

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

PETITIONER: TERRANOVA GROUP, LLC
93 CLEVELAND STREET
GREENVILLE, SC 29601

PROPERTY OWNER: MECKLENBURG PARK, LLC
93 CLEVELAND STREET
GREENVILLE, SC 29601

TAX PARCEL: 09505544

EXISTING ZONING: R-3
PROPOSED ZONING: UR-2

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.

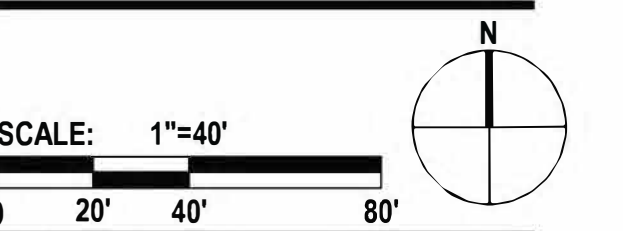
EXISTING CONDITIONS

Project No.
4696

Issued
03/25/20

Revised

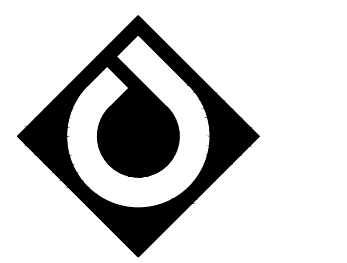
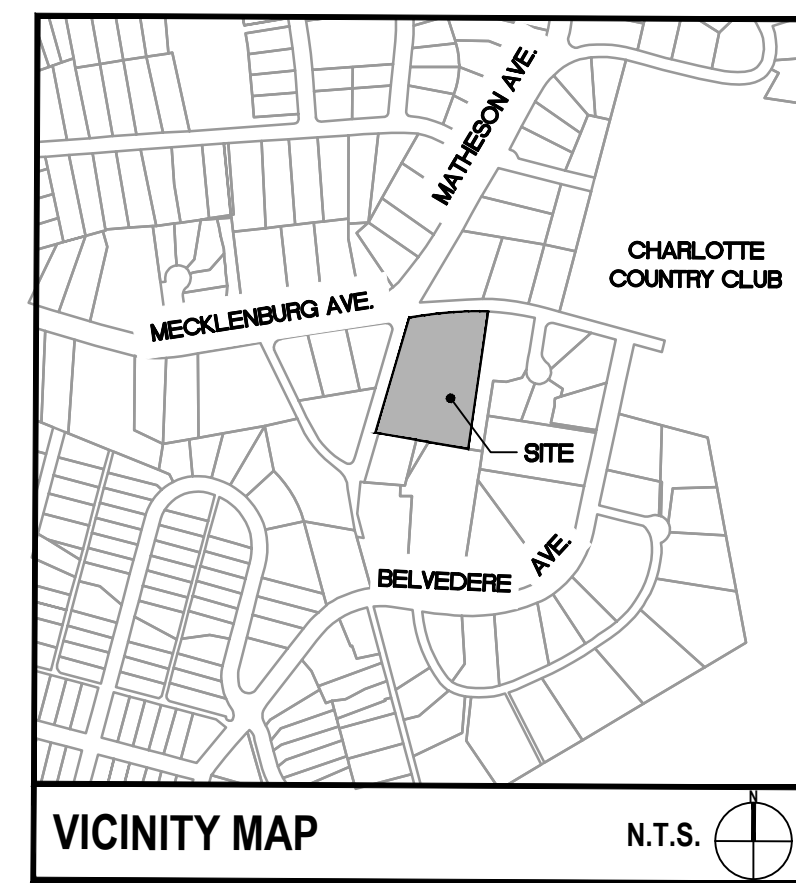
06/15/2020 - REVISIONS PER CITY OF CHARLOTTE COMMENTS



RZ-1

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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-2
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.

TERRANOVA GROUP, LLC
93 CLEVELAND STREET
GREENVILLE, SC 29601

SHAW HOUSE REZONING 2020-067

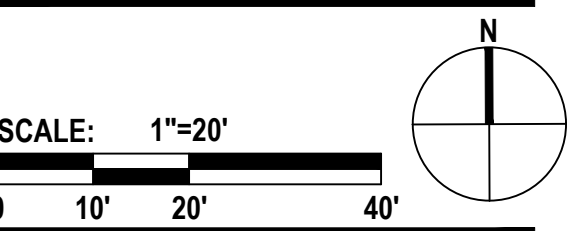
2400 MECKLENBURG AVENUE
CHARLOTTE, NC 28205

TECHNICAL DATA SHEET

Project No.
4696
Issued
03/25/20

Revised

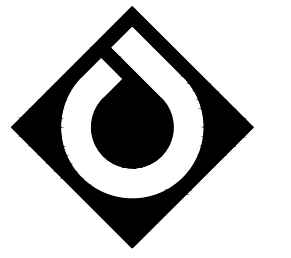
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RZ-2

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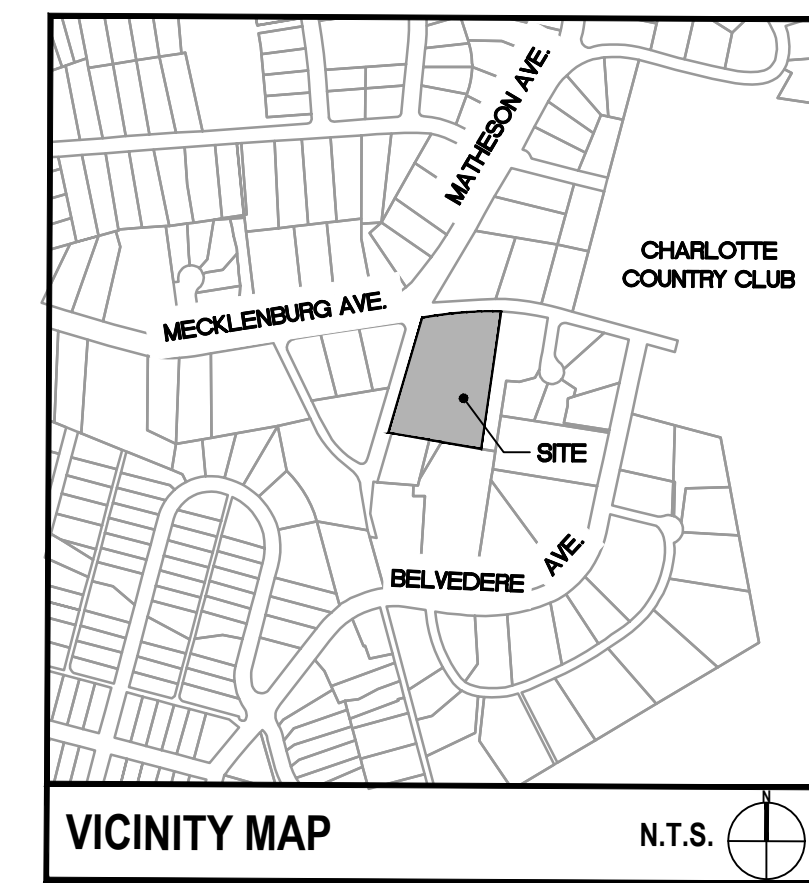


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VICINITY MAP

N.T.S.

TERRANOVA GROUP, LLC

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GREENVILLE, SC 29601

SHAW HOUSE REZONING 2020-067

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SCHEMATIC ILLUSTRATIVE SITE PLAN

Project No.
4696

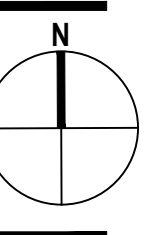
Issued
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SCALE: 1"=20'

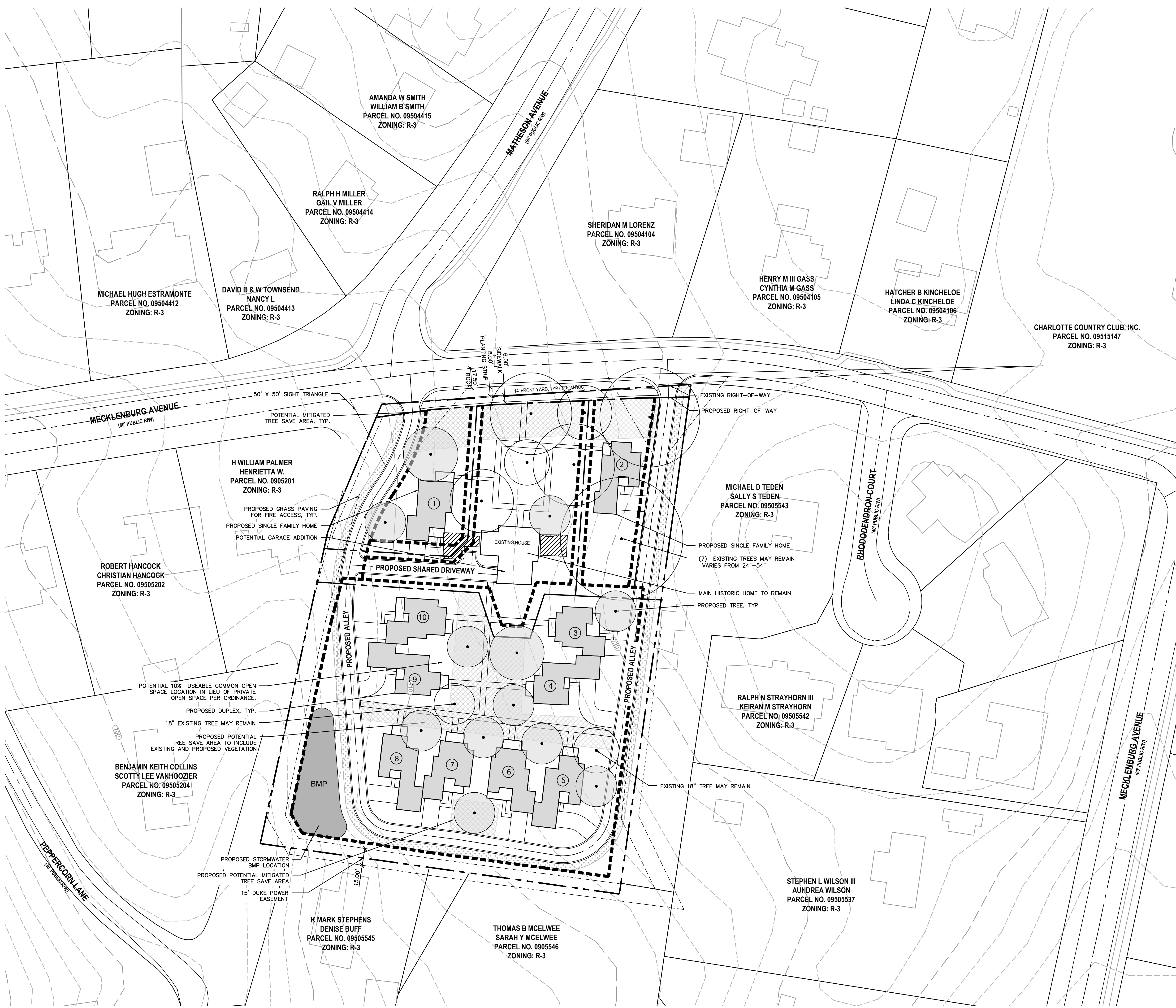
0 10' 20' 40'



RZ-3

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LEGEND

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

NOTE:

- EXISTING MAIN HOUSE TO REMAIN AS A PART OF THIS PETITION.
- BUILDING FOOTPRINTS ARE SCHEMATIC AND NATURE AND SUBJECT TO CHANGE.
- FINAL BUILDING ORIENTATION AND PLANNED MULTI-FAMILY DESIGNATION WILL DETERMINE SETBACKS ASSOCIATED WITH PARCEL(S).
- TRASH AND RECYCLING TO BE HANDLED BY ROLL OUT CONTAINERS SERVICED UTILIZING THE PROPOSED ONE WAY ALLEY. NO ON-STREET PARKING WILL BE ALLOWED ON COLLECTION DAY. THE PRIVATE ALLEY WILL HAVE HEAVY-DUTY ASPHALT THAT CAN HANDLE THE WEIGHT OF FIRE AND WASTE SERVICES TRUCKS.
- FIRE ACCESS LANE WILL BE UNOBSTRUCTED 20' WIDE ASPHALT AND GRASS PAVEMENT ALLEY SECTION WHICH WILL SUPPORT A 80,000 LB TRUCK AND ALLOW FOR ALL UNITS TO BE WITHIN A 150 LF HOSE PULL LENGTH. ALL UNITS WILL ALSO BE WITHIN 750 LF OF A FIRE HYDRANT.
- 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.

DEVELOPMENT STANDARDS

August 17, 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-2 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-2 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. A portion of the alley may be located off-site with an access easement provided during the permitting process.
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. CDOT requests right of way set at 2' behind back of sidewalk where feasible.
7. 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. The decision of this rezoning petition does not correlate with the decision of the possible abandonment, as this decision is issued within the separate Right of Way Abandonment process that is controlled by North Carolina General Statutes.
8. All transportation improvements will be approved and constructed before the site's first building certificate of occupancy is issued.

D. Transportation Advisory Notes

1. The setback for this district is measured from the back of the existing or future curbline as determined by CDOT and Planning during the permitting process.
2. According to the City of Charlotte's Driveway Regulations, CDOT has the authority to regulate/approve all private street/driveway and public street connections to the right-of-way of a street under the regulatory jurisdiction of the City of Charlotte.
3. Adequate sight triangles must be reserved at the existing/proposed street entrance(s). Two 35' x 35' sight triangles (and two 10' x 70' sight triangles on North Carolina Department of Transportation on NCDOT maintained streets) are required for the entrance(s) to meet requirements. All proposed trees, berms, walls, fences, and/or identification signs must not interfere with sight distance at the entrance(s). Such items should be identified on the site plan.
4. The proposed driveway connection(s) to public streets will require a driveway permit(s) to be submitted to CDOT (and the North Carolina Department of Transportation on NCDOT maintained streets) for review and approval. The exact driveway location(s) and type/width of the driveway(s) will be determined by CDOT during the driveway permit process. The locations of the driveway(s) shown on the site plan are subject to change in order to align with driveway(s) on the opposite side of the street and comply with City Driveway Regulations and the City Tree Ordinance.
5. All proposed commercial driveway connections to a future public street will require a driveway permit to be submitted to CDOT for review and approval.
6. Any fence or wall constructed along or adjacent to any sidewalk or street right-of-way requires a certificate issued by CDOT.

7. 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 the construction/installation of the non-standard item(s). Contact CDOT for additional information concerning cost, submittal, and liability insurance coverage requirements.

E. Architectural Standards

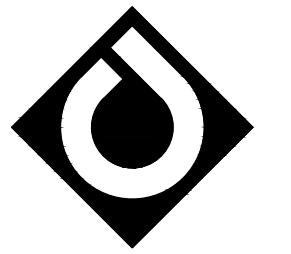
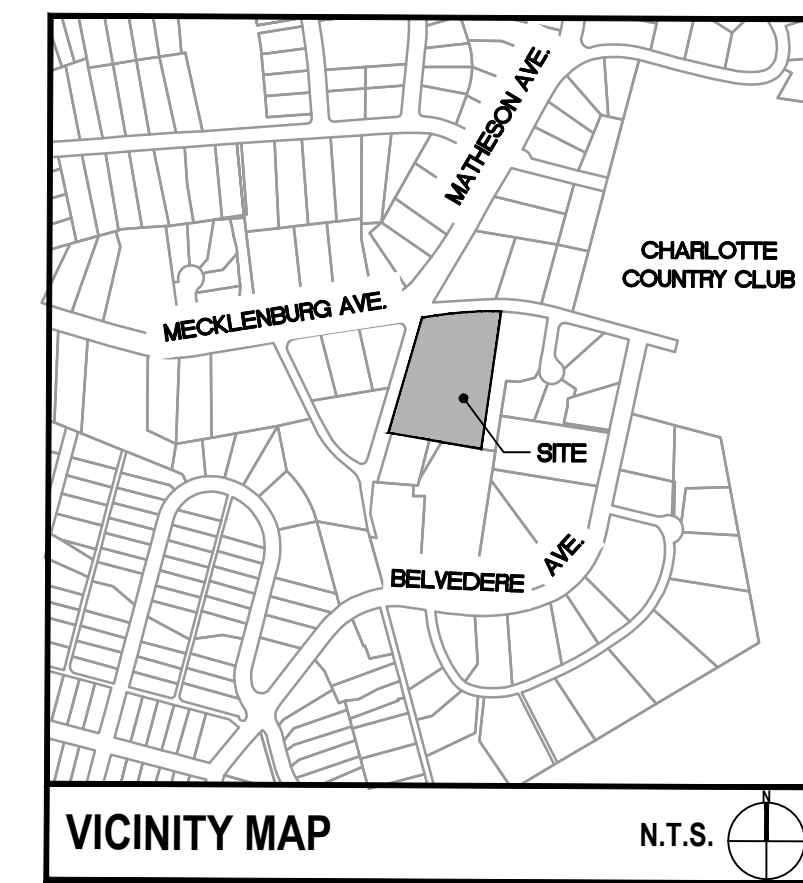
1. The maximum height in stories of the dwelling units constructed on the Site shall be within the allowable standards set forth in the UR-2 zoning district. The maximum height in feet of the dwelling units constructed on the Site shall be up to 40 feet as measured under the Ordinance.
 2. The actual 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.
- F. Streetscape and Landscaping
1. The proposed development will provide an 8' planting strip and a 6' sidewalk along the property frontage of Mecklenburg Avenue.
- G. 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. Storm Water Quality Treatment
For defined watersheds greater than 24% built-upon area (BUA), construct water quality stormwater control measures (SCMs) designed for the runoff generated from the first 1-inch of rainfall for all new and redeveloped BUA associated with the project. SCMs must be designed and constructed in accordance with the Charlotte-Mecklenburg BMP Design Manual.
 3. Volume and Peak Control
For defined watersheds greater than 24% built-upon area, control the entire volume for the 1-year, 24-hour storm for all new and redeveloped BUA associated with the project. Runoff volume drawdown time shall be in accordance with the Charlotte-Mecklenburg BMP Design Manual.
 4. For commercial projects with greater than 24% BUA, control the peak to not exceed the predevelopment runoff rates for the 10-yr, 6-hr storm and perform a downstream flood analysis to determine whether additional peak control is needed and if so, for what level of storm frequency, or if a downstream analysis is not performed, control the peak for the 10-yr and 25-yr, 6-hour storms.
 5. For residential projects with greater than 24% BUA, control the peak to not exceed the predevelopment runoff rates for the 10-year and 25-year, 6-hour storms or perform a downstream analysis to determine whether peak control is needed, and if so, for what level of storm frequency.
 6. This petition shall comply with the City of Charlotte Tree Ordinance.
- H. Project Phasing and Subdividing
7. The proposed development reserves the right to subdivide the property into multiple parcels.

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

9. 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.

I. 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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RZ-4

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