

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. THE DEVELOPMENT DEPICTED ON THIS SITE 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 CITY 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 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 PETITION IS TO PROVIDE FOR THE DEVELOPMENT OF A MULTIFAMILY COMMUNITY. TO ACHIEVE THIS PURPOSE, THE APPLICATION SEEKS TO REZONE THE SITE TO THE UR-3(CD) CLASSIFICATION. NO COMMERCIAL DEVELOPMENT WILL BE PERMITTED ON THE SITE.

PERMITTED USES:

USES ALLOWED ON THE PROPERTY INCLUDED IN THIS PETITION WILL BE MULTIFAMILY DWELLING UNITS AND RELATED ACCESSORY USES AS ARE PERMITTED IN THE UR-3 DISTRICT.

TRANSPORTATION:

a.THE SITE WILL HAVE ACCESS VIA A STREET CONNECTION TO SINGH DRIVE, AND TO A NEW STREET THAT WILL CONNECT SINGH DRIVE TO NC 115 AS GENERALLY IDENTIFIED ON THE SITE PLAN.

b.PARKING AREAS ARE GENERALLY INDICATED AS PROPOSED PARKING ENVELOP ON THE SITE PLAN FOR THE SITE.

ARCHITECTURAL STANDARDS:

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

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 OUT-OFF LUMINARIES.

PHASING:

RESERVED

INITIAL SUBMISSION-- November 17, 2022 1.0

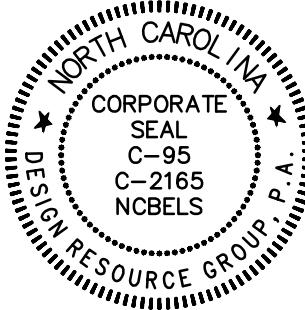
SITE DATA:

TAX MAP NUMBER:	037-252-05
SITE AREA:	±9.97 ACRES
NETWORK STREET AREA:	±1.69 ACRES
EXISTING ZONING:	I-1 (CD)
PROPOSED ZONING:	UR-3 (CD)
EXISTING USE:	COMMERCIAL
PROPOSED USE:	UP TO 240 MULTI-FAMILY UNITS
DENSITY:	24.07 D.U.A.
PARKING PROVIDED:	PER ORDINANCE REQUIREMENTS
BICYCLE PARKING PROVIDED:	PER ORDINANCE REQUIREMENTS
SETBACKS:	PER ORDINANCE REQUIREMENTS
TREE SAVE:	SITE WILL COMPLY WITH TREE SAVE ORDINANCE
OPEN SPACE:	SITE WILL COMPLY WITH OPEN SPACE ORDINANCE



LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
TRANSPORTATION PLANNING

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



REZONING PETITION
FOR PUBLIC HEARING
2022-

REZONING DOCUMENTS

W.T.HARRIS
CHARLOTTE, NORTH CAROLINA

CONTRAVEST, INC.
237 S. WESTMONTE DR., #140
ALTAMONTE SPRINGS, FL 32714
407.333.0066

DEVELOPMENT
STANDARDS

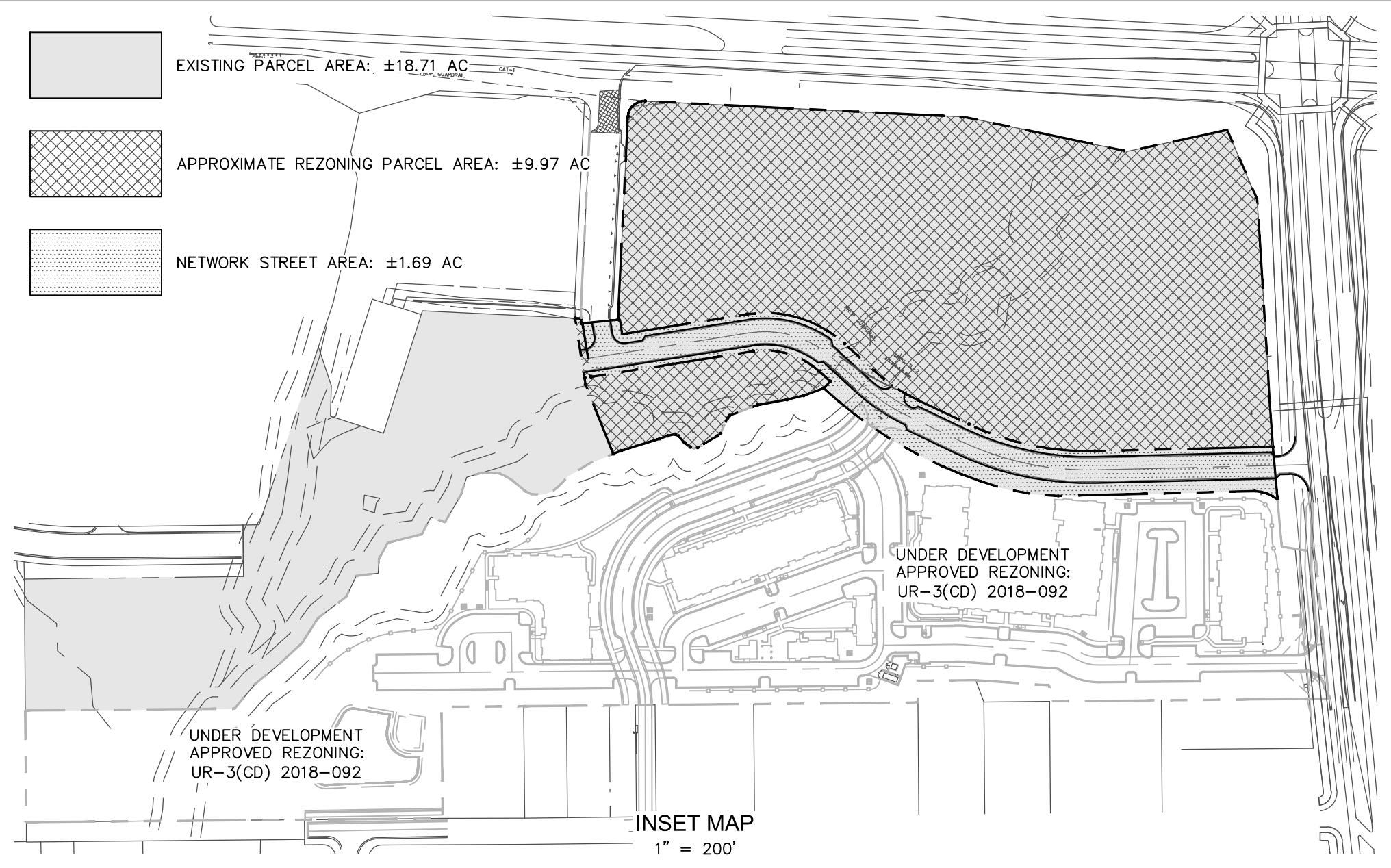
SCALE: N.T.S.

PROJECT #:	036-026
DRAWN BY:	LSD
CHECKED BY:	SVK

NOVEMBER 17, 2022

REVISIONS:

RZ1.0



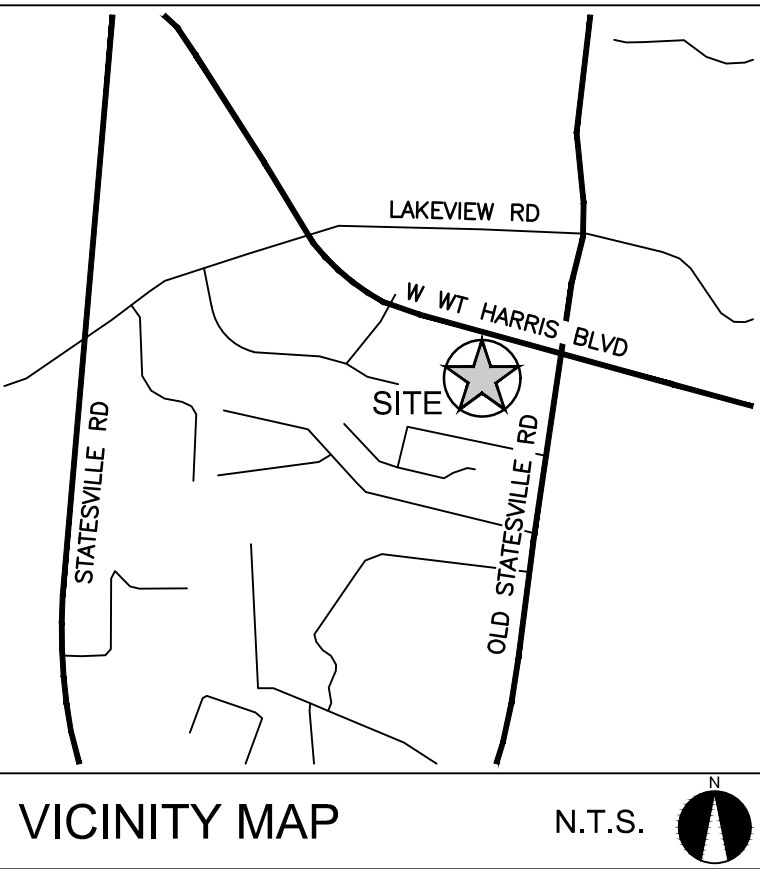
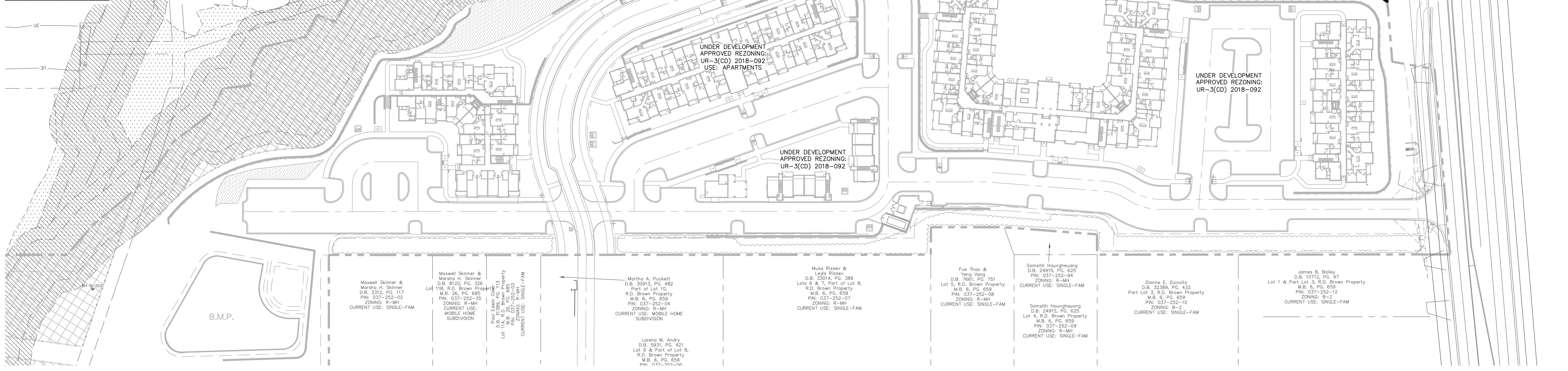
SITE DATA:
TAX MAP NUMBER: 037-252-05
SITE AREA: 49.97 ACRES
NETWORK STREET AREA: 1.69 ACRES
EXISTING ZONING: I-1 (CD)
PROPOSED ZONING: UR-3 (CD)
EXISTING USE: COMMERCIAL
PROPOSED USE: UP TO 240 MULTI-FAMILY UNITS
DENSITY: 24.07 D.U.A.
PARKING PROVIDED: PER ORDINANCE REQUIREMENTS
BICYCLE PARKING PROVIDED: PER ORDINANCE REQUIREMENTS
SETBACKS: PER ORDINANCE REQUIREMENTS
TREE SAVE: SITE WILL COMPLY WITH TREE SAVE ORDINANCE
OPEN SPACE: SITE WILL COMPLY WITH OPEN SPACE ORDINANCE

Parcel Line Table			Curve Table					
Line #	Length	Direction	Curve #	Length	Radius	Delta	Chord Direction	Chord Length
L1	9.16	N73° 41' 52"W	C1	7.61	180.00	2.42	N9° 03' 09"E	7.61
L2	12.05	N81° 46' 48"E						
L3	62.16	N86° 19' 33"E						
L4	13.37	N83° 28' 43"E						
L5	11.01	S88° 01' 33"E						
L6	5.93	S50° 11' 38"E						
L7	13.41	S28° 44' 18"E						
L8	11.08	S38° 02' 59"E						
L9	6.45	S61° 55' 22"E						
L10	5.33	S85° 54' 58"E						
L11	35.29	N73° 07' 25"E						
L12	5.43	N65° 13' 38"E						
L13	25.42	N37° 43' 29"E						
L14	5.69	N53° 07' 53"E						
L15	45.13	N82° 45' 19"E						
L16	45.61	S86° 39' 42"E						
L17	26.37	N89° 35' 17"E						
L18	32.49	N83° 49' 25"E						
L19	14.39	N55° 57' 09"E						

PROPOSED PL
REFERENCE A
BE DETER

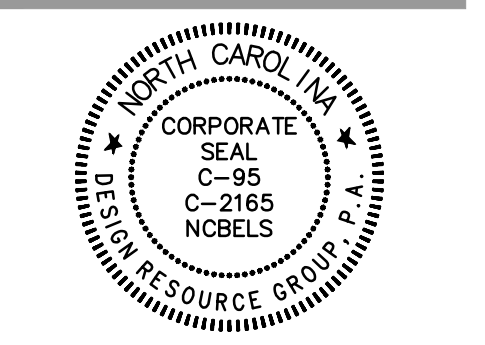
POTE
BUFFE
FIELD IDENT

F
D
CURRE



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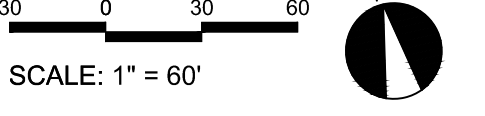


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2022-

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237 S. WESTMONTE DR. #140
ALTA MONTA SPRINGS, FL 32714
407.333.0066

SCHEMATIC
SITE PLAN



PROJECT #: 036-026
DRAWN BY: LSD
CHECKED BY: SVK

NOVEMBER 17, 2022

REVISIONS:

RZ2.0