

1. Development Data Table
 - a. Site Acreage: 0.48 AC (1.7 AC in total development)
 - b. Tax Parcels included in Rezoning: 065-128-09 & 065-128-11
 - c. Existing Zoning: R-5
 - d. Proposed Zoning: B-2 (CD)
 - e. Number of Residential Units: 10 (Total 36 units on 1.7 AC)
 - f. Residential Density: 21.2 DU/AC (Total Development)
 - g. Square footage of Non-Residential Uses: NA
 - h. Floor Area Ratio: NA
 - i. Maximum Building Height: 40 Feet
 - j. Maximum Number of Buildings: One
 - k. Number of Parking Spaces: Per Ordinance
 - l. Amount of open space: Per Ordinance

2. General Provisions
 - a. Development of the site will be controlled by the standards on this site plan and the standards of the Charlotte Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of the proposed buildings and the uses on the site, but the exact configuration, placement, and size of the individual site elements may be altered or modified with the limits prescribed by the ordinance during the design development and construction phases in accordance with the provisions of Section 6.2 of the Zoning Ordinance.
 - b. Access to the site will be provided from the existing public roadway, Lakewood, as shown on this site plan.
 - c. The petitioner acknowledges that other standard development or requirements imposed by other city ordinances, standards, policies, and appropriate design manuals will exist. Those criteria (for example, those that require buffers, regulate streets, sidewalks, trees, stormwater, and site development, etc.) will apply to the development site. This includes chapters 6, 9, 12, 17, 18, 19, 20 and 21 of the city code. Conditions set forth in the petition are supplemental requirements imposed on the development in addition to the other standards. Where conditions on this plan differ from ordinances, standards, policies, and approaches in existence at the time of formal engineering plan review submission, the stricter condition or existing requirements shall apply.

3. Optional Provisions (NA)

4. Permitted uses

- a. Development will be restricted to Multi-Family Residential development along with associated parking and service areas.

5. Transportation

- a. Petitioner agrees to dedicate any additional right-of-way to City.
- b. Vehicular access shall be provided by driveway access off of Lakewood Avenue. The placement and configuration of the access points are subject to any minor modification required by CDOT.
- c. Parking will be provided by surface lot (54 spaces for total development) as depicted on the Rezoning Plan.
- d. Petitioner shall construct an ADA parking space on Lakewood Avenue per Land Development Standards.
- e. Petitioner shall construct an ADA ramp to cross Lakewood Avenue as well as two (2) ADA ramps opposite side of site at the corner of Lakewood Avenue and Rozzelles Ferry Road per Land Development Standards to comply with the Lakewood Neighborhood Plan.
- f. The petitioner shall construct an 8' planting strip and 8' sidewalk along the property frontage of Rozzelles Ferry Road and Lakewood Avenue.

6. Architectural Standards

- a. Building Materials used on the building constructed on the site will be a combination of portions of the following: brick, stone, precast concrete, synthetic stone, cementitious fiber board, Stucco, EIFS, decorative block and/or wood. Vinyl or aluminum as a building material may only be used on windows, soffits and on handrails/railings.
- b. The attached illustrative sections are included to reflect the building scale and design intent. The intent of the material selections is to complement the character of the surrounding development. Actual building constructed on the site may vary from this illustration provided that the design intent is preserved.

7. Streetscape and Landscaping

- a. Street trees will be planted at 40' O.C. outside of the existing or future rights-of-way.
- b. Street trees in the right of way on Lakewood Avenue are protected by the Tree Ordinance. No trees can be removed from or planted in the right of way without permission of the City Arborist's office. Contact the City Arborist's office for a permit before removing trees in the right of way.
- c. Development of the site shall comply with the requirements of the City of Charlotte Tree Ordinance.

8. Environmental Features

- a. Tree save areas shall meet the requirements of the City of Charlotte Tree Ordinance.
- b. The petitioner shall comply with the Charlotte City Council approved and adopted Post-Construction Stormwater Ordinance. 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.

9. Parks, Greenways, and Open Space

- a. Open space will conform to the requirements of Ordinance.

10. Fire Protection

- a. Fire protection will be provided per the Fire Code.

11. Signage

- a. Signage will be provided per the ordinance.

12. Lighting

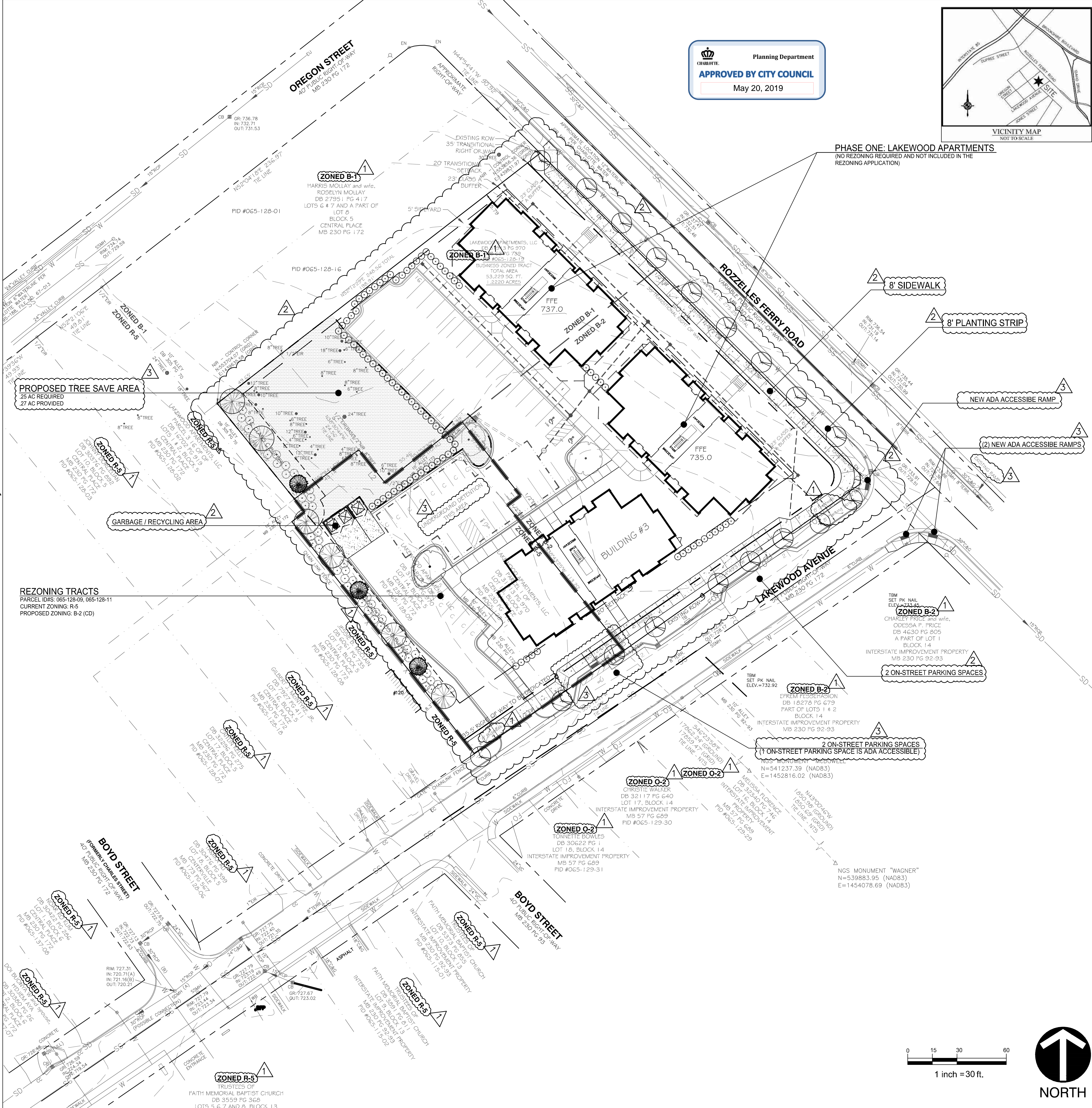
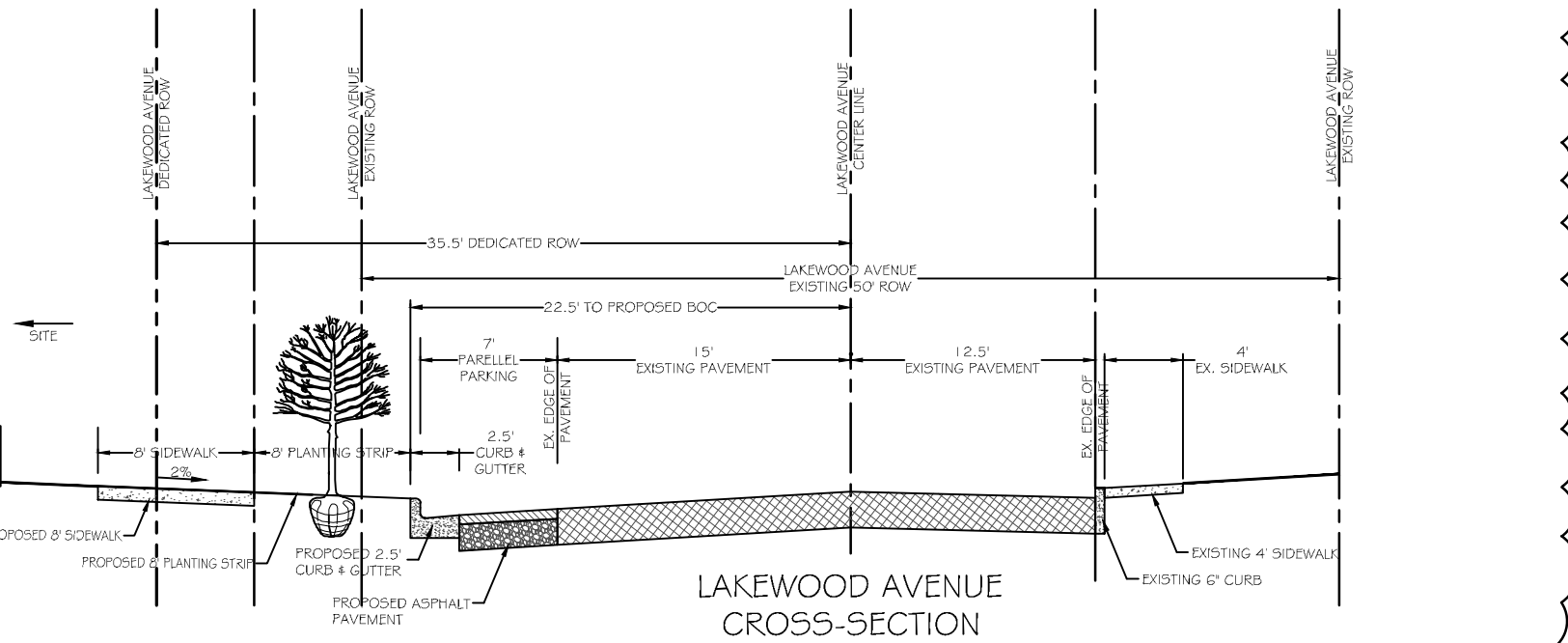
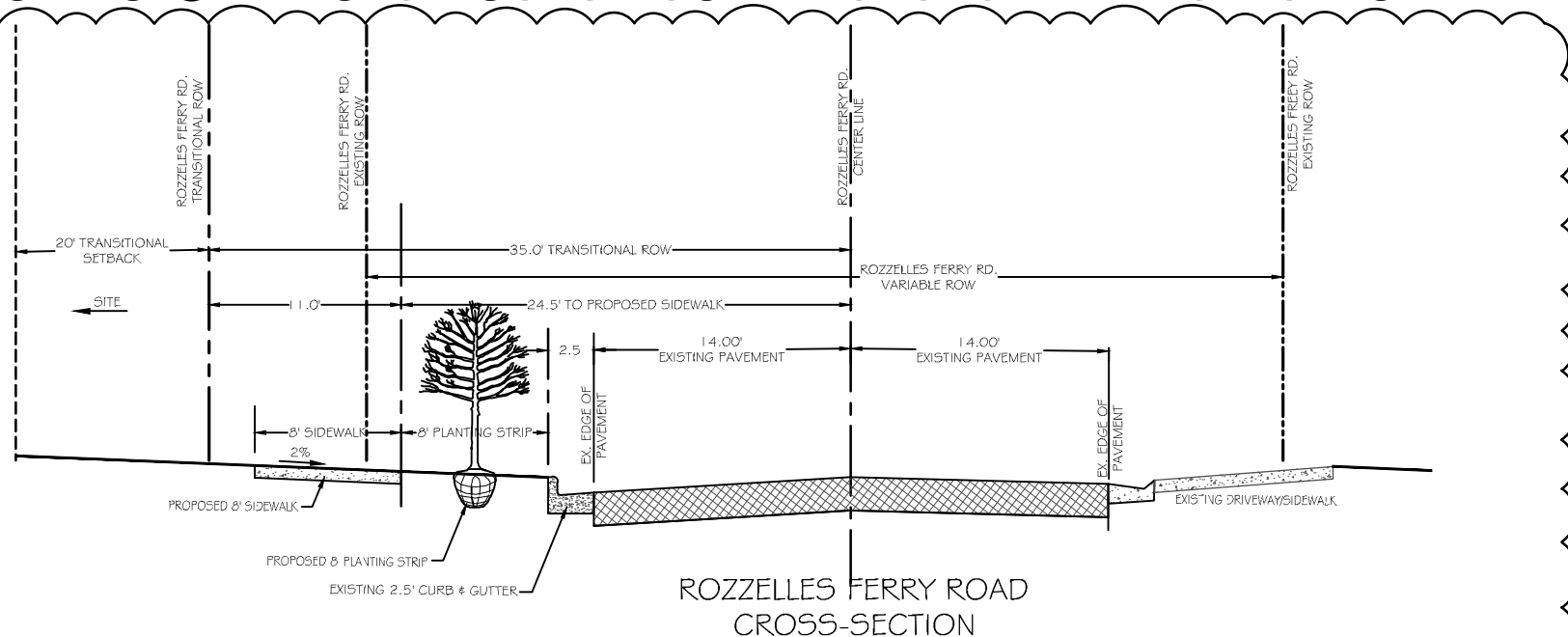
- a. Any detached lighting on the site will not exceed 21 feet in height and will be aimed into the site away from adjoining properties and public streets to prevent glare. Lighting shall be fully shielded.

