

VICINITY MAP

Development Standards

A. General Provisions

- These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Matthew Goggin ("Petitioner") to accommodate the development of two single family attached (duplex) residential units on that approximately 0.364-acre site located on the east side of Westfield Road, south of the intersection of Westfield Road and Lynwood Drive, which site is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel No. 151-142-02.
- Development of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance").
- Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the R-8 zoning district shall govern the development and use of the Site.
- Future amendments or modifications to the Rezoning Plan and/or these Development Standards may be applied for by the then owner or owners of the Site in accordance with the provisions of Chapter 6 of the Ordinance. Alterations or modifications to the Rezoning Plan are subject to Section 6.207 of the Ordinance.

B. Permitted Uses

- The Site may be devoted only to a maximum of 2 for sale attached (duplex) dwelling units and to any incidental and accessory uses relating thereto that are allowed in the R-8 zoning district.

C. Transportation

- Vehicular access to the Site shall be as generally depicted on the Rezoning Plan. The placement and configuration of the vehicular access point is subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required for approval by the Charlotte Department of Transportation.
- The Petitioner will provide an 8' wide planting strip and 6' wide sidewalk along Westfield Road as depicted on the Site Plan.
- The Petitioner will provide a 2' wide sidewalk/utility easement as measured from the back of proposed sidewalk.

D. Architectural Standards

- The maximum height of the proposed dwelling units may be a maximum of 40 feet.
- Each unit will include a fully enclosed 2-car garage.
- For sale attached units will include 400 square feet of private open space per subplot in accordance with Section 9.406 of the Ordinance.

E. Streetscape/Landscaping

Reserved

F. Environmental Features

Reserved

G. Lighting

- All freestanding lighting fixtures installed on the Site (excluding lower, decorative lighting that may be installed along the driveways and sidewalks and landscaping lighting) shall be fully capped and shielded and the illumination downwardly directed so that direct illumination does not extend past any property line of the Site.
- Any lighting fixtures attached to the buildings to be constructed on the Site shall be decorative, capped and downwardly directed.

H. Binding Effect of the Rezoning Documents and Definitions

- If this Rezoning Petition is approved, all conditions applicable to the use and development of the Site imposed under these Development Standards and the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.
- Throughout these Development Standards, the term "Petitioner" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Petitioner or the owner or owners of the Site from time to time who may be involved in any future development thereof.
- Any reference to the Ordinance herein shall be deemed to refer to the requirements of the Ordinance in effect as of the date this Rezoning Petition is approved.

DEVELOPMENT SUMMARY

TAX PARCEL ID: 15114202

TOTAL SITE AREA: ±0.364 ACRES

ZONING:
EXISTING: R-4
PROPOSED: R-8(CD)

PROPOSED USE: SF ATTACHED (DUPLX)

