

IDEAL WAY TOWNHOMES
 CHARLOTTE, NC
 REZONING PETITION: 2013-XXX

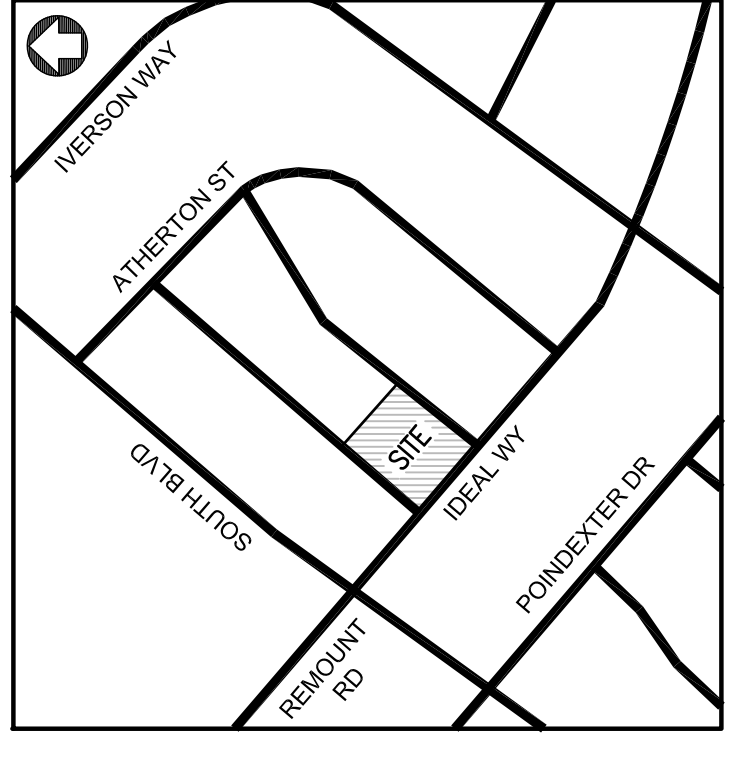
TECHNICAL
 DATA SHEET

seals

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

RZ-1

SHEET # 1 OF 2



DEVELOPMENT DATA:
 TAX PARCEL ID#: 12107601, 12107602, 12107603, 12107604
 EXISTING SITE AREA: 1.028 AC
 EXISTING ZONING: MUDD (CD) (REZONING # 2006-128), R-5
 PROPOSED SITE AREA: 0.90 AC
 PROPOSED ZONING: UR-2 (CD)
 PROPOSED USE: Single-Family attached (For Sale)
 UNITS PROPOSED: 23 Units
 DENSITY PROPOSED: 25.5 UNITS / AC
 FRONT YARD: 20' from BOC per adopted streetscape plan
 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 on-street parallel spaces.
 MAX. FLOOR RATIO AREA: 1.0

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 applicant is responsible for the management of proposed uses on the site, but the exact configuration, placement, and size of individual site improvements shall be subject to the review and approval of the City. The standards for development and construction shall be allowed under the provisions of Section 6.2 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", "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 accessory uses as are permitted in the UR-2 district.

Transportation

- a. The site will have access via a driveway 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.

