TRYON HILLS MULTI-FAMILY REZONING PETITION No. 2017-041

DATE: 3.13.17

DESIGNED BY: 4.24.17

DRAWN BY: 5.09.17

CHECKED BY:

Q.C. BY:

SHEET #:

SCALE:

PROJECT #:

CHARLOTTE

TRYON HILLS

PARTNERS, LLC

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SITE LEGEND

SITE DEVELOPMENT DATA

ACREAGE: ± 12.67 ACRES GROSS

± 11.26 ACRES NET (AFTER REMOVING EXISTING R/W FOR 25TH AND PINE)

TAX PARCEL #S:

EXISTING ZONING:

I-1, R-22MF and R-5

PROPOSED ZONING:

UR-2(CD)

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).
extension (adjacent to tax parcel #079-099-05) a sidewalk will not be constructed due to insufficient right-of-way.

- The certificate of occupancy is issued.

iii. C.

c. For the areas defined by the Ordinance, the regulations established under the Ordinance for the UR-2 zoning classification shall govern all development taking place on the Site.

Access to the Site will be from Catalina Avenue, W. 24th Street, W. 25th Street, N. Pine, and N Poplar Street. The Petitioner shall provide all the number and location of utilities to the City of Charlotte Utilities Department ("Petitioner") ("City") in accordance with a development of a sustainable community on the approximately 1.1 acres generally located between Catalina Ave. and N: Regular street width between W 24th and W 25th Streets in Charlotte (the "Site").

- The Petitioner shall provide for facility to allow or deny alterations or modifications to the public right-of-way of the Development Site/Plan in accordance with the City of Charlotte Utilities Department ("Public Right of Way") and the City of Charlotte Utilities Department/Plan.

- It shall not and materially change the overall site plan drawing on the Planning maps.

- The Planning Department will determine if ever minor modifications are allowed by the plan and, if it is determined that the alterations do not meet the criteria described above, the Petitioner shall follow the plan's Administrative Process for Addendum modifications on all the Site/Plan.

- All development that may be constructed on the comfort of the Site/Plan shall provide all the facilities the Petitioner shall provide all the facilities to the City of Charlotte Utilities Department ("Public Right of Way") and the City of Charlotte Utilities Department/Plan.

- A. Up to 113 residential development units may be constructed on the Site.

- B. Along Catalina Avenue within Development Area C-1 only, any newly established or existing driveways may be constructed as an a B-2 development area, a maximum of 90 feet in length and 12 feet in width.

- All development shall be connected to the Street network subject to grade A. Standards (private pavement.

- describing the building.

- Small Site Conditions

- a. The principal buildings and all multi-family residential units on the Site shall set a facade that maintains a building material. The building material used for the facades should not include standard materials in the building. The building materials shall be used for the building of a building that is constructed on the site.

- b. The site plan shall show the location of the principal buildings and all multi-family residential units on the site. The building materials shall be used for the building of a building that is constructed on the site.

- i. The principal buildings shall be multi-family residential units on the site. The building materials shall be used for the building of a building that is constructed on the site.

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