DENSITY: 5.5 DUA

OPEN SPACE:
REQUIRED: 50% OF SITE (0.182 ACRES)
PROVIDED: ±0.21 ACRES

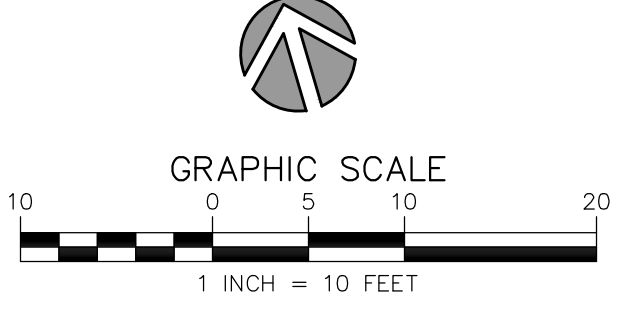
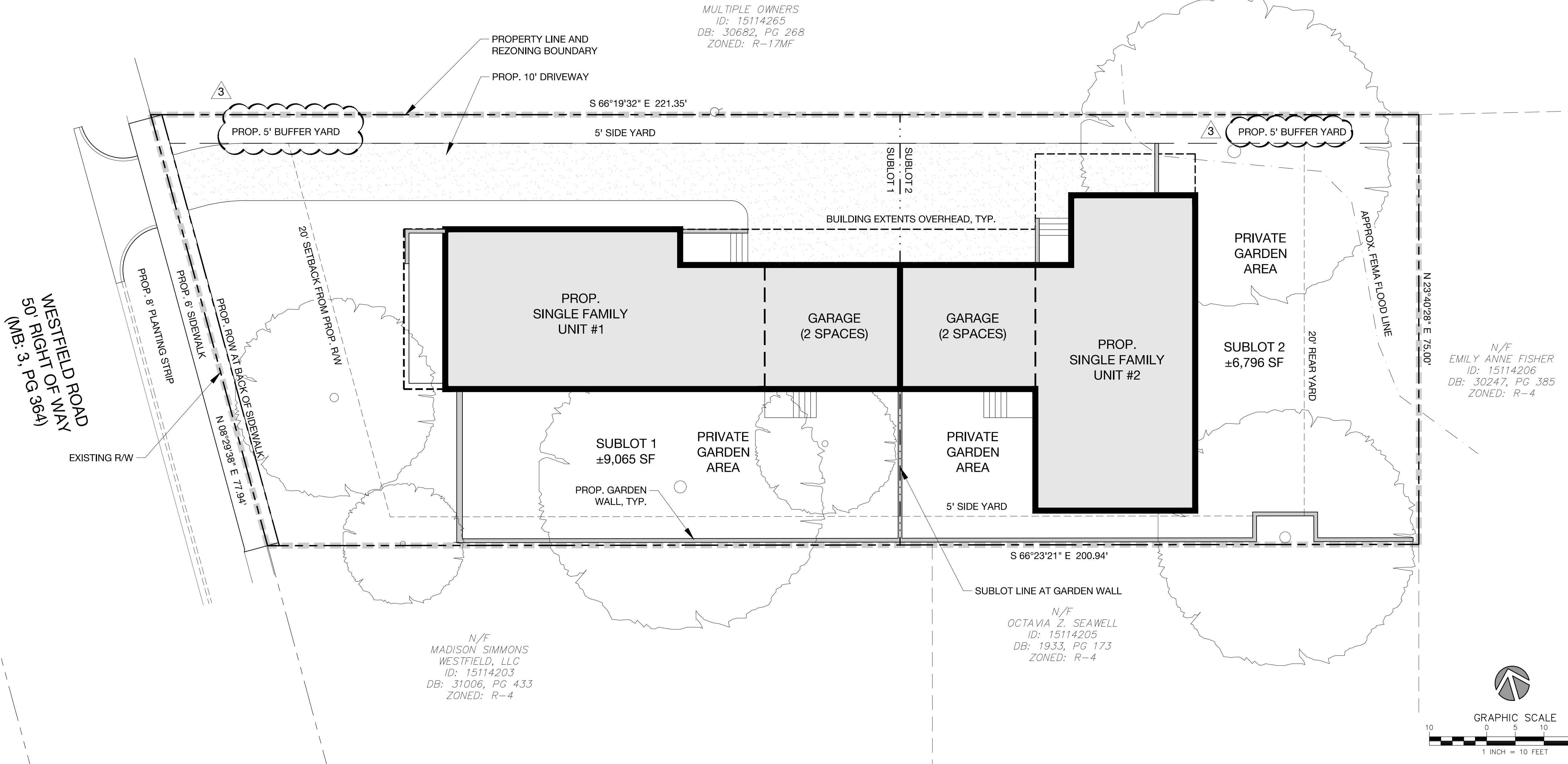
PARKING:
REQUIRED: MIN. 1, MAX. 2 SP/UNIT
PROVIDED: 2 SPACES PER UNIT



1318-e6 central ave. p 704.334.3303
charlotte, nc 28205 f 704.334.3305
urbandesignpartners.com
ncbels firm no: P-0418
sc cda no: C-03044

Height Design & Build

2820 Selwyn Ave #720
Charlotte, North Carolina 28209



2921 Westfield Rd

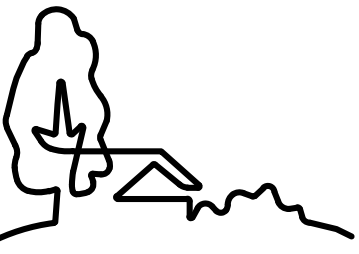
Rezoning Site Plan
Charlotte, North Carolina

NO.	DATE	BY	REVISIONS:
1	08/28/17	UDP	PER CITY COMMENTS
2	12/18/17	UDP	PER COMMENTS & AMENDED APP.
3	01/16/18	UDP	PER CITY COMMENTS

Project No: 17-062
Date: 08/28/2017
Designed by: udp
Drawn by: udp
Scale: 1"=10'
Sheet No:

RZ-1.0

REZONING PETITION #2017-136

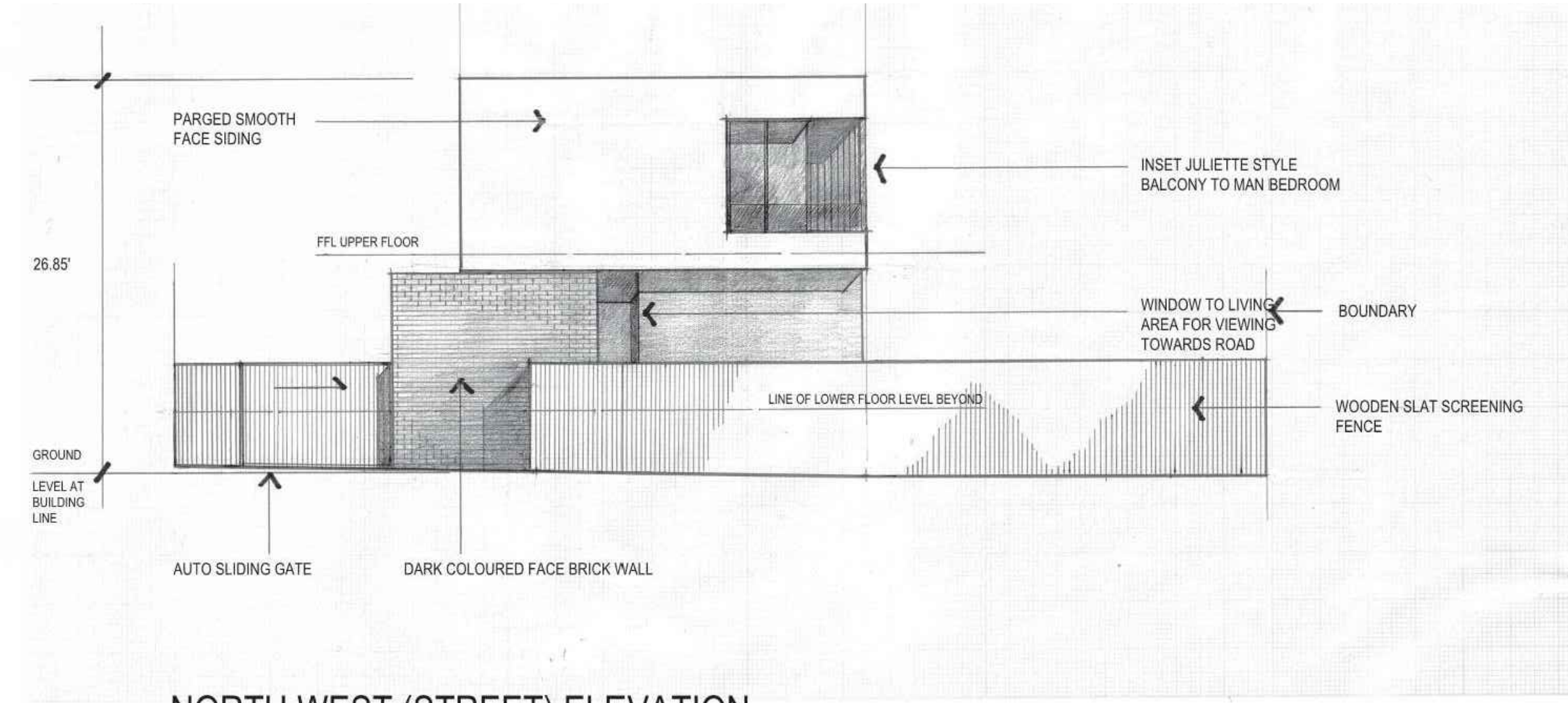


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PARTNERS**

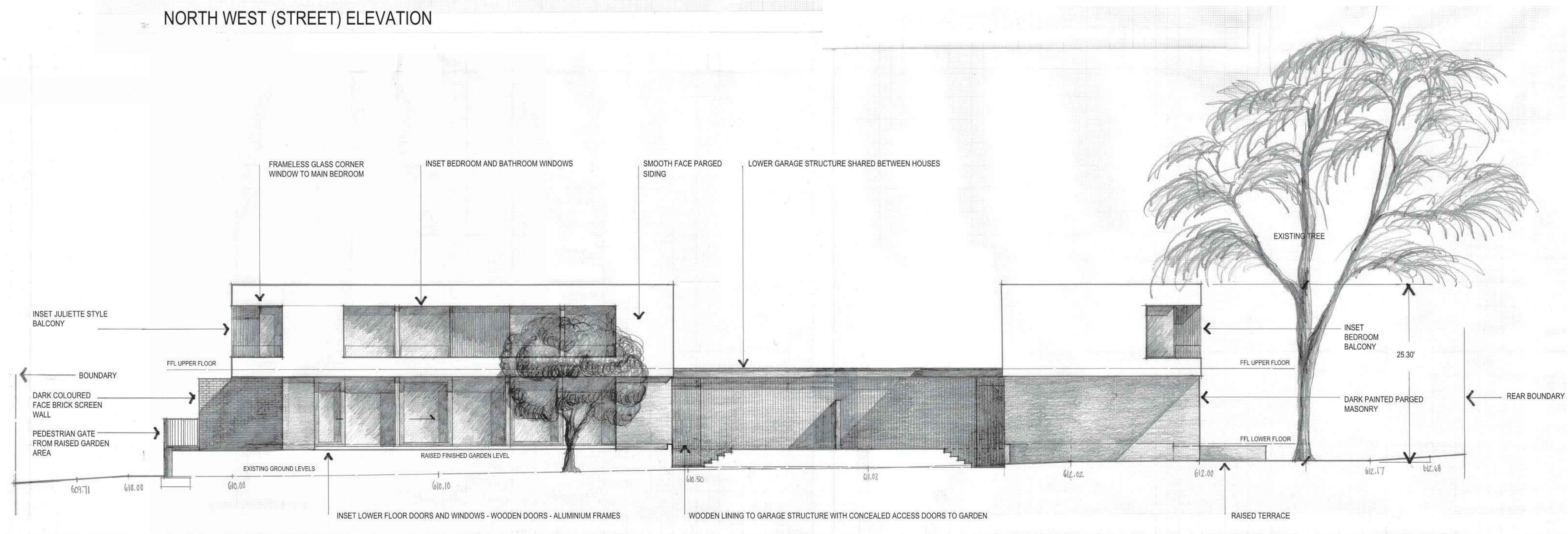
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NORTH WEST (STREET) ELEVATION



