Tryon Hills Multi-Family
Rezoning Petition No. 2017-041

Site Access

Setback Along Catalina Ave.: 10' from back of future sidewalk

Setback Along Pine St.: 30' from existing back of curb

Setback Along 35th St.: 20' from future back of curb; stoops may encroach up to 4' into the setback (transition zone).

Setback Along Poplar St.: 20' from future back of curb; stoops may encroach up to 4' into the setback (transition zone).

Approving Date: May 16, 2017

Approved by City Council

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Technical Data Sheet

Charlottesville, VA 22903

Acreage: ± 12.67 acres gross
± 11.26 acres net (after removing existing R/W for 25th and Pine)

Existing Uses: Vacant

Proposed Uses: Residential dwelling units as permitted by right and under prescribed conditions together with accessory uses as allowed in the UR-2 zoning district (as more specifically described and restricted below in Section 3).

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Site Development Data

Sheet #: 1

Scale: 1" = 60'

Project #: 1016414

Дата: 03.13.17

Комментарии персонала: 3.13.17

Комментарии персонала: 4.24.17

Зонирование: RZ-1
Facade Composition
Access, Buffers, Screening, Open Space and Pedestrian Circulation. Lighting:

Solid Waste Areas:
General Provisions:

1. Development Areas. The Petitioner may post a bond for any improvements not completed at the time a certificate of occupancy is issued for Development Area C.1, or Development Area B and C if constructed as part of the development of these zones. The regulations established under the Ordinance for the UR-2 zoning classification shall govern all development taking place on the Site.

2. Facade Composition

- Maximum Building Height:
- Acreage:
- Parking:
- Existing Uses:

3. Site Development Data:

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a. Adjacent Carolina Avenue within Development Area C.1 only if carefully designed and located so as to be consistent with the design of the adjacent buildings.

b. Trees located in the City of Charlotte public street right-of-way are protected by the Tree Ordinance; Landscape Management Fund must be contracted before any development of the Site occurs. No permits will be issued until the Landscape Management Fund has been funded.

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Access, Buffers, Screening, Open Space and Pedestrian Circulation:

- Arias are the Site from Carolina Avenue, W. 24th St, W. 26th St, 4th St and P. Street.
- The number location of access points will be determined by the final development approved project plan.
- All vehicular entries will be provided with landing along the frontage on the Site. No driveways will be provided into the Site.
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