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:
TOWNHOMES (19)

F.A.R.: PER ORDINANCE
PARKING: PER ORDINANCE

REZONING PETITION #2017-083

Harrill Street
Rezoning Site Plan,
REZONING PETITION #2017-083

Sheet No:

Carolina Central Rail Road right-of-way. The materials and they type of fence to be utilized will be determined.

c. A fence may be provided by the Petitioner to define the private open space for each unit located adjacent to the
    Site.

udp

17-025

will be provided along Harrill Street as generally depicted on the Rezoning Plan. Porches will be allowed to
    at grade.

NO.

Street as generally depicted on the Rezoning Plan. Due to the grade difference between the Site and Seigle

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

c. If the existing retaining wall along the Site's frontage on Seigle Avenue is found to be unstable and has to be
    rebuilt, it will be designed as a structural wall.

c. Decorative pedestrian scale lights will be provided along the internal private drives.

f. Usable porches or stoops will form an element of the building design and be located on the front and/or side of
    principal and accessory buildings. Porches will be allowed to extend from the projecting roof height and be
    staggered along the facade.

d. Each unit will have a one or two car garage.

zoning following: brick, stone, precast stone, precast concrete, synthetic stone, cementitious fiber board, stucco, EIFS,

k. The Petitioner will dedicate via fee simple conveyance any right-of-way indicated to be dedicated on the Rezoning
    Plan.

h. The alignment of the internal vehicular circulation and driveways may be modified by the Petitioner to
    accommodate changes in traffic patterns, parking layouts and any adjustments required for approval by CDOT in
    accordance with applicable published standards.

4. The schematic depictions of the uses, parking areas, sidewalks, structures and
    natural site discharge points.
}

Permitted Uses & Development Area Limitation:

2. Accessory structures and buildings include structures and buildings such as but not limited to; a mail kiosk,
    similar building materials, colors, architectural elements and designs as the principal building located on the Site.


4. Administrative Amendment Process per Section 6.207 of the Ordinance; in each instance, however, subject to the
   requirements of the Development/Site Elements. Therefore, there may be instances where minor modifications will be allowed
   by Section 12.529 of the Ordinance.

Since the project has not undergone the design development and construction phases, it is intended that this


c. The proposed garage doors utilized throughout the Site shall be decorative style doors. The proposed garage

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