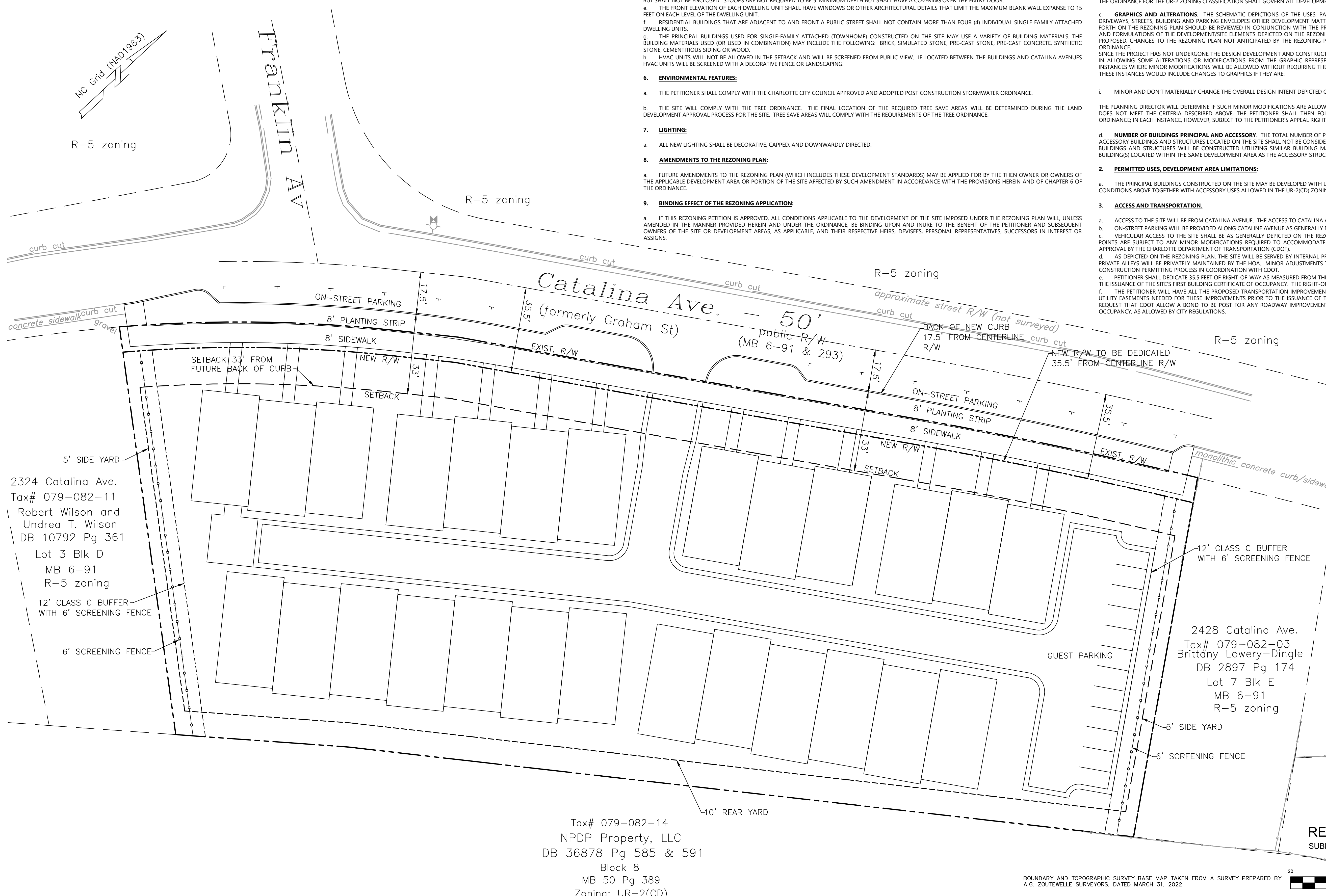


RZ1



6' SCREENING FENCE

BOUNDARY AND TOPOGRAPHIC SURVEY BASE MAP TAKEN FROM A SURVEY PREPARED BY
A.G. ZOUTEWELLE SURVEYORS, DATED MARCH 31, 2022

SCALE: 1" = 20'

-ACREAGE: + 1.64 ACRES
-TAX PARCEL #S: 079-082-04.05,06,07,08,09,10, 98 AND 99.
-EXISTING ZONING: R-5
-PROPOSED ZONING: UR-2(CD)
-EXISTING USES: VACANT
-PROPOSED USES: RESIDENTIAL DWELLINGS UNITS AS PERMITTED BY RIGHT, AND UNDER PRESCRIBED CONDITIONS, TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE UR-2 ZONING DISTRICT ALL AS MORE SPECIFICALLY DESCRIBED AND RESTRICTED BELOW IN SECTION 3).
-MAXIMUM NUMBER OF RESIDENTIAL DWELLING UNITS: UP TO 27 ATTACHED DWELLING UNITS AS ALLOWED BY RIGHT AND UNDER PRESCRIBED CONDITIONS IN THE UR-2 ZONING DISTRICT.
-MAXIMUM BUILDING HEIGHT: UP TO 38 FEET AND NOT TO EXCEED TWO-STORIES FOR THE UNITS THAT FRONT ON CATALINA, AND UP TO 46 FEET AND THREE STORIES FOR THE UNITS THAT DO NOT FRONT ON CATALINA. HEIGHT TO BE MEASURED PER THE ORDINANCE.
-PARKING: AS REQUIRED BY THE ORDINANCE. A MINIMUM OF 10 INTERNAL GUEST/VISITOR PARKING SPACES WILL BE PROVIDED ON THE SITE AS GENERALLY DEPICTED ON THE REZONING PLAN.

a. **SITE LOCATION.** THESE DEVELOPMENT STANDARDS, THE TECHNICAL DATA SHEET, SCHEMATIC SITE PLAN AND OTHER SITE PLAN SHEETS FORM THIS REZONING PLAN (COLLECTIVELY REFERRED TO AS THE "REZONING PLAN") ASSOCIATED WITH THE REZONING PETITION FILED BY VISION VENTURES ("PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF A HIGH-QUALITY RESIDENTIAL COMMUNITY ON AN APPROXIMATELY 1.64-ACRE SITE LOCATED ON THE EAST SIDE OF CATALINA AVE. BETWEEN W. 26TH STREET AND W. 28TH STREET (THE "SITE").

b. **ZONING DISTRICTS/ORDINANCE.** DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN AS WELL AS THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE"). UNLESS THE REZONING PLAN ESTABLISHES MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE UR-2 ZONING CLASSIFICATION SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE.

C. GRAPHICS AND ALTERATIONS THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, STRUCTURES AND BUILDINGS, BUILDING ELEVATIONS, DRIVEWAYS, STREETS, BUILDING AND PARKING ENVELOPES OTHER DEVELOPMENT MATTERS AND SITE ELEMENTS (COLLECTIVELY THE "DEVELOPMENT/SITE ELEMENTS") SET FORTH ON THE REZONING PLAN SHOULD BE REVIEWED IN CONJUNCTION WITH THE PROVISIONS OF THESE DEVELOPMENT STANDARDS, THE LAYOUT, LOCATIONS, SIZE AND FORMULATIONS OF THE DEVELOPMENT/SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS PROPOSED. CHANGES TO THE REZONING PLAN NOT ANTICIPATED BY THE REZONING PLAN WILL BE REVIEWED AND APPROVED AS ALLOWED BY SECTION 6.207 OF THE ORDINANCE.

SINCE THE PROJECT HAS NOT UNDERGONE THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES, IT IS INTENDED THAT THIS REZONING PLAN PROVIDE FOR FLEXIBILITY IN ALLOWING SOME ALTERATIONS OR MODIFICATIONS FROM THE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS. THEREFORE, THERE MAY BE INSTANCES WHERE MINOR MODIFICATIONS WILL BE ALLOWED WITHOUT REQUIRING THE ADMINISTRATIVE AMENDMENT PROCESS PER SECTION 6.207 OF THE ORDINANCE. THESE INSTANCES WOULD INCLUDE CHANGES TO GRAPHICS IF THEY ARE:

i. MINOR AND DON'T MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN

THE PLANNING DIRECTOR WILL DETERMINE IF SUCH MINOR MODIFICATIONS ARE ALLOWED PER THIS AMENDED PROCESS, AND IF IT IS DETERMINED THAT THE ALTERATION DOES NOT MEET THE CRITERIA DESCRIBED ABOVE, THE PETITIONER SHALL THEN FOLLOW THE ADMINISTRATIVE AMENDMENT PROCESS PER SECTION 6.207 OF THE ORDINANCE; IN EACH INSTANCE, HOWEVER, SUBJECT TO THE PETITIONER'S APPEAL RIGHTS SET FORTH IN THE ORDINANCE.

d. **NUMBER OF BUILDINGS PRINCIPAL AND ACCESSORY.** THE TOTAL NUMBER OF PRINCIPAL BUILDINGS TO BE DEVELOPED ON THE SITE WILL BE LIMITED TO EIGHT (8) ACCESSORY BUILDINGS AND STRUCTURES LOCATED ON THE SITE SHALL NOT BE CONSIDERED IN ANY LIMITATION ON THE NUMBER OF BUILDINGS ON THE SITE. ACCESSORY BUILDINGS AND STRUCTURES WILL BE CONSTRUCTED UTILIZING SIMILAR BUILDING MATERIALS, COLORS, ARCHITECTURAL ELEMENTS AND DESIGNS AS THE PRINCIPAL BUILDING(S) LOCATED WITHIN THE SAME DEVELOPMENT AREA AS THE ACCESSORY STRUCTURE/BUILDING.

a. THE PRINCIPAL BUILDINGS CONSTRUCTED ON THE SITE MAY BE DEVELOPED WITH UP TO 27 ATTACHED DWELLING UNITS AS PERMITTED BY RIGHT, UNDER PRESCRIBED CONDITIONS ABOVE TOGETHER WITH ACCESSORY USES ALLOWED IN THE UR-2(CD) ZONING DISTRICT.

b. ACCESS TO THE SITE WILL BE FROM AULINA AVENUE. THE ACCESS TO CATALINA AVE. WILL BE DESIGNED AS A TYPE I MODIFIED DRIVEWAY.

c. ON-STREET PARKING WILL BE PROVIDED ALONG CATALINA AVENUE AS GENERALLY DEPICTED ON THE REZONING PLAN.

d. VEHICULAR ACCESS TO THE SITE SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS SHALL BE SUBJECT TO ANY MINOR MODIFICATIONS NECESSARY TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS AND DESIGNS AND AS REQUIRED FOR APPROVAL BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (CDOT).

e. AS DEPICTED ON THE REZONING PLAN, THE SITE WILL BE SERVED BY INTERNAL PRIVATE ALLEYS AS GENERALLY DEPICTED ON THE REZONING PLAN. THE INTERNAL PRIVATE ALLEYS WILL BE PRIVATELY MAINTAINED BY THE OWNER. MINOR ADJUSTMENTS TO THE LOCATION OF THESE ALLEYS OR STREET SHALL BE ALLOWED DURING THE CONSTRUCTION OF THE SITE, IN CONJUNCTION WITH CDOT.

f. PETITIONER SHALL DEDICATE 35.5 FEET OF RIGHT-OF-WAY AS MEASURED FROM THE CENTERLINE OF CATALINA AVE. AS INDICATED ON THE REZONING PLAN PRIOR TO THE ISSUANCE OF THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY. THE RIGHT-OF-WAY WILL BE 35.5 FEET BEHIND THE BACK OF SIDEWALK. PROVIDING THE REQUIRED SIDEWALK AND UTILITY EASEMENTS NEEDED FOR THESE IMPROVEMENTS PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY, SUBJECT TO THE PETITIONER'S ABILITY TO REQUEST THAT CDOT ALLOW A BOND TO BE POST FOR ANY ROADWAY IMPROVEMENTS NOT FINALIZED AT THE TIME OF THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.

DE YARD

ENDING FENCE

PROJECT MANAGER	DRAWING SCALE	REV.	DATE
KMC	1"=20'		
DESIGN BY	PROJECT DATE		
KMC	7-12-2022		
APPROVED BY	PROJECT NUMBER		
	TASK	PHASE	
FILE NAME	PLOT DATE		

GEOSCIENCE
GROUP
Incorporated
500-K Clanton Road
Charlotte, NC 28217
(704) 525-2003

CATALINA TOWNHOMES
CHARLOTTE NC

SITE PLAN

RZ2