

P:\2014 Jobs\14003 - Endhaven Townhomes Weekley\CAD\14003 REZONE BASE.dwg

DEVELOPMENT DATA:	
TAX PARCEL ID:	22324248, 22324247, 22324246
EXISTING SITE AREA:	±5.5 AC
EXISTING ZONING:	R-3
PROPOSED ZONING:	UR-2 (CD)
PROPOSED USE:	Single-Family attached (For Sale)
UNITS PROPOSED:	45 Units
DENSITY PROPOSED:	8.2 UNITS / AC
FRONT YARD:	14' from Right-of-Way
MIN. SIDE YARD:	5'
REAR YARD:	10'
MAX. FAR:	1.0
PROPOSED BUILDING HEIGHT:	40' Max.
PARKING REQUIRED:	Min.= 1 Per Unit; Max.= 2 Per Unit
PARKING PROVIDED:	2 Car attached garage at each unit
TREE SAVE REQUIRED:	5.5 Ac X 15% = 0.825 Ac
WASTE MANAGEMENT:	ROLLOUT CONTAINER

Endhaven Lane Development Standards

General Provisions.

- 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 6.2 of the Zoning Ordinance.
- 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.
- 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 accessory uses as are permitted in the UR-2 district.

Transportation

- The site will have access via a driveway connection to Endhaven Lane at a location prescribed by CDOT as generally identified on the concept plan for the site.
- Parking areas, including parking spaces in garages and on street parking, are generally indicated on the concept plan for the site.
- The Petitioner will install a mid-block pedestrian crossing along the project's frontage on Endhaven Lane at a location to be determined by CDOT during the permitting phase.

Architectural Standards

The development of the site will be governed by the district regulations of the Zoning Ordinance for the UR-2 district. 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. Each residential unit will provide for a front loaded 2-car garage and the garage doors will be within 7' or more than 20' from the back of curb. 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. The buildings finishes will include brick, stone and/or other masonry products and Hardy Plank or other similar durable siding materials. No vinyl will be used as siding material. No expanses of blank wall exceeding 20 feet in length will be permitted for all end units that have a side along Endhaven Lane. Trash and recycling will be provided by individual roll-out containers.

Streetscape and Landscaping

Reserved

Environmental Features

The location, size, and type of storm water management systems depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points. Storm water and water quality facilities will be designed as part of the overall site landscaping plan.

