

REZONING SUMMARY:

PROJECT NAME: MARGARET WALLACE SUBDIVISION
 TAX PARCEL ID: 193-413-17
 CURRENT ZONING: R-4
 PROPOSED ZONING: UR-1 (CD)
 CURRENT LAND USE: ONE SINGLE FAMILY HOME

PETITIONER: SOUVIK GHOSAL

CURRENT PROPERTY OWNER: JAMES AND BONNIE BATTEN

REZONING SITE AREA: ±1.37 ACRES

TAX PARCEL ID: 193-413-17

EXISTING ZONING: R-4

PROPOSED ZONING: UR-1 (CD)

EXISTING USE: ONE SINGLE FAMILY DWELLING

PROPOSED USE: SUBDIVIDE FOR 7 SINGLE FAMILY DWELLINGS

PROPOSED PRIVATE STREET WIDTH: 20 FEET

BUILDING SETBACK: 14 FEET FROM PUBLIC OR PRIVATE STREET
 20 FEET FROM MARGARET WALLACE ROAD

MINIMUM SIDE YARD: 5 FEET

MINIMUM REAR YARD: 10 FEET

MAX BUILDING HEIGHT: 40 FEET

MAX FLOOR AREA RATIO (F.A.R.): 0.25

DEDICATED TREE SAVE: REQUIRED: 0.21 ACRES (15%)
 PROVIDED: 0.22 ACRES

MAXIMUM NUMBER OF DWELLINGS: 7

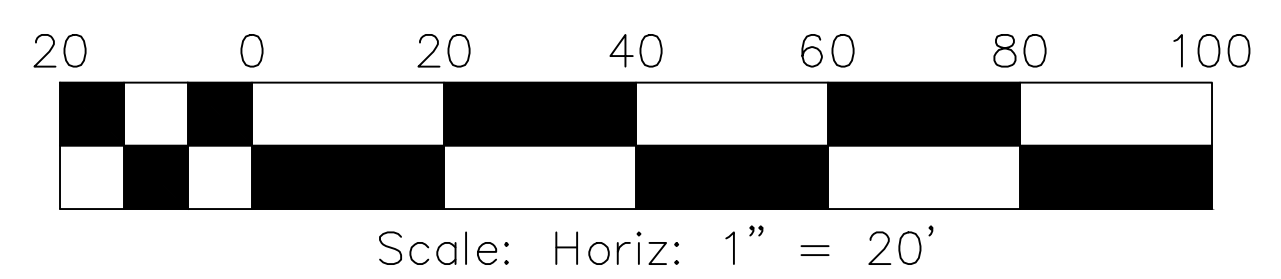
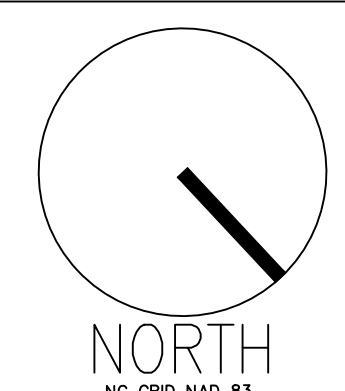
PROPOSED DENSITY: 5.11 DUA

SURVEYOR:
 MCRORIE LAND SURVEYING, P.A.
 FIRM NO. C-4059
 712 EAST 34TH STREET
 CHARLOTTE, NC 28205
 704-492-5768

PURPOSE:
 THE PURPOSE OF THIS REZONING APPLICATION IS TO PROTECT AND ENHANCE THIS DESIGNATED SINGLE FAMILY AREA AND PROVIDE A BUFFER BETWEEN THE R-4 SINGLE FAMILY ZONING TO THE WEST AND THE HIGHER DENSITY R-17MF ZONING TO THE EAST.

NOTE: THE SITE HAS FULL ACCESS CONNECTION WITH MARGARET WALLACE ROAD

MARGARET WALLACE SUBDIVISION
 CHARLOTTE, NORTH CAROLINA
REZONING SITE PLAN



PROJECT NUMBER	
REVISIONS	
NO.	DATE
DATE ISSUED: 12/22/19	
DRAWN BY: JBS	
CHECKED BY: JBS	
SHEET NO.	

CAPSTONE CIVIL ENGINEERING, INC.
 4107 ROSE LAKE DRIVE, SUITE F
 CHARLOTTE, NC 28217
 980.938.6770
 NC CORPORATE REGISTRATION #C-4207

SITE DEVELOPMENT DATA:

--ACREAGE: 1.37 ± ACRES
 --PROPOSED DENSITY: 5.11 DUA
 --TAX PARCEL: 193-413-17
 --EXISTING ZONING: R-4
 --PROPOSED ZONING: UR-1 (CD)
 --EXISTING USES: ONE SINGLE FAMILY DETACHED DWELLING
 --PROPOSED USES: UP TO 7 SINGLE FAMILY DETACHED DWELLINGS (AS ALLOWED IN THE UR-1 ZONING DISTRICT)
 --MAXIMUM BUILDING HEIGHT: 40-FEET (AS MEASURED AT THE REQUIRED SIDE YARD LINE)
 --TREE SAVE: A MINIMUM OF 15% OF THE SITE WILL BE ESTABLISHED AS TREE SAVE AREAS AS DEFINED IN CHARLOTTE TREE ORDINANCE.
 --PARKING: CONFINED ON OWNER'S PROPERTY. NO STREET PARKING ALLOWED.

GENERAL PROVISIONS:

UNLESS MORE STRINGENT STANDARDS ARE ESTABLISHED BY THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS, ALL DEVELOPMENT STANDARDS ESTABLISHED UNDER THE CITY OF CHARLOTTE ZONING ORDINANCE FOR THE UR-1 (CD) SHALL BE FOLLOWED IN CONNECTION WITH DEVELOPMENT TAKING PLACE ON THE SITE. THE REZONING PLAN IS SUBJECT TO MINOR MODIFICATIONS DURING THE DESIGN DEVELOPMENT STAGES AS PROVIDED BELOW.

THE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY SOUVIK GHOSAL ("THE PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF AN APPROXIMATELY 1.35 ACRE SITE LOCATED AT 4017 MARGARET WALLACE ROAD WITH A SINGLE-FAMILY RESIDENTIAL SUBDIVISION THAT COULD CONTAIN UP TO 7 SINGLE-FAMILY DETACHED DWELLING UNITS.

DEVELOPMENT OF THIS SITE WILL BE GOVERNED BY THE ATTACHED REZONING PLAN AND THESE DEVELOPMENT STANDARDS (COLLECTIVELY REFERRED TO AS THE "REZONING PLAN") AS WELL AS THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE ("THE ORDINANCE").

THE REZONING PLAN DEPICTIONS OF THE USES, SIDEWALKS, DWELLINGS AND OTHER SITE ELEMENTS SET FORTH OF THE REZONING PLAN SHOULD BE REVIEWED IN CONJUNCTION WITH THE PROVISIONS OF THESE DEVELOPMENT STANDARDS. THE ULTIMATE LAYOUT, LOCATIONS AND SIZES FOR THE DEVELOPMENT AND SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATION OF THE DEVELOPMENT AND SITE ELEMENTS PROPOSED, AND THEY MAY BE ALTERED OR MODIFIED IN ACCORDANCE WITH THE SETBACK, YARD AND BUFFER REQUIREMENT SET FORTH ON THIS REZONING PLAN AND THE DEVELOPMENT STANDARDS, PROVIDED, HOWEVER, ANY SUCH ALTERATION AND MODIFICATIONS SHALL NOT MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN. CHANGES TO THE REZONING PLAN NOT PERMITTED BY THE ORDINANCE.

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 BUT NO CLOSER THAN THE 'EXTERNAL BUILDING LINE' (IN THIS CASE THE EXTERNAL SETBACKS, SIDE OR REAR YARDS) INDICATED ON SHEET 1 OF 2.

THE PLANNING DIRECTOR WILL DETERMINE IF SUCH MINOR MODIFICATIONS AREA 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.

PERMITTED USES, DEVELOPMENT AREA LIMITATIONS :

THE SITE MAY BE DEVELOPED WITH UP TO 7 SINGLE-FAMILY DWELLING UNITS ALLOWED IN THE UR-1 (CD) ZONING DISTRICT.

SETBACK, SIDE YARDS AND REAR YARDS :

BUILDING SETBACKS AND YARDS WILL BE ESTABLISHED IN THE MANNER DEPICTED ON THE REZONING PLAN AND PER THE DIMENSIONAL REQUIREMENTS FOR UR-1 IN SECTION 9.406 (1).

ALONG THE INTERIOR PRIVATE STREET, A 14 FOOT SETBACK FROM THE PROPOSED BACK OF CURB WILL BE PROVIDED.

ALONG MARGARET WALLACE ROAD, A 20 FOOT SETBACK FROM THE EXISTING RIGHT OF WAY WILL BE PROVIDED.

BETWEEN EACH SUBDIVIDED PROPERTIES, A 5 FOOT SIDE SETBACK WILL BE PROVIDED.

A MINIMUM REAR YARD SETBACK OF 10 FEET WILL BE PROVIDED.

SCREENING:

MECHANICAL EQUIPMENT OR OTHER UTILITY HARDWARE INSTALLED AT GROUND LEVEL ON THE SITE WILL BE SCREENED FROM PUBLIC VIEW AT GRADE FROM A PUBLIC OR PRIVATE STREET.

ABOVE GROUND BACKFLOW PREVENTERS ARE NOT ALLOWED IN THE SETBACKS.

STREETScape TREATMENT, SIDEWALKS AND FENCING :

ALONG THE SITE'S FRONTAGE ON MARGARET WALLACE ROAD, THE PETITIONER SHALL INSTALL AND EIGHT (8) FOOT PLANTING STRIP AND A SIX (6) SIDEWALK. THE LOCATION OF THE SIDEWALK/PLANTING STRIP MAY MEANDER TO PRESERVE EXISTING TREES WITHIN THE SETBACK. IN LOCATIONS WHERE THE SIDEWALK/PLANTING STRIP HAS BEEN REDUCED TO PRESERVE EXISTING TREES, THE REQUIREMENT FOR NEW STREET TREES MAY BE WAIVED BY THE URBAN FORESTRY STAFF.

THE PETITIONER WILL INSTALL FENCING FOR SCREENING AT TO BE DETERMINED LOCATIONS. CHAIN LINK FENCING WILL NOT BE PERMITTED.

TRANSPORTATION MOVEMENTS AND ACCESS :

ACCESS TO THE SITE WILL BE FROM MARGARET WALLACE ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN.

MINOR ADJUSTMENTS IN THE LOCATION OF THE POSSIBLE CONNECTION CAN BE MADE IN CONSULTATION WITH THE PLANNING DEPARTMENT DURING THE LAND DEVELOPMENT REVIEW AND APPROVAL PROCESS.

SUBJECT TO THE PROVISIONS AND DESIGN DESCRIBED IN THE SECTION ABOVE, THE PLACEMENTS AND CONFIGURATIONS OF THE VEHICULAR ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS, AS APPROVED BY CDOT/NC DOT. REQUIRED TO ACCOMMODATE THE FINAL SITE DEVELOPMENT AND CONSTRUCTION PLANS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CDOT/NC DOT IN ACCORDANCE WITH PUBLISHED STANDARDS.

STANDARDS, PHASING AND OTHER PROVISIONS:

CDOT STANDARDS: ALL OF THE FOREGOING PUBLIC ROADWAY IMPROVEMENTS WILL BE SUBJECT TO THE STANDARDS AND CRITERIA OF CDOT AS APPLICABLE. IT IS UNDERSTOOD THAT SUCH IMPROVEMENT MAY BE UNDERTAKEN BY THE PETITIONER ON ITS OWN OR IN CONJUNCTION WITH OTHER DEVELOPMENT OR ROADWAY PROJECTS TAKING PLACE WITHIN THE AREA, BY WAY OF A PRIVATE/PUBLIC PARTNERSHIP EFFORT OR OTHER PUBLIC SECTOR PROJECT SUPPORT.

ALL PUBLIC TRANSPORTATION IMPROVEMENTS SHALL BE CONSTRUCTED AND APPROVED PRIOR TO ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR THE FIRST NEW BUILDING COMPLETED ON THE SITE.

ENVIRONMENTAL FEATURES :

THE SITE SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE.

THE LOCATION, SIZE, AND TYPE OF STORM WATER MANAGEMENT SYSTEM ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL ARE 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.

ANY JURISDICTIONAL WETLANDS, IF PRESENT, SHALL BE PROTECTED OR THE APPROPRIATE PROPER ENVIRONMENTAL PERMITS SHALL BE OBTAINED PRIOR TO THEIR DISTURBANCE

LANDSCAPE BUFFERS/OPEN SPACE/ TREE SAVE AREAS :

A ROW OF EVERGREEN TREES AND SHRUBS WILL BE PLANTED ALONG THE WESTERN, NORTHERN AND EASTERN PROPERTY LINES.

OPEN SPACE/TREE SAVE AREAS EQUALING OR EXCEEDING 15% OF THE SITE AREA WILL BE PROVIDED. THE OPEN SPACE/TREE SAVE AREAS DEPICTED ON THE REZONING PLAN MAY BE RELOCATED TO OTHER LOCATIONS ON THE SITE.

LIGHTING:

ALL NEW ATTACHED OR DETACHED LIGHTING SHALL BE FULLY SHIELDED DOWNWARDLY DIRECTED AND FULL CUT OFF FIXTURE TYPE LIGHTING EXCLUDING LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS OR SUBDIVISION ENTRYWAYS.

DETACHED LIGHTING ON THE SITE, EXCEPT STREET LIGHTS LOCATED ALONG PUBLIC STREETS WILL BE LIMITED TO 21 FEET IN HEIGHT.

AMENDMENTS TO THE REZONING PLAN:

FUTURE AMENDMENTS TO THE REZONING PLAN (WHICH INCLUDE THESE DEVELOPMENT STANDARDS) MAY BE APPLIED FOR BY THE THEN OWNER OR OWNER OF THE APPLICABLE DEVELOPMENT AREA PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT IN ACCORDANCE WITH THE PROVISIONS HEREIN AND OF CHAPTER 6 OF THE ORDINANCE

BINDING EFFECT OF THE REZONING APPLICATION :

IF THE 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 HEREIN AND UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND DEVELOPMENT AREA, AS APPLICABLE, AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS, IN INTEREST OF ASSIGNS.

MARGARET WALLACE SUBDIVISION
 CHARLOTTE, NORTH CAROLINA
REZONING DEVELOPMENT STANDARDS

PROJECT NUMBER

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