

ColeJenest & Stone

Shaping the Environment
Realizing the Possibilities

Land Planning
Landscape Architecture
Civil Engineering
Urban Design

200 South Tryon Street, Suite 1400
Charlotte, North Carolina 28202
P: 704.376.1555 F: 704.376.7851
www.colejeneststone.com

TERRANOVA GROUP, LLC

93 CLEVELAND STREET
GREENVILLE, SC 29601

SHAW HOUSE REZONING 2020-067

2400 MECKLENBURG AVENUE
CHARLOTTE, NC 28205

LEGEND

- SYMBOL**
- PROPERTY LINE/RIGHT-OF-WAY
 - EXISTING BUILDING
 - CONTOUR (1' INTERVAL INSIDE PROPERTY BOUNDARY)
 - CONTOUR (2' INTERVAL OUTSIDE PROPERTY BOUNDARY)

REZONING SUMMARY

REZONING SUMMARY PETITIONER:	TERRANOVA GROUP, LLC 93 CLEVELAND STREET GREENVILLE, SC 29601
PROPERTY OWNER:	MECKLENBURG PARK, LLC 93 CLEVELAND STREET GREENVILLE, SC 29601
	TERRANOVA GROUP, LLC 93 CLEVELAND STREET GREENVILLE, SC 29601
TAX PARCEL:	09505544
EXISTING ZONING:	R-3
PROPOSED ZONING:	UR-1
GIS ACREAGE:	2.963 ACRES
REZONING PLAN SHEETS	
RZ1.0	EXISTING CONDITIONS
RZ2.0	REZONING SITE PLAN
RZ3.0	SCHEMATIC ILLUSTRATIVE SITE PLAN
RZ4.0	DEVELOPMENT NOTES

NOTE:
1. EXISTING MAIN HOUSE TO REMAIN AS A PART OF THIS PETITION.

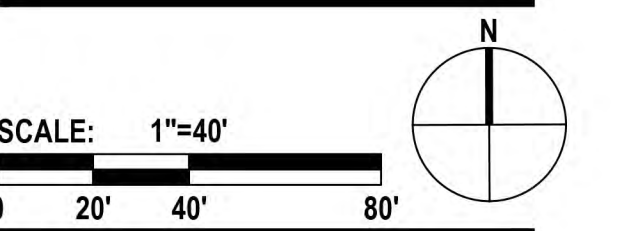
EXISTING CONDITIONS

Project No.
4696

Issued
03/25/20

Revised

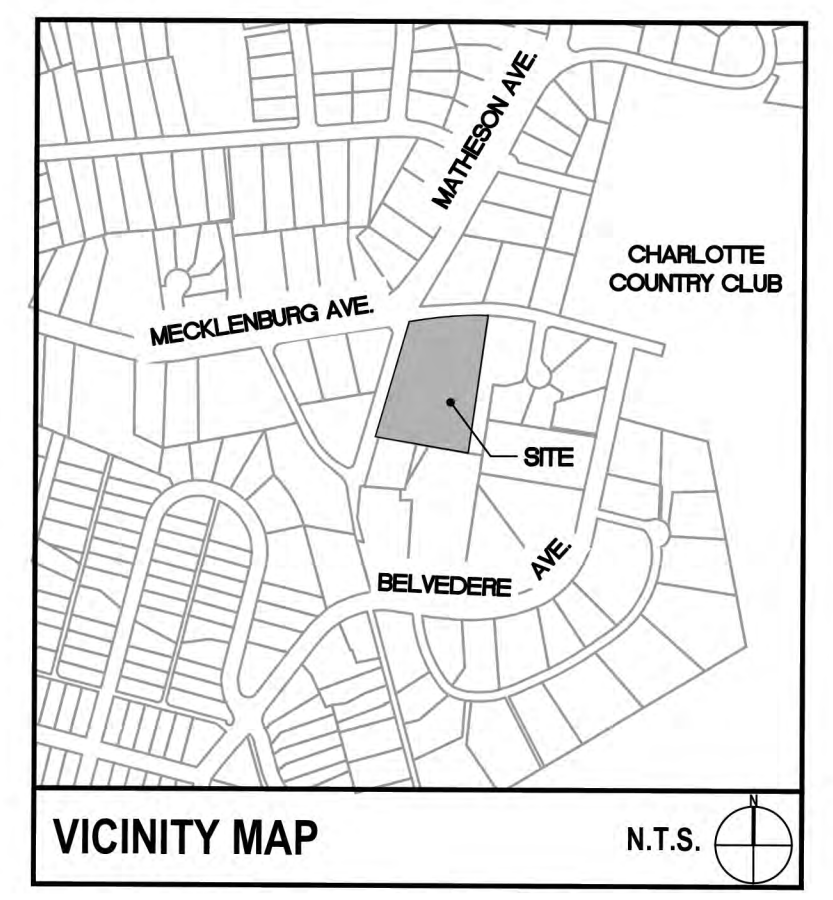
06/15/2020 - REVISIONS PER CITY OF CHARLOTTE COMMENTS