Parks, Greenways, and Open Space

Reserved

Fire Protection

Reserved

Signage

Reserved

Lighting

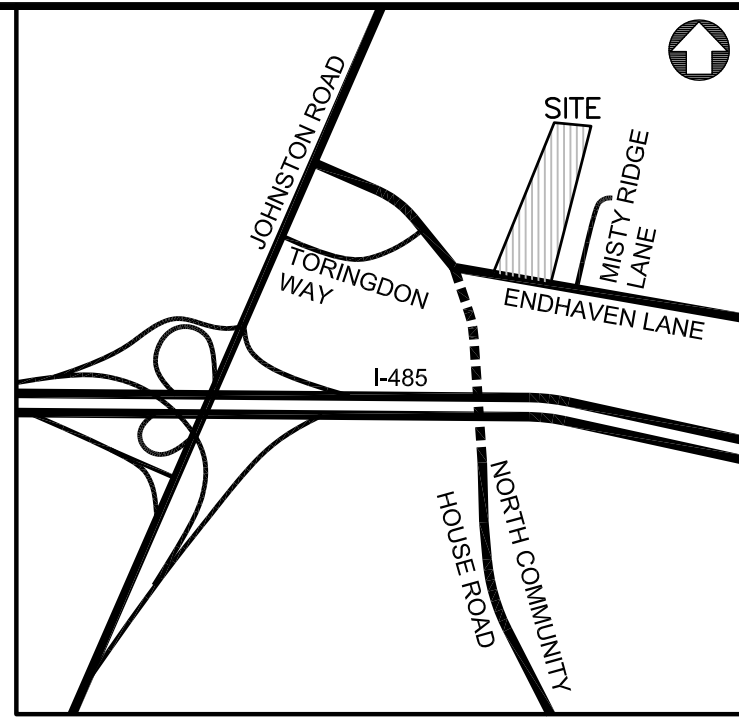
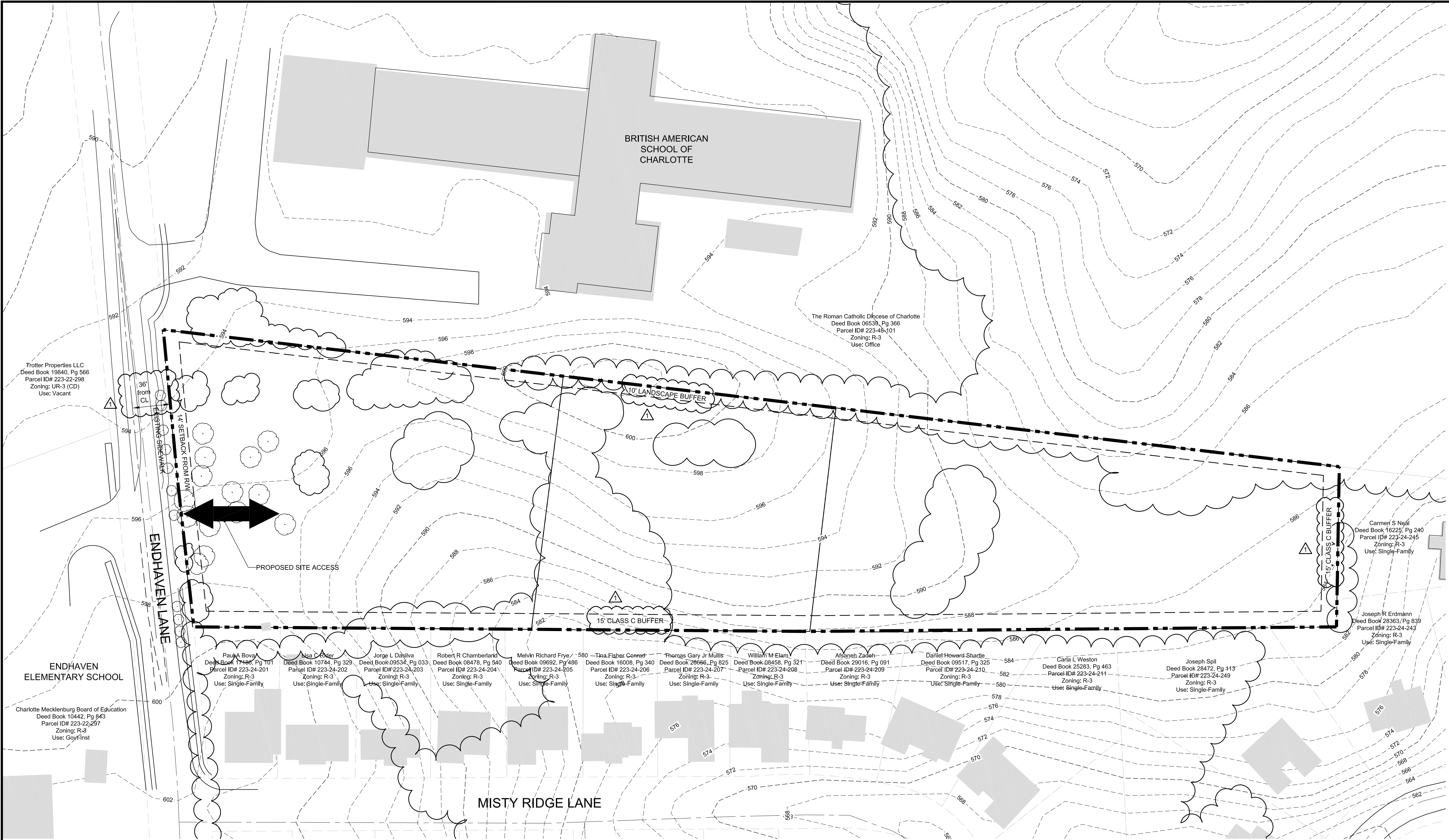
- Freestanding lighting on the site will utilize full cut-off luminaries.

