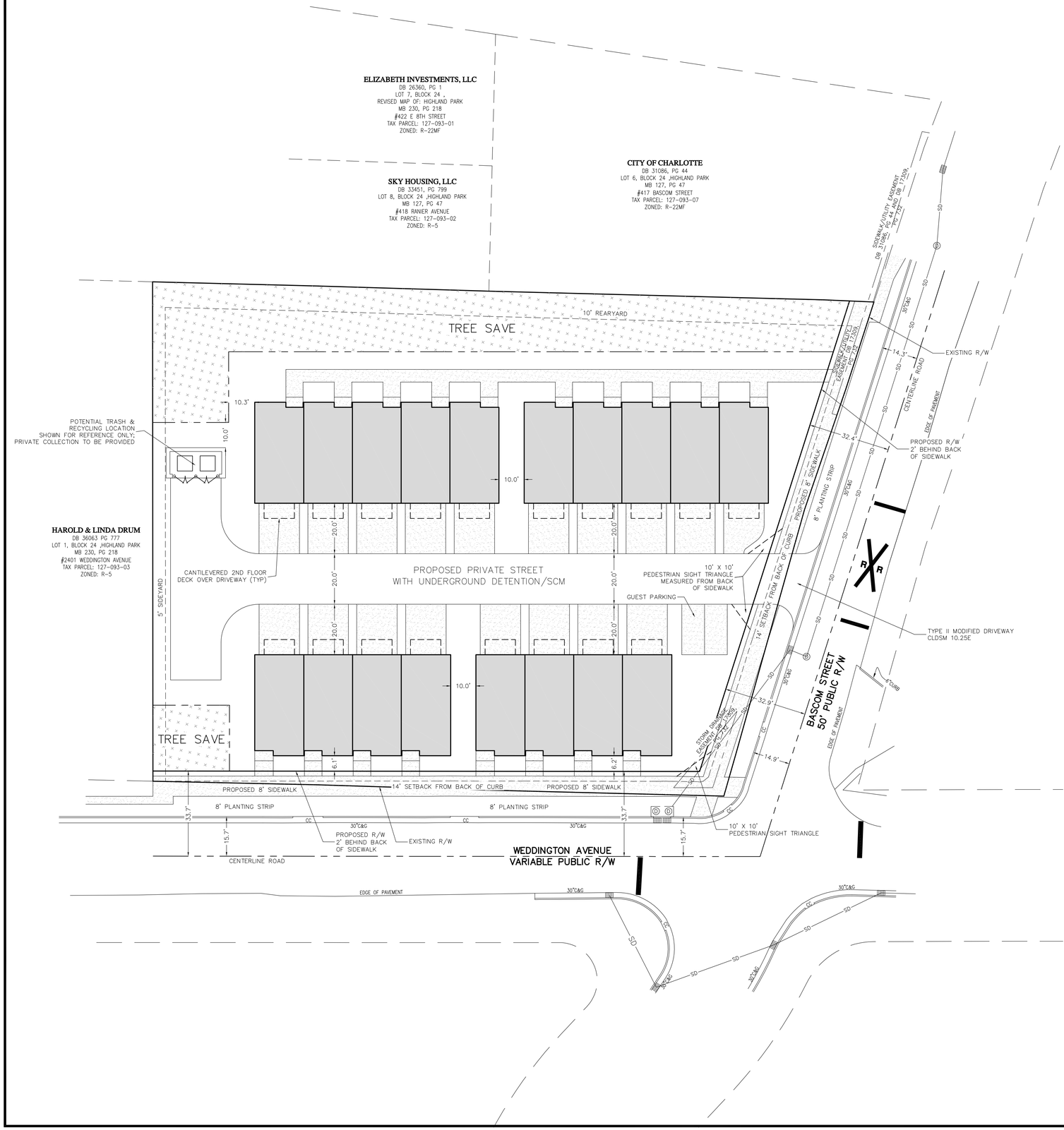


DEVELOPMENT DATA:

SITE AREA:	1.155 ACRES / 50,326 SF
TAX PARCELS:	12709304 & 12709305
EXISTING ZONING:	R-5
PROPOSED ZONING:	UR-2 (CD)
EXISTING USE:	RESIDENTIAL & VACANT
PROPOSED USE:	UP TO 18 SINGLE FAMILY ATTACHED (TOWNHOME FOR SALE) DWELLING UNITS
MIN. SETBACK:	14' FROM BACK OF CURB
MIN. SIDE YARD:	5'
MIN. REAR YARD:	10'
MIN. BUILDING SEPARATION:	10'
MAXIMUM BUILDING HEIGHT:	PER ORDINANCE
TREE SAVE REQUIRED:	15% = 1.155 ACRES / 50,326 SF = 7,549 SF
PARKING REQUIRED:	MIN. 1 SPACES PER UNIT/MAX. 2 SPACES PER UNIT
PARKING PROVIDED:	PER ORDINANCE REQUIREMENT

Weddington Avenue 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 private drive connection to Bascom Street as generally identified on the concept plan for the site.

b. Parking areas are generally indicated on the concept plan for the site.

c. Both the Weddington and Bascom Street curb lines will remain at their current locations.

d. The development will be serviced by trash and recycling collection provided by a private contractor. The areas shown on the site plan to accommodate the city required trash collection may, in the alternative, be used to provide additional guest parking.

Architectural Standards

The development of the site will be governed by the district regulations of the Zoning Ordinance for theUR-2 district and the following standards.

1. To provide privacy, all residential entrances that front and are within 15 feet of the public sidewalk will be raised from the average sidewalk grade a minimum of 24 inches.
2. Pitched roofs, if provided, shall be 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.
3. All corner/end units that face a public street will provide blank wall provisions that limit the maximum blank wall expanse to 10 feet on all building levels.
4 Walkways will be provided to connect all residential entrances to sidewalks along public and private streets by means of a clearly identifiable route or pathway in accordance with the provisions of Section 12.529 of the Zoning Ordinance..
5. Each home will be provided with a minimum or 400 square feet of private open space.
6. Townhouse buildings facing public streets will be limited to 4 individual units or fewer.
7. Building heights for new residences that adjoin single-family zoning will be limited to forty feet.
8. 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 siding along with high quality windows and doors.
9. The architecture of each home will be designed to include a porch of a minimum depth of 4 feet or a stoop to identify the entrance.
10. HVAC exterior equipment will be located on the roof of each unit.

Streetscape and Landscaping

The Petitioner reserves the right to propose alternative planting strip, sidewalk, and tree planting plans on both street frontages due to the presence of overhead utilities so long as the spirit of the basic streetscape standards are preserved.

Environmental Features

Storm water management will be located underground. 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.

Parks, Greenways, and Open Space

Reserved

Fire Protection

Reserved

Signage

Reserved

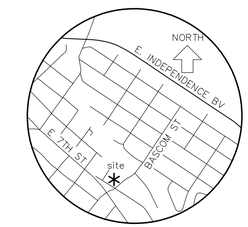
Lighting

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

Phasing

Reserved

Initial Submission- 1.1
Revised per staff and community comments, 2-14-22. 1.2



VICINITY MAP

0 10 20 40 n.t.s.

1 inch = 20 ft.

DRAWING ISSUE & REVISION STATUS

ISSUE DATE	BY	DESCRIPTION
11/24/21	JTE	ADD NEW PARCEL AND ADD UNITS
01/12/22	JTE	PER COMMENTS
02/14/22	JTE	PER COMMENTS

SEAL

PROGRESS DRAWINGS
NOT FOR CONSTRUCTION

Lucas–Forman Incorporated
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Planning & Engineering

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N.C. License C-1215

PROJECT NAME

WEDDINGTON AVENUE TOWNHOMES

SHEET NAME

REZONING SITE PLAN

SURVEYED BY	DESIGNED BY	DRAWN BY
	JTE	JTE
JOB NUMBER	DATE	SHEET NUMBER
21142	08/10/2021	RZ-1
FILE NUMBER	DWG FILE NAME	
	21142	