

DEVELOPMENT DATA

PARCEL	A	B	TOTAL
A. SITE ACREAGE	4.91 AC	1.08 AC	5.99 AC
B. TAX PARCELS INCLUDED IN REZONING	10910203	10910203	
C. EXISTING ZONING	R3	R3	
D. PROPOSED ZONING	R12MF(CD)	NS	
E. EXISTING USES	SF RES	SF RES	
F. PROPOSED USES	TOWNHOMES	MIXED USE - BUS./OFF	
G. NUMBER OF RES UNITS	51 ATTACHED TOWNHOMES	N/A	
H. RESIDENTIAL DENSITY	10.38 DUA	N/A	
I. NON-RESIDENTIAL SQ.FT.	0	10,000 SF	
J. MAXIMUM BLDG HGT	40 FT	40 FT	
K. MAXIMUM NO. BUILDINGS	TBD	TBD	
L. NUMBER and RATIO OF PARKING	MIN 1.5/UNIT PER ORD	MIN 1/600SF PER ORD	
M. AMOUNT OF OPEN SPACE	MIN 40% PER ORD.	PER ORD	

PROPERTY BOUNDARIES, OWNERSHIP AND SITE INFORMATION PROVIDED BY CAROLINA SURVEYORS, INC. 3/16/2020 (PRELIMINARY).

GENERAL PROVISIONS

DEVELOPMENT OF THE SITE SHALL BE CONTROLLED BY STANDARDS DEPICTED ON THIS SITE PLAN AND THE STANDARDS OF THE CHARLOTTE ZONING ORDINANCE. DEVELOPMENT DEPICTED ON THIS SITE PLAN IS INTENDED TO SHOW THE GENERAL ARRANGEMENT OF PROPOSED USES BUT THE EXACT CONFIGURATION, PLACEMENT, SIZE, AND DESIGN OF INDIVIDUAL ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES AS ALLOWED UNDER PROVISIONS OF SECTION 6.2 OF THE ZONING ORDINANCE.

- A. THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, SUCH AS THOSE THAT REGULATE STREETS, 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 TO THE DEVELOPMENT OF THIS SITE AS DEFINED BY THOSE OTHER CITY ORDINANCES.
- B. 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.

PURPOSE

THE PURPOSE OF THIS REZONING APPLICATION IS TO ALLOW THE PROPERTY OWNERS TO REALIZE THE BEST USE OF THEIR PROPERTY TO PROVIDE APPROPRIATE HOUSING AND SERVICES DEMANDED BY THE GROWTH IN THEIR NEIGHBORHOOD. TO ACHIEVE THIS PURPOSE, THIS PETITION SEEKS THE REZONING OF THE SITE FROM R3 TO R12MF AND NS.

PERMITTED USES

THE SITE MAY BE USED FOR ANY USE THAT IS ALLOWED IN THE R12MF AND NS DISTRICTS AS DEFINED IN THE ZONING ORDINANCE AND TABLE 9.101 WITH THE FOLLOWING EXCEPTIONS:

- A. R12MF: RESIDENTIAL USES SHALL BE LIMITED TO TOWNHOMES/SINGLE FAMILY ATTACHED UNITS OR SINGLE FAMILY HOMES.
- B. PROHIBITED USES FROM NS: COMMERCIAL CAR WASHES, AUTOMOBILE MAINTENANCE SERVICES, AUTO SALES AND RENTALS, FUELING STATIONS, AUTOMOTIVE SERVICE STATIONS INCLUDING REPAIR AND AND LUBRICATION AND ACCESSORY DRIVE THROUGH.