Phasing

Reserved

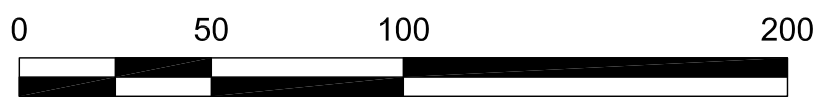
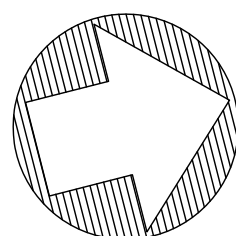
Initial Submission- 8-25-14, 1.0

Revised per staff comments- 10-17-14, 1.1



VICINITY MAP
(NOT TO SCALE)

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



REVISIONS:

No.	Date	By	Description
1	10/20/14	PGJ	Per Staff Comments

TECHNICAL DATA SHEET



CORPORATE CERTIFICATIONS
NC PE: C-2930 NC LA: C-253
SC ENG: NO. 3599 SC LA: NO. 211

Project Manager: MDL

Drawn By: MDL

Checked By: MDL

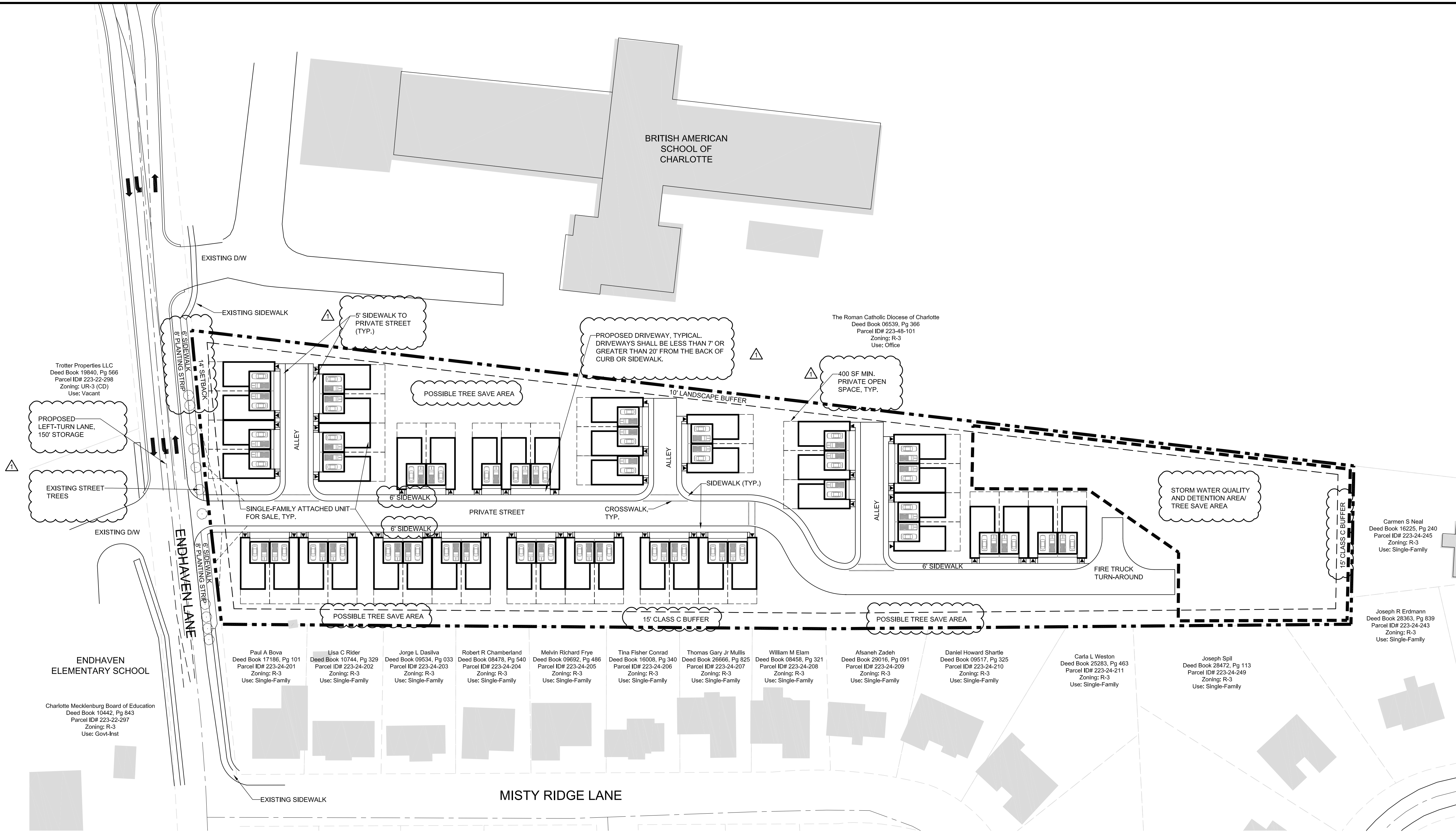
Date: 8/25/14

Project Number: 14003

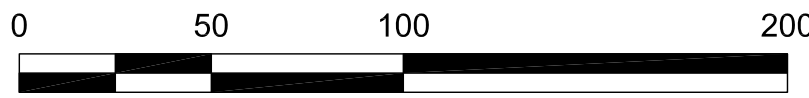
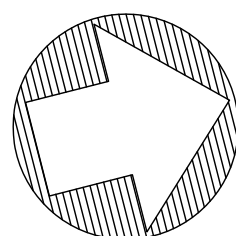
Sheet Number:

RZ-1

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SCALE: 1"=50'

REVISIONS:

No.	Date	By	Description
1	10/20/14	PGJ	Per Staff Comments

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SC ENG: NO. 3599 SC LA: NO. 211

Project Manager: MDL

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Date: 8/25/14

Project Number: 14003

Sheet Number:

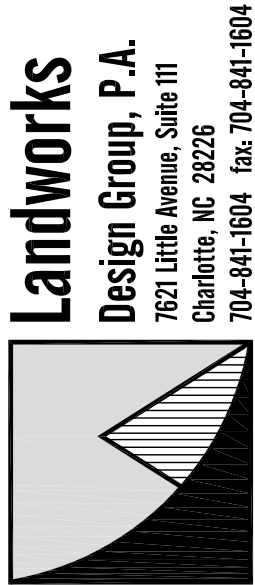
RZ-2

SHEET # 2 OF 3

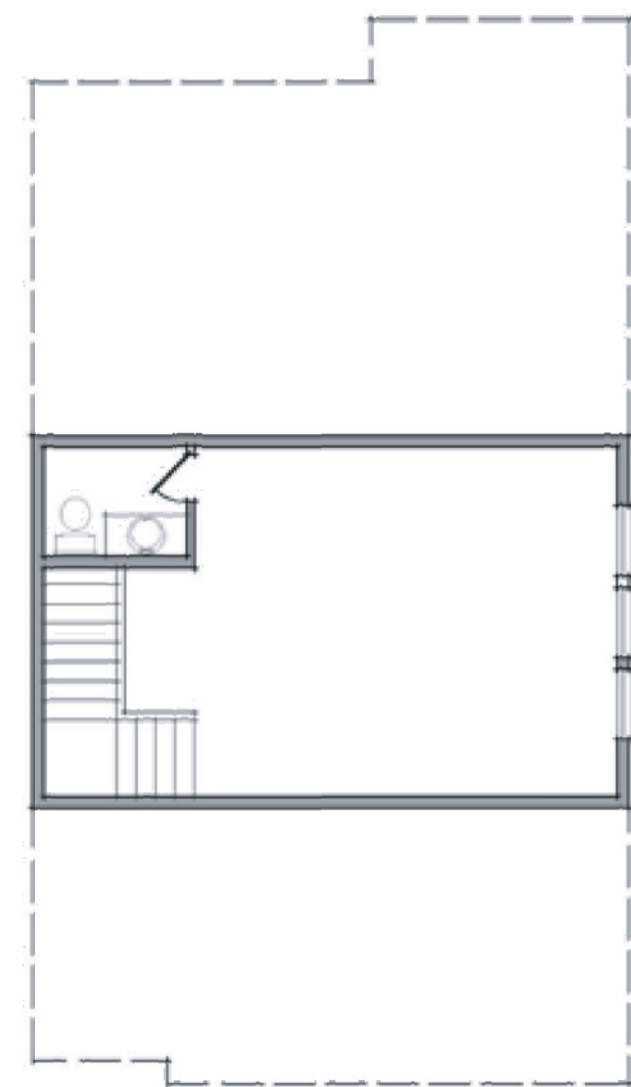


SCHEMATIC
SITE
PLAN

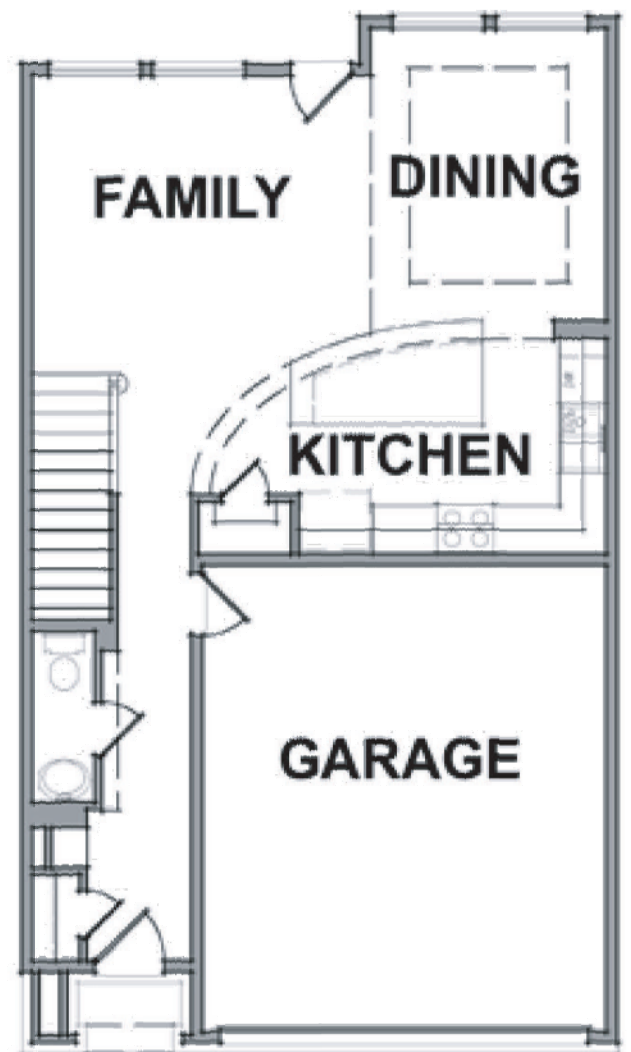
ENDHAVEN TOWNHOMES
WEEKLEY HOMES, LP
CHARLOTTE, NC
REZONING PETITION: 2014-103



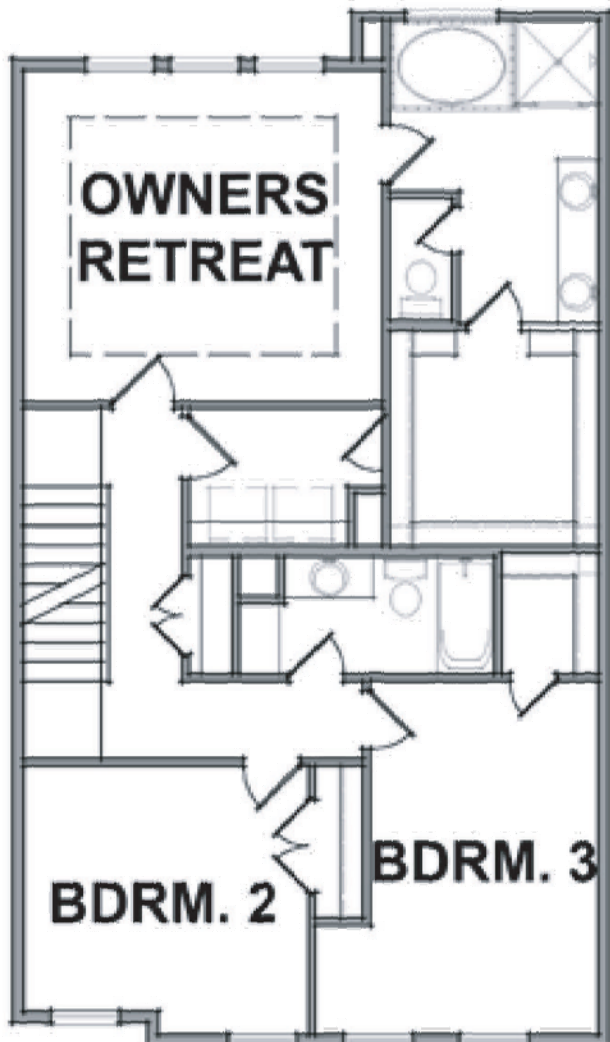
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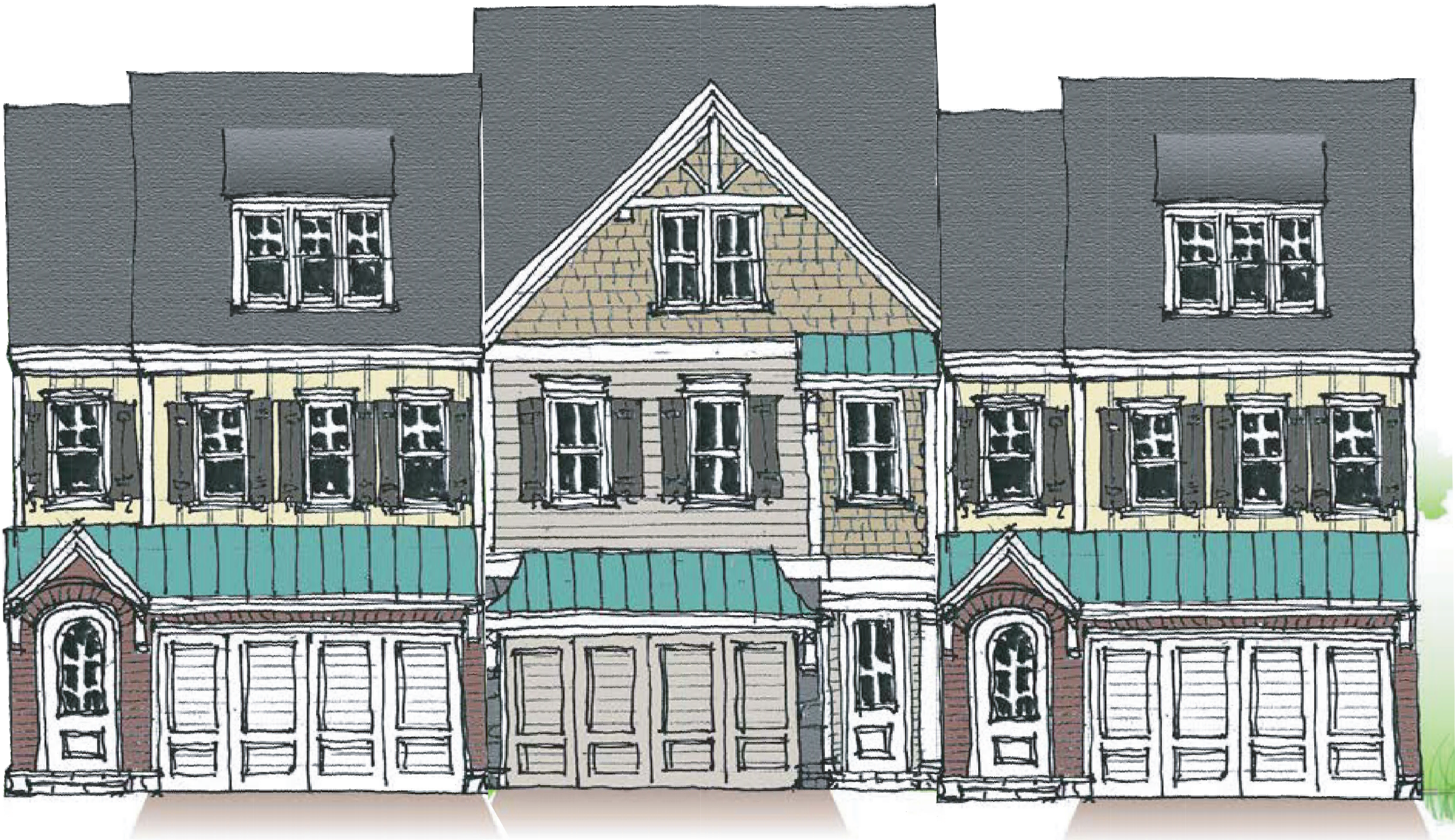
OPT. BONUS ROOM



FIRST FLOOR



SECOND FLOOR



CHARLOTTE, NC

ENDHAVEN

David Weekley Homes

This Plan Is A Preliminary Design.
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REVISIONS:			
No.	Date	By	Description
1	10/20/14	PGJ	Per Staff Comments - Added Sheet

Landworks
Design Group, P.A.
7621 Little Avenue, Suite 111
Charlotte, NC 28226
704-541-1604 fax: 704-541-1604

ENDHAVEN TOWNHOMES
WEEKLEY HOMES, LP
CHARLOTTE, NC
REZONING PETITION: 2014-103

BUILDING
ELEVATIONS

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Checked By: MDL
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Sheet Number:

RZ-3

SHEET # 3 OF 3