TO THESE BUILDING DESIGNS BUT THE OVERALL DESIGN AND CONSTRUCTION ACCENT OR TO WINDOWS LOCATED IN AREAS OF THE BUILDINGS CHARACTER WILL BE AS ILLUSTRATED. TO FURTHER DEFINE THE DESIGNED FOR COMMON AREAS, RECREATION, SALES, MARKETING, CHARACTER OF THE BUILDINGS TO BE CONSTRUCTED ON THE SITE, AND OTHER AREAS WHERE SHOWCASE OR OTHER WINDOWS ARE THE PETITIONER WILL INCLUDE THE FOLLOWING ELEMENTS OR

AT LEAST 20% OF THE PORTIONS OF THE BUILDING EXTERIORS LOCATED BELOW THE ROOF LINE (EXCLUDING AREAS DEVOTED TO SOFFITS, EVES, GABLES, WINDOWS, DOORS, DECKS, PORCHES, ARCHITECTURAL ACCENTS AND SIGNAGE) SHALL BE COMPOSED OF A COMBINATION OF BRICK, STONE, ARTIFICIAL STONE, AND/OR STONE OR SIMILAR MASONRY PRODUCTS. THE PETITIONER WILL NOT USE VINYL SIDING AS A BUILDING MATERIAL BALCONY RAILINGS, IF INCLUDED, WILL BE OF DURABLE MATERIAL AND WILL NOT BE PAINTED PRESSURE TREATED

ROOFING MATERIALS WILL BE PREDOMINANTLY COMPOSED OF ARCHITECTURAL FIBERGLASS COMPOSITE SHINGLES AND ROOF

FRONTAGE OF A PUBLIC OR PRIVATE STREET. BUILDING HEIGHTS WILL BE LIMITED TO FOUR STORIES, BUT MAY INCLUDE 4/5 SPLITS WHERE THE FIFTH FLOOR MEETS BASEMENT DEFINITIONS. THESE BUILDINGS WILL NOT BE LOCATED

DEVELOPMENT. BUILDINGS WILL BE DESIGNED WITH FAÇADE ARTICULATION TO BREAK UP WALL MASS AND TO CREATE VARIETY IN THE CHARACTER OF THE FACADE. G. MAIN WINDOWS WILL BE ARRANGED TO AVOID LARGES MASSES OF GLASS AND WILL BE DESIGNED SO AS TO BE TALLER SUCH AS FOR BATHROOMS, STAIRWAYS AND ARCHITECTURAL

APPROPRIATE TO THE ARCHITECTURE AND LAYOUT OF THE INTERNAL USES H. ALL PRIMARY BUILDING ENTRANCES THAT FRONT A PUBLIC OR PRIVATE STREET OR PARKING AREA WILL BE CONNECTED TO THE ON-SITE SIDEWALK NETWORK SUBJECT TO GRADE LIMITATIONS AND ADA STANDARDS. ON SITE DIRECTIONAL SIGNAGE WILL BE DESIGNED TO

REFLECT THE ARCHITECTURAL CHARACTER AND MATERIALS OF THE PRINCIPAL BUILDINGS. BUILDING FACADES WILL INCORPORATE VERTICAL ELEMENTS AND MATERIAL CHANGES TO BREAK UP THE MASS OF THE BUILDING WALLS.

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6. STREETSCAPE AND LANDSCAPING:

THE PETITIONER WILL INSTALL A 25' LANDSCAPE AREA AS 12. PHASING: ILLUSTRATED ON THE SITE PLAN DEVELOPED TO THE CLASS B BUFFER STANDARD THAT MAY INCLUDE TREES, SHRUBS AND/OR A

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.

8. PARKS, GREENWAYS, AND OPEN SPACE:

OPEN SPACE WILL INCLUDE ACTIVE AND PASSIVE ELEMENTS. THE SITE WILL INCLUDE A CLUB HOUSE AND POOL AS WELL AS A MANAGEMENT FLEMENT ON THE SOUTHWEST CORNER OF THE SITE WILL BE LANDSCAPED AND MAINTAINED AS PART OF THE OVERALL LANDSCAPING OF THE SITE. THE SITE WILL COMPLY WITH THE TREE ORDINANCE AND MAY APPLY ANY CHANGES TO THE TREE ORDINANCE THAT MAY BE ADOPTED PRIOR TO CONSTRUCTION.

FIRE PROTECTION:

10. SIGNAGE:

RESERVED 11. LIGHTING:

FREESTANDING LIGHTING ON THE SITE WILL UTILIZE FULL CUT-OFF LUMINARIES.

