

DEVELOPMENT SUMMARY

PROJECT NAME: B AVENUE TOWNHOMES
TAX PARCEL NUMBER: 04105414, 04105415, 04105416, 04105417
TOTAL SITE AREA: ±1.35 ACRES
EXISTING ZONING: R-4 AND R-17 MF
PROPOSED ZONING: UR-2 (CD)
EXISTING USE: VACANT, RESIDENTIAL
PROPOSED USE: SEE DEVELOPMENT STANDARDS

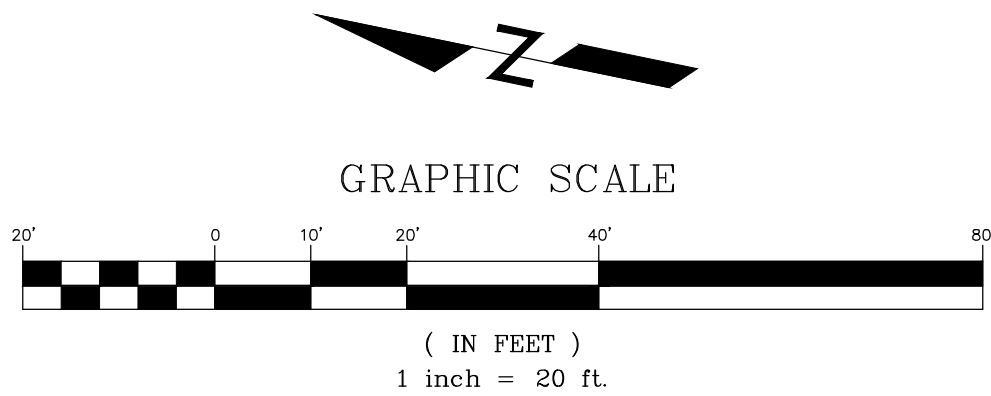
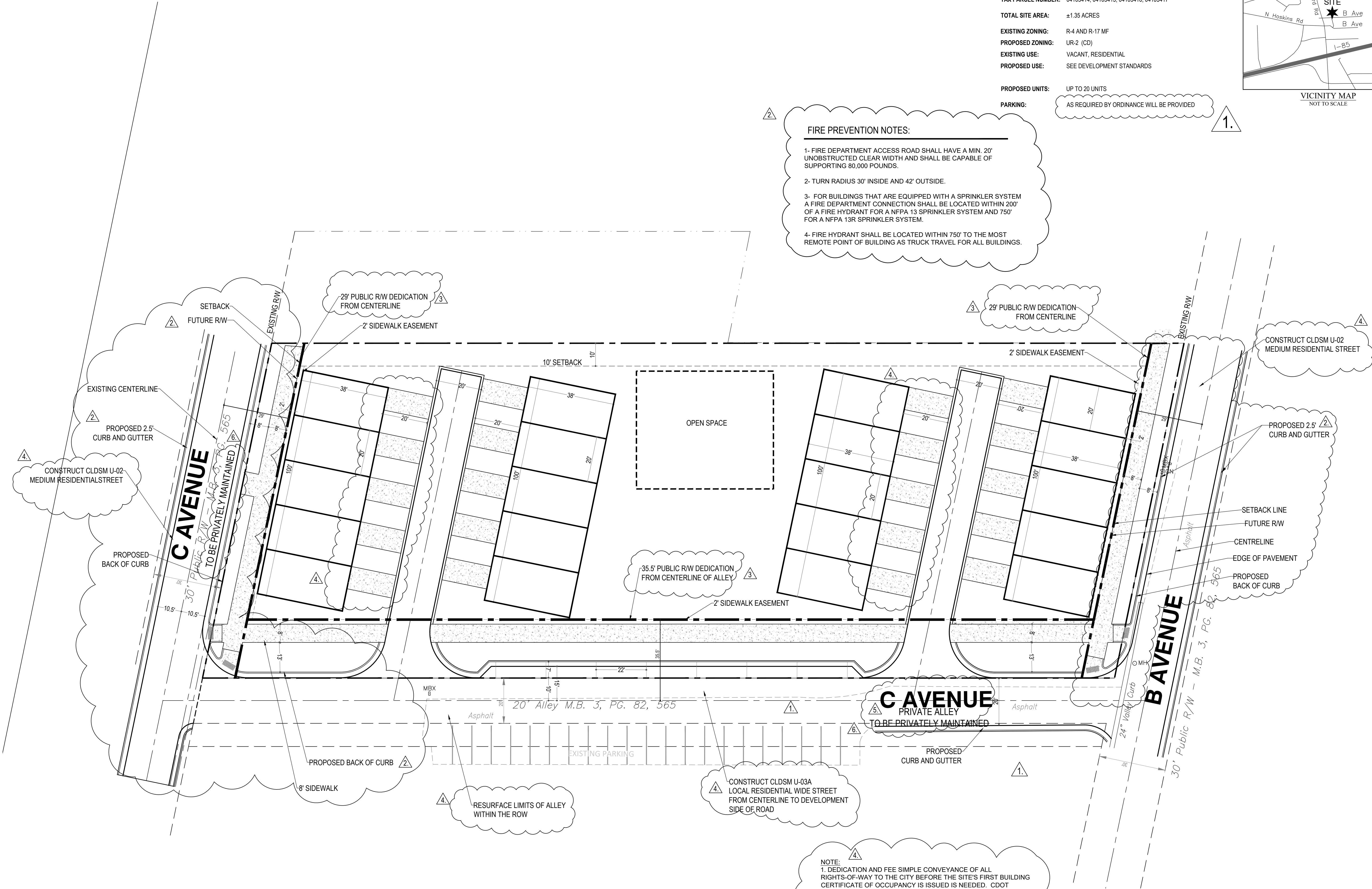
PROPOSED UNITS: UP TO 20 UNITS
PARKING: AS REQUIRED BY ORDINANCE WILL BE PROVIDED



VICINITY MAP
NOT TO SCALE

FIRE PREVENTION NOTES:

- 1- FIRE DEPARTMENT ACCESS ROAD SHALL HAVE A MIN. 20' UNOBSTRUCTED CLEAR WIDTH AND SHALL BE CAPABLE OF SUPPORTING 80,000 POUNDS.
- 2- TURN RADIUS 30' INSIDE AND 42' OUTSIDE.
- 3- FOR BUILDINGS THAT ARE EQUIPPED WITH A SPRINKLER SYSTEM A FIRE DEPARTMENT CONNECTION SHALL BE LOCATED WITHIN 200' OF A FIRE HYDRANT FOR A NFPA 13 SPRINKLER SYSTEM AND 750' FOR A NFPA 13R SPRINKLER SYSTEM.
- 4- FIRE HYDRANT SHALL BE LOCATED WITHIN 750' TO THE MOST REMOTE POINT OF BUILDING AS TRUCK TRAVEL FOR ALL BUILDINGS.



- NOTE:
1. DEDICATION AND FEE SIMPLE CONVEYANCE OF ALL RIGHTS-OF-WAY TO THE CITY BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED IS NEEDED. CDOT REQUESTS RIGHTS-OF-WAY SET AT 2' BEHIND BACK OF SIDEWALK WHERE FEASIBLE.
 2. FOR GARBAGE COLLECTION INDIVIDUAL SMALL WASTE CONTAINERS (ROLLOUT CARTS) WILL BE USED.
 3. C AVENUE AND C AVENUE ALLEY WILL BE PRIVATELY MAINTAINED.

Revisions	No.	Name	Date
Drawing Information	Project No.	21-003	
	1.	REVISED PER STAFF COMMENTS	08/03/21
	2.	REVISED PER STAFF COMMENTS	10/01/21
	3.	OWNER REVISED LAYOUT	12/13/21
	4.	REVISED PER STAFF COMMENTS	02/24/22
	5.	REVISED PER STAFF COMMENTS	03/01/22
	6.	REVISED PER STAFF COMMENTS	04/11/22

REZONING
PETITION
2021-056

B AVENUE APARTMENTS

W 5TH STREET & FRAZIER AVE
CHARLOTTE, NC 28216

REZONING
PLAN