

DEVELOPMENT SUMMARY

TAX PARCEL ID #:	183-15-201
TOTAL PARCEL AREA:	9.913 AC
TOTAL SITE AREA:	± 3.07 AC (133,891 SF)
EXISTING ZONING:	N1-A & R-20 MF
PROPOSED ZONING:	N2-A (CD)
PROPOSED USE:	MULTI-FAMILY ATTACHED
UNIT COUNT:	14
VEHICULAR PARKING:	
REQUIRED MINIMUM:	1.5 SPACES/DU
PROPOSED:	PER ORDINANCE
OPEN SPACE:	
REQUIRED:	3,500 SF (250 SF PER UNIT)
PROPOSED:	PER ORDINANCE
GREEN AREA:	
REQUIRED:	0.46 AC (20,083 SF) (15% OF TOTAL SITE AREA)
PROPOSED:	PER ORDINANCE



GENERAL PROVISIONS:

- DEVELOPMENT OF THE SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THIS SITE PLAN AND BY THE STANDARDS OF THE CHARLOTTE UNIFIED DEVELOPMENT ORDINANCE (UDO). 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 THE UDO.
- THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER PORTIONS OF THE UDO, 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 PORTIONS OF THE UDO.
- 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 PROVIDE FOR THE DEVELOPMENT OF A SMALL RESIDENTIAL COMMUNITY COMPOSED OF ATTACHED HOUSING. TO ACHIEVE THIS PURPOSE, THE APPLICATION SEEKS THE REZONING OF THE SITE TO THE N2-A (CD) DISTRICT.

PERMITTED USES:

- USES ALLOWED ON THE PROPERTY INCLUDED IN THIS PETITION WILL BE 14 ATTACHED UNITS AND RELATED ACCESSORY USES AS ARE PERMITTED IN THE N2-A DISTRICT.

TRANSPORTATION:

- VEHICULAR ACCESS TO PUBLIC RIGHTS OF WAY WILL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. FINAL LOCATIONS, PLACEMENTS AND CONFIGURATIONS OF THE VEHICULAR ACCESS POINTS SHOWN ON THE REZONING PLAN ARE SUBJECT TO MINOR MODIFICATION REQUIRED TO ACCOMMODATE FINAL PERMITTING AND CONSTRUCTION PLAN ADJUSTMENTS AS REQUIRED BY NCDOT AND CDOT FOR APPROVAL.
- THE SITE SHALL BE SERVED BY PRIVATE ALLEYS AS DEPICTED ON THE REZONING PLAN. FINAL LOCATIONS OF THESE DRIVES ARE SUBJECT TO MINOR MODIFICATIONS AND ADJUSTMENTS TO ACCOMMODATE FINAL PERMITTING AND CONSTRUCTION PLANS AS REQUIRED TO OBTAIN FINAL APPROVAL.
- A RIGHT-OF-WAY ENCROACHMENT AGREEMENT IS REQUIRED FOR THE INSTALLATION OF ANY NON-STANDARD ITEM(S) (IRRIGATION SYSTEMS, DECORATIVE CONCRETE PAVEMENT, BRICK PAVERS, ETC.) WITHIN A PROPOSED/EXISTING CITY-MAINTAINED STREET RIGHT-OF-WAY BY A PRIVATE INDIVIDUAL, GROUP, BUSINESS, OR HOMEOWNER'S/BUSINESS ASSOCIATION. AN ENCROACHMENT AGREEMENT MUST BE APPROVED BY CDOT PRIOR TO CONSTRUCTION/INSTALLATION. CONTACT CDOT FOR ADDITIONAL INFORMATION CONCERNING COST, SUBMITTAL, AND LIABILITY INSURANCE COVERAGE REQUIREMENTS.
- THE PETITIONER SHALL DEDICATE AND CONVEY IN FEE SIMPLE ALL RIGHTS-OF-WAY TO THE CITY. CDOT REQUESTS RIGHTS-OF-WAY SET AT 2' BEHIND BACK OF SIDEWALK WHERE FEASIBLE.
- 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.

ARCHITECTURAL AND DESIGN STANDARDS:

- THE DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE DISTRICT REGULATIONS OF THE UDO FOR THE N2-A DISTRICT. AMENITIES, STREETSCAPE AND LANDSCAPING:

- THE PETITIONER MAY SUBDIVIDE THE SITE AND CREATE SUBLOTS WITHIN THE SITE WITH NO SIDE OR REAR YARDS AS PART OF THE UNIFIED DEVELOPMENT PLAN.
- RESERVED

ENVIRONMENTAL FEATURES:

- THE LOCATION, SIZE, AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.
- DEVELOPMENT WITHIN ANY SWM/PCSO BUFFER SHALL BE COORDINATED WITH AND SUBJECT TO APPROVAL BY CHARLOTTE-MECKLENBURG STORM WATER SERVICES AND MITIGATED IF REQUIRED BY CITY ORDINANCE. 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.

LIGHTING:

- ALL ATTACHED AND DETACHED LIGHTING WILL BE FULL CUTOFF FIXTURES AND DOWNWARDLY DIRECTED. HOWEVER, UPWARD FACING ARCHITECTURAL AND LANDSCAPE ACCENT LIGHTING SHALL BE PERMITTED.

SIGNAGE:

- RESERVED

FIRE PROTECTION:

- RESERVED

PHASING:

- THE DEVELOPMENT WILL BE CONSTRUCTED IN 2 PHASES AS GENERALLY DEPICTED ON THE CONCEPT PLAN.

AMENDMENTS TO REZONING PLAN:

FUTURE AMENDMENTS TO THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE PARCEL OR PARCELS WITHIN THE SITE INVOLVED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 37 OF THE ORDINANCE. FURTHER ALTERATIONS OR MODIFICATIONS TO THE REZONING PLAN WHICH, IN THE OPINION OF THE PLANNING DIRECTOR, SUBSTANTIALLY ALTER THE CHARACTER OF THE DEVELOPMENT OR SIGNIFICANTLY ALTER THE APPROVED SITE PLAN OR ANY OF ITS CONDITIONS OR WHICH INCREASE THE INTENSITY OF DEVELOPMENT SHALL NOT BE DEEMED TO BE MINOR AND MAY ONLY BE MADE IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 37 OF THE ORDINANCE, AS APPLICABLE.

BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS:

- IF THIS SITE PLAN AMENDMENT IS APPROVED, ALL CONDITIONS APPLICABLE TO DEVELOPMENT OF THE SITE IMPOSED UNDER THE SITE PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.
- THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERMS 'PETITIONER' AND 'OWNER' AND 'OWNERS' SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF THE PETITIONER OR THE OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.



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BLUE AZALEA

SHARON VIEW TOWNHOMES

Rezoning Site Plan

Sharon View RD Charlotte, NC 28226

NO.	DATE	BY	REVISIONS:

Project No: 25-CLT-203

Date:

Sheet No:

RZ-1.0