**SCHEMATIC** 

DESIGN

**RESOURCE** 

GROUP

459 Wilkinson Blvd, Ste 200 Charlotte, NC 28208

C-2165

**REZONING PETITION** 

FOR PUBLIC HEARING

2018-092

**REZONING DOCUMENTS** 

LANDSCAPE ARCHITECTURE

TRANSPORTATION PLANNING

CIVIL ENGINEERING

704.343.0608 www.drgrp.com



PROJECT #: 036-021

CHECKED BY:

JULY 12, 2018

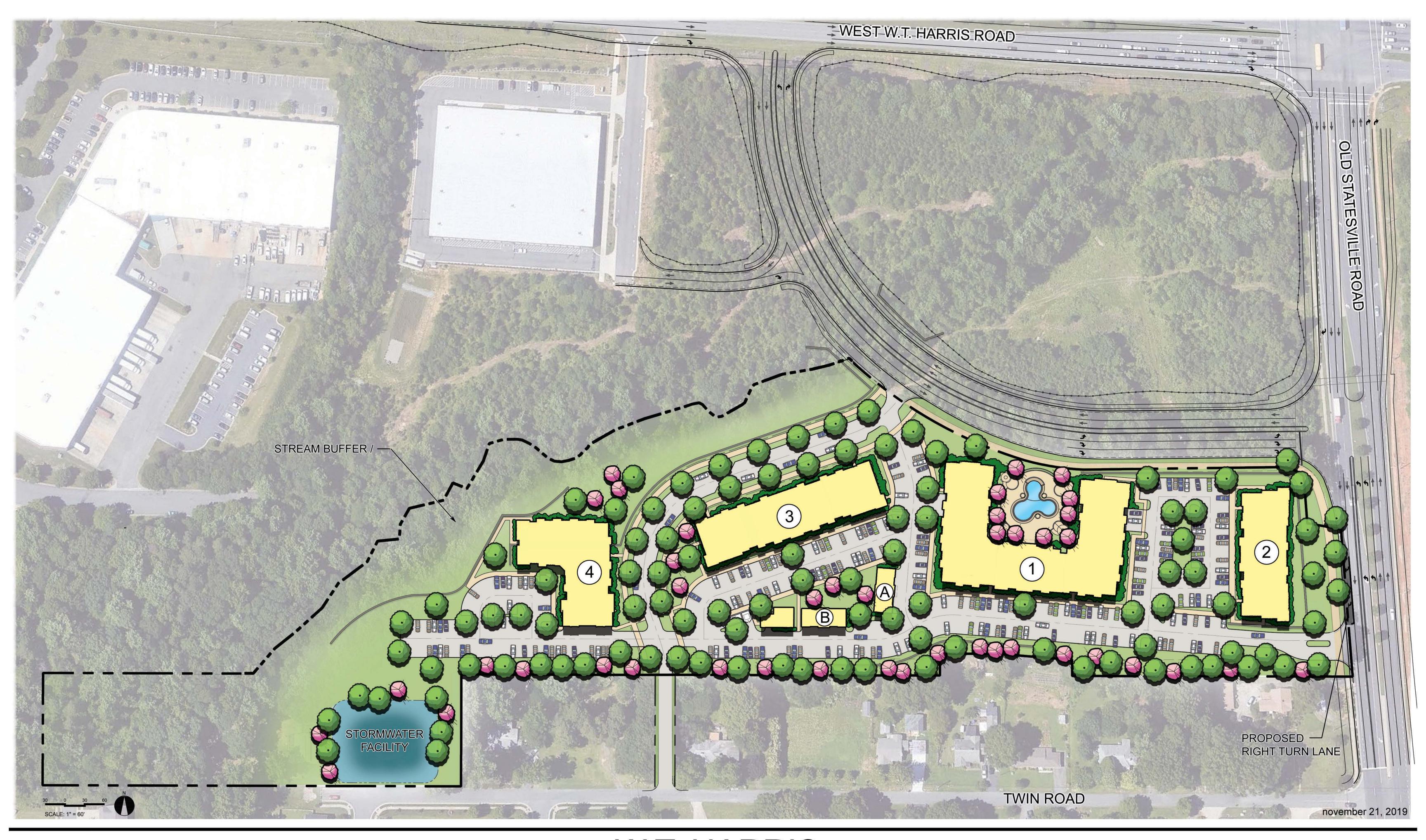
DRAWN BY:

**REVISIONS:** 

1. 06/10/19 - PER NCDOT IMPACTS AND STAFF COMMENTS 2. 07/25/19 - REZONING COMMENTS 3. 10/24/19 - STAFF COMMENTS 4. 11/25/19 - DEVELOPMENT CONDITIONS

5. 12/10/19 - DEVELOPMENT CONDITIONS <u>/6</u>\12/16/19 - PER COUNCIL APPROVAL

RZ1.0





W.T. HARRIS

CHARLOTTE, NORTH CAROLINA

CONCEPTUAL SITE PLAN
(FINAL SITE PLAN MAY VARY)

































