

Supplemental Information Pertaining to E&A Custom Builders Request to Rezone from R5 to **UR-1** (CD) on Warp Street

Below is a description of the architectural details E&A Custom Builders will incorporate into the project being requested. If any changes are made, they will be comparable and within the same style and quality as the items outlined below:

Architectural Standards

The overall style of the four houses will be in the Craftsman Bungalow aesthetic.

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By mcataldo at 2:28 pm, Aug 27, 2012

Planned Exterior Material Use:

- Hardy plank siding
- 30 year architectural shingles
- Front columns built from stacked stones
- Outdoor living space
- General landscaping
- Two car paved driveway
- All homes will have front porches with a minimum depth of 8 feet
- Detached garages may be allowed in the established rear yards

Planned Interior Material Use:

- Wood floors throughout the main floor
- Crown molding
- Granite counter tops
- Recessed lighting
- Stone accent fireplace
- Fixtures accenting the craftsman style home
- All bedrooms will be prewired for cable and phone

Below are homes which we have built in the past in NODA and surrounding Neighborhoods.

Villa Heights: 1925 Union Street



NODA: 3706 Oakwood Avenue



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Development Data - Site Data Table

Total Acreage:	23,199 Sq.Ft. Total or .53 Acres
Tax Parcel Numbers:	091-107-11 – 3514 Warp Street & 091-107-12 – 3504 Warp Street
Existing Zoning:	R-5
Proposed Zoning:	UR-1 (CD)
Existing Use:	One (1) Single Family Home and One (1) Open Lot
Proposed Use:	Four (4) Single Family Detached Homes
Proposed Density:	Four (4) Single Family Detached Homes
Maximum Build Height:	Thirty Three (33) Feet
Maximum Number of Stories:	Two (2) Stories

Permitted Uses

The permitted use on the site will be four (4) single family detached homes

Transportation

Driveways shall be located along the side property lines and be no greater than twelve (12) feet in width. Although the Charlotte Department of Transportation encourages driveways to be combined, the NODA neighborhood association members voiced great concern with any additional street parking along Warp Street. As we do not intent to pre build garages on the property and after discussion with the NODA vision committee, we have maintained the parking per the original plans as any changes could increase street parking which the residents are adamant against.

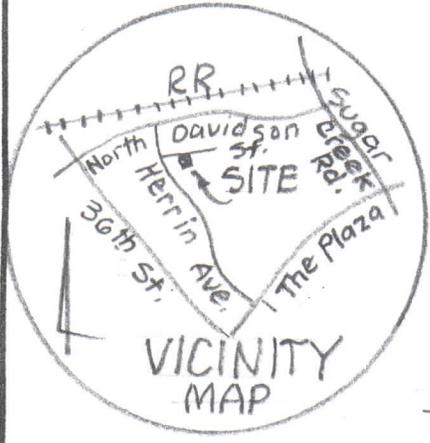
Streetscape and Landscaping

Curb and gutter along with a minimum 8 foot planting strip and 5 foot sidewalk shall be provided along Warp Street for the two parcels owned by E&A Custom Builders. Based on feedback from the NODA Neighborhood Association, we request the city to consider completing the curb, gutter and sidewalk for the remainder of the parcels on Warp Street to create continuity in the neighborhood. This would be adding curb and gutter to the three (3) parcels remaining on Warp Street that do not have curb gutter and sidewalks already (two parcels to the left of our property and one parcel to the right).

