

Patio Home Concept Plan

Typical Unit: 22' x 40' (880 SF/per unit)

~~10 units proposed~~ **23 Units Proposed** ⚠

Existing Parking: 41 Spaces.

Required spaces: ~~2/Unit (40)~~

1.25/Per Unit - 29 Required ⚠

Setbacks from Zoning:

35' Front Yard at Dorman Road

Side Yard: 30' Setback

Rear Yard: 30' Setback

Proposed TH Location - minimum 8' from Back of Curb

All Sidewalks proposed are Five Feet (5') wide.

Access into garden space to include decorative fencing and landscape to visually break the view into the rear of units from Dorman Road and parking areas (See Page 3).

Storm drainage for the property exists for approximately 10,000 SF office building. The new plan includes a program for underground stormwater detention using infiltration ditches using the EZ form from NCDEP and accommodating the Mecklenburg County Stormwater Ordinance for the Lower Little Sugar Watershed area.

Property is served by Private Water System and Private Sewer System on site.

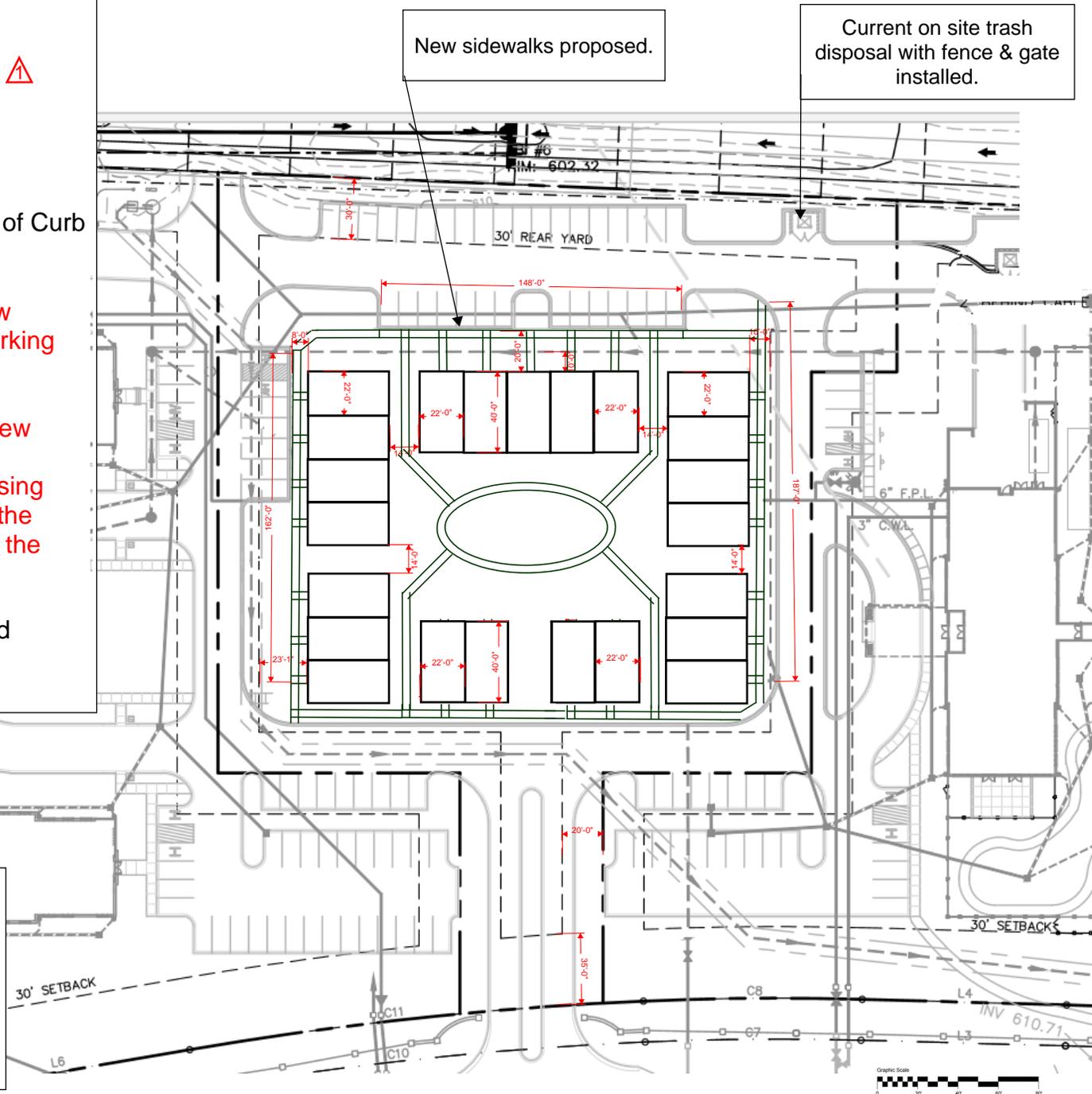
Conditional Zoning Site Plan

Amendment 1 of 3

Existing Zoning: O-I CD Mixed Use, Assisted Care, Office

Proposed Site Plan amendment: Elderly Town Homes not to exceed 23 units

Date: Last Revised 5.14.2020





Proposed Elevations for Townhomes

Existing Elevation picture in field is prototype. Foundations shall be slab on grade.

Existing Elevation picture has a side door with steps. Proposed elevations below designed with front access on grade for easy access for older adults.

Porches framed with white picket railing and column supports to meet minimum height requirements.

Variation of dormer elements vary from horizontal siding, vertical ship-lap, vinyl shake siding.

Cementitious (fiber cement) siding shall be used on elevations below roof lines on front side and rear elevations. Windows to have grills, minimum top sash as shown on front elevation.

Grading of the site may require shift in elevations necessary to accommodate topographic conditions. For units with three (3) units, roof shall vary at least one time; for units of four (4) or more, roof line shall vary at least twice; alternate roof line may be staggered up or down to accommodate this variation.



 Revised Elevations with Box Rectangular Dormers

FRONT ELEVATION - 4 UNIT

Conditional Zoning Site Plan Amendment 2 of 3

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13160 Dorman Road, Pineville, NC 28134

Owner: MIRSA 2, LLC - Tax Parcel No. 221-10-117, +/- 2.12 acres

Petition for zoning change from Conditional Office use to Conditional Town Homes

