

## **DEVELOPMENT DATA:**

SITE AREA: 1.155 ACRES / 50,326 SF TAX PARCELS: 12709304 & 12709305 **EXISTING ZONING:** PROPOSED ZONING: UR-2 (CD) **RESIDENTIAL & VACANT EXISTING USE: UP TO 18 SINGLE FAMILY ATTACHED** PROPOSED USE:

MIN. SETBACK: 14' FROM BACK OF CURB MIN. SIDE YARD:

MIN. REAR YARD: MIN. BUILDING SEPARATION:

**MAXIMUM BUILDING HEIGHT:** PER ORDINANCE

15% = 1.155 ACRES / 50,326 SF = 7,549 SF TREE SAVE REQUIRED:

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

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 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.

(TOWNHOME FOR SALE) DWELLING UNITS

b. 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

c. 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.

The purpose of this Rezoning application is to provide for the development of a residential community composed of up to 18 townhomes. To achieve this purpose, the application seeks the rezoning of the site to the UR-2 (CD) district.

### 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.

- a. The site will have access via a new private drive 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.
- Both the Weddington and Bascom Street curb lines will remain at their current locations. d. The development will be serviced by trash and recycling collection provided by a private contractor. The areas shown on the site plan to
- accommodate the city required trash collection may, in the alternative, be used to provide additional guest parking. e. The Petitioner will provide for the dedication and fee simple conveyance of all rights-of-way as depicted on the site plan to the City before the site's first building certificate of occupancy is issued. CDOT requests rights-of-way set at 2-feet behind back of sidewalk where

f. All transportation improvements will be approved and constructed before the site's first building certificate of occupancy is issued. The petitioner may phase transportation improvements if said improvements and phasing are explicitly described in site plan notes.

# Architectural Standards

The development of the site will be governed by the district regulations of the Zoning Ordinance for the UR-2 district and the following

1. To provide privacy, all residential entrances that front and are within 15 feet of the public sidewalk will be raised from the average sidewalk

2. Pitched roofs, if provided, shall be sloped no less than 5:12, except that roofs for porches and attached sheds may be no less than 2:12, unless a flat roof architectural style is employed.

3..All corner/end units that face a public street will provide blank wall provisions that limit the maximum blank wall expanse to 10 feet on all

4 Walkways will be provided to connect all residential entrances to sidewalks along public and private streets by means of a clearly identifiable

route or pathway in accordance with the provisions of Section 12.529 of the Zoning Ordinance.. 5. Each home will be provided with a minimum or 400 square feet of private open space.

6. Townhouse buildings facing public streets will be limited to 4 individual units or fewer.

7. Building heights for new residences that adjoin single-family zoning will be limited to forty feet.

8. Exterior materials will include brick or parged block foundations. Exterior walls will be constructed using combinations of brick, painted or

stained wood, cementitious board, and/or siding along with high quality windows and doors. The exterior design will include architectural elements in the design of the end units facing Bascom or adjoining properties along Weddington such as decorative brickwork and/or fenestration of the same materials and quality as the front and rear design as noted in note 3 above.

9. The architecture of each home will be designed to include a front porch of a minimum depth of 4 feet or a stoop to identify the entrance. Each unit may have an elevated deck on the rear of the unit.

10. HVAC exterior equipment will be located on the roof of each unit.

11. The townhomes will be limited to 3 floors of conditioned space and a height not to exceed 40' A private rooftop space will be permitted for each unit as will access from the unit to the roof as illustrated in the attached plan view.

# Streetscape and Landscaping

The Petitioner reserves the right to propose alternative planting strip, sidewalk, and tree planting plans on both street frontages due to the presence of overhead utilities so long as the spirit of the basic streetscape standards are preserved.

Storm water management will be located underground. The location, size, and type of storm water management systems depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points. 

# Parks, Greenways, and Open Space

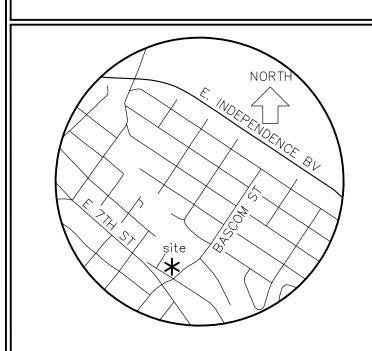
Fire Protection

Reserved

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

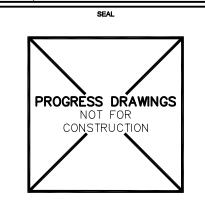
Revised per staff and community comments, 2-14-22. 1.2 Revised per staff analysis and community comments, 3-24-22, 1.3 Revised per additional community comments, 4-21-22, 1.4





1 inch = 20 ft.

| DESCRIPTION  11/24/21 JTE ADD NEW PARCEL AND ADD UNI  01/12/22 JTE PER COMMENTS  02/14/22 JTE PER COMMENTS  04/21/22 JTE PER COMMENTS | TS |
|---|----|
| 01/12/22 JTE PER COMMENTS 02/14/22 JTE PER COMMENTS   | TS |
| 02/14/22 JTE PER COMMENTS   |    |
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WEDDINGTON AVENUE **TOWNHOMES** 

REZONING SITE PLAN

| SURVEYED BY | DESIGNED BY  JTE       | DRAWN BY  JTE |
|-------------|------------------------|---------------|
| JOB NUMBER  | DATE                   | SHEET NUMBER  |
| 21142       | 08/10/2021             | D7 4          |
| FILE NUMBER | DWG FILE NAME<br>21142 | RZ-1          |