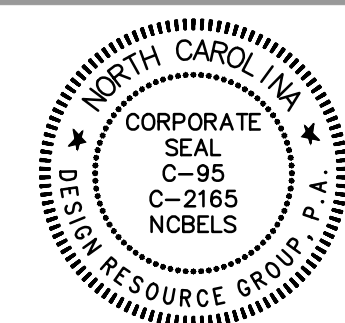




O 2459 Wilkinson Blvd, Ste 200 Charlotte, NC 28208
P 704.343.0608
W www.drgroup.com

REZONING PETITION
FOR PUBLIC HEARING

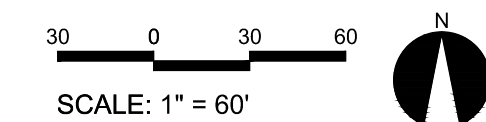
REZONING DOCUMENTS

PROSPERITY JUNCTION
CHARLOTTE, NORTH CAROLINA

CHARLOTTE, NORTH CAROLINA

BLACKBURN COMMUNITIES, LLC
310 ENTERPRISE DRIVE
OXFORD, MS 38655

SCHEMATIC SITE PLAN



PROJECT #: 926-005
DRAWN BY: JLO
CHECKED BY: SK

JUNE 24, 2022

REVISIONS:

1. NOV. 4, 2022 SITE PLAN ADJUSTMENTS

RZ1.00

SITE DEVELOPMENT DATA

ACREAGE:	±9.19 AC (400,316 SF)
TAX PARCEL #:	029-321-07; 029-311-06; 029-321-53
EXISTING ZONING:	R-3
PROPOSED ZONING:	UR-3
PROPOSED USE:	MULTI-FAMILY APARTMENTS, TOWNHOMES AND CARRIAGE BLDG.
PROPOSED UNITS:	UP TO 285 MULTI-FAMILY APARTMENTS, TOWNHOMES AND OR CARRIAGE UNITS
PROPOSED DENSITY:	31.01 D.U./A
FAR ALLOWED:	2.0 MAX.
MAX. BUILDING HEIGHT:	SHALL MEET ORDINANCE REQUIREMENT
PARKING REQUIRED:	SHALL MEET ORDINANCE REQUIREMENT, WITH A COMBINATION OF SURFACE, GARAGE AND OR POSSIBLE STRUCTURE PARKING
TREE SAVE AREA:	SHALL MEET ORDINANCE REQUIREMENTS FOR CENTER

DEVELOPMENT STANDARDS

GENERAL PROVISIONS:

a. DEVELOPMENT OF THE SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THIS SCHEMATIC SITE PLAN SHEET (SITE PLAN) AND BY THE STANDARDS OF THE CHARLOTTE ZONING ORDINANCE. THE DEVELOPMENT DEPICTED ON THIS SITE PLAN IS INTENDED TO COMPLY WITH THE ARRANGEMENT OF THE USES OF THE SITE, BUT THE EXACT LOCATION, SIZE, AND SHAPE OF THE DEVELOPMENT OF INDIVIDUAL SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESENTED BY THE ORDINANCE AND 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 CITY ORDINANCES, SUCH AS THOSE THAT RELATE TO THE PROTECTION OF THE ENVIRONMENT, MAY APPLY TO THE DEVELOPMENT OF THIS SITE. 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 DEVELOPMENT REQUIREMENTS WILL BE APPLIED TO THE DEVELOPMENT OF THIS SITE AS DEFINED BY THOSE OTHER CITY ORDINANCES.

THROUGHOUT THIS REZONING PETITION, THE TERMS "OWNER", "OWNERS", "PETITIONER" OR "PETITIONERS", SHALL, WITH RESPECT TO THE SITE, BE DEFINED AS THE PERSONS OR PERSONS WHO ARE THE RECORD OWNER OR OWNERS OF THE 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 PETITION IS TO PROVIDE FOR THE DEVELOPMENT OF A MIXED RESIDENTIAL COMMUNITY WITH SUBURBAN MULTIFAMILY HOUSING, TOWNHOMES, AND/OR CARRIAGE UNITS. TO ACHIEVE THIS PURPOSE, THE APPLICATION SEEKS TO REZONE THE SITE TO THE UR-3(CD) CLASSIFICATION..

PERMITTED USES:

USES ALLOWED ON THE PROPERTY INCLUDED IN THIS PETITION WILL BE UP TO 285 MULTIFAMILY DWELLING HOUSING, TOWNHOMES, AND/OR CARRIAGE UNITS AND RELATED ACCESSORY USES AS ARE PERMITTED IN THE UR-3 DISTRICT.

TRANSPORTATION:

- a. THE SITE WILL HAVE ACCESS VIA A DRIVEWAY TO JOHNSTON OEHLER ROAD AND TO ROBERT HELMS ROAD VIA PRIVATE STREETS AS GENERALLY IDENTIFIED ON THE SITE PLAN. THE SITE PLAN WILL ALSO INCLUDE THE OPPORTUNITY FOR FUTURE PRIVATE STREET CONNECTIONS TO ADJOINING PROPERTIES
- b. PARKING AREAS ARE GENERALLY INDICATED ON THE SITE PLAN.

ARCHITECTURAL STANDARDS:

THE DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE DISTRICT REGULATIONS OF THE ZONING ORDINANCE FOR THE UR-3 DISTRICT AND THE FOLLOWING SPECIFIC STANDARDS.

