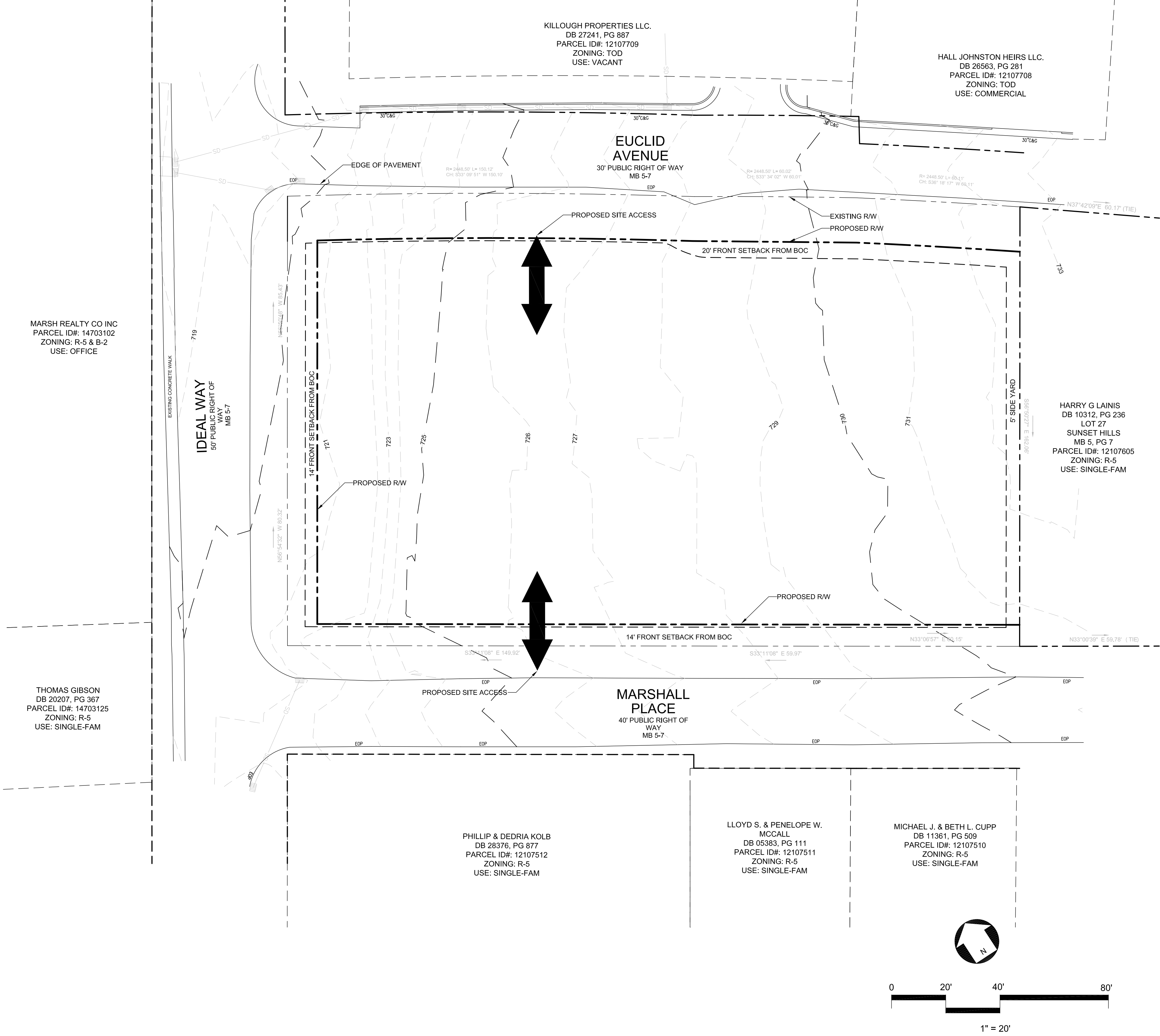


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DEVELOPMENT DATA:	
TAX PARCEL ID:	12107601, 12107602, 12107603, 12107604
EXISTING SITE AREA:	1.028 AC
EXISTING ZONING:	MUDD (CD), R-5
PROPOSED SITE AREA:	0.84 AC
PROPOSED ZONING:	UR-2 (CD)
PROPOSED USE:	Single-Family attached (For Sale)
UNITS PROPOSED:	23 Units
DENSITY PROPOSED:	27.4 UNITS / AC
FRONT YARD:	20' from BOC (Euclid) per adopted streetscape plan, 14' from BOC (Ideal Way & Marshall Place)
MIN. SIDE YARD:	5'
REAR YARD:	10'
PROPOSED BUILDING HEIGHT:	40' Max.
PARKING REQUIRED:	Min. = 1 Per Unit; Max. = 2 Per Unit
PARKING PROVIDED:	2 Car attached garage at each unit, plus 4 on-street parallel spaces.
TREE SAVE REQUIRED:	36 Trees/Ac (Less than 15% of Site has existing trees) 0.84 Ac X 15% = 0.125 Ac x 36 = 5 trees required
MAX. FLOOR RATIO AREA:	1.0
WASTE MANAGEMENT:	ROLLOUT CONTAINER

Ideal Way Development Standards

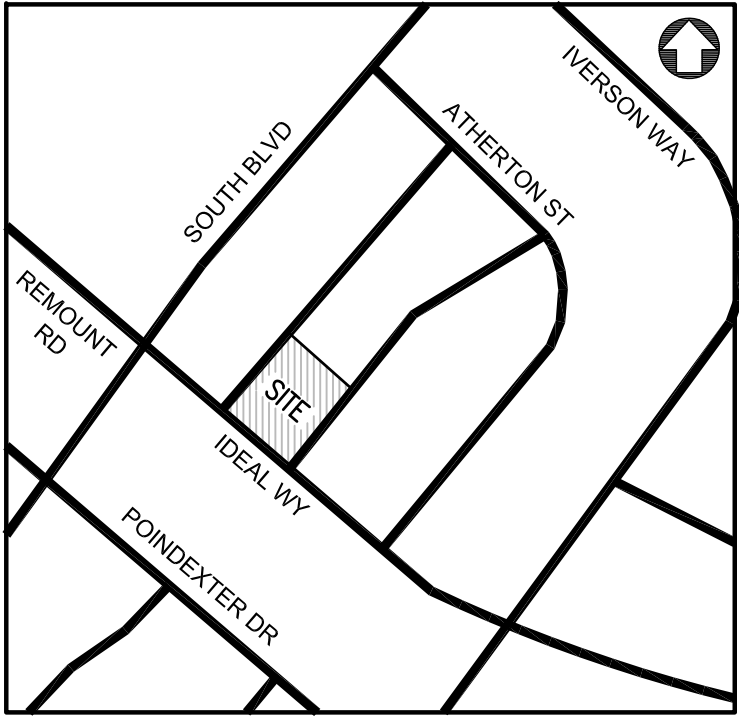
- General Provisions.
- a. Development of the site will be controlled by the standards depicted on this site plan and by the standards of the Charlotte Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of proposed uses on the site, but the exact configuration, 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 5.207 of the Zoning Ordinance.
- 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 other city ordinances.
- 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.
- Purpose
- The purpose of this Rezoning application is to provide for the development of a single family attached community. To achieve this purpose, the application seeks the rezoning of the site to the UR-2 (CD) district.
- Permitted Uses
- Uses allowed on the property included in this Petition will be residential single family attached dwelling units and related residential accessory uses as are permitted in the UR-2 district.
- Transportation
- a. The site will have access via a driveways to Euclid Avenue and Marshall Place as generally identified on the concept plan for the site.
- b. Parking areas, including two parking spaces per unit in garages and on street parking, are generally indicated on the concept plan for the site.
- Architectural Standards
- The development of the site will be governed by the district regulations of the Zoning Ordinance for the UR-2 district and by the scale and character represented by the building elevations attached as part of the plan. The Petitioner has also provided typical elevation images of the buildings that represent the overall scale, character, and quality of the building proposed to be constructed on the site. The Petitioner reserves the right to make minor architectural changes to these building design but the overall design and construction character will be as illustrated. Each residential unit will be provided with a minimum of 400 square feet of private open space as generally depicted on the site plan and may be composed of a combination of landscape and hardscape elements. The Petitioner reserves the right to install ornamental fencing on the site for decoration and to aid in delineating the areas devoted to private open space. Any such fencing will not exceed 4 feet in height and will not be opaque.

