

WILMORE TOWNHOME SITE
CHARLOTTE, NC

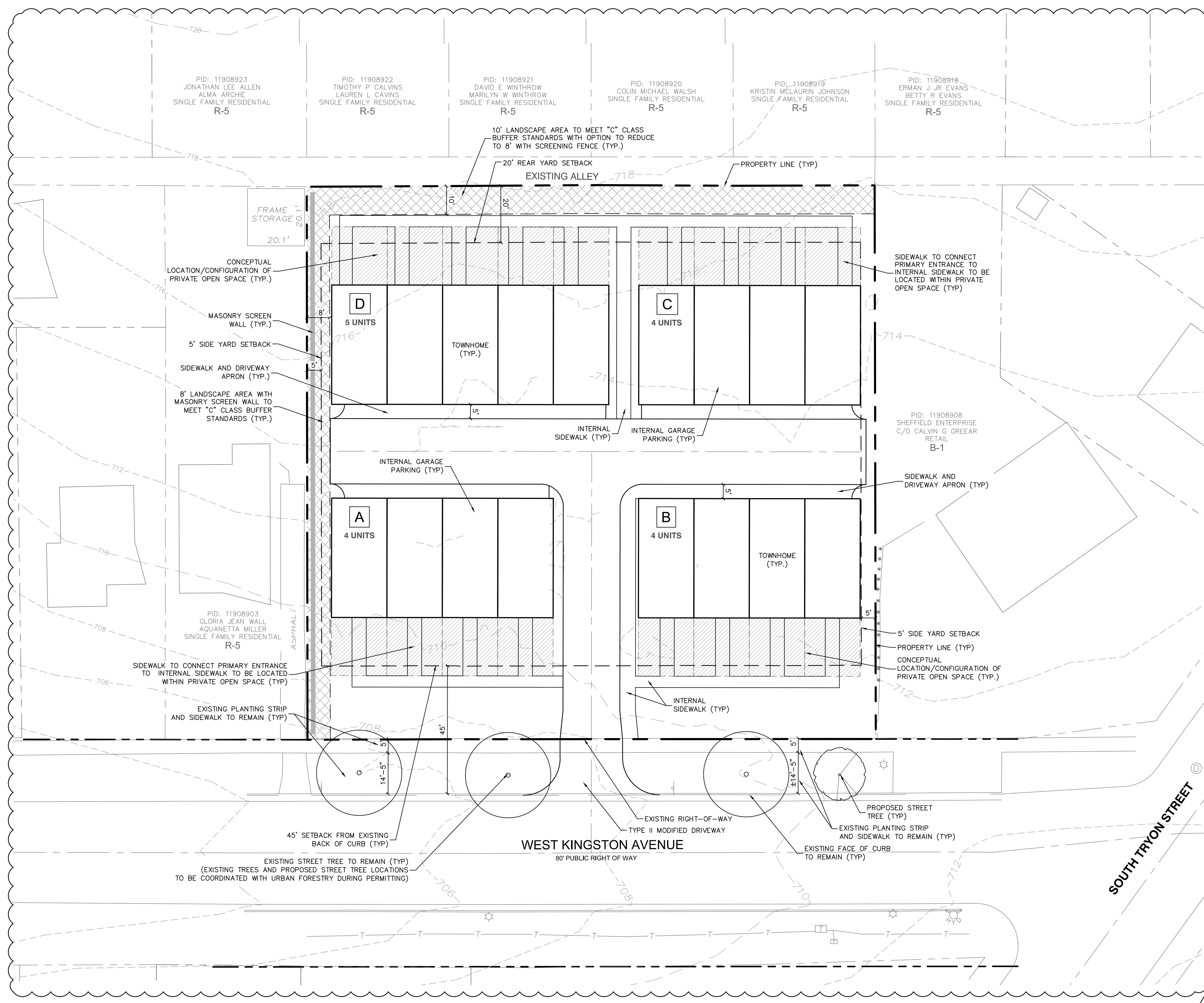
THE DRAKEFORD COMPANY
1914 BRUNSWICK AVENUE, SUITE 1A
CHARLOTTE, NC 29207

PROJECT #: 090-026
DRAWN BY: BMS
CHECKED BY: NB

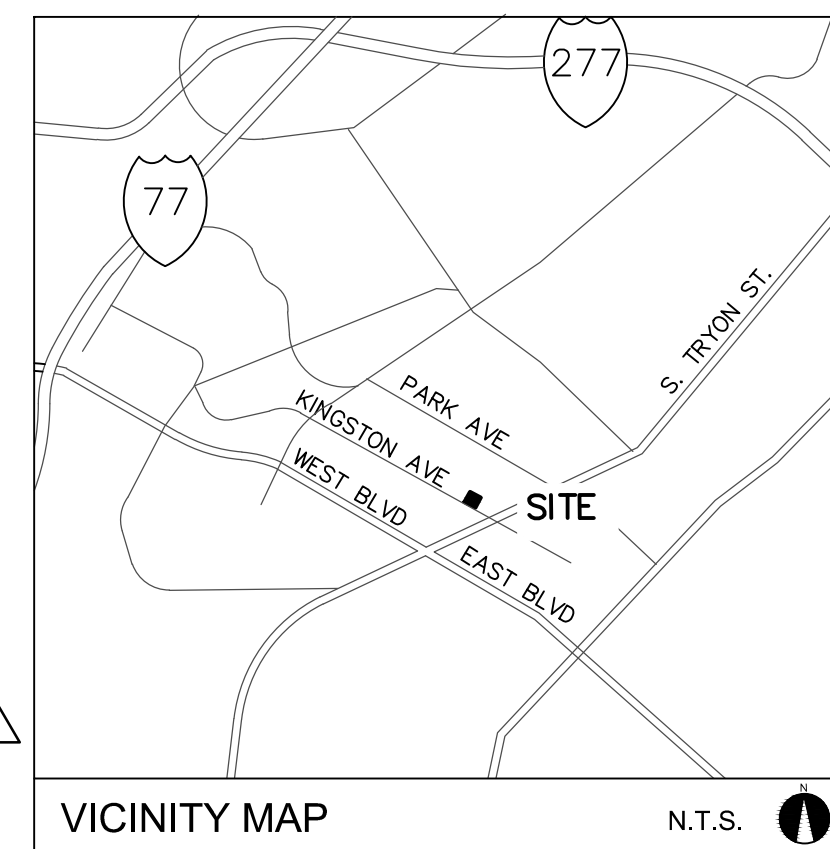
NOVEMBER 27, 2017

REVISIONS:

1. 02/12/18 - PER SITE PLAN UPDATES



SITE AREA:	±0.87 AC. (±37,821 SF)
TAX PARCEL ID #:	11908904, 11908905, 11908906 AND 11908907
EXISTING ZONING:	R-22 MF
PROPOSED ZONING:	UR-2(CD)
EXISTING USE:	ATTACHED MULTIFAMILY
PROPOSED USE:	SINGLE FAMILY ATTACHED TOWNHOMES
PROPOSED UNITS:	17 TOWNHOMES
DENSITY PROPOSED:	±19.5 UNITS PER ACRE
BUILDING HEIGHT:	SHALL MEET HISTORIC DISTRICT MAXIMUM (UP TO 3 STORIES MAXIMUM)
PARKING PROVIDED:	SHALL MEET ORDINANCE REQUIREMENTS
TREE SAVE:	SHALL MEET ORDINANCE REQUIREMENTS



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 THE DEVELOPMENT TO COMPLY WITH THE STANDARDS OF THE CHARLOTTE ZONING ORDINANCE. THE DEVELOPMENT 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 6.207 OF THE ZONING ORDINANCE.

B. DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING REQUEST AS WELL AS THE APPLICABLE PROVISIONS OF THE CHARLOTTE ZONING ORDINANCE. UNLESS THE REZONING REQUEST ESTABLISHES MORE STRINGENT STANDARDS THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE UR-2 ZONING CLASSIFICATION SHALL GOVERN.

THE LAYOUT, LOCATIONS, SIZES AND FORMULATIONS OF THE DEVELOPMENT/SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE NOT TO BE REPRODUCED OR COPIED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF THE CITY OF CHARLOTTE. THE REZONING PLAN WILL BE REVIEWED AND APPROVED AS ALLOWED BY SECTION 6.207 OF THE ORDINANCE.

A. THE PURPOSE OF THIS REZONING APPLICATION IS TO PROVIDE FOR THE DEVELOPMENT OF SINGLE FAMILY ATTACHED TOWNHOMES. TO ACHIEVE THIS PURPOSE, THE APPLICATION SEEKS THE REZONING OF THE SITE FROM R-22MF TO THE UR-2(CD) ZONING DISTRICT.

A. USES ALLOWED ON THE PROPERTY INCLUDED IN THIS PETITION WILL BE SINGLE FAMILY ATTACHED TOWNHOME UNITS AND RELATED ACCESSORY USES AS ARE PERMITTED IN THE UR-2 DISTRICT.

A. 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 DEVELOPMENT AND CONSTRUCTION PLANS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY CDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.

B. THE SITE WILL HAVE ONE INGRESS/EGRESS DRIVEWAY SERVING THE DEVELOPMENT FROM WEST KINGSTON AVENUE AS DEPICTED ON THE REZONING PLAN.

C. ALL DEVELOPMENT WILL COMPLY WITH THE CHARLOTTE DEPARTMENT OF TRANSPORTATION STANDARDS AND WILL BE PART OF THE REVIEW AND APPROVAL OF THE DESIGN DEVELOPMENT AND CONSTRUCTION PROCESS.

- A. BUILDINGS CONSTRUCTED ON SITE WILL BE COMPRISED OF A 3 STORY MAXIMUM STRUCTURE AS DEPICTED ON THE REZONING PLAN.
- B. THE SITE IS LOCATED WITHIN THE WILMORE HISTORIC DISTRICT AND THE EXTERIOR PORTION OF THE TOWNHOME UNITS TO BE CONSTRUCTED ARE SUBJECT TO, THROUGH A SEPARATE PROCESS, THE REVIEW AND APPROVAL OF THE HISTORIC DISTRICT COMMISSION.
- C. VINYL MATERIAL IS PROHIBITED AS A BUILDING MATERIAL INCLUDING ON WINDOWS, SOFFITS, GARAGE DOORS AND FENCES, AND HANDRAILS/RAILINGS.
- D. EXTERIOR BUILDING MATERIALS WILL BE RESTRICTED TO BRICK, STONE, STUCCO, FIBER CEMENT SIDING PRODUCTS, WOOD, OTHER MASONRY PRODUCTS, OR OTHER MATERIALS AS APPROVED BY THE HISTORIC BUILDING COMMISSION.
- E. WALKWAYS SHALL BE PROVIDED TO CONNECT PRIMARY BUILDING ENTRANCES TO INTERNAL AND PUBLIC STREET SIDEWALKS.
- F. TOWNHOME BUILDINGS SHOULD BE LIMITED TO 5 INDIVIDUAL UNITS OR FEWER.
- G. THE FRONT ENTRANCES OF THE UNITS IN BUILDINGS A AND BUILDING B ALONG WEST KINGSTON AVENUE SHALL BE RAISED FROM THE AVERAGE SIDEWALK GRADE A MINIMUM OF 24 INCHES.

A. THE EXISTING SIDEWALK AND PLANTING STRIP ARE TO REMAIN AS DEPICTED ON THE REZONING PLAN.

A. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION ORDINANCE.

B. THE SITE WILL COMPLY WITH THE CITY OF CHARLOTTE TREE ORDINANCE.

A. ALL FREESTANDING LIGHTING FIXTURES INSTALLED ON THE SITE (EXCLUDING STREET LIGHTS, LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS AND SIDEWALKS AND LANDSCAPING LIGHTING) SHALL BE FULLY CAPPED AND SHIELDED AND THE ILLUMINATION DOWNWARDLY DIRECTED.

B. THE MAXIMUM HEIGHT OF ANY PEDESTRIAN SCALE, FREESTANDING LIGHTING FIXTURE INSTALLED ON THE SITE, INCLUDING ITS BASE, SHALL NOT EXCEED 22 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 PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT IN ACCORDANCE WITH THE PROVISIONS 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 UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.

SITE PLAN IS SCHEMATIC IN NATURE. SOME VARIATION TO PLAN MAY OCCUR PER SECTION 6.207 OF THE ZONING ORDINANCE.