TRANSPORTATION

- A. THE SITE CURRENTLY HAS DRIVEWAY ACCESS TO HOLLIROSE AND ALBEMARLE ROAD. NEW CONNECTIONS SHALL BE CONSTRUCTED TO RELOCATE DRIVEWAY CONNECTIONS AND UPGRADE TO CDOT AND NCDOT STANDARDS SUBJECT TO PERMITTING REVIEW.
- B. A NEW 56' R/W IS PROPOSED TO EXTEND DUNSINANE ROAD THROUGH THE SITE AS DEPICTED TO GIVE FULL ACCESS TO BOTH PROPOSED PARCELS A AND B. PROPOSED R/W TO BE CONSTRUCTED TO CDOT STANDARD U-02. THE ALIGNMENT SHALL BE TO ALLOW FURTHER EXTENSION BY OTHERS IN THE FUTURE FOR CONNECTION TO CIRCUMFERENTIAL DRIVE PROPOSED BY THE CITY. THE PROPOSED R/W WITH IMPROVEMENTS SHALL BE DEDICATED TO THE CITY OF CHARLOTTE.
- C. A NEW 44' R/W IS PROPOSED TO ACCESS THE SITE FROM ALBEMARLE ROAD AS DEPICTED TO GIVE FULL ACCESS TO BOTH PROPOSED PARCELS A AND B. PROPOSED R/W TO BE CONSTRUCTED TO CDOT STANDARDS AND REQUIRE APPROVAL BY CDOT PERMITTING. THE ALIGNMENT SHALL ADJOIN AND CONNECT WITH THE BUSINESS BORDERING THE EASTERN EDGE OF THE PROPERTY AND CONNECT WITH THE PROPOSED DUNSINANE DRIVE EXTENSION. THE PROPOSED R/W WITH IMPROVEMENTS SHALL BE DEDICATED TO THE CITY OF CHARLOTTE.
- D. DRIVES ACCESSING HOUSING IN PARCEL A SHALL BE 37' PRIVATE STREET R/W'S CONSTRUCTED TO CDOT STANDARD U-01 AND SHALL BE SUBJECT TO CDOT REVIEW AND APPROVAL.

ARCHITECTURAL STANDARDS

ARCHITECTURAL FEATURES AND DESIGNS SHALL MEET ALL APPLICABLE CODES.

STREETSCAPE AND LANDSCAPING

- A. THE PETITIONER WILL INSTALL SCREENING, TREES, LANDSCAPING AND BUFFERING THAT WILL COMPLY WITH ALL CITY ORDINANCES.
- B. SIDEWALKS, TREES AND LIGHTING SHALL BE CONSTRUCTED PER CITY STANDARDS SUBJECT TO REVIEW DURING PERMITTING.

ENVIRONMENTAL FEATURES

- A. A STORMWATER RETENTION BMP SHALL BE CONSTRUCTED AT THE SOUTHERN BORDER OF PARCEL B MEET ALL ORDINANCES AND STANDARDS.
- B. A SMALL AREA OF THE SITE CURRENTLY SUBJECT TO S.W.I.M. BUFFER AS SHOWN BY THE SURVEY NOTED SHALL NOT BE ALTERED OR NEGATIVELY IMPACTED BY DEVELOPMENT WHICH MAY BE ALLOWED BY THIS PETITION.
- C. A TREE SAVE AREA AS NOTED ON THIS PLAN SHALL BE MAINTAINED AS A REQUIREMENT OF ANY DEVELOPMENT RESULTING FORM THIS PETITION.

PARKS, GREENWAYS, AND OPEN SPACE

- A. SIDEWALK ACCESS TO THE ADJACENT BALL FIELD ON CORNERSTONE CHURCH PROPERTY SHALL BE PART OF ANY PROPOSED DEVELOPMENT.
- B. PROPOSED DEVELOPMENT SHALL MEET ALL OPEN SPACE REQUIREMENTS PER THE ZONING ORDINANCE.

FIRE PROTECTION

- A. NUMBER AND ARRANGEMENTS OF SUFFICIENT HYDRANTS SHALL BE PROVIDED SUBJECT TO REVIEW DURING PERMITTING.
- B. ADEQUATE ACCESS FOR FIRE AND EMERGENCY VEHICLES SHALL BE PROVIDED TO ALL AREAS OF THE DEVELOPMENT PER CITY ENGINEERING AND PERMITTING REVIEW.

