SITE DATA:
Tax Parcel: 157-072-40
Site Area: 6.51 Ac
Existing Zoning: R-3
Proposed Zoning: UR-3(CD)
Front Setback: 20 ft (from back of curb)
Side Yard: 5 ft
Rear Yard: 10 ft
Proposed Density: 9.09 units/acre
Total Number of Units: 41
Min. Parking spaces req'd=41, Max. Parking spaces allowed=82
Parking Provided=41 min., 82 max.
(Non-residential uses are not allowed)

DEVELOPMENT NOTES:
1. The petitioner's intent for the site is to develop a multi-family community in accordance with the Technical Data sheet, within the standards of the City of Charlotte.
2. The Final Development of the site shall be governed by the standards set forth under the Zoning Ordinance for the City of Charlotte and the U-2 Zoning District. The building footprint, parking layout, vehicular access and pedestrian access points shown on the Illustrative Plan, which accompanies this sheet, are schematic only and may be changed and/or altered during the design development phases within the envelopes shown on the Technical Data sheet.
3. The petitioner will submit to all yard restrictions (front, side, and rear) as given by the City of Charlotte for the zoning of U-2.
4. Under U-2 zoning, there are no Buffer Areas on this site.
5. The number of vehicular access points to the site shall be limited to those shown on this Technical Data sheet. However, the locations may vary somewhat from what is depicted. The location and design shall comply with all standards and requirements of the Charlotte Department of Transportation.
6. Off-street parking will meet the minimum standards under the ordinance. A minimum of one space per unit and a maximum of two spaces per unit will be provided.
7. The petitioner will provide an 8 ft planted strip and 6 ft sidewalk along both Wendover Lane and North Wendover Road, along the property frontage only. There will also be pedestrian access provided from the site to North Wendover Road.
8. All signs placed on the site will be in accordance with the City of Charlotte Ordinance.
9. All landscape planting will conform to Chapter 12 of the City of Charlotte Ordinance. Existing trees within the designated setbacks will be preserved per the requirements of the Charlotte Tree Ordinance (Chapter 21 of the City Code).
10. Post wood will be maintained as described in T4 Table A. This includes:
11. Wood will be maintained as described in T4 Table A. This includes:
12. Wood will be maintained as described in T4 Table A. This includes:
13. Wood will be maintained as described in T4 Table A. This includes:
14. Wood will be maintained as described in T4 Table A. This includes:
15. Wood will be maintained as described in T4 Table A. This includes:
16. Wood will be maintained as described in T4 Table A. This includes:
17. Wood will be maintained as described in T4 Table A. This includes:
18. Wood will be maintained as described in T4 Table A. This includes:
19. Wood will be maintained as described in T4 Table A. This includes:
20. Wood will be maintained as described in T4 Table A. This includes:
21. Wood will be maintained as described in T4 Table A. This includes:
22. Wood will be maintained as described in T4 Table A. This includes:
23. Wood will be maintained as described in T4 Table A. This includes:
24. Wood will be maintained as described in T4 Table A. This includes:
25. Wood will be maintained as described in T4 Table A. This includes:
26. Wood will be maintained as described in T4 Table A. This includes:
27. Wood will be maintained as described in T4 Table A. This includes:
28. Wood will be maintained as described in T4 Table A. This includes:
29. Wood will be maintained as described in T4 Table A. This includes:
30. Wood will be maintained as described in T4 Table A. This includes:
31. Wood will be maintained as described in T4 Table A. This includes:
32. Wood will be maintained as described in T4 Table A. This includes:
33. Wood will be maintained as described in T4 Table A. This includes:
34. Wood will be maintained as described in T4 Table A. This includes:
35. Wood will be maintained as described in T4 Table A. This includes:
36. Wood will be maintained as described in T4 Table A. This includes:
37. Wood will be maintained as described in T4 Table A. This includes:
38. Wood will be maintained as described in T4 Table A. This includes:
39. Wood will be maintained as described in T4 Table A. This includes:
40. Wood will be maintained as described in T4 Table A. This includes:

FOR PUBLIC HEARING:
PETITION NUMBER 2005-140
REVISED JANUARY 4, 2006.
Notes:
1. Pedestrian-scale lighting will be provided along all interior streets. The lighting will be shielded with full cut-off. Light pole locations shown are preliminary and may change as a result of full lighting designs and/or field conditions.
2. Sixty percent (60%) of the exterior veneer of completed structures (exclusive of windows, doors and other exterior accessories), in the aggregate, will consist of masonry.

SITE DATA:
- Tax Parcel: 157-072-09
- Site Area: 4.51 Acre
- Existing Zoning: R-3
- Proposed Zoning: UR-2
- Front Setback: 20 ft (from future R.O.W.)
- Side Yard: 5 ft
- Rear Yard: 10 ft
- Available Units: 41
- Proposed Density: 9.09 units/acre

This conceptual site plan and building elevations are intended to depict the general conceptual layout of the building(s) on the site. Changes and alterations which do not materially affect the overall conceptual layout shall be permitted based upon final design and construction drawings. These building(s) may change in size, location and orientation so long as they are consistent with the overall concept shown above and meet the specific requirements of the technical data sheet submitted as part of this rezoning process.
Notes:
1. The conceptual building elevations are intended to depict the general concept of the buildings on the site. Changes and alterations which do not materially affect the overall conceptual layout shall be permitted based upon final design and construction drawings. The buildings may change in size, location, and orientation so long as they are consistent with the overall concept shown on these drawings and meet the specific requirements of the technical data sheet submitted as part of this rezoning process.
2. Sixty percent (60%) of the exterior veneer of completed structures (exclusive of windows, doors and other exterior accessories), in the aggregate, will consist of masonry.