

NOT FOR
CONSTRUCTION

WACO STREET REZONING 2018-078

CONFORMITY CORPORATION
WACO ST. & ELLISON ST.

REVISION / ISSUANCE		
NO.	DESCRIPTION	DATE
1	SUBMITTAL	6/25/2018
2	SUBMITTAL	8/13/2018
3	SUBMITTAL	10/01/2018
4	SUBMITTAL	11/16/2018

DESIGNED BY:
DRAWN BY:
CHECKED BY:

SCALE: 1"=20'

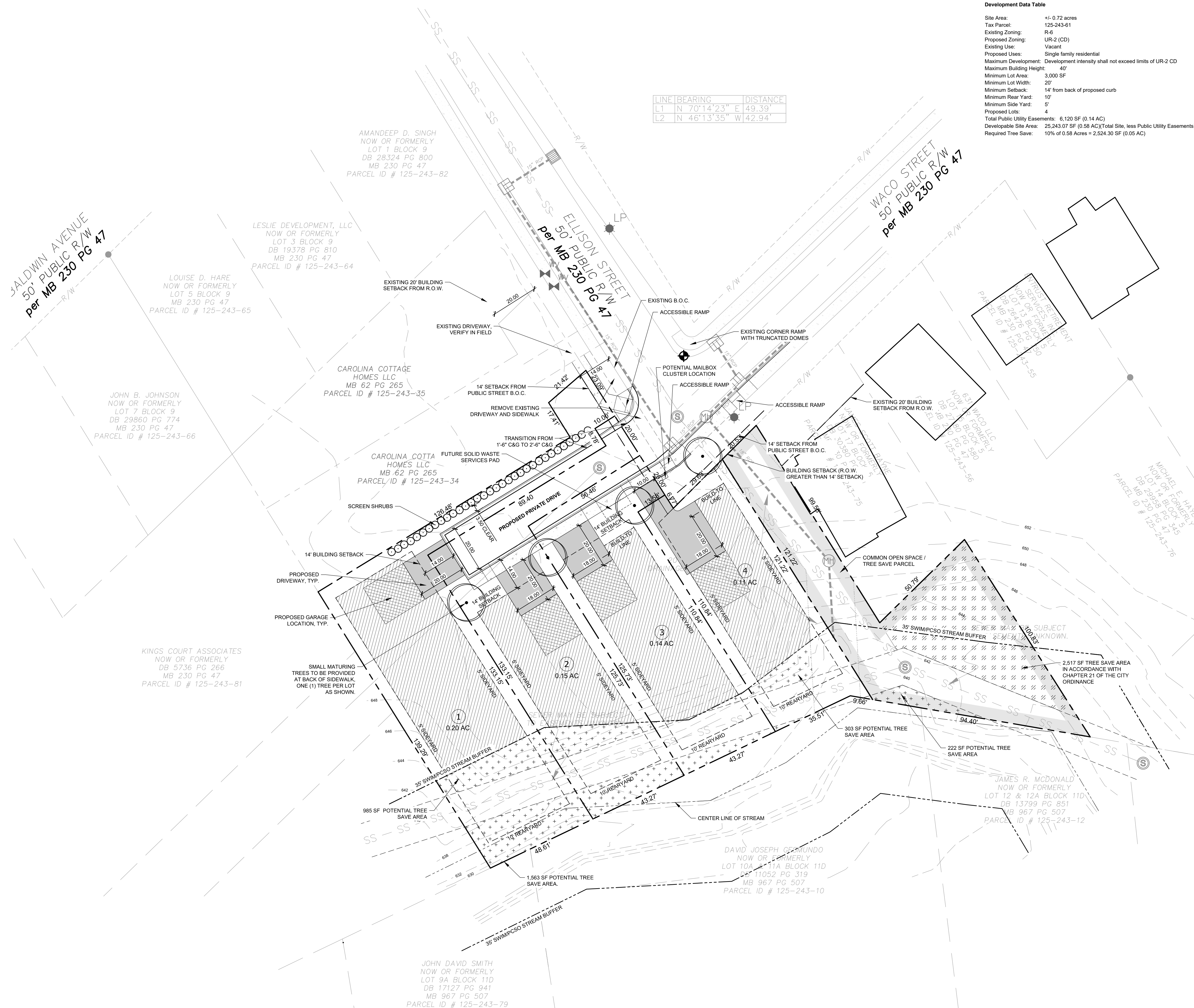
SHEET TITLE: REZONING PLAN

SHEET NUMBER: RZ-1.0

Development Data Table

Site Area:	+/- 0.72 acres
Tax Parcel:	125-243-61
Existing Zoning:	R-6
Proposed Zoning:	UR-2 (CD)
Existing Use:	Vacant
Proposed Uses:	Single family residential
Maximum Development:	Development intensity shall not exceed limits of UR-2 CD
Maximum Building Height:	40'
Minimum Lot Area:	3,000 SF
Minimum Lot Width:	20'
Minimum Setback:	14' from back of proposed curb
Minimum Rear Yard:	10'
Minimum Side Yard:	5'
Proposed Lots:	4
Total Public Utility Easements:	6,120 SF (0.14 AC)
Developable Site Area:	25,243.07 SF (0.58 AC)(Total Site, less Public Utility Easements)
Required Tree Save:	10% of 0.58 Acres = 2,524.30 SF (0.05 AC)

LINE	BEARING	DISTANCE
L1	N 70°14'23" E	49.39'
L2	N 46°13'35" W	42.94'



1. GENERAL PROVISIONS
 - 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 lots on an approximately .72 acre site located on the south side of 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 "Ordinance"). Unless the Rezoning Plan establishes more stringent standards, then those regulations established under the Ordinance for the UR-2 zoning classification shall govern.
 - c. Graphics and Alterations: The depictions of lots, lot lines, sidewalks, streets and other development matters 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 graphic representations of the Develop/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.
 - d. Nature of Request: The purpose of the petition is to request a revision to the zoning of the site (the "Site"), currently R-6, to UR-2 (CD). The revision 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 like those schematically represented in the technical data sheet. Existing zoning allows for 3 lots. This submittal anticipates UR-2 CD compliant lots.