Streetscape and Landscaping

Reserved

Environmental Features

Reserved

Parks, Greenways, and Open Space

Reserved

Fire Protection

Reserved

Signage

Reserved

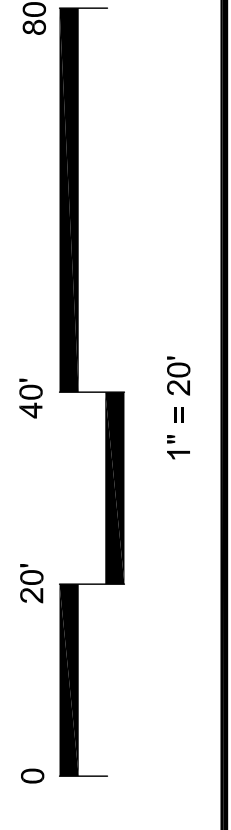
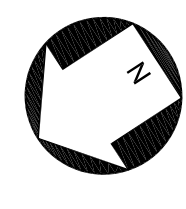
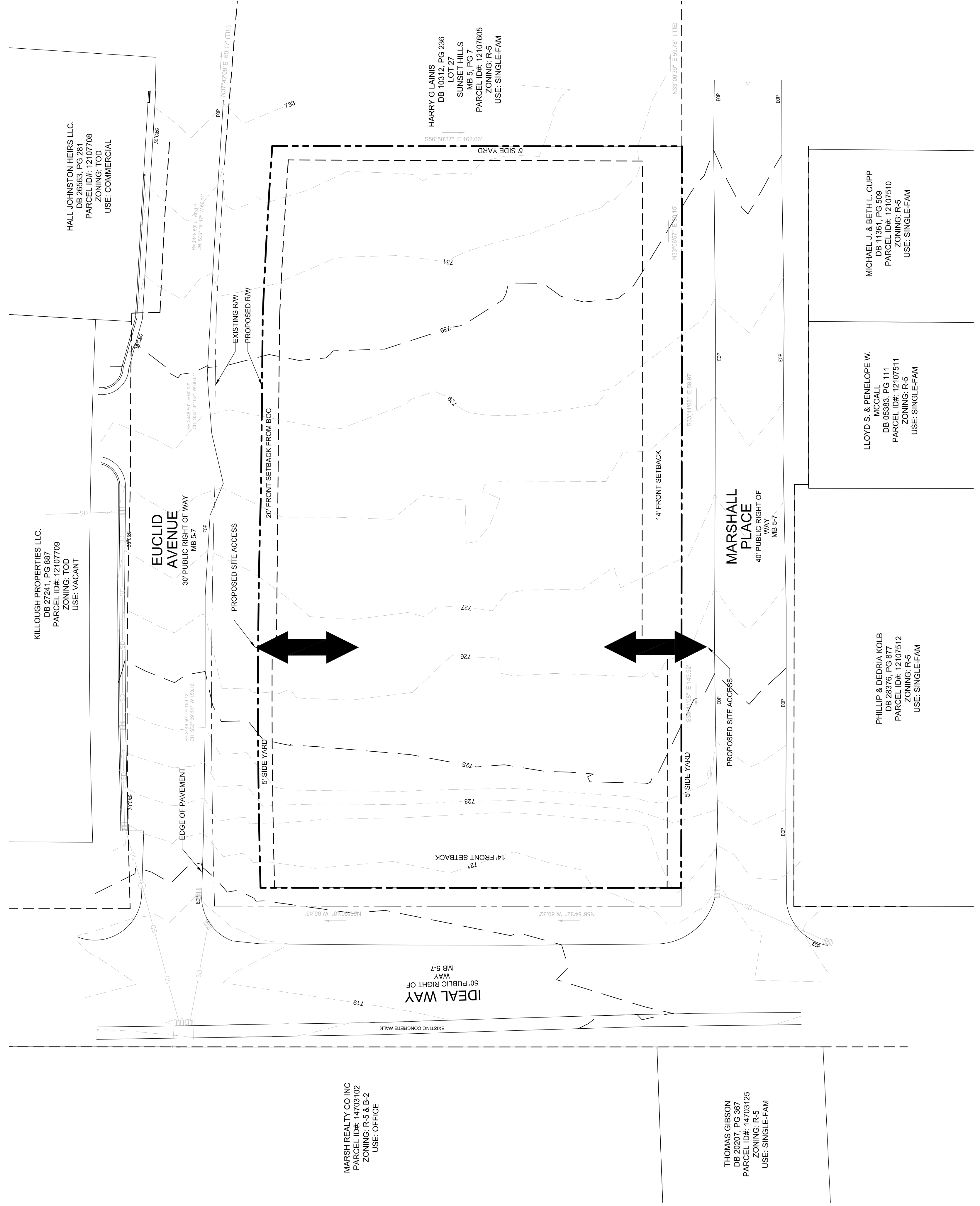
Lighting

- a. Freestanding lighting on the site will utilize full cut-off luminaires.

