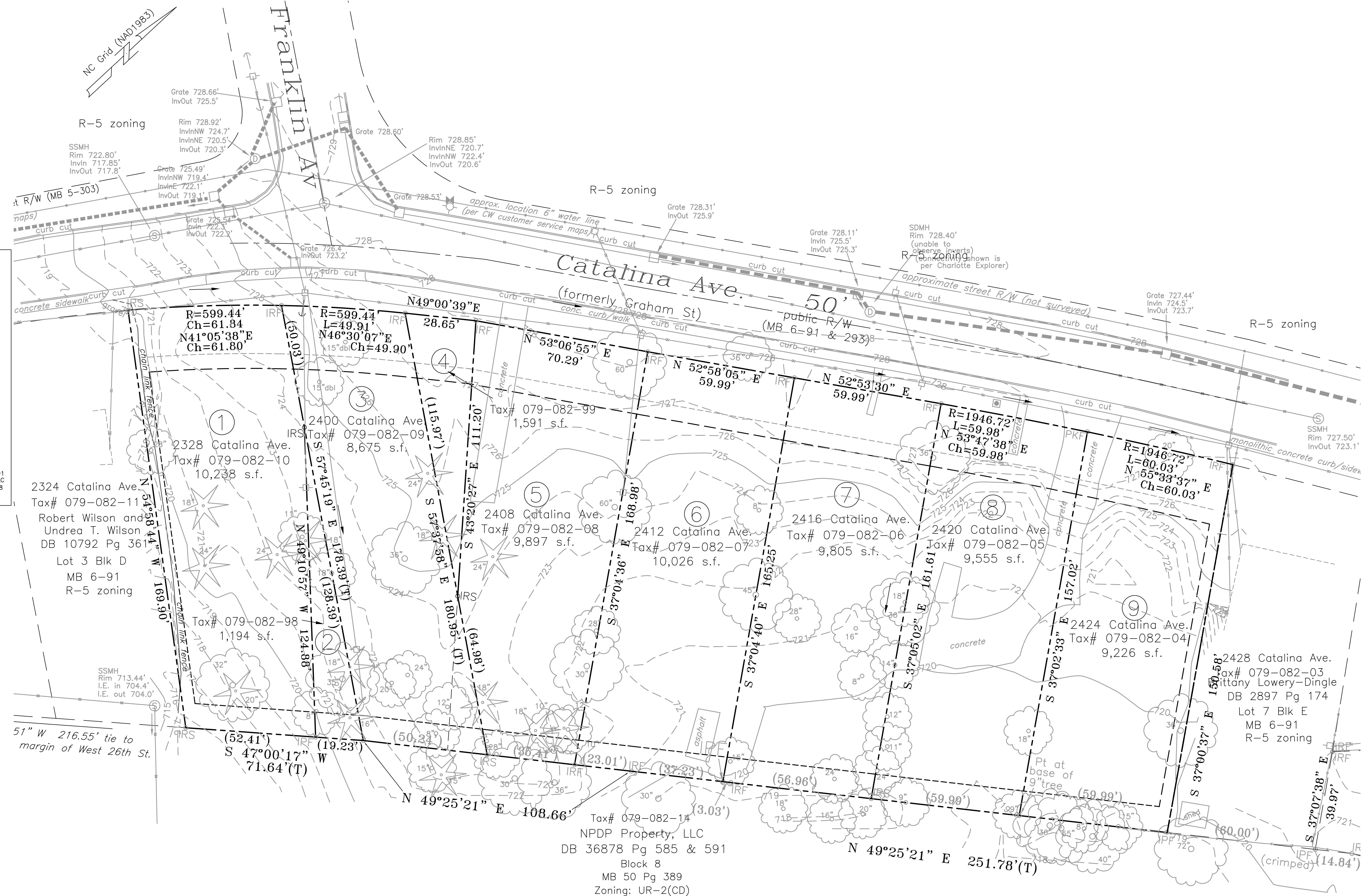


SYMBOL LEGEND

- ch. chord
- C.M.P. corrugated metal pipe
- IPF/IRF iron pipe/rebor found
- RS record map, deed references
- MB, DB reinforced concrete pipe
- R.C.P. square feet (by coordinates)
- s.f. square feet (by coordinates)
- guy anchor
- power pole
- light pole
- pad transformer
- power meter
- water valve
- water vault
- fire hydrant
- sanitary sewer manhole
- sanitary sewer clean-out
- storm sewer manhole
- storm catch basin
- storm curb inlet
- deciduous tree
- evergreen tree
- vehicular barrier
- approximate sanitary sewer line
- SS
- approximate underground gas line
- X
- fence line
- OU
- overhead utilities line
- approximate underground water line
- W

Subject Parcels Information:

- | | |
|--|---|
| #1 2328 Catalina Ave.
Tax# 079-082-10
Vision Northend LLC