Streetscape and Landscaping
Reserved
Environmental Features
Reserved
Parks, Greenways, and Open Space
Reserved
Fire Protection
Reserved
Signage
Reserved
Lighting
a. Freestanding lighting on the site will utilize full cut-off luminaires.
Phasing
Reserved

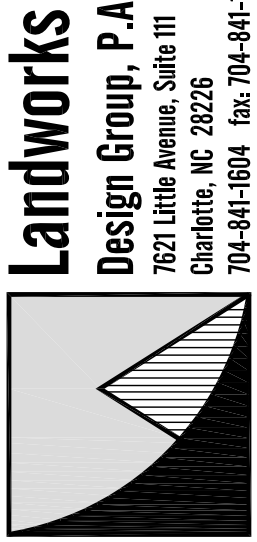
Initial Submission- 10-28-13
Revised per staff comments- 12-20-13

This Plan Is A
Preliminary Design.
NOT Released For
Construction.

REVISIONS:			
No.	Date	By	Description
1	12/20/13	YHP	Per Planning Dept. Comments



VICINITY MAP
(NOT TO SCALE)



IDEAL WAY TOWNHOMES
WEEKLEY HOMES, LP
CHARLOTTE, NC
REZONING PETITION: 2014-001

TECHNICAL
DATA SHEET

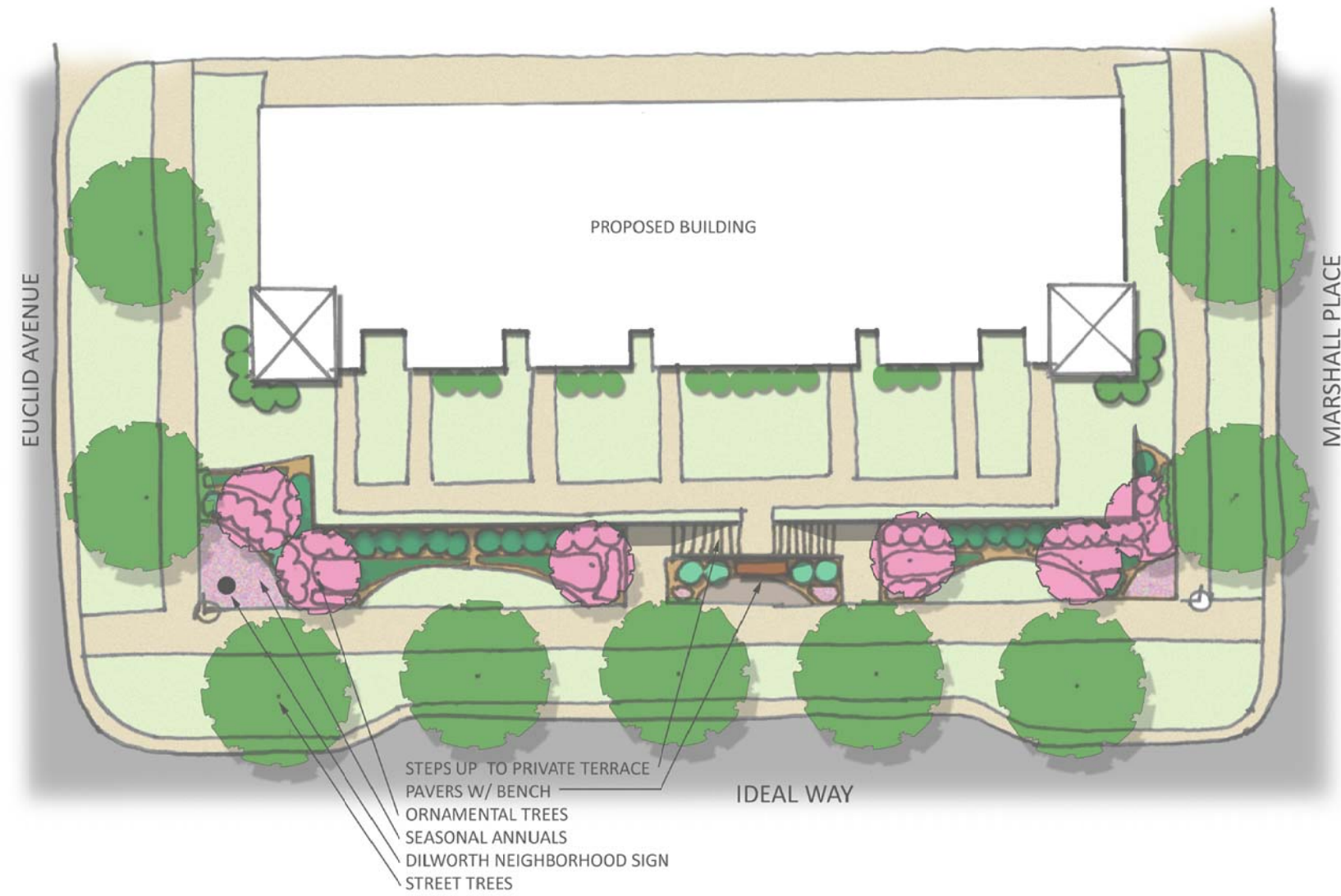
seals

Project Manager:
MDL
Drawn By:
YHP
Checked By:
MDL
Date:
10/28/13
Project Number:
12033

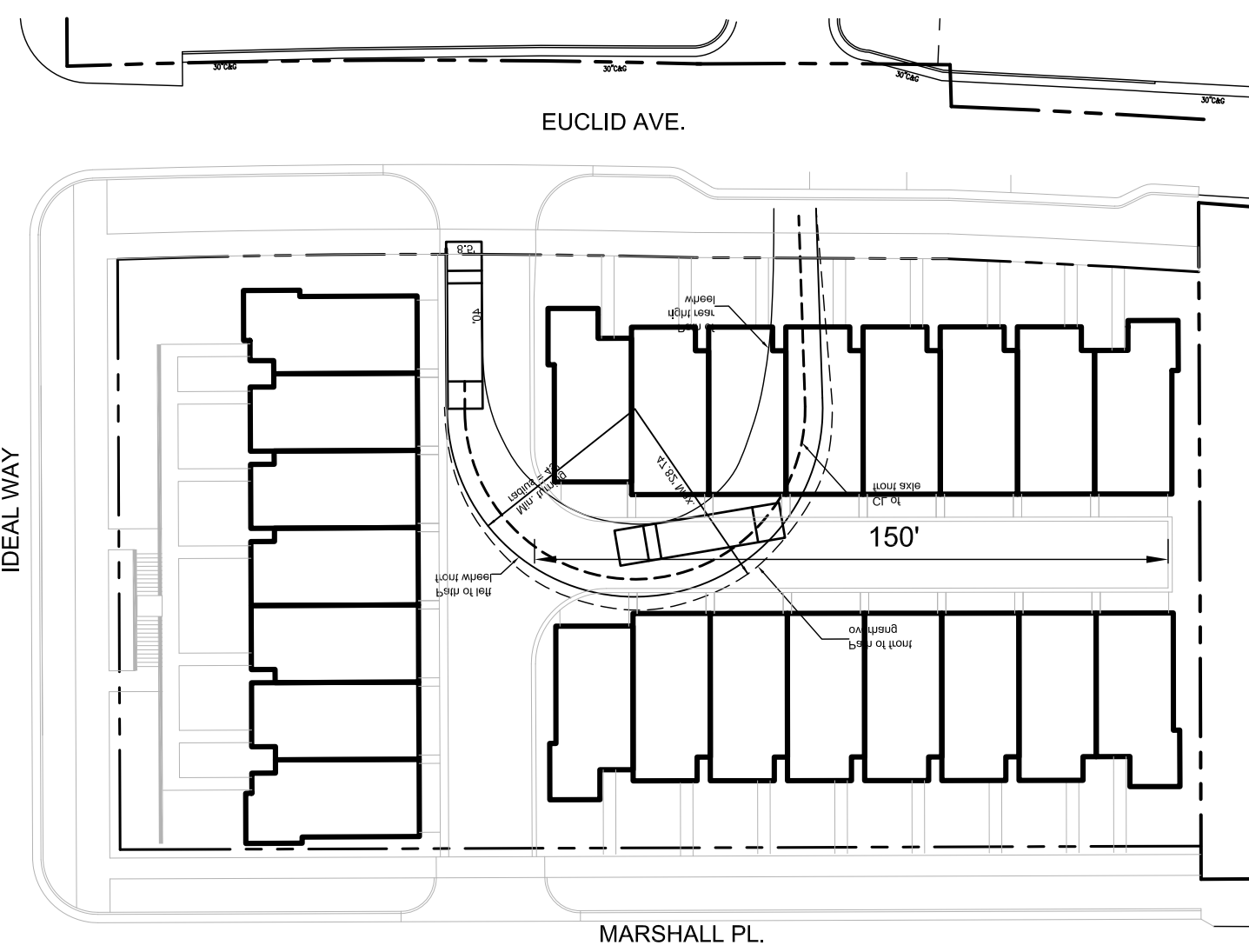
Sheet Number:

RZ-1

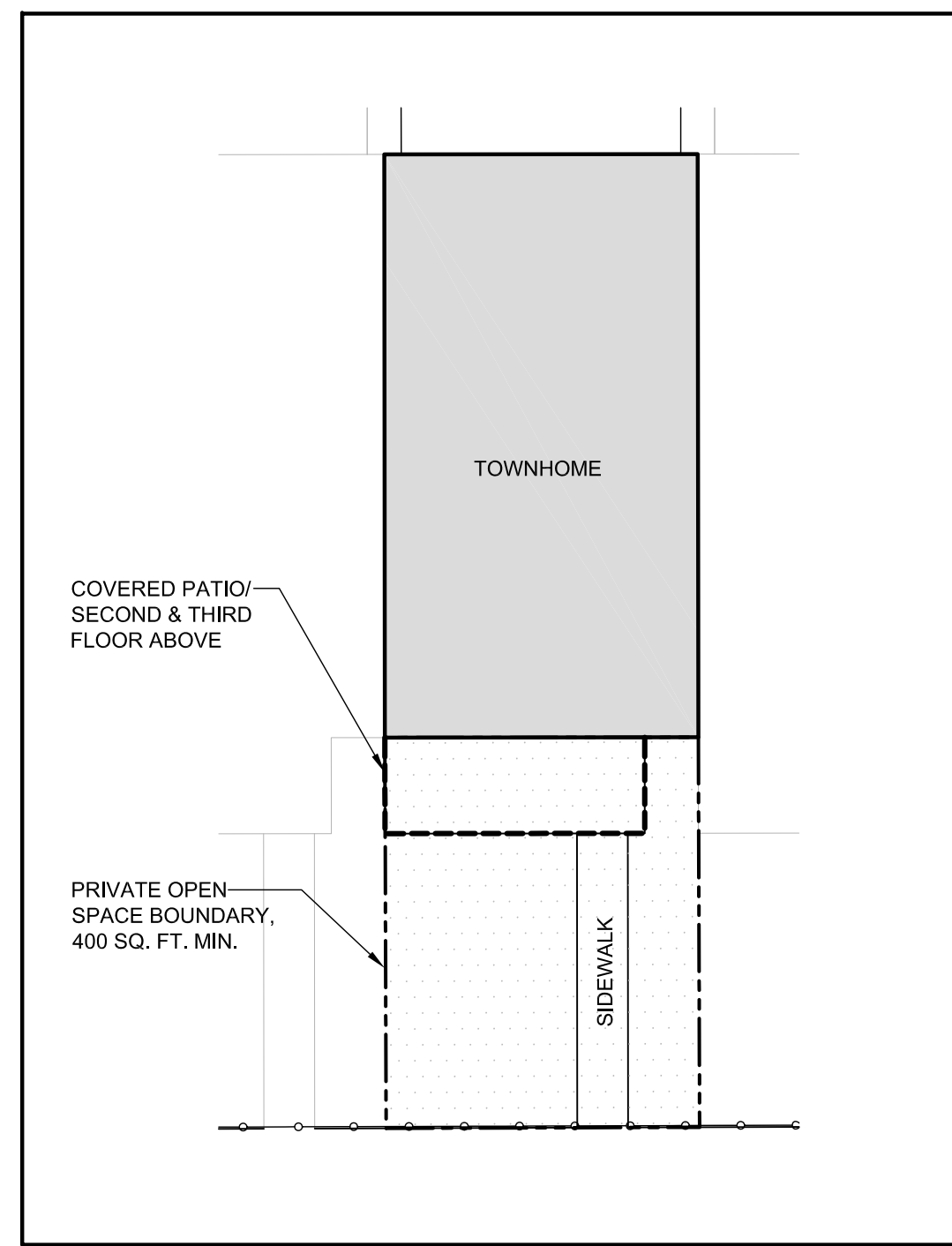
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1 IDEAL WAY STREET PARK
RZ2 SCALE= NTS



