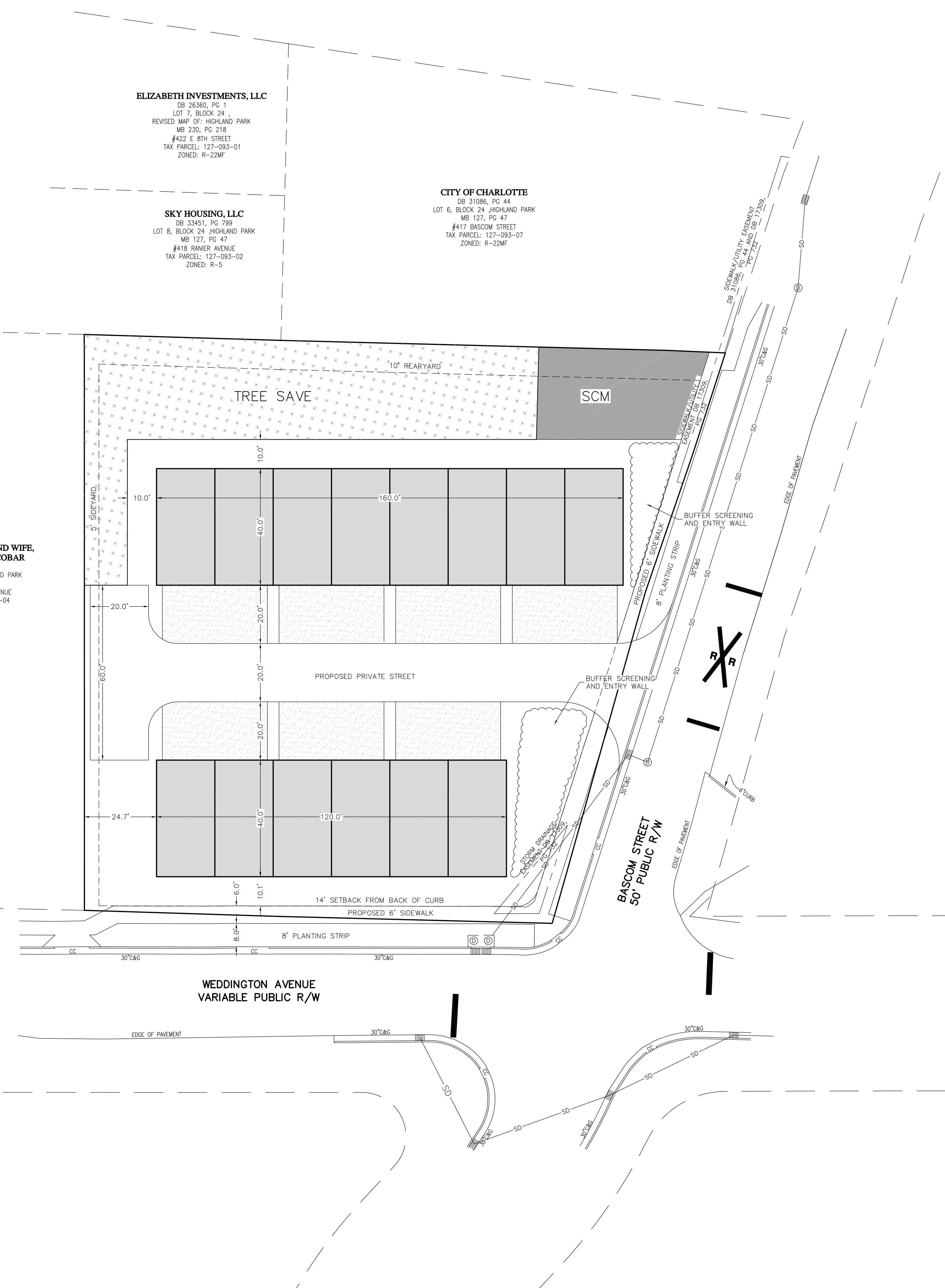


ELIZABETH INVESTMENTS, LLC
 DB 26360, PG 1
 LOT 7, BLOCK 24,
 REVISED MAP OF HIGHLAND PARK
 MB 230, PG 218
 #422 E 8TH STREET
 TAX PARCEL: 127-093-01
 ZONED: R-22MF

SKY HOUSING, LLC
 DB 33451, PG 799
 LOT 8, BLOCK 24 HIGHLAND PARK
 MB 127, PG 47
 #418 RANIER AVENUE
 TAX PARCEL: 127-093-02
 ZONED: R-5

CITY OF CHARLOTTE
 DB 31086, PG 44
 LOT 6, BLOCK 24 HIGHLAND PARK
 MB 127, PG 47
 #417 BASCOM STREET
 TAX PARCEL: 127-093-07
 ZONED: R-22MF

**ENRIQUE ESCOBAR AND WIFE,
 PATRICIA GALL-ESCOBAR**
 DB 33263, PG 345
 LOT 2, BLOCK 24 HIGHLAND PARK
 MB 230, PG 218
 #2407 WEDDINGTON AVENUE
 TAX PARCEL: 127-093-04
 ZONED: R-5



DEVELOPMENT DATA:

SITE AREA: 0.857 ACRES / 37,349 SF
 TAX PARCELS: 12709305
 EXISTING ZONING: R-5
 PROPOSED ZONING: UR-2 (CD)
 EXISTING USE: RESIDENTIAL & VACANT
 PROPOSED USE: UP TO 14 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: UP TO 40'

TREE SAVE REQUIRED: 15% = 0.857 ACRES / 37,349 SF = 5,602 SF

PARKING REQUIRED: MIN. 1 SPACES PER UNIT MAX. 2 SPACES PER UNIT
 PARKING PROVIDED: PER ORDINANCE REQUIREMENT

Weddington Avenue Townhomes Development Standards

- General Provisions.**
- 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.
 - 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.
 - 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

- The site will have access via a new private street connection to Bascom Street as generally identified on the concept plan for the site.
- 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.

Streetscape and Landscaping

Reserved

Environmental Features

Reserved

Parks, Greenways, and Open Space

Reserved

Fire Protection

Reserved

Signage

Reserved

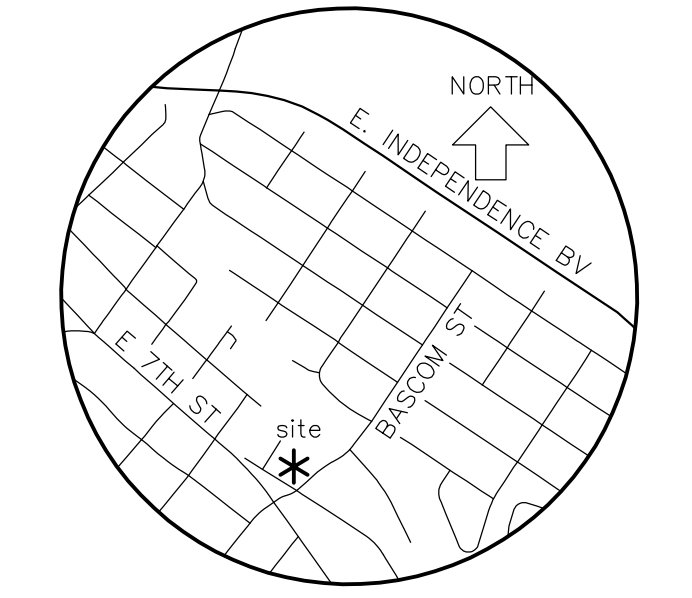
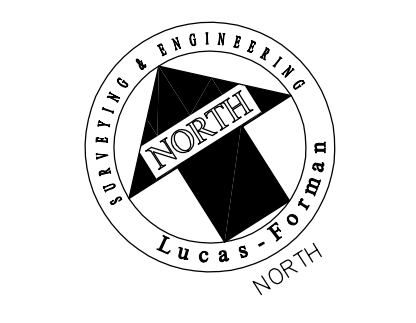
Lighting

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

Phasing

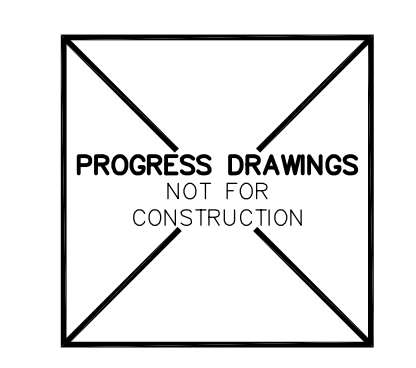
Reserved

Initial Submission- 08-05-21



VICINITY MAP
 0 10 20 40 n.t.s.
 1 inch = 20 ft.

DRAWING ISSUE & REVISION STATUS		
ISSUE DATE	BY	DESCRIPTION



4000 Stuart Andrew Boulevard
 Charlotte, North Carolina 28217
 P.O. Box 11386 28220-1386
 (704) 527-6626
 email: postmaster@lucas-forman.com
 N.C. License C-1215

PROJECT NAME		
WEDDINGTON AVENUE TOWNHOMES		
SHEET NAME		
REZONING SITE PLAN		
SURVEYED BY	DESIGNED BY	DRAWN BY
JTE	JTE	JTE
JOB NUMBER	DATE	SHEET NUMBER
21142	08/10/2021	RZ-1
FILE NUMBER	DWG FILE NAME	
	21142	