DB 35640-321
Part Lot 4 Blk D
MB 6-91 | #6 2412 Catalina Ave.
Tax# 079-082-07
Vision Northend LLC
DB 35641-108
Lot 3 Blk E
MB 6-91 |
| #2 Tax# 079-082-98
Vision Northend LLC
DB 35640-321 | #7 2418 Catalina Ave.
Tax# 079-082-06
Vision Northend LLC
DB 35641-108
Lot 4 Blk E
MB 6-91 |
| #3 2400 Catalina Ave.
Tax# 079-082-09
Vision Northend LLC
DB 35640-321
Pt Lot 1 Blk E
MB 6-91 | #8 2420 Catalina Ave.
Tax# 079-082-05
Vision Northend LLC
DB 35641-108
Lot 5 Blk E
MB 6-91 |
| #4 Tax# 079-082-99
Vision Northend LLC
DB 35640-321 | #9 2424 Catalina Ave.
Tax# 079-082-04
Vision Northend LLC
DB 35641-108
Lot 6 Blk E
MB 6-91 |
| #5 2408 Catalina Ave.
Tax# 079-082-08
Vision Northend LLC
DB 35640-321
Pt Lot 2 Blk E
MB 6-91 | #10 417 W. 28th St.
Tax# 079-082-01
Vision Northend LLC
DB 35641 Pg 108
Lot 9 Blk E
MB 6 Pg 91 |



REZONING PETITION # 2022-136
SUBMITTAL APRIL 10, 2023

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



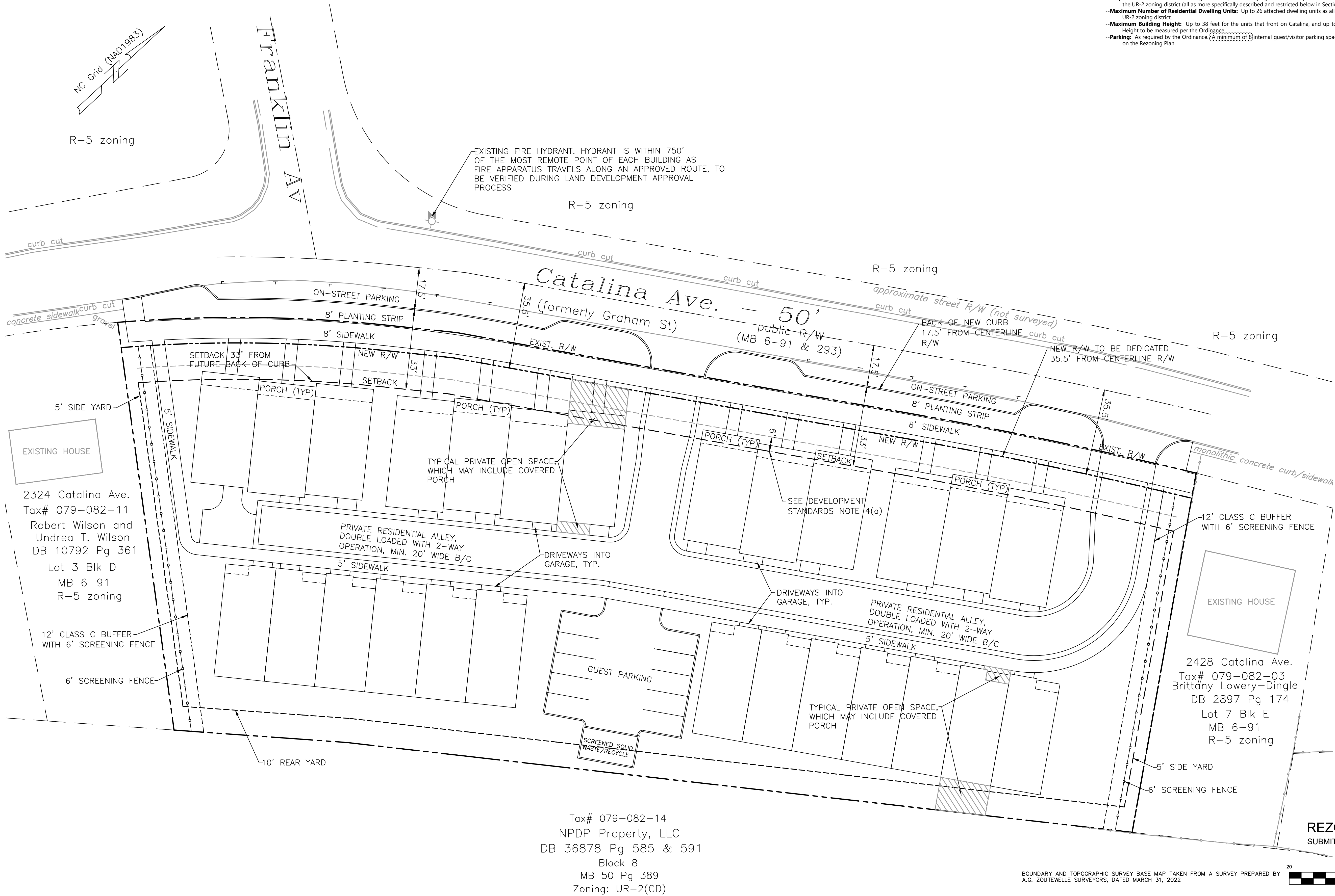
CATALINA TOWNHOMES

CHARLOTTE, NC

TECHNICAL DATA SHEET

RZ1

PROJECT INFORMATION	
PROJECT NUMBER	2022-136
PROJECT NAME	REZONING PETITION # 2022-136
PROJECT DATE	APRIL 10, 2023
PROJECT MANAGER	AG ZOUTEWELLE
PROJECT ENGINEER	AG ZOUTEWELLE
PROJECT SURVEYOR	AG ZOUTEWELLE
PROJECT DRAFTER	AG ZOUTEWELLE
PROJECT CHECKER	AG ZOUTEWELLE
PROJECT REVIEWER	AG ZOUTEWELLE



Site Development Data:
-Access: 1 to 64 acres
-Tax Parcel #s: 079-082-04, 079-082-05, 079-082-06, 079-082-07, 079-082-08, 079-082-09, 079-082-10, 079-082-98 and 079-082-99.
-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 Dwellings Units: Up to 26 attached dwelling units as allowed by right and under prescribed conditions in the UR-2 zoning district.
-Maximum Building Height: Up to 38 feet for the units that front on Catalina, and up to 46 feet for the units that do not front on Catalina.
-Maximum Lot Area: To be reviewed per the Ordinance.
-Parking: As required by the Ordinance. (A minimum of 3) Internal guests/visitor parking spaces will be provided on the Site as generally depicted on the Rezoning Plan.

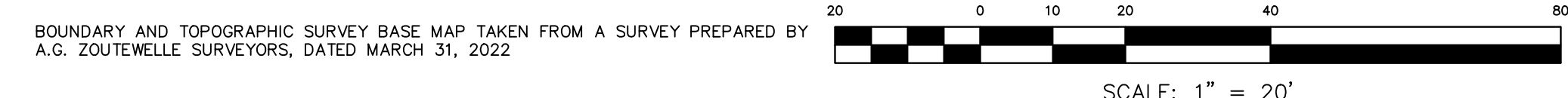
PROJECT MANAGER	DRAWING SCALE 1"=20'		REV.	DATE
KMC	PROJECT DATE 2-13-23			
DRAWN BY	PROJECT NUMBER			
APPROVED BY	TASK	PHASE		
FILE NAME	PLOT DATE			

GEOSCIENCE GROUP
Incorporated
500-K Clanton Road
Charlotte, NC 28217
(704) 525-2003
NC FIRM LICENSE: F-0585(ENG)
NC FIRM LICENSE: F-0585(ENG)

CATALINA TOWNHOMES
CHARLOTTE, NC

SITE PLAN

RZ2





- **Acres:** 1.64 acres
- **Address:** 079-082-05, 079-082-06, 079-082-07, 079-082-08, 079-082-09, 079-082-10, 079-082-98, 079-082-99
- **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, and other uses as more specifically permitted by the Ordinance.
- **Maximum Number of Residential Dwelling Units:** Up to 26 attached dwelling units as allowed by right and under prescribed conditions in UR-2 zoning district.
- **Maximum Lot Area:** Up to 38 feet for the units that front on Catalina, and up to 46 feet 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 30 internal guest/visitor parking spaces will be provided on the Site as generated by the proposed use.

- 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. 27th 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, tree species, trees, and 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 the Development Standards. The layout, locations, sizes 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 minor design or other modifications to the graphics that are not required by the Administrative Amendment Process per Section 6.207 of the Ordinance. These instances would include changes to graphics if they are:
 - i. minor and do not 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). For the principal buildings with frontage on Catalina Ave. no more than four (4) units per building will be allowed. For the principal buildings with frontage on the interior alley (no frontage on Catalina Ave.) a maximum of seven (7) units per building will be allowed. 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 26 attached dwelling units as permitted by right, under prescribed conditions above together with accessory uses allowed in the UR-2(CD) zoning district.

- a. Access to the Site will be from Catalina Avenue. The access to Catalina Ave. will be designed as a Type II modified driveway.
- b. On-street parking will be provided along Catalina Avenue as generally depicted on the Rezoning Plan.
- c. Vehicular access to the site shall be as generally depicted on the rezoning plan. The placement and configuration of the vehicular access points are subject to any minor modifications required to accommodate final site and construction plans and designs and as required for approval by the Clute Design Department.
- d. 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 HOA. Minor adjustments to the location of these alleys or street shall be allowed during the construction permitting process in coordination with Clute Design.
- e. The internal private alley will be utilized to access the garage for each unit.
- f. Petitioner shall dedicate and convey in fee simple 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 set 2 feet behind the back of the sidewalk when feasible.
- g. The Petitioner shall have all the proposed transportation improvements approved and constructed and provide any 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.
- h. A Right-of-Way Encroachment Agreement is required for the installation of any non-standard item(s) (irrigation systems, decorative concrete pavement, brick pavers, etc.) within a proposed/Existing City-maintained street right-of-way by a private individual, group, business, or homeowner's/business association. An encroachment agreement must be approved by CDOT prior to construction/installation. Contact CDOT for more information concerning cost, submittal, and liability insurance coverage requirements.
- g. **Streetscape, Buffer, Landscaping Open Space and Screening:**

a. Along Catalina Avenue, a 33-foot backset as measured from the foot of curb of the proposed recessed on-street parking space will be provided as generally indicated on the Rezonning Plan. The inner six (6) feet of the proposed 33-foot setback will be a transition zone in which standard trees, shrubs, covered porches, and other architectural features will be allowed, as long they do not extend into the right-of-way. The outer 27-foot setback will be a standard setback zone in which the applicant will construct an eight (8) foot planting strip and an eight (8) foot sidewalk along Catalina Ave. as generally depicted on the Rezonning Plan.

c. A sidewalk connection between each unit fronting on Catalina Ave. to the sidewalk along Catalina Ave. will be provided as generally depicted on the Rezonning Plan.

d. The ~~existing~~ applicant will install a 12-foot Class C buffer with a six-foot (6) privacy fence as allowed by the Ordinance will be provided along the northern ~~existing~~ applicant property boundary as generally depicted on the Rezonning Plan. The 12-foot buffer will be planted to meet the standards for a 12-foot Class C Buffer.

e. Each unit will be provided with 400 square feet of private open space as required by the Ordinance as generally depicted on the Rezonning Plan. Petitioner reserves the right to utilize the provision to meet the private open space requirement by providing 10% of the Site area as Usable Open Common Open Space.

- a. The actual sizes of the residential dwelling units may vary from the sizes depicted on the Rezoning Plan.
- b. Each residential dwelling unit constructed on the Site shall have a garage
- c. Pitched roofs, if provided, shall be symmetrically sloped no less than 5:12, except that porches and porches and attached sheds may be no less than 2:12, unless a flat roof architectural style is employed.
- d. The single porches shall have a prominent location of the building design and be located on the front of the buildings that face Catalina Avenue. Usable front porches shall be covered and be at least 4 feet deep.
- e. The front elevation of each dwelling unit along Catalina Ave. shall have windows or other architectural details that limit the maximum blank wall exposure to 10 feet on each level of the dwelling unit.
- f. Residential buildings that are adjacent to and front a public street shall not contain more than four (4) individual single-family attached units.
- g. The proposed residential development shall be constructed on the interior portion of the site and shall have a building length greater than 100 feet.
- h. The principal buildings used for single-family attached (townhome) constructed on the Site may use a variety of building materials. The building materials used (or used in combination) may include the following: brick, simulated stone, pre-cast stone, pre-cast concrete, synthetic stone, stucco, wood siding or wood.
- i. HVAC units shall not be allowed in the setback and will be screened from public view. If located between the buildings and Catalina Avenue, HVAC units will be screened with a decorative fence or landscaping.

a. The petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance

b. The Site will comply with the Tree Ordinance. The final location of the required tree save areas will be determined during the land development approval process for the Site. Tree save areas will comply with the requirements of the Tree Ordinance.

a. All new lighting shall be decorative, capped, and downwardly directed. The maximum height of detached lighting will be limited to 15 feet.

a. Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner or Owners of the applicable development area or portion of the Site affected by such amendment in accordance with the provisions herein and of Chapter 6 of the Ordinance.

a. If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under the Rezoning Plan will, unless amended in the manner provided herein and under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site or Development Areas, as applicable, and their respective heirs, devisees, personal representatives, successors in interest or assigns.

BOUNDARY AND TOPOGRAPHIC SURVEY BASE MAP TAKEN FROM A SURVEY PREPARED BY
A.G. ZOUTEWELLE SURVEYORS, DATED JANUARY 16, 2008

SCALE: 1" = 20'

PROJECT MANAGER	DRAWING SCALE	REV.	DATE
KMc	1"=20'		
DESIGN BY	PROJECT DATE		
KMc	2-13-23		
APPROVED BY	PROJECT NUMBER		
	TASK	PHASE	
FILE NAME	PLOT DATE		

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CATALINA TOWNHOMES

CHARLOTTE, NC

DEVELOPMENT STANDARDS NOTES

RZ3