13. Phasing

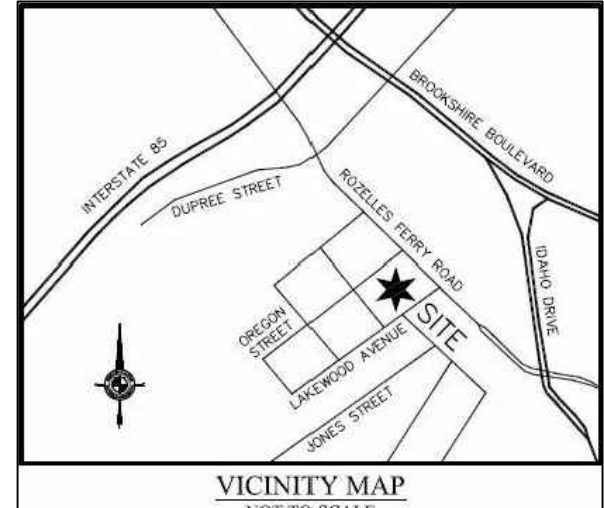
- a. The project will not be phased.

14. Other

- a. Binding Effect of the Rezoning Documents and Definitions: If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under the Rezoning Plan and these Development Standards 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 successors in interest and assigns. Throughout these Development Standards, the terms, "Petitioner" and "Owner" or "Owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owner or owners of any part of the Site from time to time who may be involved in any future development there.
- b. Developer will petition for request for the abandonment of alleys located on the site with Charlotte Department of Transportation.



Planning Department
APPROVED BY CITY COUNCIL
May 20, 2019



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REZONING PETITION: 2018-137

LAKESWOOD APARTMENTS
LAKESWOOD AVENUE
CHARLOTTE, NORTH CAROLINA
TECHNICAL DATA SHEET

- REVISIONS:
1. 1/14/2019 PER REZONING COMMENTS
 2. 3/8/2019 PER CITY COMMENTS
 3. 4/22/2019 PER CITY COMMENTS

DATE: 10-18-2018
DESIGNED BY: GNW
DRAWN BY: CKG
CHECKED BY: GNW
SCALE: 1" = 30'
PROJECT #:
SHEET #:
RZ-2.0

