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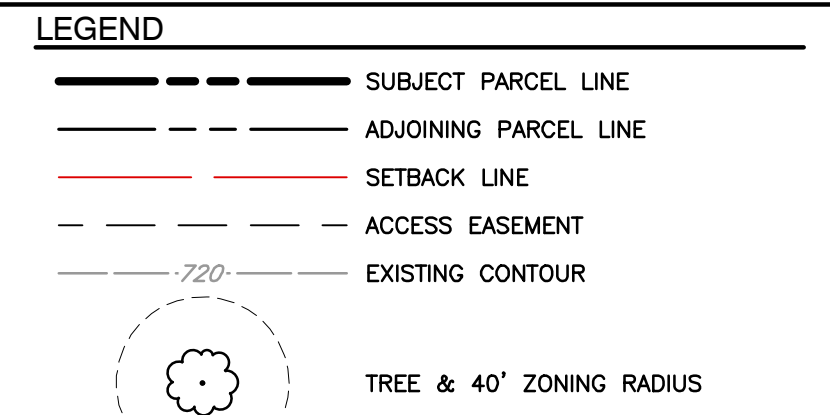
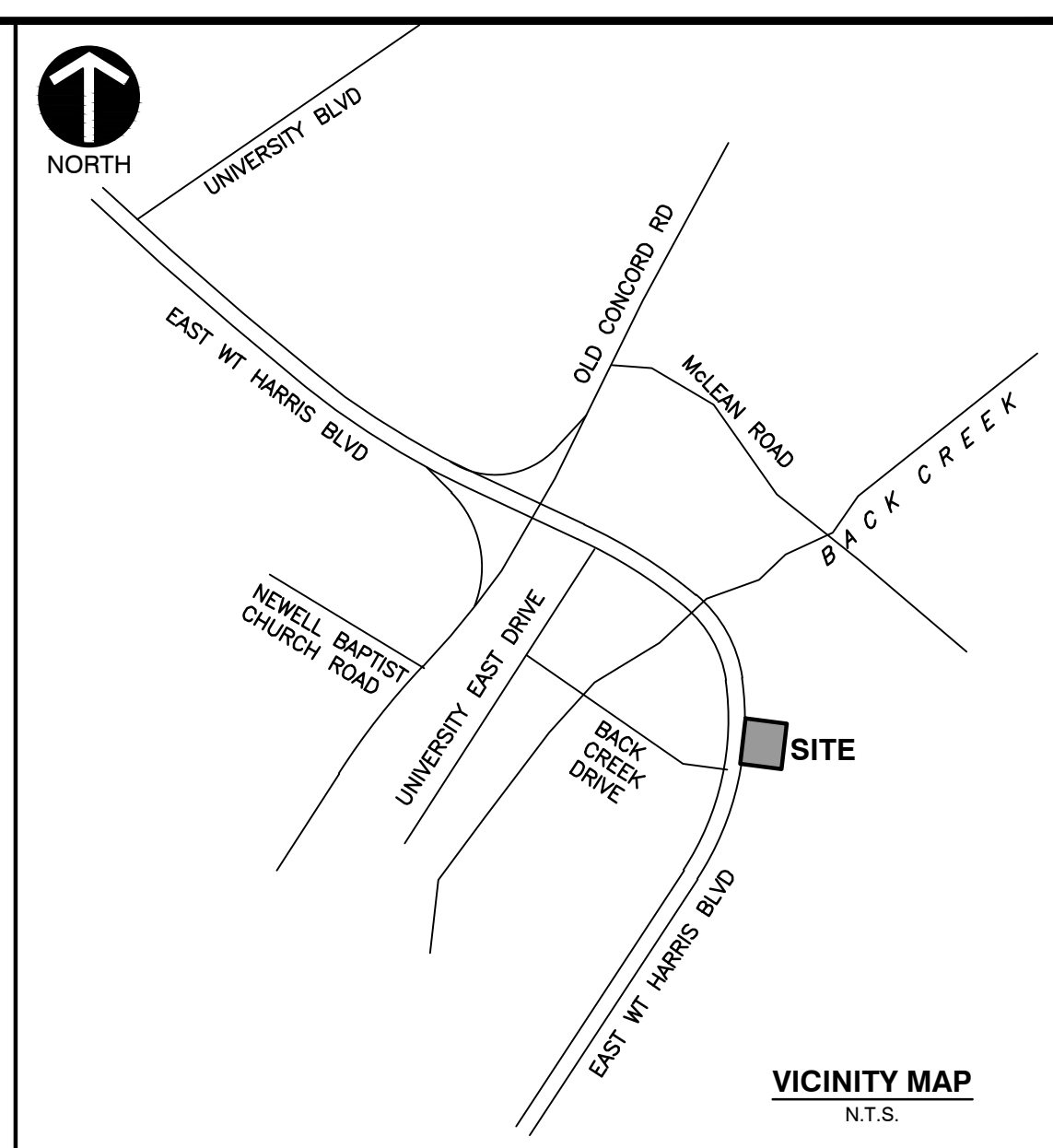
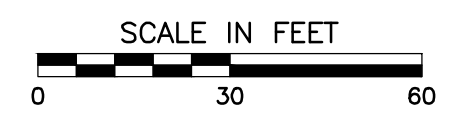
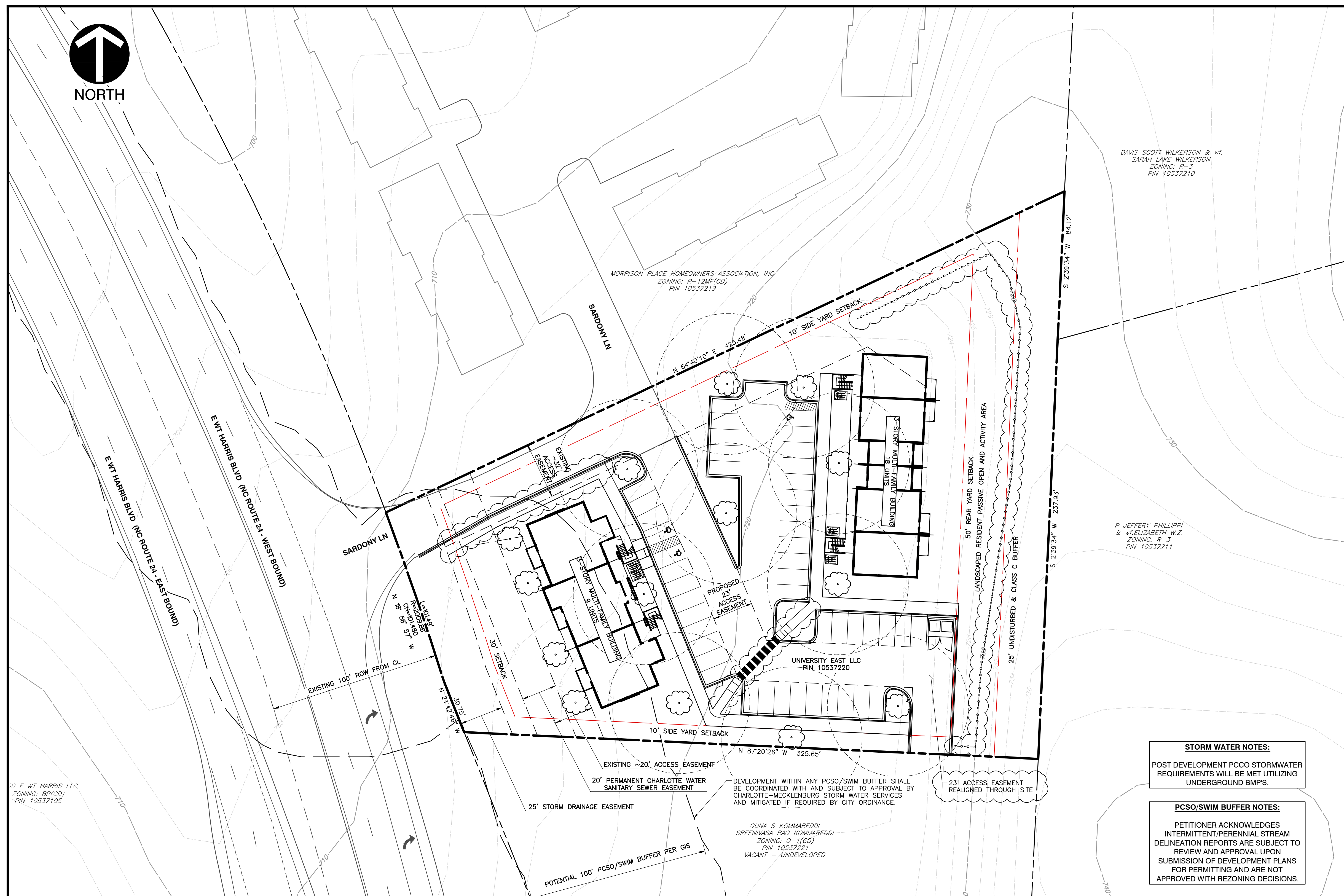