2. PERMITTED USES

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").

3. TRANSPORTATION

- A. No dedicated ROW is planned.
- B. A private roadway achieved 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/units 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 where applicable).

4. ARCHITECTURAL STANDARDS

- 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. All lots will include a two-car garage and, separately, a two-car parking pad.
- 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 or other raw concrete finishes.
 - b. CMU block parged in stucco
- I. Vinyl, as a siding type, is not allowed.

5. STREETScape AND LANDSCAPING

- A. No on-street parking will be permitted on private drive due to its width of less than 26'.

6. SOLID WASTE SERVICES

- A. Charlotte Solid Waste Services shall provide services on private street in area designated on Rezoning Plan.

7. ENVIRONMENTAL FEATURES

- A. The Site shall comply with all environmental regulations.
- B. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance.
- C. The Petitioner shall comply with the requirements of the Charlotte Tree Ordinance where the ordinance is applicable.

8. LIGHTING

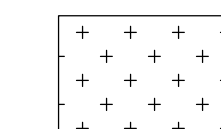
- A. All lighting provided within the road section reflected schematically in the Technical Data Sheet, if any, will be detached lighting with a maximum height of 16'.

9. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

- 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 thereof.
- 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.



DENOTES TREE SAVE AREA = 2,517 SF



DENOTES AREA OF POTENTIAL TREE SAVE = 3,073 SF. FINAL TREE SAVE AREA TO BE DEFINED DURING PERMIT PROCESSING TO MEET MIN. SITE REQ. OF 10% DEVELOPABLE AREA AS DEFINED ABOVE IN THE DEVELOPMENT DATA TABLE.