**Development Summary**

- **Tax Parcel ID #**: 081-121-01 & 081-121-06
- **Total Site Area**: ± 1.16 Acres
- **Zoning**:
  - **Existing**: I-2
  - **Proposed**: UR-2 (CD)
- **Proposed Use**:
  - 2 Quadruplexes (8)
  - Townhomes (15)
- **F.A.R.**:
  - Per Ordinance
- **Parking**:
  - Per Ordinance

**Rezoning Petition #2017-083**

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**Vicinity Map**

- **SEIGLE AVENUE**
- **HARRILL STREET**
- **VAN EVERY STREET**

**Private Open Space**

- Min. 400 SF per unit (typ.)

**Tree Save Area and Natural Vegetative Screening**

- Min. 15% of site

**Private Drive**

- Proposed Private Drive

**Improved Pocket Park Location**

- Front Porches (typ.)

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**Rezoning Site Plan**

**Scale**: 1" = 20'

**Harrill Street**

**CapRock, LLC**

241 Dunavant Street
Charlotte, NC 28203

**URBAN DESIGN PARTNERS**

1318-e6 Central Ave.
Charlotte, NC 28205

urbandesignpartners.com

NC BLS Firm No: P-0418
SC CoA No: C-03044

704.334.3303
704.334.3305
General Provisions:

i. The Petitioner will allow a connection to the internal private streets from the three (3) parcels located at the

b. The Petitioner will provide an eight (8) foot planting strip and a six (6) foot sidewalk along the Site's frontage on

--Proposed Uses:

e. A sidewalk connection to Seigle Avenue will not be provided as required by Section 12.529 due to the existing

b. The Petitioner will provide a tree save area and natural vegetative screening along a portion of the Carolina Central

Site Location

Site Development Data:

d. Along the Site's internal private drives sidewalks will be provided on at least one side of the proposed private drive

UR-2 CD zoning district.

Petitioner's appeal rights set forth in the Ordinance.

Elements depicted on the Rezoning Plan are graphic representations of the Development/Site elements proposed.

Section 6.207 of the Ordinance.

These renderings are provided to reflect the architectural style and quality of the buildings to be constructed on the Site.

A maximum building height of three (3) stories and up to 40 feet (roof top terraces and

k. Each unit will be connect via a sidewalk network to the sidewalks located along the Van Every Street and Harrill

s. HVAC and related mechanical equipment will be screened from public view and from view of adjacent properties

h. Townhome buildings shall be limited to five units or less.

b. The location, size and type of storm water management systems depicted on the Rezoning Plan are subject to

h. Usable porches or stoops will form an element of the building design and be located on the front and/or side of

e. The Petitioner will provide an improved pocket park along Van Every Street as generally depicted on the Rezoning

Topography and retaining wall of the Site that will prohibit the installation of this connection.

Uniformly with the Charlotte Design Review Team.

View of the topography and retaining wall of the Site that will prohibit the installation of this connection.

A view of the topography and retaining wall of the Site that will prohibit the installation of this connection.

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m. Volume and don't materially change the overall design intent depicted on the Rezoning Plan.

The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls

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