ATTACHED RESIDENTIAL (TOWNHOMES)

50' WATER QUALITY BUFFER
ALLEY
ALLEY
CATALINA AVE.
W 26TH ST.
N POPLAR ST.
W 25TH ST.
W 24TH ST.
N PINE ST.
PUBLIC STREET EXTENSION

CATALINA AVE.: MINOR COLLECTOR CROSS SECTION (17.5' FROM THE EXISTING CENTERLINE)

DEVELOPMENT AREA:
LINEAR PARK ELEMENT/ TREE PRESERVATION

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DEVELOPMENT AREA:
LINEAR PARK ELEMENT/ TREE PRESERVATION

W 26TH ST: LOCAL RESIDENTIAL WIDE CROSS SECTION TO BE PROVIDED

N POPLAR ST: LOCAL RESIDENTIAL WIDE CROSS SECTION TO BE PROVIDED

W 25TH ST: LOCAL RESIDENTIAL WIDE CROSS SECTION TO BE PROVIDED

W 24TH ST: 15' AS MEASURED FROM THE CENTERLINE TO ACCOMMODATE 30' CROSS PAVEMENT

CATALINA AVE. PUBLIC STREET EXTENSION
PLANTING STRIP AND SIDEWALK TO BE PROVIDED ALONG THE PROJECT EDGE

PLANTING STRIP AND SIDEWALK TO BE PROVIDED ALONG THE PROJECT EDGE

SITE LEGEND

- EXISTING PUBLIC STREET CIRCULATION
- PROPOSED CIRCULATION
- BUILDING EDGES
- BUILDING/ PARKING ENVELOPE
- PROPERTY LINE

SECTION - A N.T.S.
II. Conclusions

The Planning Director will determine if each minor modification is allowed per this amended process or, if it is determined that the alteration does not meet the criteria described above, the Petitioner shall follow the Administrative Amendment Process Section 2.207(C) of the Ordinance in each instance, however, subject to the Petitioner’s appeal rights set forth in the Ordinance.

Therefore, the Petitioner hereby requests that the above rezoning application be approved, subject to the Petitioner’s appeal rights set forth in the Ordinance.

In the judgment of the City of Charlotte, the requested alterations to the property will enhance the property and the neighborhood.

I. Environmental

The Ordinance shall comply with the Charlotte City Council approved and adopted Post Construction Construction Standards. The location, size, and type of stormwater management systems established by the Board of Zoning Appeals and the Rezoning Plan shall be reviewed and approved as allowed by Section 6.207 of the Ordinance.

The Ordinance Procedure shall be reviewed and approved as allowed by Section 6.207 of the Ordinance.

The Planning Director will determine if each minor modification is allowed per this amended process. If not, the Petitioner shall follow the Administrative Amendment Process Section 2.207(C) of the Ordinance.

If the Planning Director approves the proposed residential buildings, the Planning Director will determine if each minor modification is allowed per this amended process. If not, the Petitioner shall follow the Administrative Amendment Process Section 2.207(C) of the Ordinance.

If the Planning Director approves the proposed residential buildings, the Planning Director will determine if each minor modification is allowed per this amended process. If not, the Petitioner shall follow the Administrative Amendment Process Section 2.207(C) of the Ordinance.