RZ-1

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TECHNICAL DATA SHEET

Project No.
4696
Issued
03/25/20

Revised

06/15/2020 - REVISIONS PER CITY OF CHARLOTTE COMMENTS

LEGEND

- PROPERTY LINE/RIGHT-OF-WAY
- CONTOUR (1' INTERVAL INSIDE PROPERTY BOUNDARY)
- CONTOUR (2' INTERVAL OUTSIDE PROPERTY BOUNDARY)
- RESIDENTIAL/PARKING ENVELOPE
- PROPOSED STREET NETWORK
- BUILDING TO BE REMOVED
- EXISTING TREE (MAY BE REMOVED)
- POTENTIAL TREE SAVE AREA

REZONING SUMMARY:

PETITIONER:	TERRANOVA GROUP, LLC.
PROPERTY OWNER:	MECKLENBURG PARK, LLC.
REZONING SITE AREA:	2.9683 ± AC
TAX PARCEL#:	095-055-44
EXISTING ZONING:	R-3
PROPOSED ZONING:	UR-1
PREVIOUS PETITION NO.:	N/A
EXISTING USE:	SINGLE FAMILY RESIDENTIAL
PROPOSED USE:	SINGLE FAMILY AND DUPLEX
BUILDING SETBACK:	14' FROM BACK OF EXISTING OR PROPOSED CURB WHICHEVER IS GREATER
MIN. SIDE YARD*:	5'
MIN. REAR YARD*:	10'
MAX. HEIGHT:	UP TO 40'
REQUIRED PARKING:	PER ORDINANCE
OPEN SPACE PROVIDED:	SHALL MEET ORDINANCE REQUIREMENTS

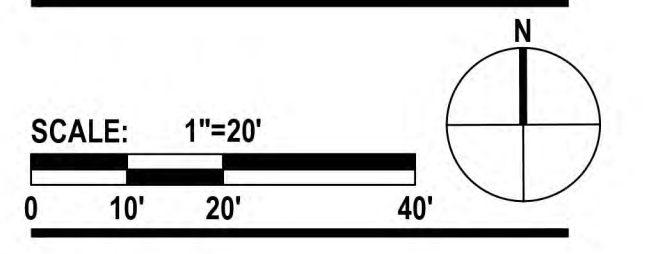
POTENTIAL TREE SAVE AREA (TYP.) 15% MIN (±0.45 ACRES) OF 2.97 ACRE SITE TO BE PRESERVE. FINAL LIMITS OF 15% MAY VARY FROM WHAT IS DEPICTED ON REZONING PLAN. FINAL LIMITS WILL BE ESTABLISHED DURING PERMITTING.

*NOTE EXISTING HOUSE TO REMAIN AS PART OF THIS PETITION.

**FINAL BUILDING ORIENTATION AND PLANNED MULTI-FAMILY DESIGNATION WILL DETERMINE SETBACKS ASSOCIATED WITH PARCEL(S).

***EXISTING TREES TO REMAIN WILL BE DETERMINED UPON FINAL BUILDING FOOTPRINTS AND ORIENTATION NOTED AND APPROVED DURING THE PERMITTING PHASE OF DEVELOPMENT.

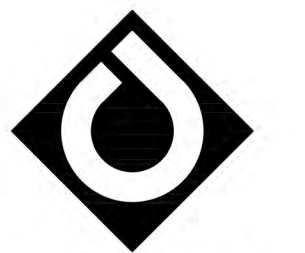
****ALL BUILDING FOOTPRINTS AND ACCESS POINTS TO THE PROPOSED ALLEY ARE CONCEPTUAL IN NATURE. FINAL BUILDING FOOTPRINTS AND ACCESS ORIENTATION WILL BE NOTED AND APPROVED DURING THE PERMITTING PHASE OF DEVELOPMENT.



