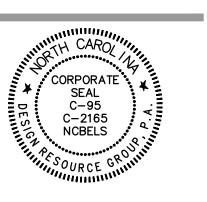




LANDSCAPE ARCHITECTURE CIVIL ENGINEERING TRANSPORTATION PLANNING

O 2459 Wilkinson Blvd, Ste 200 Charlotte, NC 28208 P 704.343.0608 W www.drgrp.com



REZONING PETITION

2019 - 028

REZONING DOCUMENT

SCHEMATIC SITE DI ANI

SITE PLAN

0 0 40 SCALE: 1" = 80'

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PROJECT #: DRAWN BY: CHECKED BY:

FEBRUARY 14, 2019

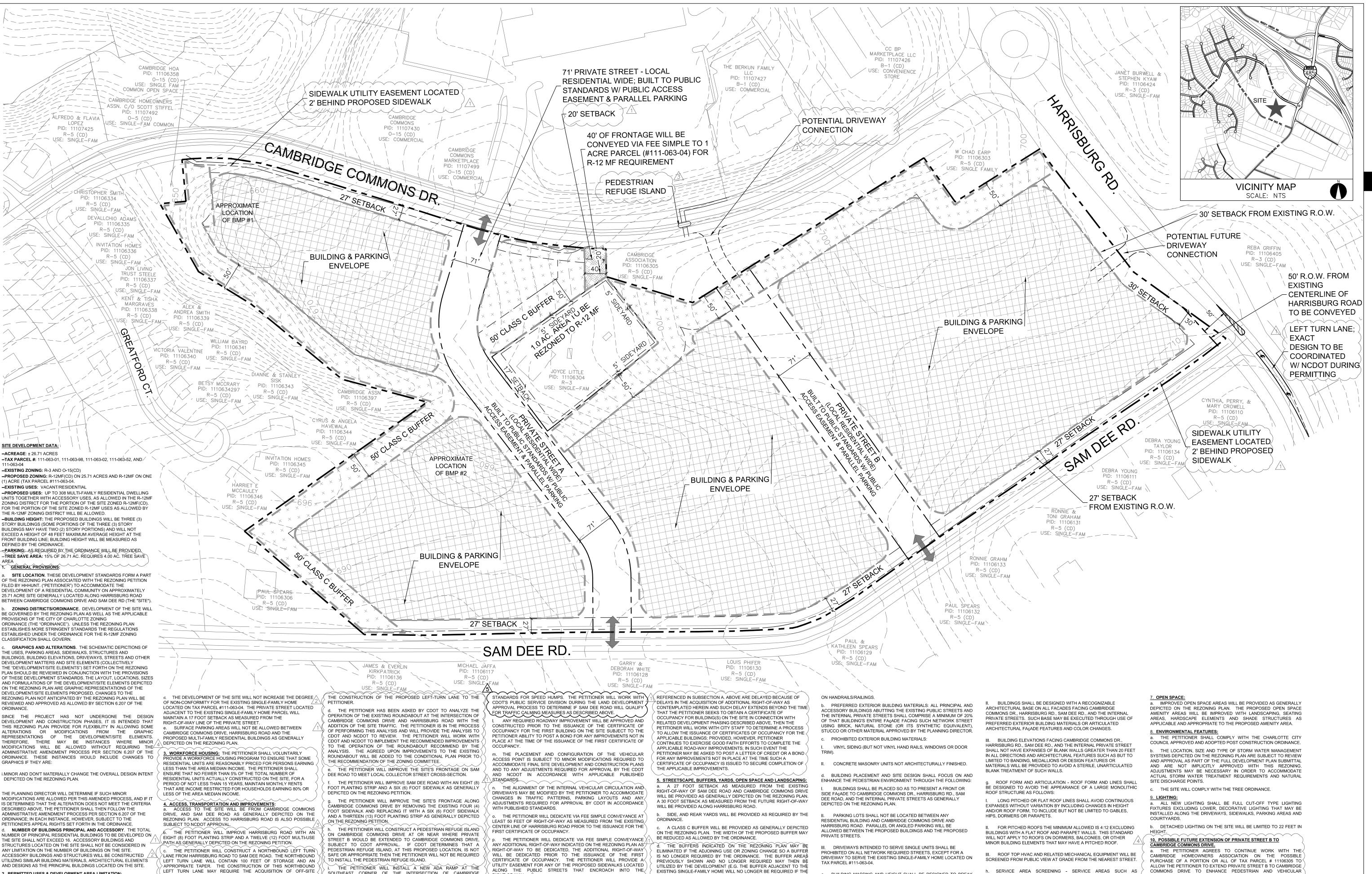
DEVISIONS:

REVISIONS:

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APRIL 15, 2019 - PER STAFF COMMENTS
MAY 13, 2019 - NOTES UPDATE
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HOME IS REPLACED WITH A USE THAT NO LONGER REQUIRES A

ALONG THE SITE'S INTERNAL PARKING AREAS THE PETITIONER

THE BUILDING MATERIALS USED ON THE PRINCIPAL BUILDINGS

WILL PROVIDE A SIDEWALK AND CROSS-WALK NETWORK THAT LINKS

TO THE BUILDING ON THE SITE AND TO THE SIDEWALKS ALONG THE

ABUTTING PUBLIC STREETS IN THE MANNER DEPICTED ON THE

REZONING PLAN. THE MINIMUM WIDTH FOR THIS INTERNAL SIDEWALK

CONSTRUCTED ON SITE WILL BE A COMBINATION OF PORTIONS OF

SOME OF THE FOLLOWING: BRICK STONE PRECAST 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

6. ARCHITECTURAL STANDARDS, GENERAL DESIGN GUIDELINES:

BUFFER OR THE HOME IS REMOVED FROM THE LOT).

WILL BE FIVE (5) FEET

RIGHT-OF-WAY AVAILABILITY. IT IS UNDERSTOOD THAT SOME OF <

HE PUBLIC ROADWAY IMPROVEMENTS REFERENCED IN SUBSECTION

A. ABOVE MAY NOT BE POSSIBLE WITHOUT THE ACQUISITION OF

GOOD FAITH EFFORTS, THE PETITIONER IS UNABLE TO REACH A

SETTI EMENT WITH A PROPERTY OWNER TO ACQUIRE ANY LAND

PUBLIC INFRASTRUCTURE IMPROVEMENTS. IN SUCH EVENT, THE

ANY SUCH LAND AND THE EXPENSES OF SUCH PROCEEDINGS.

FURTHERMORE, IN THE EVENT PUBLIC ROADWAY IMPROVEMENTS

PETITIONER SHALL REIMBURSE THE APPLICABLE AGENCY,

ADDITIONAL RIGHT OF WAY. IF AFTER THE EXERCISE OF DILIGENT

NECESSARY TO PROVIDE FOR ANY SUCH ADDITIONAL RIGHT-OF-WAY

THEN THE CITY MAY PROVIDE ACQUISITION SERVICES RELATED TO

DEPARTMENT OR GOVERNMENTAL BODY FOR THE COST OF ANY SLICH.

ACQUISITION PROCEEDINGS INCLUDING COMPENSATION PAID BY THE

APPLICABLE AGENCY, DEPARTMENT OR GOVERNMENTAL BODY FOR

BUILDING MASSING AND HEIGHT SHALL BE DESIGNED TO BREAK

BUILDINGS EXCEEDING 135 FEET IN LENGTH SHALL INCLUDE

PROJECT OR RECESS A MINIMUM OF 4 FEET EXTENDING THROUGH THE

ARCHITECTURAL ELEVATION DESIGN - ELEVATIONS SHALL BE

BUILDING ELEVATIONS SHALL BE DESIGNED WITH VERTICAL BAYS

OR ARTICULATED ARCHITECTURAL FACADE FEATURES WHICH MAY

OFFSETS, PROJECTIONS, RECESSES, PILASTERS, BANDING AND

INCLUDE BUT NOT BE LIMITED TO A COMBINATION OF EXTERIOR WALL

MODULATIONS OF THE BUILDING MASSING/FACADE PLANE (SUCH AS

MODULATIONS SHALL BE A MINIMUM OF 10 FEET WIDE AND SHALL

JP LONG MONOLITHIC BUILDING FORMS AS FOLLOWS:

DESIGNED TO CREATE VISUAL INTEREST AS FOLLOWS:

RECESSES, PROJECTIONS, AND ARCHITECTURAL DETAILS).

DUMPSTERS, REFUSE AREAS, RECYCLING AND STORAGE SHALL BE

SCREENED FROM VIEW WITH MATERIALS AND DESIGN TO BE

DEPICTED ON THE REZONING PLAN.

AND FROM THE ABUTTING PUBLIC STREETS.

COMPATIBLE WITH PRINCIPAL STRUCTURES. SUCH DESIGN SHALL

INCLUDE A MINIMUM 20 PERCENT PREFERRED EXTERIOR BUILDING

MATERIALS OR A CLASS B BUFFER NOT LESS THAN 10' IN DEPTH AT ALL

ABOVE GRADE PERIMETER NOT PAVED FOR ACCESS. THE LOCATION

OF THE PROPOSED DUMPSTER AND RECYCLING AREAS IS GENERALLY

METER BANKS WILL BE SCREENED FROM ADJOINING PROPERTIES

SIDEWALK EXTENSIONS SHOULD BE PROVIDED BETWEEN ALL

STREET TREES ON ALL PUBLIC AND PRIVATE STREETS WHEN PARKING

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CONNECTIVITY FOR THE SITE AND AREA.

SUCCESSORS IN INTEREST OR ASSIGNS.

ORDINANCE.

AMENDMENTS TO THE REZONING PLAN:

12. BINDING EFFECT OF THE REZONING APPLICATION:

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

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

LINDER THE ORDINANCE BE BINDING UPON AND INLIRE TO THE BENEFIT

OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND

THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES,

SOUTHEAST CORNER OF THE INTERSECTION OF CAMBRIDGE

COMMONS DRIVE AND THE NORTHERN MOST ENTRANCE TO THE

EXISTING SHOPPING CENTER (THE CORNER OF THE DRIVEWAY

WITHOUT A CURRENT ADA RAMP), AS GENERALLY DEPICTED ON THE

THE PETITIONER WILL CONSTRUCT TWO PRIVATE STREETS BUILT

O PUBLIC STREET STANDARDS AS GENERALLY DEPICTED ON THE

REZONING PLAN. THESE NEW PRIVATE STREETS WILL BE DESIGNED AS

A LOCAL RESIDENTIAL WIDE STREET AS GENERALLY DEPICTED ON THE

REZONING PLAN. THE PETITIONER WILL RECORD A PUBLIC ACCESS

EASEMENT OVER THE PRIVATE STREETS AGREEING TO KEEP THE

STREETS OPEN AND AVAILABLE TO THE GENERAL PUBLIC FOR ACCESS

\THROUGH THE SITE.

FOR THE CONSTRUCTION OF UP TO THREE (3) SPEED HUMPS ON SAM

, DEE ROAD, IF SAM DEE ROAD MEETS THE CITY'S POLICIES AND ackslash

THE PETITIONER AGREES TO PROVIDE UP TO \$10,500 TO CDOT

 $\overline{}$

RIGHT-OF-WAY, EASEMENTS, INCLUDING SIGHT DISTANCE EASEMENTS.

IF THE PETITIONER IS NOT ABLE TO SECURE THIS ADDITIONAL

RIGHT-OF-WAY OR THE NECESSARY EASEMENTS THEN THE

PETITIONER MAY REQUEST THAT THE CITY OF CHARLOTTE ASSIST

WITH THE SECURING OF THE NEEDED RIGHT-OF-WAY OR EASEMENTS.

THE PETITIONER MAY POST A BOND FOR THIS REQUIRED.

IMPROVEMENT TO ALLOW THE RELEASE OF THE FIRST AND

SUBSEQUENT CERTIFICATES OF OCCUPANCY. IF THE CITY AND THE $\,\,\,\,\,\,\,\,\,\,\,\,$

PETITIONER ARE NOT ABLE TO SECURE THE NECESSARY

RIGHT-OF-WAY AND EASEMENTS TO CONSTRUCT THIS IMPROVEMENT

THEN THE PETITIONER WILL NOT BE REQUIRED TO CONSTRUCT THE

IMPROVEMENT BUT WILL INSTEAD CONTRIBUTE THE ESTIMATED COST

MAY CONSTRUCT THE IMPROVEMENT AT A LATER DATE. IF AFTER FIVE $\sqrt[4]{}$

5) YEARS, AFTER THE CONTRIBUTION OF THE FUNDS TO THE CITY, IF

THE CITY WILL REIMBURSE THE FUNDS CONTRIBUTED TO THE CITY FOR

THE CITY HAS NOT CONSTRUCTED THE PROPOSED LEFT-TURN LANE $/\!\!/$

OF THE IMPROVEMENT TO THE CITY OF CHARLOTTE SO THAT THE CITY $\sqrt{5}$

2. PERMITTED USES & DEVELOPMENT AREA LIMITATION:

ON THE REZONING PLAN.

ŇO MOŘE THAŇ 16

CONSTRUCTED ON THE SITE.

DEPICTED ON THE REZONING PLAN.

THE SITE MAY BE DEVELOPED WITH UP TO 308 MULTI-FAMILY

THE PETITIONER WILL CONVEY VIA FEE SIMPLE CONVEYANCE A

40 FOOT STRIP OF LAND FROM CAMBRIDGE COMMONS DRIVE TO TAX

PARCEL #111-063-04 TO PROVIDE THE CURRENTLY LAND LOCKED

PARCEL WITH REQUIRED STREET FRONTAGE AS GENERALLY

THREE-BEDROOM UNITS MAY BE

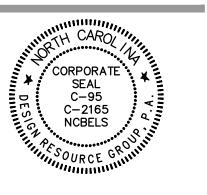
RESIDENTIAL DWELLINGS UNITS TOGETHER WITH ACCESSORY USES

ALLOWED IN THE R-12MF ZONING DISTRICT AS GENERALLY DEPICTED

DESIGN **RESOURCE** GROUP

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