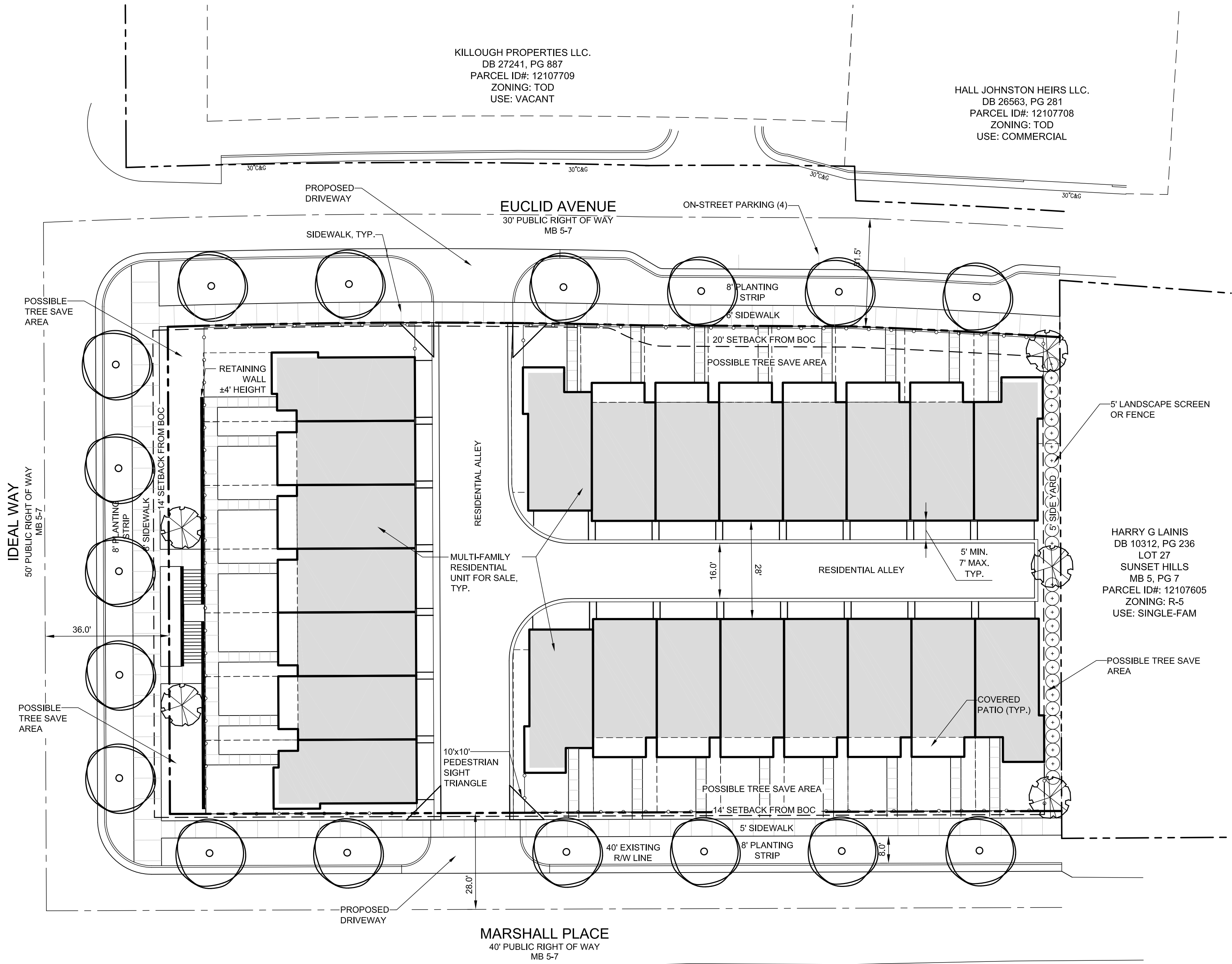
2 FIRE TRUCK TURNING RADIUS
RZ2 SCALE= 1"=40'-0"