SIGNAGE

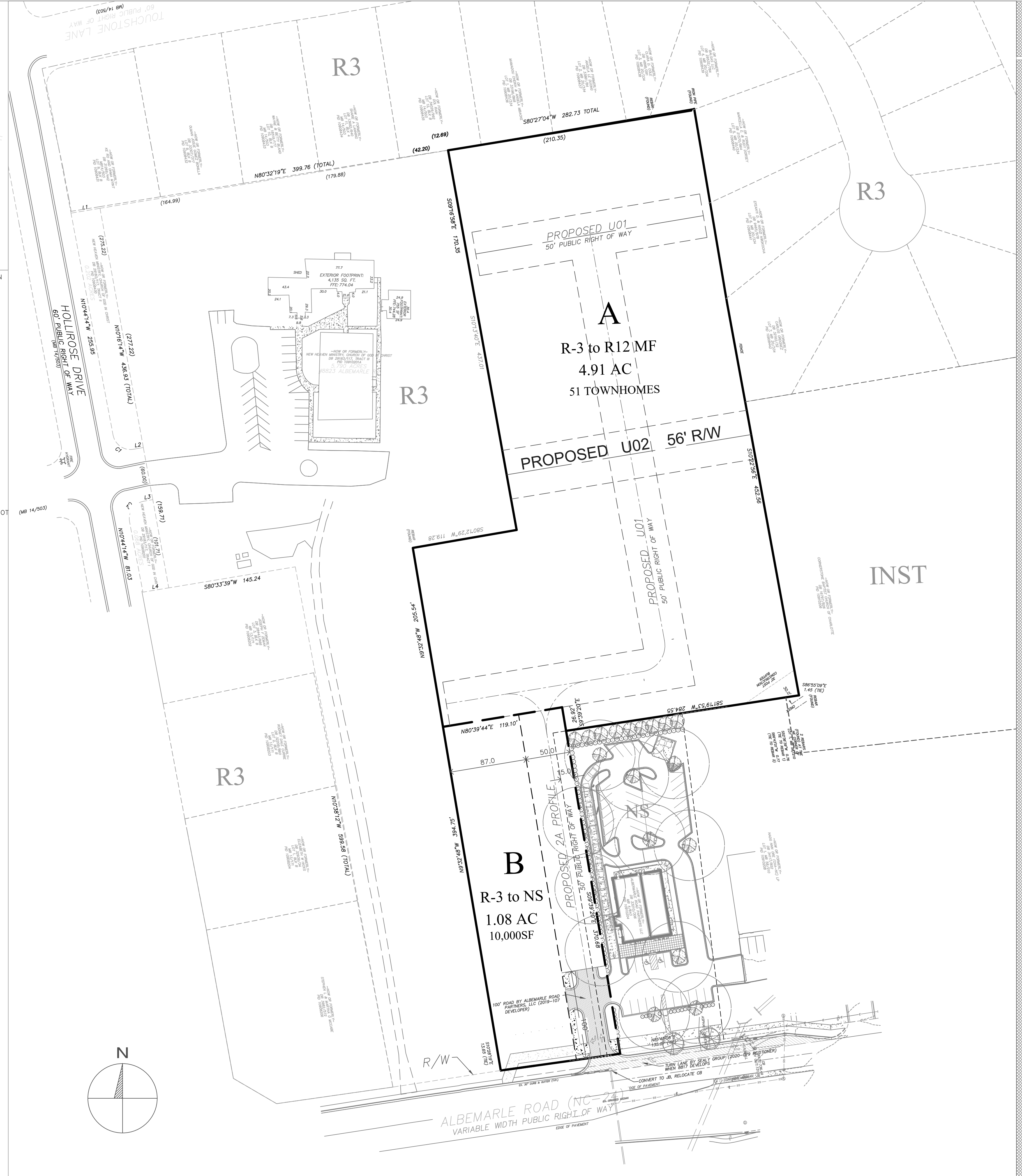
- A. NO VARIATIONS FROM THE CITY OF CHARLOTTE SIGN ORDINANCE. SIGN SHALL COMPLY WITH THE ZONING ORDINANCE.

LIGHTING

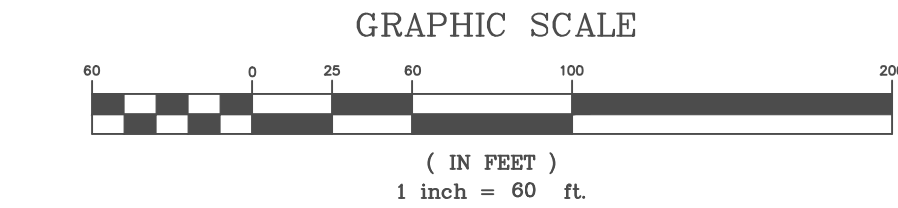
- A. ALL OUTDOOR LIGHTING FOR NONRESIDENTIAL USE SHALL COMPLY WITH 12.402M (1) AND (2). A LIGHTING PLAN OF PHOTOGAMMETRIC PATTERNS, FULL CUT-OFF FIXTURES, AND HEIGHTS SHALL BE SUBMITTED FOR APPROVAL PRIOR TO INSTALLATION.