RZ-2

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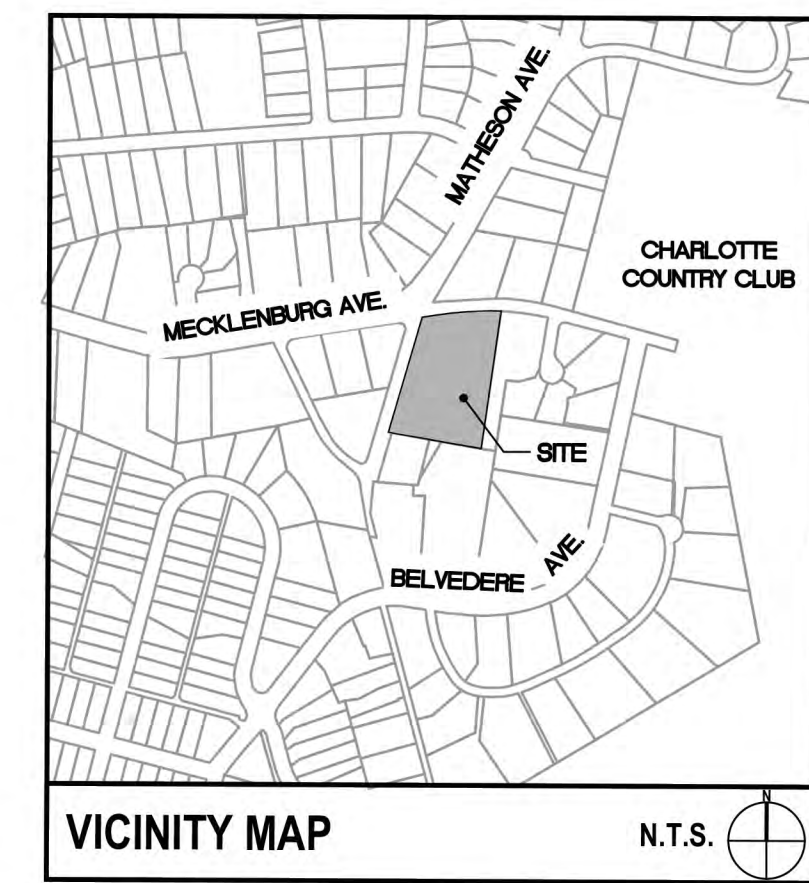


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VICINITY MAP

N.T.S.

LEGEND

- PROPERTY LINE/RIGHT-OF-WAY
- GRASS PAVING
- POTENTIAL TREE SAVE AREA

NOTE:

1. EXISTING MAIN HOUSE TO REMAIN AS A PART OF THIS PETITION.
2. BUILDING FOOTPRINTS ARE SCHEMATIC AND NATURE AND SUBJECT TO CHANGE.
3. FINAL BUILDING ORIENTATION AND PLANNED MULTI-FAMILY DESIGNATION WILL DETERMINE SETBACKS ASSOCIATED WITH PARCELS(S).
4. TRASH AND RECYCLING TO BE HANDLED BY ROLL OUT CONTAINERS SERVICED UTILIZING THE PROPOSED ONE WAY ALLEY.
5. EXISTING TREES TO REMAIN WILL BE DETERMINED UPON FINAL BUILDING FOOTPRINTS AND ORIENTATION NOTED AND APPROVED DURING THE PERMITTING PHASE OF DEVELOPMENT.
6. ALL BUILDING FOOTPRINTS AND ACCESS POINTS TO THE PROPOSED ALLEY ARE CONCEPTUAL IN NATURE. FINAL BUILDING FOOTPRINTS AND ACCESS ORIENTATION WILL BE NOTED AND APPROVED DURING THE PERMITTING PHASE OF DEVELOPMENT.

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SCHEMATIC ILLUSTRATIVE SITE PLAN

Project No.

4696

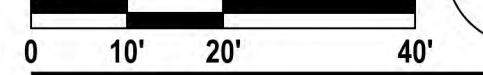
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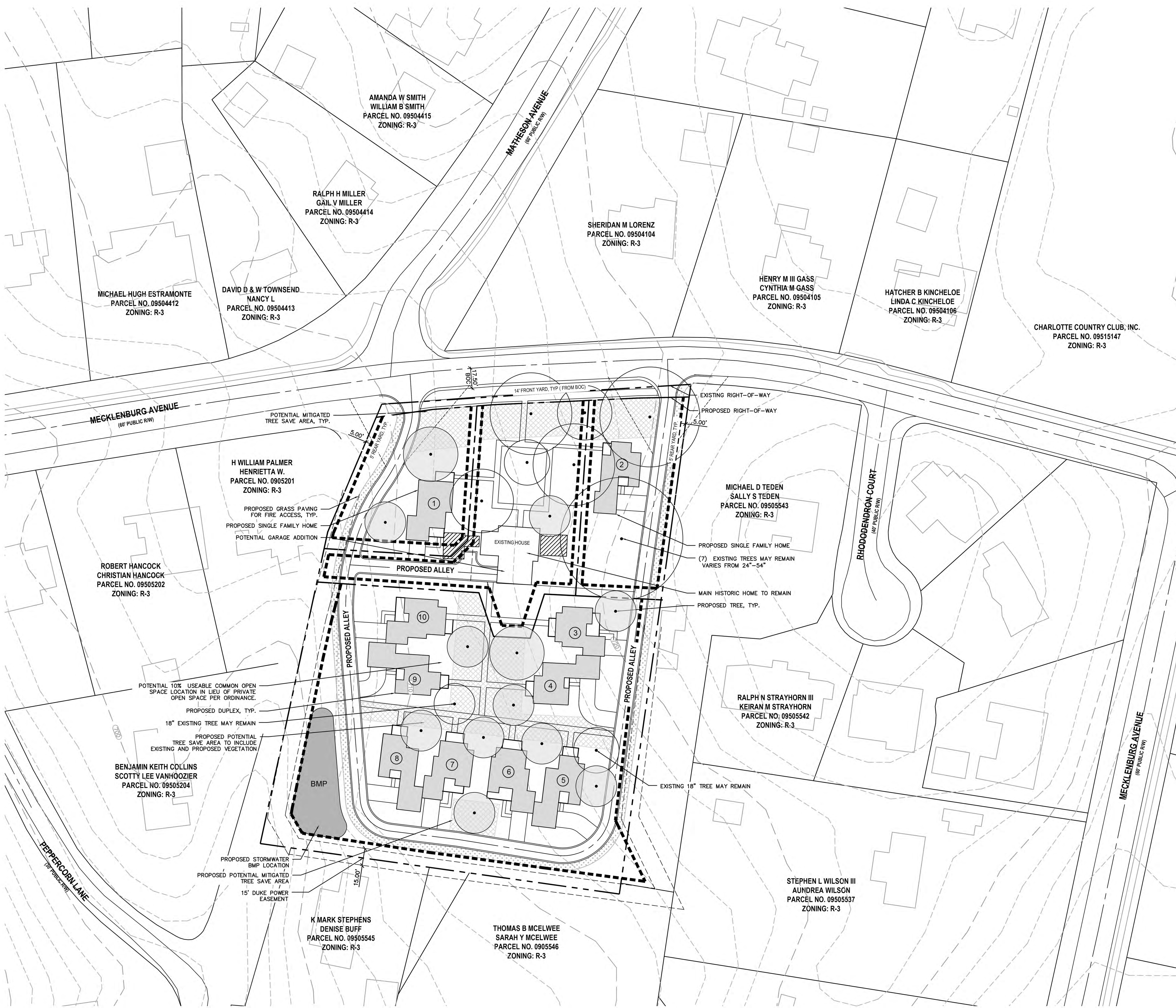
SCALE: 1"=20'



RZ-3

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AMANDA W SMITH
WILLIAM B SMITH
PARCEL NO. 09504415
ZONING: R-3

RALPH H MILLER
GAIL V MILLER
PARCEL NO. 09504414
ZONING: R-3

SHERIDAN M LORENZ
PARCEL NO. 09504104
ZONING: R-3

HENRY M III GASS
CYNTHIA M GASS
PARCEL NO. 09504105
ZONING: R-3

HATCHER B KINCHELOE
LINDA C KINCHELOE
PARCEL NO. 09504106
ZONING: R-3

CHARLOTTE COUNTRY CLUB, INC.
PARCEL NO. 09515147
ZONING: R-3

MICHAEL HUGH ESTRAMONTE
PARCEL NO. 09504412
ZONING: R-3

DAVID D & W TOWNSEND
NANCY L
PARCEL NO. 09504413
ZONING: R-3

H WILLIAM PALMER
HENRIETTA W.
PARCEL NO. 0905201
ZONING: R-3

MICHAEL D TEDEN
SALLY S TEDEN
PARCEL NO. 09505543
ZONING: R-3

ROBERT HANCOCK
CHRISTIAN HANCOCK
PARCEL NO. 09505202
ZONING: R-3

RALPH N STRAYHORN III
KEIRAN M STRAYHORN
PARCEL NO. 09505542
ZONING: R-3

BENJAMIN KEITH COLLINS
SCOTTY LEE VANHOZIER
PARCEL NO. 09505204
ZONING: R-3

STEPHEN L WILSON III
AUNDREA WILSON
PARCEL NO. 09505537
ZONING: R-3

K MARK STEPHENS
DENISE BUFF
PARCEL NO. 09505545
ZONING: R-3

THOMAS B MCELWEE
SARAH Y MCELWEE
PARCEL NO. 0905546
ZONING: R-3

DEVELOPMENT STANDARDS

March 20, 2020

A. General Provisions

1. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Terranova Group, LLC (the "Petitioner") to accommodate the development of a residential community on that approximately 2.97 acre site located on the south side of Mecklenburg Avenue, which site is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel No. 095-055-44.
2. The development and use of the Site will be governed by the Technical Data Sheet, Schematic Site Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance").
3. Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the UR-1 zoning district shall govern the development and use of the Site.
4. The development depicted on the Rezoning Plan is schematic in nature and intended to depict the general arrangement of uses and improvements on the Site. Accordingly, the configurations, placements and sizes of the building footprints as well as the internal private street, internal drives and parking areas depicted on the Rezoning Plan are schematic in nature and, subject to the terms of these Development Standards and the Ordinance, are subject to minor alterations or modifications during the design development and construction document phases.
5. Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner or owners of the Site in accordance with the provisions of Chapter 6 of the Ordinance. Alterations to the Rezoning Plan are subject to Section 6.207 of the Ordinance.

B. Permitted Uses/Development Limitations

1. The Site may be devoted only to a residential community containing a maximum of 11 dwelling units and to any incidental and accessory uses relating thereto that are allowed in the UR-1 zoning district. Incidental and accessory uses and structures may include, without limitation, detached garages and amenities such as a tot lot or playground.
2. The dwelling units shall be comprised of single family detached and duplex-style attached dwelling units.
3. The Petitioner shall maintain the existing residential dwelling on site as a part of this development. However, the Petitioner reserves the right to remove or construct additions to portions of the existing Historic dwelling unit as long as those modifications are in compliance with City of Charlotte and Historic District Commission standards and approved by the appropriate agencies.

C. Transportation

1. Vehicular access to the Site shall be as generally depicted on the Rezoning Plan. The placement and configuration of the vehicular access points are subject to any minor modifications required to accommodate final site construction plans and designs and to any adjustments required for approval by the Charlotte Department of Transportation ("CDOT").
2. As depicted on the Rezoning Plan, the Site will be served by an internal private street/alley (designated as private alley on the Rezoning Plan) and internal private drives, and minor adjustments to the locations of the internal private access and the internal private drives shall be allowed during the construction permitting process.
3. Internal sidewalks and pedestrian connections shall be provided on the Site as generally depicted on the Rezoning Plan. The internal sidewalks may meander to save existing trees.
4. The internal private alley and the internal private drives may, at the option of Petitioner, be gated. If the private becomes gated, the gates and gate access will be designed to meet all the necessary City of Charlotte Fire Department standards.
5. The internal private alley will be designed to comply with the City of Charlotte Land Development Standards Residential Alley - Single Loaded with Two-way Movement.
6. Petitioner shall dedicate and convey all relevant Mecklenburg Avenue right of way to the City of Charlotte as applicable prior to the issuance of the first certificate of occupancy for a new dwelling unit constructed on the Site. The existing right-of-way located along the western boundary of the site will be abandoned per the filing of Abandonment Petition No. 2020-10A.
7. All transportation improvements will be approved and constructed before the site's first building certificate of occupancy is issued.

