

REZONING SUMMARY

PETITIONER:	HOPPER COMMUNITIES 228 EAST KINGSTON AVENUE CHARLOTTE, NC 28203
PROPERTY OWNER:	NEW BETHEL CHURCH MINISTRIES 1520 LITTLE ROCK ROAD CHARLOTTE, NC 28214
REZONING SITE AREA:	4.5548 ACRES ±
TAX PARCEL #:	071-017-16, 071-017-20 071-017-10, 071-017-08
EXISTING ZONING:	UR-3 (CD), UR-3 PED-0 & R-8
PROPOSED ZONING:	UR-3 PED-0 & UR-3 PED-0 S.P.A.
EXISTING USE:	VACANT
PROPOSED USE:	ATTACHED SINGLE FAMILY
NUMBER OF UNITS:	85 UNITS ±
PROPOSED DENSITY:	18.66 DU/A
PROPOSED FAR:	PER ORDINANCE STANDARDS
MINIMUM SETBACK:	PER ORDINANCE STANDARDS
OPEN SPACE:	PER ORDINANCE STANDARDS
TREE SAVE:	PER ORDINANCE STANDARDS.
MAX. BUILDING HEIGHT:	45.00 FEET



ColeJenest & Stone

Shaping the Environment
Realizing the Possibilities

Land Planning
Landscape Architecture
Civil Engineering
Urban Design

200 South Tryon Street, Suite 1400
Charlotte, North Carolina 28202
P: 704.376.1555 F: 704.376.7851
www.colejeneststone.com

HOPPER COMMUNITIES

229 East Kingston Avenue
Charlotte, North Carolina 28203

200 WESLEY HEIGHTS WAY TOWNHOMES

200 Wesley Heights Way
Charlotte, NC 28208

REZONING PLAN

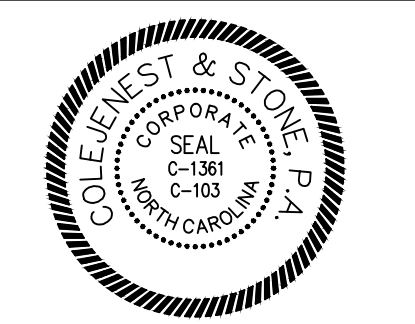
Project No.
4384.00

Issued
11/20/15

Petition Number
2016-026

Revised

01/15/16 - PER CITY OF CHARLOTTE COMMENTS
02/18/16 - PER CITY OF CHARLOTTE COMMENTS
03/24/16 - PER CITY OF CHARLOTTE COMMENTS
04/08/16 - PER CITY OF CHARLOTTE COMMENTS

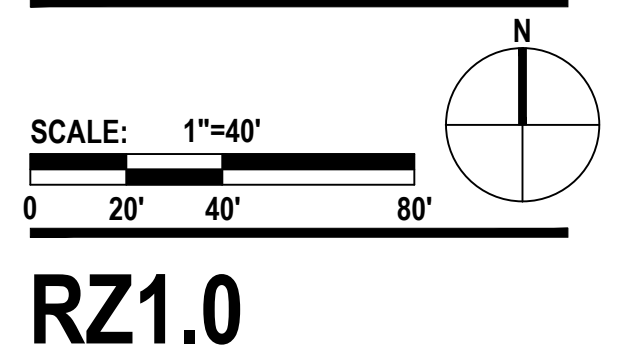


SEE SHEET RZ1.1 FOR DEVELOPMENT NOTES

SEE SHEET RZ1.2 FOR AND ELEVATIONS



- CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAG MEN, ETC. AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
- ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS.
- SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMENDED.



RZ1.0

The drawings, the project manual and the design shown thereon are instruments of ColeJenest & Stone, P.A., The reproduction or unauthorized use of the documents without consent of ColeJenest & Stone, P.A. is prohibited.

ColeJenest & Stone, P.A. 2015 ©