Table with 2 columns: SITE ZONING INFORMATION FOR PARCEL NO. 10537220. Rows include Site Area (±1.85 AC), Existing Zoning (O-1 (CD)), Proposed Zoning (R-17 MF (CD)), Maximum Residential Density (17 UNITS/AC), Proposed Residential Density (16 UNITS/AC), Maximum Allowed Units (27), Minimum Tree Save Area (0.277 AC), Tree Save Area Will Be Provided Per Ordinance, Maximum Building Height (40 Ft), Watershed (YADKIN), Open Space (Will comply with ordinance requirements), Tree Ordinance (Will comply with ordinance requirements), Parking (Will comply with ordinance requirements), Short-term Bicycle Parking (Will comply with ordinance requirements).



STORM WATER NOTES: POST DEVELOPMENT PCCO STORMWATER REQUIREMENTS WILL BE MET UTILIZING UNDERGROUND BMP'S.

PCSO/SWIM BUFFER NOTES: PETITIONER ACKNOWLEDGES INTERMITTENT/PERENNIAL STREAM DELINEATION REPORTS ARE SUBJECT TO REVIEW AND APPROVAL UPON SUBMISSION OF DEVELOPMENT PLANS FOR PERMITTING AND ARE NOT APPROVED WITH REZONING DECISIONS.



PO E WT HARRIS, LLC ZONING: BP(CD) PIN 10537105

DAVIS SCOTT WILKERSON & W/ SARAH LAKE WILKERSON ZONING: R-3 PIN 10537210

MORRISON PLACE HOMEOWNERS ASSOCIATION, INC ZONING: R-12MF(CD) PIN 10537219

P JEFFERY PHILLIPPI & W/ ELIZABETH W.Z. ZONING: R-3 PIN 10537211

GUNA S. KOMMAREDDI SREENIVASA RAO KOMMAREDDI ZONING: O-1(CD) PIN 10537221 VACANT - UNDEVELOPED

DEVELOPMENT STANDARDS

- GENERAL PROVISIONS: A. DEVELOPMENT OF THE SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THIS TECHNICAL DATA SHEET (SITE PLAN) AND BY THE STANDARDS OF THE CHARLOTTE ZONING ORDINANCE... B. THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY 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...

PURPOSE: THE PURPOSE OF THIS PETITION IS TO PROVIDE FOR THE DEVELOPMENT OF A SMALL MULTIFAMILY COMMUNITY. TO ACHIEVE THIS PURPOSE, THE APPLICATION SEEKS TO REZONE THE SITE TO THE R17-MF(CD) CLASSIFICATION.

PERMITTED USES: USES ALLOWED ON THE PROPERTY INCLUDED IN THIS PETITION WILL BE MULTI-FAMILY DWELLING UNITS, AND RELATED ACCESSORY USES AS ARE PERMITTED IN THE R17-MF DISTRICT. THE TOTAL NUMBER OF UNITS WILL BE LIMITED TO 27 AND NO MORE THAN 33% OF THE UNITS WILL BE LARGER THAN 2 BEDROOMS.

TRANSPORTATION: a. THE SITE WILL HAVE ACCESS VIA EXISTING PRIVATE DRIVEWAY TO EAST W. T. HARRIS BLVD.

- AS GENERALLY DEPICTED ON THE SITE PLAN. b. PARKING AREAS ARE GENERALLY INDICATED ON THE SITE PLAN FOR THE SITE. c. THE PETITIONER WILL DEDICATE UP TO A TOTAL WIDTH OF 100' OF RIGHT OF WAY FOR HARRIS BOULEVARD MEASURED FROM THE CENTERLINE IF SUCH RIGHT OF WAY IS NOT ALREADY ESTABLISHED... d. IF ANY ARE REQUIRED, ALL TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED... e. ALL PUBLIC ROADWAY IMPROVEMENTS WILL BE SUBJECT TO THE STANDARDS AND CRITERIA OF CDDOT AND NCDOT, AS APPLICABLE TO THE ROADWAY IMPROVEMENTS WITHIN THEIR RESPECTIVE ROAD SYSTEM AUTHORITY... f. RECOGNIZING THAT THERE ARE NO SIDEWALKS IN PLACE ALONG HARRIS BLVD., THE PETITIONER WILL CONSTRUCT A SIDEWALK TO ALLOW PEDESTRIAN CONNECTION FROM THIS SITE TO THE RIGHT-OF-WAY FOR HARRIS BLVD., IF CONSENT FROM THE HOLDERS OF A 25' DRAINAGE EASEMENT AND OF A 20' SANITARY SEWER EASEMENT GRANT ACCESS FOR SUCH A SIDEWALK.

ARCHITECTURAL STANDARDS: THE DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE DISTRICT REGULATIONS OF THE ZONING ORDINANCE FOR THE R17-MF DISTRICT.

- a. ALL PRINCIPAL AND ACCESSORY BUILDINGS SHALL BE COMPRISED OF BRICK, NATURAL STONE (OR ITS SYNTHETIC EQUIVALENT), STUCCO OR OTHER DURABLE MATERIAL SUCH AS CEMENTITIOUS BOARD SUCH AS HARDIE BOARD. b. VINYL SIDING (EXCLUDING VINYL HAND RAILS, WINDOWS OR DOOR TRIM) AND UNFINISHED CONCRETE MASONRY MATERIALS MAY NOT BE USED AS EXTERIOR FINISHES. c. BUILDINGS SHALL FRONT A MINIMUM OF 60% OF THE TOTAL NETWORK REQUIRED STREET FRONTAGE ON THE SITE (EXCLUSIVE OF DRIVEWAYS, PEDESTRIAN ACCESS, POINTS ACCESSIBLE OPEN SPACE, TREE SAVE OR NATURAL AREAS, TREE REPLANTING AREAS AND STORM WATER FACILITIES. d. PARKING LOTS SHALL NOT BE LOCATED BETWEEN ANY BUILDING AND ANY NETWORK

- REQUIRED PUBLIC STREET. e. BUILDING ELEVATIONS SHALL BE DESIGNED WITH VERTICAL BAYS OR ARTICULATED ARCHITECTURAL FAÇADE FEATURES WHICH MAY INCLUDE BUT NOT BE LIMITED TO A COMBINATION OF EXTERIOR WALL OFFSETS, PROJECTIONS, RECESSES, FILASTERS, BANDING AND CHANGE IN MATERIALS OR COLORS. f. BUILDINGS WILL BE DESIGNED WITH A RECOGNIZABLE ARCHITECTURAL BASE ON ALL FAÇADES FACING NETWORK REQUIRED PUBLIC STREETS. SUCH BASE MAY BE EXECUTED THROUGH USE OF PREFERRED EXTERIOR BUILDING MATERIALS OR ARTICULATED ARCHITECTURAL FAÇADE FEATURES AND COLOR CHANGES. g. BUILDING ELEVATIONS FACING NETWORK REQUIRED PUBLIC STREETS SHALL NOT HAVE EXPANSIONS OF BLANK WALLS GREATER THAN 20 FEET IN ALL DIRECTIONS. h. FOR PITCHED ROOFS THE MINIMUM ALLOWED IS 4:12 EXCLUDING BUILDINGS WITH A FLAT ROOF AND PARAPET WALLS. ROOF TOP HVAC AND RELATED MECHANICAL EQUIPMENT WILL BE SCREENED FROM PUBLIC VIEW AT GRADE FROM THE NEAREST STREET. i. SERVICE AREAS SUCH AS DUMPSTERS, REFUSE AREAS, RECYCLING AND STORAGE SHALL BE SCREENED FROM VIEW WITH MATERIALS AND DESIGN TO BE COMPATIBLE WITH PRINCIPAL STRUCTURES.

STREETScape AND LANDSCAPING: THE SITE WILL PRESERVE A MAN-MADE BERM ON THE REAR OF THE SITE CREATED BY PRIOR GRADING OF THE SITE AS PART OF A 25' UNDISTURBED BUFFER. GRADING WITHIN THE AREA OF THE BERM BETWEEN THE UNDISTURBED BUFFER AREA AND THE 50' REAR YARD WILL BE MINIMIZED TO THE GREATEST EXTENT PRACTICABLE WITH THE INTENT OF PRESERVING TREES WITHIN THIS AREA... THE PETITIONER WILL INSTALL A 6' ORNAMENTAL METAL FENCE AS PART OF THE BUFFER AREA ALONG THE REAR PROPERTY LINE AND ALONG THE NORTHERN AND SOUTHERN PROPERTY LINES FOR A DISTANCE OF 50' TO DEFINE THE CORNERS OF THE SITE AND TOP FURTHER RESTRICT MOVEMENT FROM THE SITE ONTO ADJOINING PROPERTIES... THE PETITIONER WILL USE BEST EFFORTS IN WORKING WITH DUKE ENERGY IN PROVIDING SERVICE TO THE SITE THAT CREATES THE LEAST PRACTICABLE DISTURBANCE TO ADJOINING PARCELS WHERE EXISTING DUKE RIGHTS-OF-WAY EXIST, RECOGNIZING THAT THE PETITIONER CANNOT DICTATE TO DUKE ENERGY HOW

- SERVICE IS PROVIDED. ENVIRONMENTAL FEATURES: DEVELOPMENT WITHIN ANY SWIM/PCSO BUFFER SHALL BE COORDINATED WITH AND SUBJECT TO APPROVAL BY CHARLOTTE-MECKLENBURG STORM WATER SERVICES AND MITIGATED IF REQUIRED BY CITY ORDINANCE. PARKS, GREENWAYS, AND OPEN SPACE: RESERVED. FIRE PROTECTION: RESERVED. SIGNAGE: RESERVED. LIGHTING: o. FREESTANDING LIGHTING ON THE SITE WILL UTILIZE FULL CUT-OFF LUMINARIES. PHASING: RESERVED. INITIAL SUBMISSION- 9-20-21, 1.0 REVISED PER STAFF ANALYSIS AND COMMUNITY MEETING- 4-11-22, 2.0 REVISED PER STAFF ANALYSIS AND PUBLIC HEARING COMMENTS- 9-26-22, 2.1

PRELIMINARY NOT FOR CONSTRUCTION

REZONING SKETCH PLAN 2021-241 FOR EAST WT HARRIS APARTMENTS

2135 E WT HARRIS BLVD CHARLOTTE MECKLENBURG COUNTY NORTH CAROLINA

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Table with columns: DATE, AS SHOWN, PROJECT NUMBER, DATE, 05/26/2022, 22003368, DRAWN BY, EPM, CHECKED BY, EPM, REVISION NUMBER, REZONING SKETCH PLAN - 2021-241

2021-241