3 TYPICAL PRIVATE OPEN SPACE
RZ2 SCALE= 1"=10'-0"

MARSH REALTY CO INC
PARCEL ID#: 14703102
ZONING: R-5 & B-2
USE: OFFICE

THOMAS GIBSON
DB 20207, PG 367
PARCEL ID#: 14703125
ZONING: R-5
USE: SINGLE-FAM



KILLOUGH PROPERTIES LLC.
DB 27241, PG 887
PARCEL ID#: 12107709
ZONING: TOD
USE: VACANT

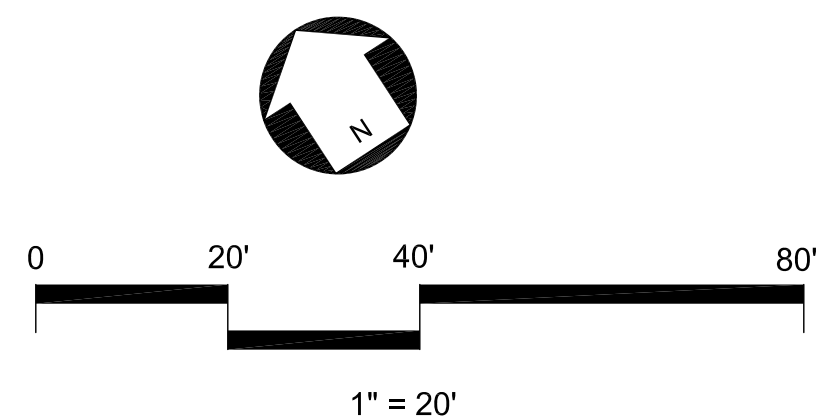
HALL JOHNSTON HEIRS LLC.
DB 26563, PG 281
PARCEL ID#: 12107708
ZONING: TOD
USE: COMMERCIAL

HARRY G LAINIS
DB 10312, PG 236
LOT 27
SUNSET HILLS
MB 5, PG 7
PARCEL ID#: 12107605
ZONING: R-5
USE: SINGLE-FAM

PHILLIP & DEDRIA KOLB
DB 28376, PG 877
PARCEL ID#: 12107512
ZONING: R-5
USE: SINGLE-FAM

LLOYD S. & PENELOPE W.
MCCALL
DB 05383, PG 111
PARCEL ID#: 12107511
ZONING: R-5
USE: SINGLE-FAM

MICHAEL J. & BETH L. CUPP
DB 11361, PG 509
PARCEL ID#: 12107510
ZONING: R-5
USE: SINGLE-FAM



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Preliminary Design.
NOT Released For
Construction.

REVISIONS:

No.	Date	By	Description
1	12/20/13	YHP	Per Planning Dept. Comments

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PROVIDED BY: DAVID WEEKLEY HOMES

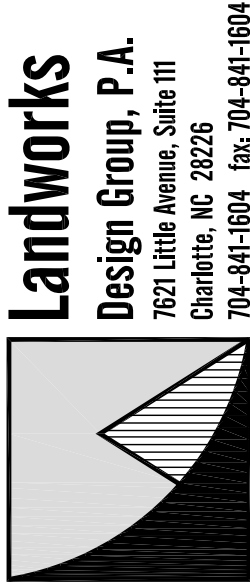
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Construction.

REVISIONS:			
No.	Date	By	Description
1	12/20/13	YHP	Per Planning Dept. Comments/Added Sheet

Project Manager:
MDL
Drawn By:
YHP
Checked By:
MDL
Date:
10/28/13
Project Number:
12033

Sheet Number:

RZ-3



IDEAL WAY TOWNHOMES
WEEKLEY HOMES, LP
CHARLOTTE, NC
REZONING PETITION: 2014-001

TYPICAL
BUILDING
ELEVATION

seals