Phasing

Reserved

Initial Submission- 10-28-13



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

REVISIONS:

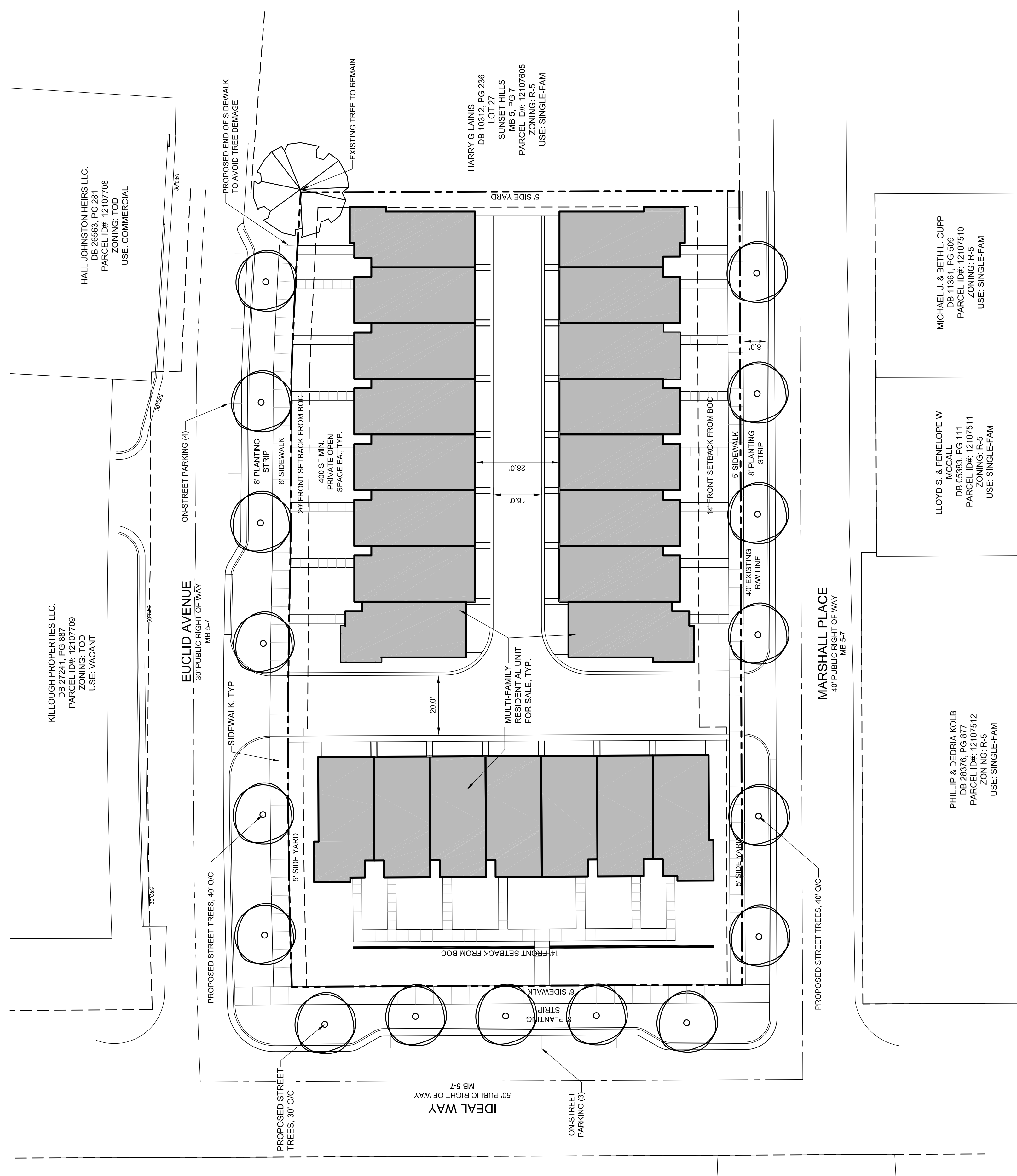
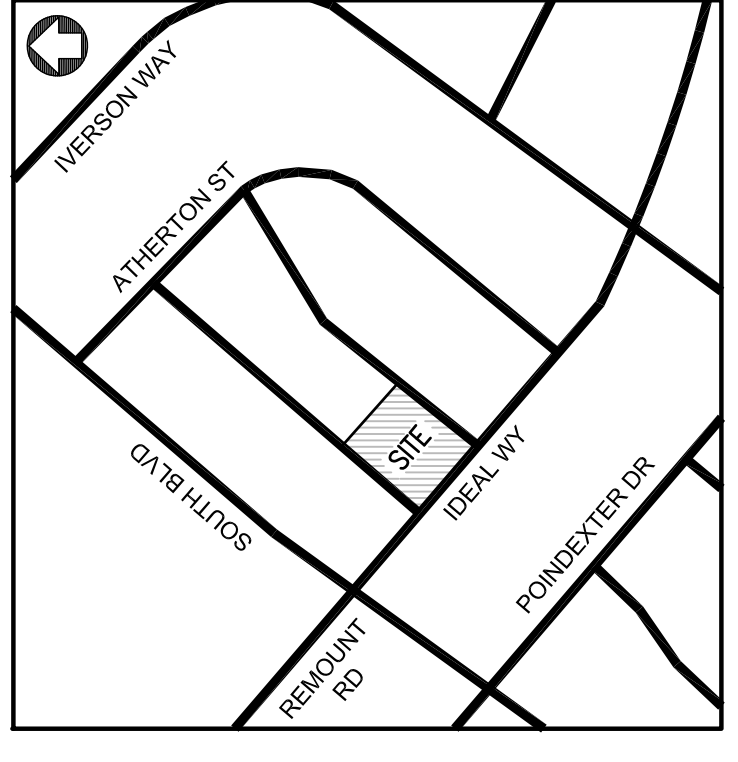
No.	Date	By	Description