OTHER

- A. SEE SURVEY NOTED ABOVE BY CAROLINA SURVEYORS, INC FOR PROPERTY CORNER TIE POINTS AND PROPOSED NEW PROPERTY LINES DEPICTED ON THIS PLAN.
- B. PROPOSED DUMPSTER LOCATIONS TO BE PROVIDED DURING DESIGN DEVELOPMENT, SUBJECT TO APPLICABLE REGULATIONS AND PERMITTING REVIEWS.
- C. WATER, SEWER, ELECTRICAL AND COMMUNICATIONS UTILITIES SHALL BE UNDERGROUND WHERE POSSIBLE.
- D.
 - FIRE DEPARTMENT ACCESS ROAD SHALL HAVE A MINIMUM OF 20' UNOBSTRUCTED CLEAR WIDTH AND SHALL BE CAPABLE OF SUPPORTING 80,000 lbs.
 - FIRE DEPARTMENT ACCESS ROAD THAT EXCEEDS 150' SHALL PROVIDE AN APPROVED TURNAROUND.
 - TURN RADIUS 30' INSIDE AND 42' OUTSIDE.
 - FOR NON-SPRINKLERED BUILDINGS, FIRE DEPARTMENT MUST BE ABLE TO REACH 150' TO ALL EXTERIOR PORTIONS OF BUILDING.
 - FOR SPRINKLERED BUILDINGS, FIRE DEPARTMENT CONNECTION SHALL BE LOCATED WITHIN 200' TO ALL EXTERIOR PORTIONS OF BUILDING.
 - FOR BUILDINGS THAT ARE EQUIPPED WITH A SPRINKLER SYSTEM, A FIRE DEPARTMENT CONNECTION SHALL BE LOCATED WITHIN 200' OF A FIRE HYDRANT FOR A NFPA 13 SPRINKLER SYSTEM AND 750' FOR AN NFPA 13R SPRINKLER SYSTEM.
 - FIRE HYDRANT SHALL BE LOCATED WITHIN 750' TO THE MOST REMOTE POINT OF BUILDING AS TRUCK TRAVEL FOR ALL BUILDINGS.
 - SHOW THE EXISTING AND NEW WATER LINES THROUGHOUT PROPERTY.
 - PROVIDE NUMBER OF STORIES, SQUARE FOOTAGE OF EACH FLOOR, TYPE OF CONSTRUCTION, AND WATER MODEL FOR PRIVATE HYDRANTS .
 - PROVIDE A CURRENT FIRE HYDRANT TEST REPORT. CALL 704-336-2101.
 - ISO NEEDED FIRE FLOW TOWNHOMES. (A) TOWNHOMES NOT EXCEEDING 2 STORIES IN HEIGHT, THE REQUIRED FIRE FLOW IS 1500 gpm. (B) TOWNHOMES NOT EXCEEDING 3 STORIES IN HEIGHT AND A FIRE AREA OF 2,500 SQ FT OR LESS, THE REQUIRED FIRE FLOW IS 1,750 gpm. (C) TOWNHOMES NOT EXCEEDING 3 STORIES IN HEIGHT AND A FIRE AREA OF GREATER THAN 2,500 SQ FT THE REQUIRED FLOW IS 2000 gpm.
- E. NS PARCEL HAS OPTIONS FOR TREE SAVE COMPLIANCE. 1) MINIMUM 15% OF SITE PROTECTED AS TREE SAVE AREA. 2) PLANT OR REPLANT TREES ON 15% OF THE SITE. 3) INSTALL A GREEN ROOF OR PROVIDE PAYMENT IN LIEU PER CHARLOTTE TREE ORDINANCE. TREE SAVE PER CH. 21 TREE ORDINANCE FOR PORTION ZONED R12MF, MINIMUM 15% OF THE SITE PROTECTED AS TREE SAVE. IF LESS THAN 15% OF SITE HAS EXISTING TREES, ADDITIONAL TREES SHALL BE PLANTED AT 36 TREES/ACRE. IF ANY PORTION OF THE TREE SAVE AREA CANNOT BE PROTECTED, TREES MUST BE RE-PLANTED AT 150% OF THE AREA REMOVED AT A RATE OF 36 TREES/ACRE.



1 REZONING PLAN
RZ 1 1" = 60'



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TITLE:
NORWOOD
REZONING
2020-079

8817 ALBEMARLE ROAD
CHARLOTTE, NC 28227

REVISIONS
NO. DATE:
01 9/14/20
02 9/28/20

DRAWN BY: BLB
CHECKED:
ISSUED FOR:
REVIEW DATE: 04/28/20
O CONST. DATE:

SHEET NO.
RZ 1.0
OF: