

**DEVELOPMENT DATA**

| PARCEL                              | A                                 | B   | TOTAL   |
|-------------------------------------|-----------------------------------|---|---------|
| A. SITE ACREAGE                     | 6.23 AC                           | 2.8 AC                                    | 9.03 AC |
| B. TAX PARCELS INCLUDED IN REZONING | 10908201<br>10908201A<br>10910203 | 10908201A<br>10910203                     |         |
| C. EXISTING ZONING                  | R3                                | R3  |         |
| D. PROPOSED ZONING                  | R12MF                             | NS  |         |
| E. EXISTING USES                    | CHURCH/SF RES<br>TOWNHOMES        | CHURCH/SF RES<br>MIXED USE - BUS./OFF/RES |         |
| F. NUMBER OF RES UNITS              | 51 ATTACHED TOWNHOMES             | 0-10 (VARIABLE) LOFTS                     |         |
| G. RESIDENTIAL DENSITY              | 9 UNITS/AC                        | N/A                                       |         |
| H. NON-RESIDENTIAL SQ.FT.           | 0                                 | ~21,152 SF BUS./OFF/RES                   |         |
| I. MAXIMUM BLDG HGT                 | 40 FT                             | 40 FT                                     |         |
| J. MAXIMUM NO. BUILDINGS            | 13                                | 3   |         |
| K. NUMBER and RATIO OF PARKING      | 107 - 2/UNIT                      | 106 - 1/200 SF                            |         |
| L. AMOUNT OF OPEN SPACE             | 3.4 AC - 55%                      | 1.26 AC - 45%                             |         |

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

**GENERAL PROVISIONS**

- A. 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.
- B. 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 CONDITIONS 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 ORDINANCES.
- C. 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. ANY OTHER USES WILL REQUIRE AN AMENDMENT TO THIS PETITION AS MAY BE PROVIDED BY THE ZONING ORDINANCE.

**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 ' 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 BE ADJOIN AND CONNECT WITH THE BUSINESS BORDERING THE EASTERN EDGE OF THE PROPERTY AND CONNECT WITH THE PROPOSED 56' 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 AND SHALL BE COMPATIBLE WITH THE NEIGHBORHOOD.

**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 FROM 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 AND CODES. EACH TOWNHOME UNIT IN PARCEL A SHALL HAVE A MINIMUM OF 400 SF OF PRIVATE OPEN SPACE, PATIO, DECK, OR BALCONY.

**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.

**LIGHTING**

- A. ALL STREET, PEDESTRIAN AND BUILDING LIGHTING SHALL BE DESIGNED TO MAINTAIN LIMITED IMPACT ON SURROUNDING RESIDENCES.

**PHASING**

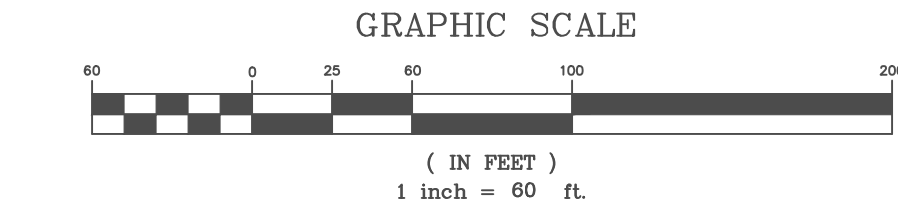
- A. NOTHING IN THIS PETITION SHALL CONSTRIE SCHEDULING OR LIMIT TIME OF DEVELOPMENT.

**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.



**1 REZONING PLAN**  
RZ 1 1" = 60'



**BEN BARRY**

8621 TAMARRON DRIVE  
CHARLOTTE, NORTH CAROLINA 28277  
Phone 704.996.8945  
email: benbarry@carolinacsr.com

THESE DRAWINGS ARE THE PROPERTY OF BEN BARRY ARCHITECT AND SHALL NOT BE REPRODUCED, COPIED, OR MODIFIED WITHOUT WRITTEN CONSENT FROM BEN BARRY.

TITLE:  
**NORWOOD  
REZONING**

8817 ALBEMARLE ROAD  
CHARLOTTE, NC 28227

REVISIONS  
NO. DATE:

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

SHEET NO.

**RZ 1.0**

OF: