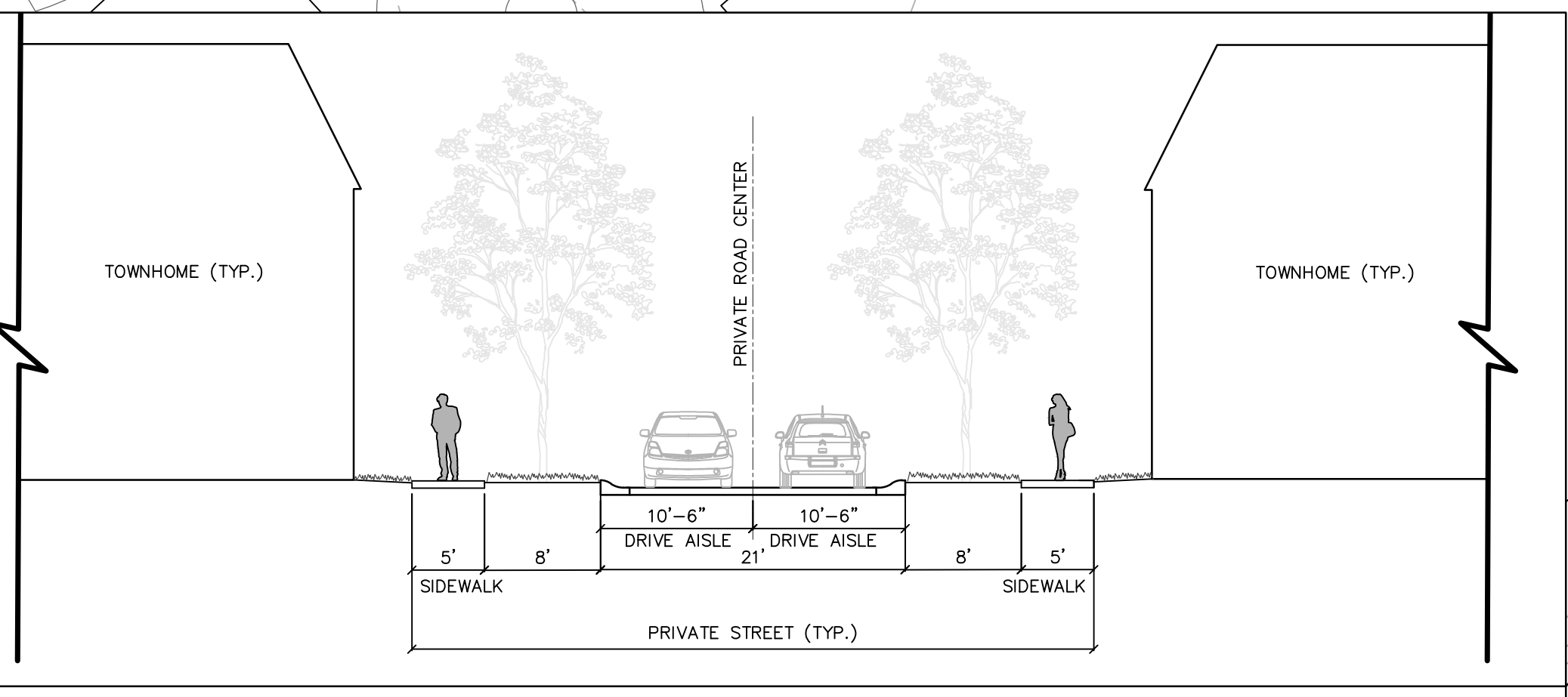


SITE DEVELOPMENT DATA

TOTAL SITE AREA:	±3.63 ACRES
TAX PARCEL #:	211-241-06
EXISTING ZONING:	R-3
PROPOSED ZONING:	UR-2 (CD)
EXISTING USE:	DETACHED SINGLE FAMILY HOME
PROPOSED USE:	SINGLE FAMILY ATTACHED TOWNHOMES
PROPOSED UNITS:	30 UNITS
PROPOSED DENSITY:	±8.26 UNITS PER ACRE
BUILDING HEIGHT:	SHALL MEET ORDINANCE REQUIREMENTS
PARKING PROVIDED:	SHALL MEET ORDINANCE REQUIREMENTS (15% MIN.)
TREE SAVE:	SHALL MEET ORDINANCE REQUIREMENTS

DEVELOPMENT STANDARDS

- GENERAL PROVISIONS.**
- DEVELOPMENT OF THE SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THIS SITE PLAN AND BY THE STANDARDS OF THE CHARLOTTE ZONING ORDINANCE. THE DEVELOPMENT DEPICTED ON THIS PLAN IS INTENDED TO REFLECT THE ARRANGEMENT OF PROPOSED USES ON THE SITE, BUT THE EXACT CONFIGURATION, PLACEMENT, AND SIZE OF INDIVIDUAL SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES AS ALLOWED UNDER THE PROVISIONS OF SECTION 6.2 OF THE ZONING ORDINANCE.
 - THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, SUCH AS THOSE THAT REGULATE STREETS, SIDEWALKS, TREES, BICYCLE PARKING, AND SITE DEVELOPMENT, MAY APPLY TO THE DEVELOPMENT OF THIS SITE. THESE ARE NOT ZONING REGULATIONS, ARE NOT ADMINISTERED BY THE ZONING ADMINISTRATOR, AND ARE NOT SEPARATE ZONING CONDITIONS IMPOSED BY THIS SITE PLAN. UNLESS SPECIFICALLY NOTED IN THE CONDITIONS FOR THIS SITE PLAN, THESE OTHER STANDARD DEVELOPMENT REQUIREMENTS WILL BE APPLIED TO THE DEVELOPMENT OF THIS SITE AS DEFINED BY THOSE OTHER CITY ORDINANCES.
 - THROUGHOUT THIS REZONING PETITION, THE TERMS "OWNER", "OWNERS", "PETITIONER" OR "PETITIONERS," SHALL, WITH RESPECT TO THE SITE, BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNEES OF THE OWNER OR OWNERS OF THE SITE WHO MAY BE INVOLVED IN ITS DEVELOPMENT FROM TIME TO TIME.
- PURPOSE**
- THE PURPOSE OF THIS REZONING APPLICATION IS TO PROVIDE FOR THE DEVELOPMENT OF A TOWNHOME COMMUNITY. TO ACHIEVE THIS PURPOSE, THE APPLICATION SEEKS THE REZONING OF THE SITE TO THE UR-2 (CD) DISTRICT.
- PERMITTED USES**
- USES ALLOWED ON THE PROPERTY INCLUDED IN THIS PETITION WILL BE SINGLE FAMILY ATTACHED DWELLING UNITS AND RELATED ACCESSORY USES AS ARE PERMITTED IN THE UR-2 DISTRICT.
- TRANSPORTATION**
- THE SITE WILL HAVE ACCESS VIA A DRIVEWAY TO REA ROAD AS GENERALLY IDENTIFIED ON THE CONCEPT PLAN FOR THE SITE.
 - PARKING AREAS ARE GENERALLY INDICATED ON THE CONCEPT PLAN FOR THE SITE.
- ARCHITECTURAL STANDARDS**
- THE DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE DISTRICT REGULATIONS OF THE ZONING ORDINANCE FOR THE UR-2 DISTRICT.
- STREETSCAPE AND LANDSCAPING**
- RESERVED
- ENVIRONMENTAL FEATURES**
- RESERVED
- PARKS, GREENWAYS, AND OPEN SPACE**
- RESERVED
- FIRE PROTECTION**
- RESERVED
- SIGNAGE**
- RESERVED
- LIGHTING**
- RESERVED
- STANDING LIGHTING ON THE SITE WILL UTILIZE FULL CUT-OFF LUMINARIES.
- PHASING**
- RESERVED



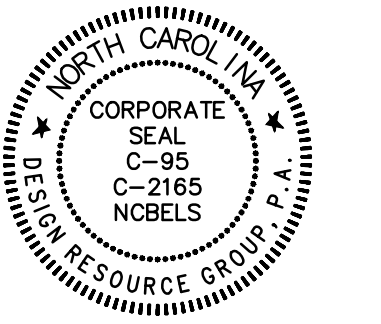
PRIVATE STREET CROSS SECTION (NTS)

SITE PLAN IS SCHEMATIC IN NATURE. SOME VARIATION TO PLAN MAY OCCUR IN FINAL DESIGN BUT SHALL MEET THE OVERALL INTENT OF THIS PLAN AND SHALL COMPLY WITH THE APPLICABLE ORDINANCE REQUIREMENTS



LANDSCAPE ARCHITECTURE
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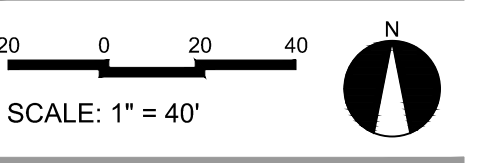
REZONING PETITION
FOR PUBLIC HEARING
2017-XXX

REZONING PETITION

REAR ROAD SITE
CHARLOTTE, NC

DAVID WEEKLEY HOMES - CHARLOTTE DIVISION
11430 NORTH COMMUNITY HOUSE ROAD, SUITE 275
CHARLOTTE, NC
704-972-4205

SCHEMATIC SITE PLAN



PROJECT #: 498-004
DRAWN BY: NB
CHECKED BY: NB

JUNE 19, 2017

REVISIONS: