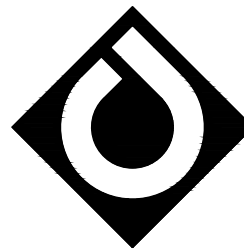


- LEGEND**
- SYMBOL
- PROPERTY LINE/RIGHT-OF-WAY
- EXISTING BUILDING
- CONTOUR (2' INTERVAL)
- GENERAL REZONING NOTES:**
- SEE SHEET RZ-2 FOR TECHNICAL DATA PLAN
 - SEE SHEET RZ-3 FOR DEVELOPMENT STANDARDS

REZONING PETITION 2022-086



**ColeJenest
& Stone**

Shaping the Environment
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Land Planning
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OEHLER REZONING**

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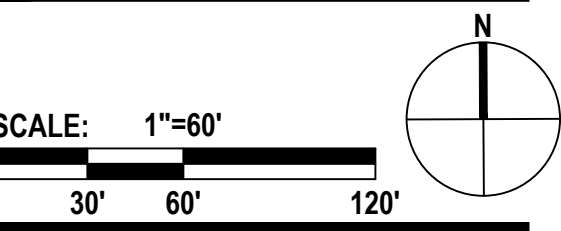
**EXISTING
CONDITIONS**

Project No.
4815

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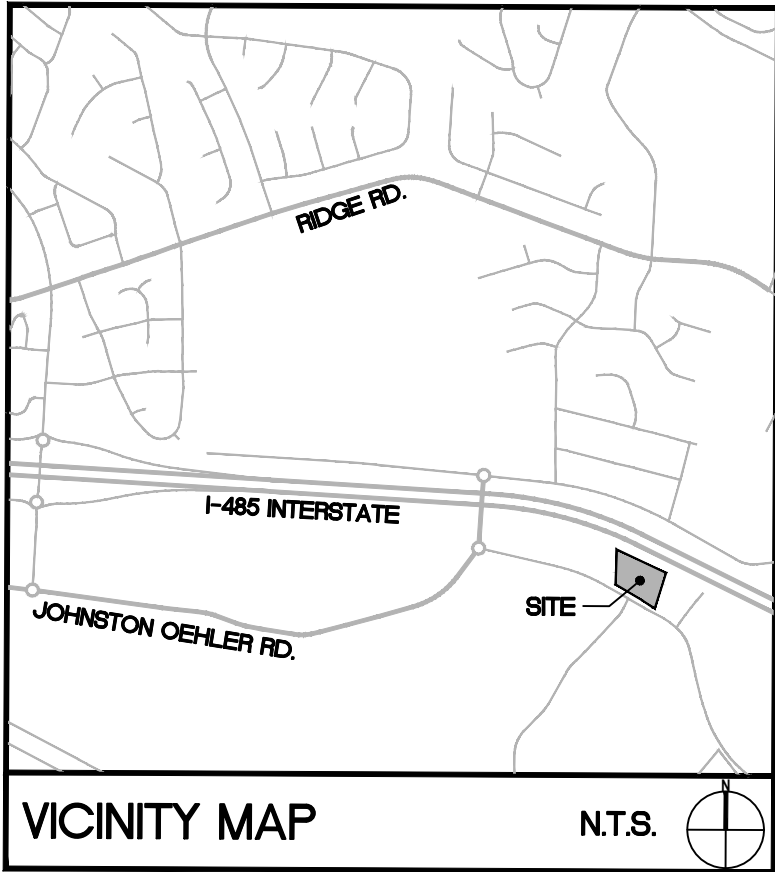
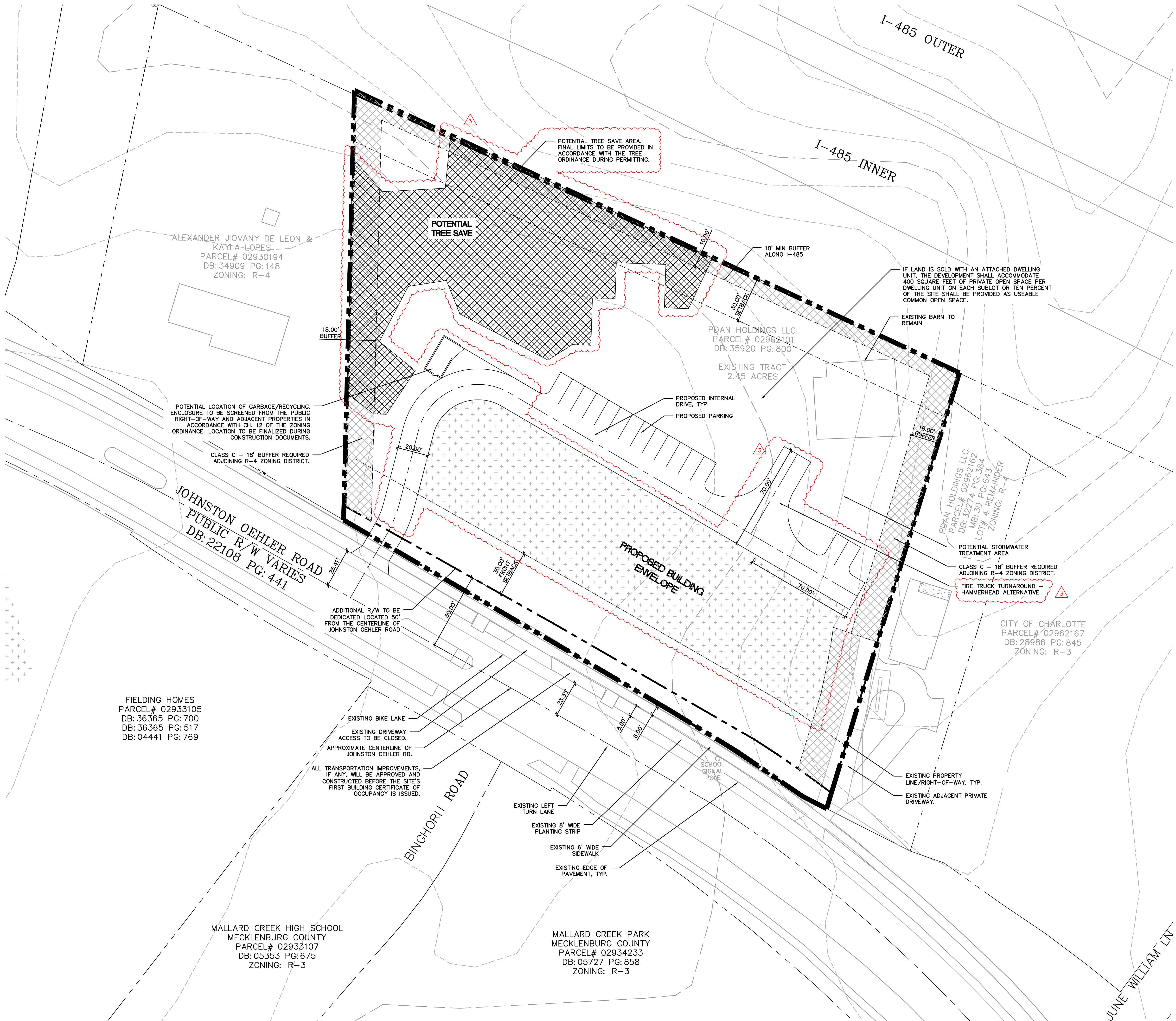
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01/08/23 - REVISED PER CITY COMMENTS
02/22/23 - REVISED PER CITY COMMENTS
04/03/23 - REVISED PER CITY COMMENTS



RZ-1

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LEGEND	
	PROPERTY LINE/RIGHT-OF-WAY
	POTENTIAL TREE SAVE AREA
	BUILDING ENVELOPE

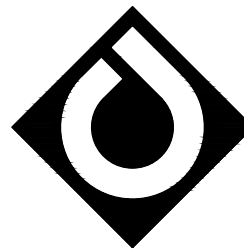
REZONING SUMMARY:

PETITIONER:	PDAN HOLDINGS LLC.
PROPERTY OWNER:	PDAN HOLDINGS LLC.
REZONING SITE AREA:	2.466± AC
TAX PARCEL#:	029-621-01
EXISTING ZONING:	R-3
PROPOSED ZONING:	R-BMF (CD)
EXISTING USE:	SINGLE FAMILY RESIDENTIAL
PROPOSED USE:	DEVELOPMENT OF UP TO NINETEEN (19) ATTACHED MULTI-FAMILY RESIDENTIAL UNITS
BUILDING SETBACK:	30' FROM THE RIGHT-OF-WAY ALONG JOHNSTON OEHLER AND 30' FROM THE RIGHT-OF-WAY ALONG I-485
MIN. SIDE YARD:	20'
MIN. REAR YARD:	50'
MAX. HEIGHT:	40'
MAX. NO. OF RESIDENTIAL UNITS:	UP TO 19
RESIDENTIAL DENSITY:	8 DWELLING UNITS/ACRE
REQUIRED PARKING:	PER ORDINANCE
OPEN SPACE PROVIDED:	SHALL MEET ORDINANCE REQUIREMENTS
POTENTIAL TREE SAVE AREA (TYP.) 15% MIN (+0.37 ACRES) OF 2.466 ACRE SITE TO BE PRESERVED. FINAL LIMITS OF 15% MAY VARY FROM WHAT IS DEPICTED ON REZONING PLAN. FINAL LIMITS TO BE ESTABLISHED IN ACCORDANCE WITH THE TREE ORDINANCE DURING PERMITTING.	
* FINAL BUILDING ORIENTATION AND PLANNED MULTI-FAMILY DESIGNATION WILL DETERMINE SETBACKS ASSOCIATED WITH THE PARCEL THROUGH THE LAND DEVELOPMENT REVIEW PROCESS.	

GENERAL REZONING NOTES:

- SEE SHEET RZ-3 FOR DEVELOPMENT STANDARDS

REZONING PETITION 2022-086



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TECHNICAL
DATA SHEET

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SCALE: 1"=30'

0 15' 30' 60'

RZ-2

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DEVELOPMENT STANDARDS

GENERAL PROVISIONS

- A. DEVELOPMENT OF THE SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THIS SITE PLAN AND BY THE STANDARDS OF THE CHARLOTTE ZONING ORDINANCE. THE DEVELOPMENT DEPICTED ON THIS PLAN IS INTENDED TO REFLECT THE ARRANGEMENT OF PROPOSED USES ON THE SITE, BUT THE EXACT CONFIGURATION, PLACEMENT, AND SIZE OF INDIVIDUAL SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES AS ALLOWED UNDER THE PROVISIONS OF SECTION 6.2 OF THE ZONING ORDINANCE.
- B. THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CHARLOTTE ORDINANCES, SUCH AS THOSE THAT REGULATE STREETS, SIDEWALKS, 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 DEVELOPMENT OF THIS SITE AS DEFINED BY THOSE OTHER CHARLOTTE ORDINANCES.
- C. THROUGHOUT THIS REZONING PETITION, THE TERMS "OWNER" OR "PETITIONER" SHALL, WITH RESPECT TO THE SITE, BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNEES OF THE OWNER OF THE SITE WHO MAY BE INVOLVED IN ITS DEVELOPMENT FROM TIME TO TIME.
- D. ALTERATIONS TO THE CONDITIONAL ZONING PLAN ARE SUBJECT TO SECTION 6.207 OF THE CHARLOTTE ZONING ORDINANCE.

PERMITTED USES

- A. DEVELOPMENT OF UP TO NINETEEN (19) ATTACHED MULTI--FAMILY RESIDENTIAL UNITS.

TRANSPORTATION

- A. THE SITE WILL HAVE A FULL ACCESS DRIVEWAY ON JOHNSTON OEHLER ROAD AS GENERALLY DEPICTED ON THE SITE PLAN. FINAL DRIVEWAY LOCATION AND TYPE WILL BE DETERMINED DURING SITE PERMITTING.
- B. ALL TRANSPORTATION IMPROVEMENTS, IF ANY, WILL BE APPROVED AND CONSTRUCTED BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED.
- C. DEDICATION AND FEE SIMPLE CONVEYANCE OF ALL RIGHTS OF WAY TO THE CITY, IF ANY, SHALL BE MADE BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED.
- D. ALL PUBLIC ROADWAY IMPROVEMENTS WILL BE SUBJECT TO THE STANDARDS AND CRITERIA OF CDOT AND NCDOT, AS APPLICABLE, TO THE ROADWAY IMPROVEMENTS WITHIN THEIR RESPECTIVE ROAD SYSTEM AUTHORITY. IT IS UNDERSTOOD THAT SUCH IMPROVEMENTS MAY BE UNDERTAKEN BY THE PETITIONER ON ITS OWN OR IN CONJUNCTION WITH OTHER DEVELOPMENT OR ROADWAY PROJECTS TAKING PLACE WITHIN THE BROAD NORTH EASTERN MECKLENBURG AREA, BY WAY OF A PRIVATE/PUBLIC PARTNERSHIP EFFORT OR OTHER PUBLIC SECTOR PROJECT SUPPORT.

ARCHITECTURAL STANDARDS

- A. ALL RESIDENTIAL ENTRANCES WITHIN 15 FEET OF THE SIDEWALK SHALL BE RAISED FROM THE AVERAGE SIDEWALK GRADE A MINIMUM OF 24 INCHES.
- B. PITCHED ROOFS, IF PROVIDED, SHALL BE SYMMETRICALLY SLOPED NO LESS THAN 5:12, EXCEPT THAT ROOFS FOR PORCHES AND ATTACHED SHEDS MAY BE NO LESS THAN 2:12, UNLESS A FLAT ROOF ARCHITECTURAL STYLE IS EMPLOYED.
- C. USABLE PORCHES AND STOOPS SHALL FORM A PREDOMINANT FEATURE OF THE BUILDING DESIGN AND BE LOCATED ON THE FRONT AND/OR SIDE OF THE BUILDING. USABLE FRONT PORCHES, WHEN PROVIDED, SHALL BE COVERED AND BE AT LEAST 6 FEET DEEP. STOOPS AND ENTRY-LEVEL PORCHES SHALL BE COVERED, BUT WILL NOT BE ENCLOSED.
- D. ALL CORNER/END UNITS THAT FACE A PUBLIC OR PRIVATE STREET SHALL HAVE A PORCH OR STOOP THAT WRAPS A PORTION OF THE FRONT AND SIDE OF THE UNIT OR PROVIDE BLANK WALL PROVISIONS THAT LIMIT THE MAXIMUM BLANK WALL EXPANSE TO 10 FEET ON ALL BUILDING LEVELS.
- E. GARAGE DOORS VISIBLE FROM PUBLIC OR PRIVATE STREETS SHALL MINIMIZE THE VISUAL IMPACT BY PROVIDING A SETBACK OF 12 TO 24 INCHES FROM THE FRONT WALL PLANE AND ADDITIONAL ARCHITECTURAL TREATMENTS SUCH AS TRANSLUCENT WINDOWS OR PROJECTING ELEMENTS OVER THE GARAGE DOOR OPENING.
- F. WALKWAYS SHALL BE PROVIDED TO CONNECT ALL RESIDENTIAL ENTRANCES TO SIDEWALKS ALONG PUBLIC AND PRIVATE STREETS.
- G. TOWNHOUSE AND ATTACHED SINGLE FAMILY BUILDINGS FRONTING PUBLIC OR PRIVATE NETWORK REQUIRED STREETS SHALL BE LIMITED TO 5 INDIVIDUAL UNITS OR FEWER. THE NUMBER OF INDIVIDUAL UNITS PER BUILDING SHALL BE VARIED IN ADJACENT BUILDINGS IF MULTIPLE 5 UNIT BUILDINGS ARE ADJACENT.

PARKING

- A. PARKING AREAS ARE GENERALLY DEPICTED ON THE CONCEPT PLAN FOR THE SITE.

ENVIRONMENTAL FEATURES

- A. ALL REQUIREMENTS OF THE CITY OF CHARLOTTE TREE ORDINANCE SHALL BE MET WITH THIS DEVELOPMENT.
- B. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION STORMWATER ORDINANCE.

PARKS, GREENWAYS, AND OPEN SPACE

RESERVED

FIRE PROTECTION

RESERVED

LIGHTING

- A. FREESTANDING LIGHT WILL BE FULLY SHIELDED AND DOWNWARDLY DIRECTED. ALL NEW, DETACHED LIGHTING INSTALLED ON THE SITE WILL BE LIMITED TO 21' IN HEIGHT.

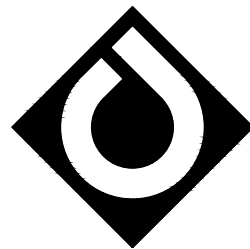
SIGNAGE

RESERVED

PHASING

RESERVED

REZONING PETITION 2022-086



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RZ-3

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