IDEAL WAY TOWNHOMES
 IDEAL WAY & EUCLID AVENUE
 CHARLOTTE, NC
 REZONING PETITION: 2013-XXX

SCHEMATIC
 SITE PLAN

seals

Project Manager: MDL
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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

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

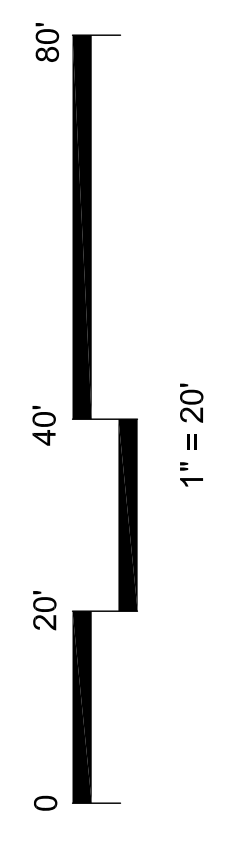
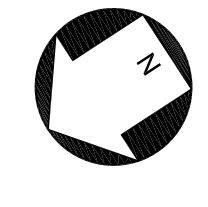
THOMAS GIBSON
 DB 20207, PG 387
 PARCEL ID#: 12107512
 ZONING: R-5
 USE: SINGLE-FAM

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

LLOYD S. & FENELOPE W.
 DB 06393, 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

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



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REVISIONS:

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