- a) ALL PRINCIPAL AND ACCESSORY BUILDINGS SHALL HAVE EXTERIOR FINISHES 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) 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, PILASTERS, BANDING AND CHANGE IN MATERIALS OR COLORS.
- d) ROOFS 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.
- e) BUILDING ELEVATIONS FACING NETWORK REQUIRED PUBLIC STREETS SHALL NOT HAVE EXPANSES OF BLANK WALLS GREATER THAN 20 FEET IN ALL DIRECTIONS.
- f) FOR PITCHED ROOFS THE MINIMUM ALLOWED IS 4:12 EXCLUDING BUILDINGS WITH A FLAT ROOF AND PARAPET WALLS. ROOF TOP AND RELATED MECHANICAL EQUIPMENT WILL BE SCREENED FROM PUBLIC VIEW AT GRADE FROM THE NEAREST STREET.
- g) 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:

RESERVED

ENVIRONMENTAL FEATURES:

RESERVED

PARKS, GREENWAYS, AND OPEN SPACE:

RESERVED

FIRE PROTECTION:

RESERVED

SIGNAGE:

RESERVED

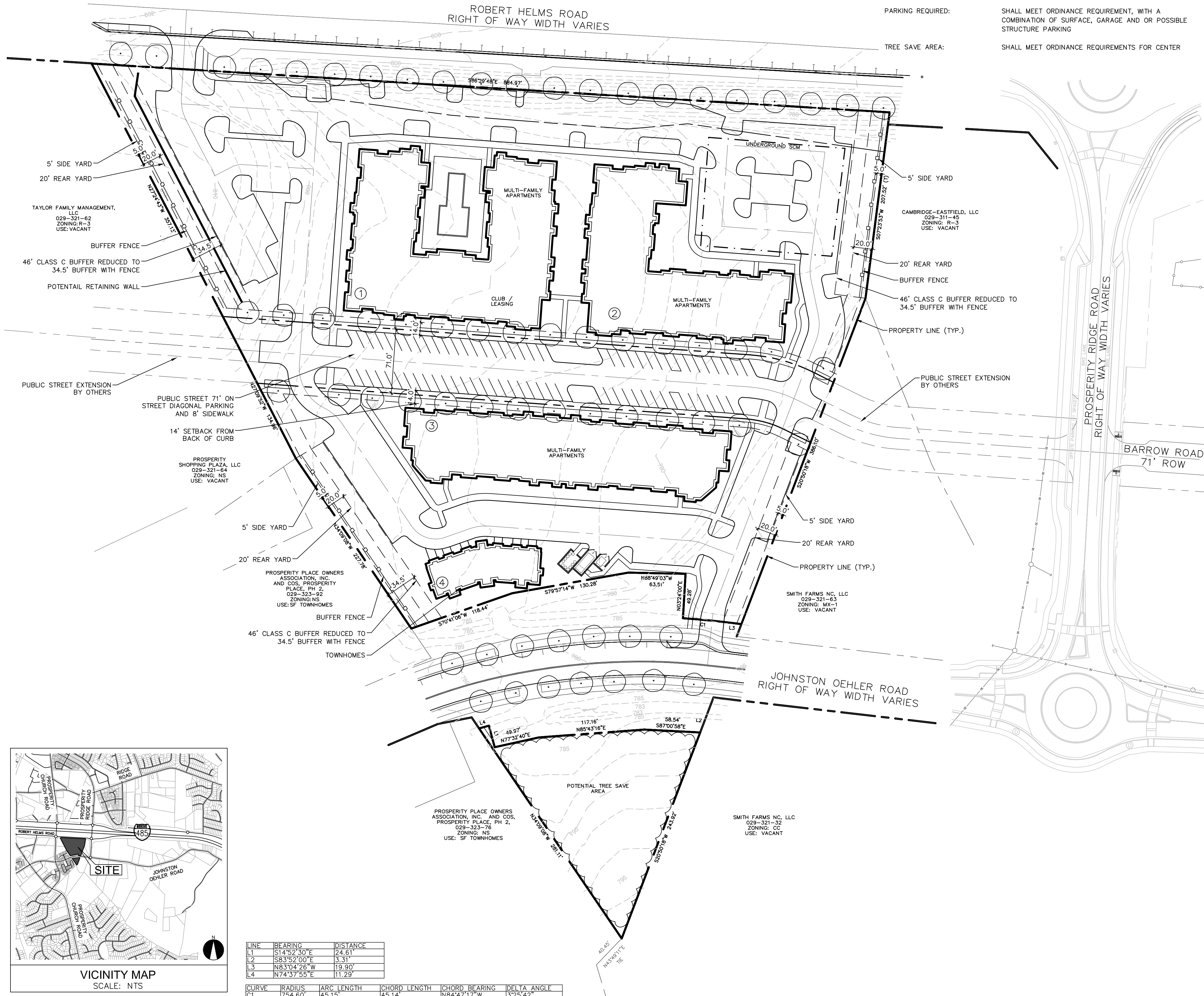
LIGHTING:

a. FREESTANDING LIGHTING ON THE SITE WILL UTILIZE FULL CUT-OFF LUMINARIES.

PHASING:

RESERVED

INITIAL SUBMISSION- 6-24-22, 1.0, REVISED 10/26/22, 1.2



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