

**WACO STREET
REZONING
2018-078**

CONFORMITY CORPORATION

WACO ST. & ELLISON ST.

DESIGNED BY:
DRAWN BY:
CHECKED BY:

SCALE

NORTH

VERT:
HORZ: 1"=20'

A north arrow pointing upwards, consisting of a circle with an arrowhead. Below it is a graphic scale bar with alternating black and white segments, marked with 0, 10', 20', and 40'.

0 10' 20' 40'

SHEET TITLE

RZ-1.0

a. **Site Location:** These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Conformity Corporation ("Petitioner") to accommodate the development of single family housing on approximately 0.72 acres of land located at the intersection of Ellison Street and Waco 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 Rezoning Plan and the City of Charlotte Zoning Ordinance contain numerous provisions that are more stringent than standards, though these regulations established under the Ordinance for the UR-2 zoning classification shall govern.

c. **Graphics and Alterations:** The depictions of lots, lots lines, street names, streets and easements, easement lines and site elements (collectively the "Development/Site Elements") in the Rezoning Plan are schematic in nature. They should be reviewed in conjunction with the provisions of these Development Standards. The layout, location, sizes, formulations of the Development/ Site Elements depicted on the Rezoning Plan are not intended to represent actual measurements. The reduction reduces the Rezoning Plan not anticipated by the Rezoning Plan will be reviewed and approved as allowed by Section 6.207 of the Ordinance.

d. **Nature of Request:** The purpose of the petition is to request a revision to the Rezoning Plan to "Site" the rezoning. The rezoning reduces the required public street frontage for single family lots from 40' to 20'. The revision also reduces the front yards in ways that allow for building envelopes that those schematically represented in the technical data sheet. Existing zoning allows for 3 lots. This submital anticipates UR-2 C compliant lots.

The Petitioner will prepare lots for sale to others, who will in turn construct single family homes pursuant to this technical data sheet, these development standards and the applicable provisions of the City of Charlotte Zoning Ordinance (The "Ordinance").

- A. No dedicated ROW is planned.
- B. A private roadway accessed by way of private agreements will be constructed generally as depicted on the Technical Data Sheet.
- C. A sidewalk is anticipated on the South side of this private street.
- D. Vehicular access to the lots/unit/s shall be as generally depicted on the Technical Data Sheet. The location of the vehicular access point from the public ROW to the Private Street is subject to any minor modifications necessary to meet the Charlotte Department of Transportation ("CDOT") requirements for approval.
- E. The private drive will not be gated.
- F. Driveways and parking pads shall have a minimum length of 20 ft. measured from the back of sidewalk to the face of the garage.
- G. All transportation improvements shall be approved and constructed before the first building certificate of occupancy is issued.
- H. The petitioner will dedicate any required right of way (minimum 2' behind the back of sidewalk) when applicable.

6. Petitioner reserves the right to modify the required sidewalks and plant strip, per section 9.407.2(c) to meet the adjacent context of the existing street along Waco Street and Ellison Street.

- A. Vinyl siding as an exterior building material is prohibited. Vinyl as a building material may be used on windows and door trim.
- B. Houses will have a front porch or stoop with a minimum 6 ft. in depth.
 - C. Identical house designs shall be prohibited on abutting lots.
- D. House designs with front entry garages will feature a side by side car garage and, separately, a two car parking pad (those conditions schematically reflected in the Technical Data Sheet).
- E. At a minimum, each home will feature masonry in its foundation.
- F. Cement fiber siding products, natural wood siding, masonry and stone are allowed as exterior finishes.
- G. Every home will be set on stone or masonry foundation.
- H. For clarity and emphasis, not included in "masonry foundation" are the following finishes:
 - a. CMU other raw concrete finishes.
 - b. CMU block pigged in stucco.
- I. Vinyl, as siding type, is not allowed.

- A. A minimum of one parking space and a maximum of 2 parking spaces will be provided for all units.
- B. For clarity and emphasis "parking space(s)" in 5.A meaning those space provided in addition to those provided by way of the provision of garage parking, if any.
- C. No on-street parking will be permitted on private drive due to its width of less than 26'.
- D. Petitioner reserves the right to modify the required sidewalks and plant strip, per section 9.407.2(c) to meet the adjacent context of the existing street along Waco Street and Ellison Street.

- A. The Site shall comply with all environmental regulations.
- B. The Petitioner shall comply with the "Post Construction Controls Ordinance" where the ordinance is applicable.
- C. The Petitioner shall comply with the requirements of the Charlotte Tree Ordinance where the ordinance is applicable.

A. All lighting provided within the road section reflected schematically in the Technical Data Sheet, if any, will be detached lighting with a maximum height of 16'.

A. If this rezoning petition is approved, all conditions applicable to development of The Site imposed under these development standards and the Technical Data Sheet will, unless amended in the manner provided under the ordinance, shall be binding upon and inure to the benefit of the Petitioner and the current and subsequent owners of the site and their respective successors in interest and assigns.

B. Throughout these development standards, the terms, "Petitioners" and "Owner" or "Owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioners or the owner or owners of The Site from time to time who may be involved in any future development of the Site.

C. Any reference to the ordinance herein shall be deemed to refer to the requirements of the ordinance in effect as of the date this rezoning petition is approved, as same may be applicable.