D. Architectural Standards

1. The maximum height in stories of the dwelling units constructed on the Site shall be within the allowable standards set forth in the UR-1 zoning district. The maximum height in feet of the dwelling units constructed on the Site shall be up to 40 feet as measured under the Ordinance.
2. The actual widths and depths of the dwelling units constructed on the Site may vary from the widths and depths depicted on the Rezoning Plan.
3. 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.
4. To provide privacy, all residential entrances located within 15 feet of a sidewalk located adjacent to a public street shall be raised from the average grade of such sidewalk a minimum of 12 inches.
5. Usable porches and stoops shall from a predominant feature of the building design and be located on the front of the building facing a public street, a private street or open space. Usable front porches shall be covered and be at least 6 feet deep. Usable front porches shall not be enclosed.
6. 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.

7. Walkways shall be provided to connect all residential entrances to sidewalks on public and private street.

E. Streetscape and Landscaping

8. The proposed development will provide an 8' planting strip and a 6' sidewalk along the property frontage of Mecklenburg Avenue.

F. Environmental Features

1. 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.
2. For adjoining parcels receiving storm water discharge the petitioner shall analyze the adequacy of the existing storm water conveyance on the adjoining parcels to the downstream channel (identified by the SWIM/PCSO buffer west of Peppercorn Ln). If the existing storm water conveyance on the adjoining parcels is found to be inadequate, the Petitioner shall make a good faith effort with the property owner(s) to improve the storm water conveyance or mitigate the storm water discharge onto the adjoining parcels.

G. Project Phasing and Subdividing

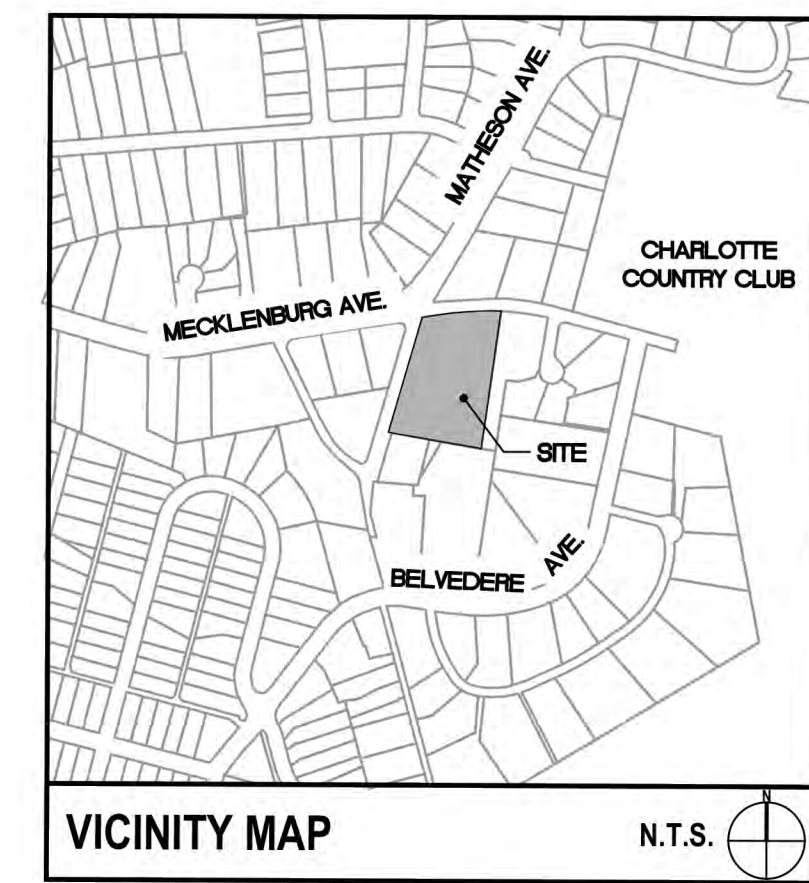
1. The proposed development reserves the right to subdivide the property into multiple parcels.

2. Setbacks and parcel lines will be subject to the final building layout and orientation.

3. The proposed development may include single family detached lots as well as planned multi-family lots that front along designated open space/ tree save area.

H. Binding Effect of the Rezoning Documents and Definitions

1. If this Rezoning Petition is approved, all conditions applicable to the use and development of the Site imposed under these Development Standards and the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.
2. Throughout these Development Standards, the term "Petitioner" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Petitioner or the owner or owners of the Site from time to time who may be involved in any future development thereof.
3. Any reference to the Ordinance herein shall be deemed to refer to the requirements of the Ordinance in effect as of the date this Rezoning Petition is approved.



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**DEVELOPMENT
STANDARDS**

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COMMENTS

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