Other

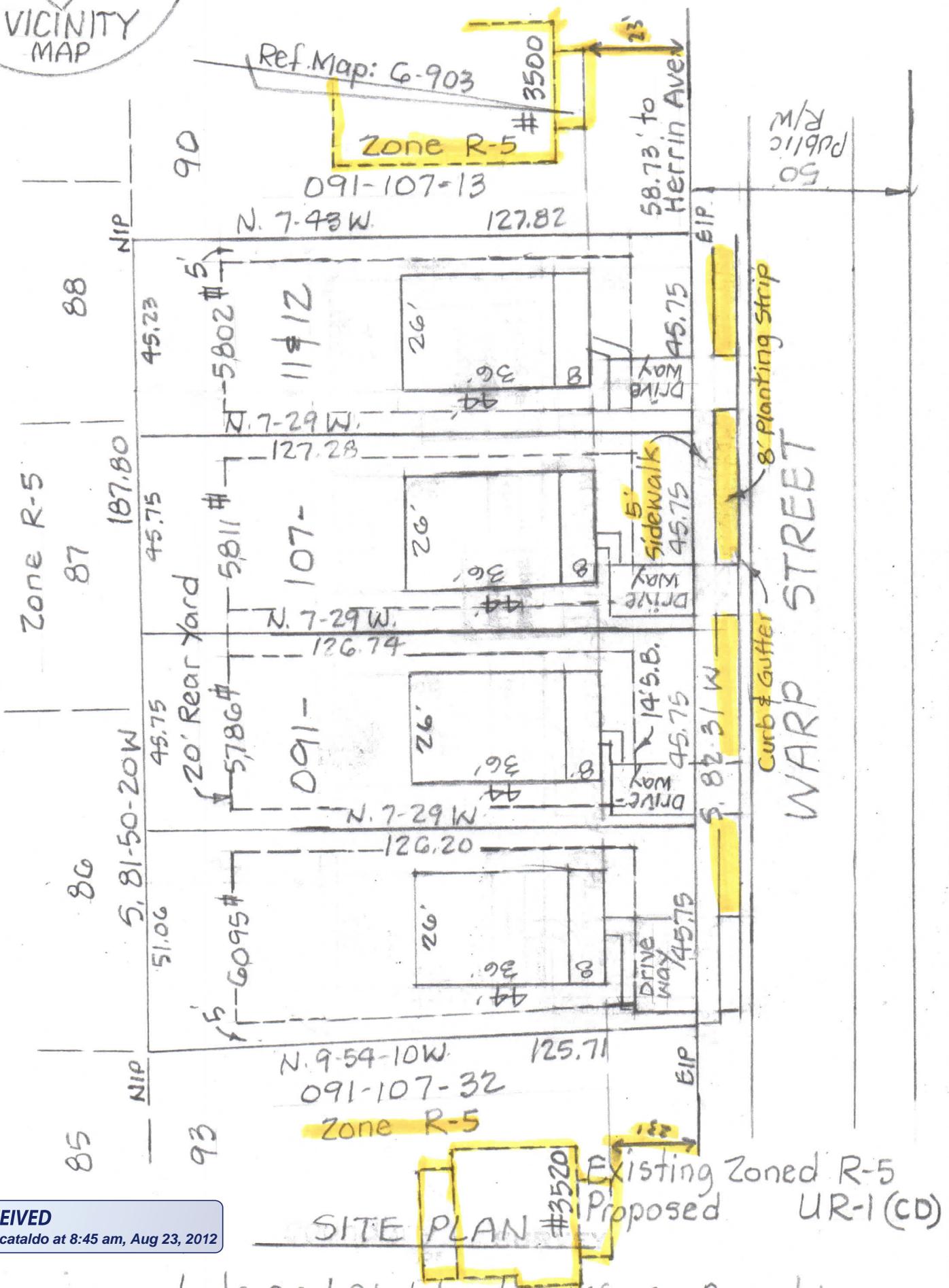
We request a change to our rezoning petition from R-8 (CD) to UR-1 (CD). This change in the rezoning type is made due to our additional study of the adjacent properties as highlighted in the 2012-072 Site Plan Revision #2. Although both adjacent properties are zoned as R-5, the setback from the curb is approximately twenty three (23) feet while the setback minimum for both R-5 and R-8 is thirty two (32) feet. Thus, we request to change our rezoning petition to UR-1 (CD) which has a minimum setback from the curb of 14 feet. Thus, we can remain within zoning ordinance while aligning the front of our houses with the homes already on Warp Street. This change is requested to maintain the integrity and flow of the homes on the street.

THIS IS TO CERTIFY THAT ON THE 1st DAY OF March 2012 I, SURVEYED THE PROPERTY SHOWN ON THIS PLAT, AND THAT THE TITLE LINES AND THE WALLS OF THE BUILDINGS IF ANY ARE SHOWN HEREON.



SIGNED Bobby J. Raye
REGISTERED SURVEYOR

Bobby J. Raye, Surveyor
627 Eastway Drive
Charlotte, NC 28205



RECEIVED
By mcataldo at 8:45 am, Aug 23, 2012

Lots 90 & 91 Johnston Mfg. Co. Property
Charlotte, Mecklenburg County, N.C.
E & A Custom Builders LLC

SCALE 1"=30'
THE PROPERTY OF
MAP RECORDED IN BOOK G AT PAGE 903

Existing Zoned R-5
Proposed UR-1(CD)
Rezoning Petition 2012-072
Revision Date 8-22-12
Submission # 2 8-24-12

SITE PLAN #3520