

DEVELOPMENT DATA:

SITE AREA: ±4.8 ACRES / 208,000 SF
 TAX PARCELS: 18314105, 18314118, 18314119, 18314126, 20906108

EXISTING ZONING: R-3
 PROPOSED ZONING: UR-2 (CD)
 EXISTING USE: RESIDENTIAL & VACANT
 PROPOSED USE: UP TO 38 SINGLE FAMILY ATTACHED (TOWNHOME FOR SALE) DWELLING UNITS 7.9 UNITS/AC

MAX. DENSITY PROPOSED:
 MIN. SETBACK: 14' FROM BACK OF CURB
 MIN. SIDE YARD: 5'
 MIN. REAR YARD: 10'

MAXIMUM BUILDING HEIGHT: UP TO 40'

COMMON OPEN SPACE REQUIRED: 10%
 COMMON OPEN SPACE PROVIDED: 10%

TREE SAVE REQUIRED: 15% = ±4.8 ACRES / 208,000 SF = 31,200 SF

PARKING REQUIRED: 1.5 SPACES PER UNIT
 PARKING PROVIDED: PER ORDINANCE REQUIREMENT

Sharon View Development Standards

General Provisions.

a. Development of the site will be controlled by the standards depicted on this site plan and by the standards of the Charlotte Zoning Ordinance. 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 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 Rezoning application is to provide for the development of a residential community composed of townhomes. To achieve this purpose, the application seeks the rezoning of the site to the UR-2 (CD) district.

Permitted Uses

Uses allowed on the property included in this Petition will be townhome units and related accessory uses as are permitted in the UR-2 district.

Transportation

a. The site will have access via a new public street connection to Sharon View Road and by a connection to adjoining property as generally identified on the concept plan for the site.

b. Parking areas are generally indicated on the concept 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-2 district and the following standards:

Exterior materials will include brick or parged block foundations. Exterior walls will be constructed using combinations of brick, painted or stained wood, cementitious board, and/or shake siding. Architectural renderings of the front elevations are intended to depict the general conceptual architectural style and character of the homes. Changes will be allowed per section 6.207.

Streetscape and Landscaping

Reserved

Environmental Features

Reserved

Parks, Greenways, and Open Space

Reserved

Fire Protection

Reserved

Signage

Reserved

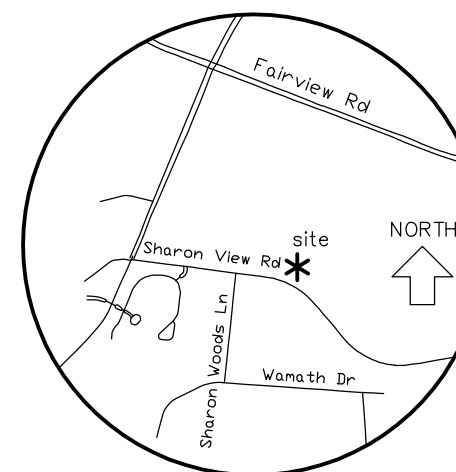
Lighting

a. Freestanding lighting on the site will utilize full cut-off luminaries.

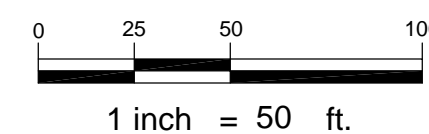
Phasing

Reserved

Initial Submission- 4-1-20, 1.1

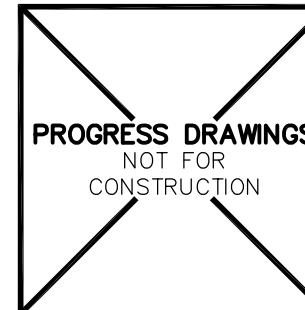


VICINITY MAP



DRAWING ISSUE & REVISION STATUS

ISSUE DATE	BY	DESCRIPTION



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 Charlotte, North Carolina 28217
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 N.C. License C-1215

PROJECT NAME
SHARON VIEW TOWNHOMES

SHEET NAME
REZONING SITE PLAN

SURVEYED BY	DESIGNED BY	DRAWN BY
JTE	JTE	JTE
JOB NUMBER	DATE	SHEET NUMBER
20025	04/01/2020	RZ-1
FILE NUMBER	DWG FILE NAME	
	20025	