SOUTH WEST ELEVATION

2921 Westfield Rd

Rezoning Building Elevations

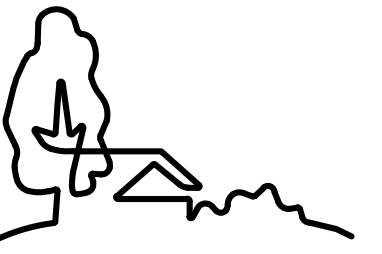
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REZONING PETITION #2017-136

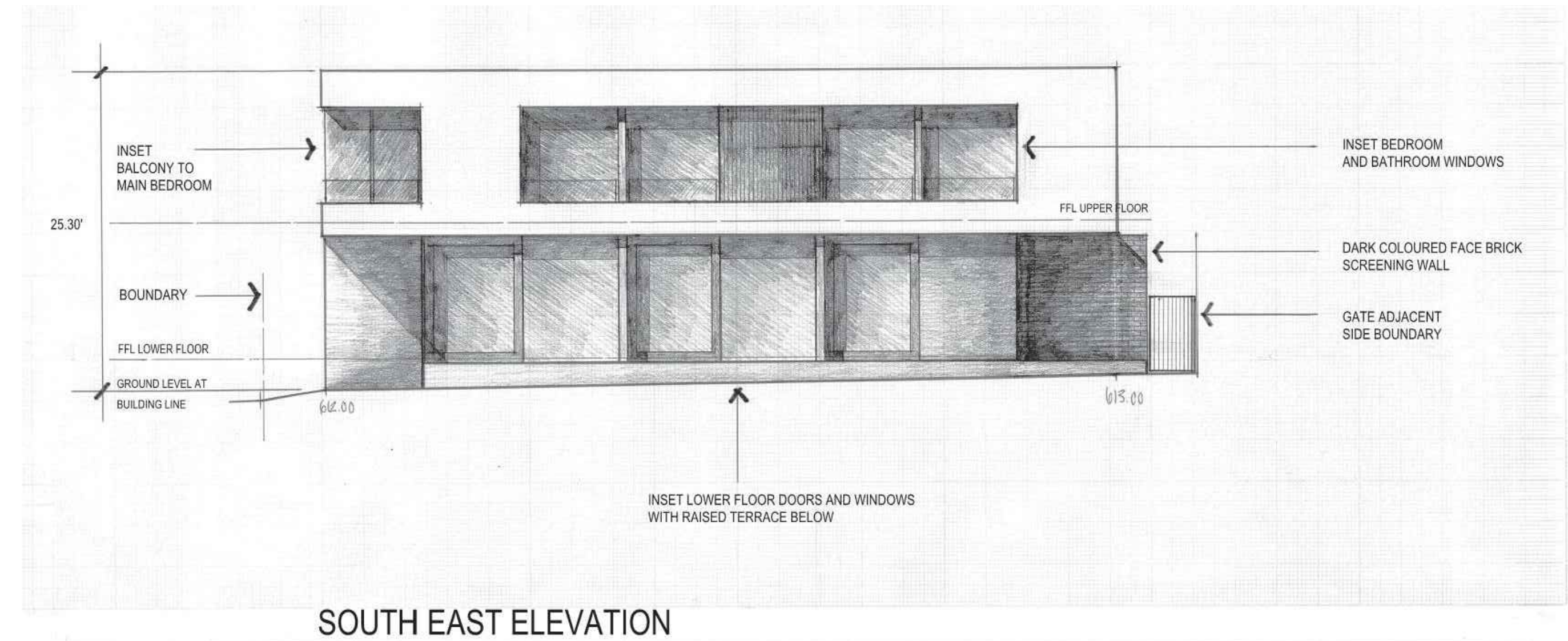


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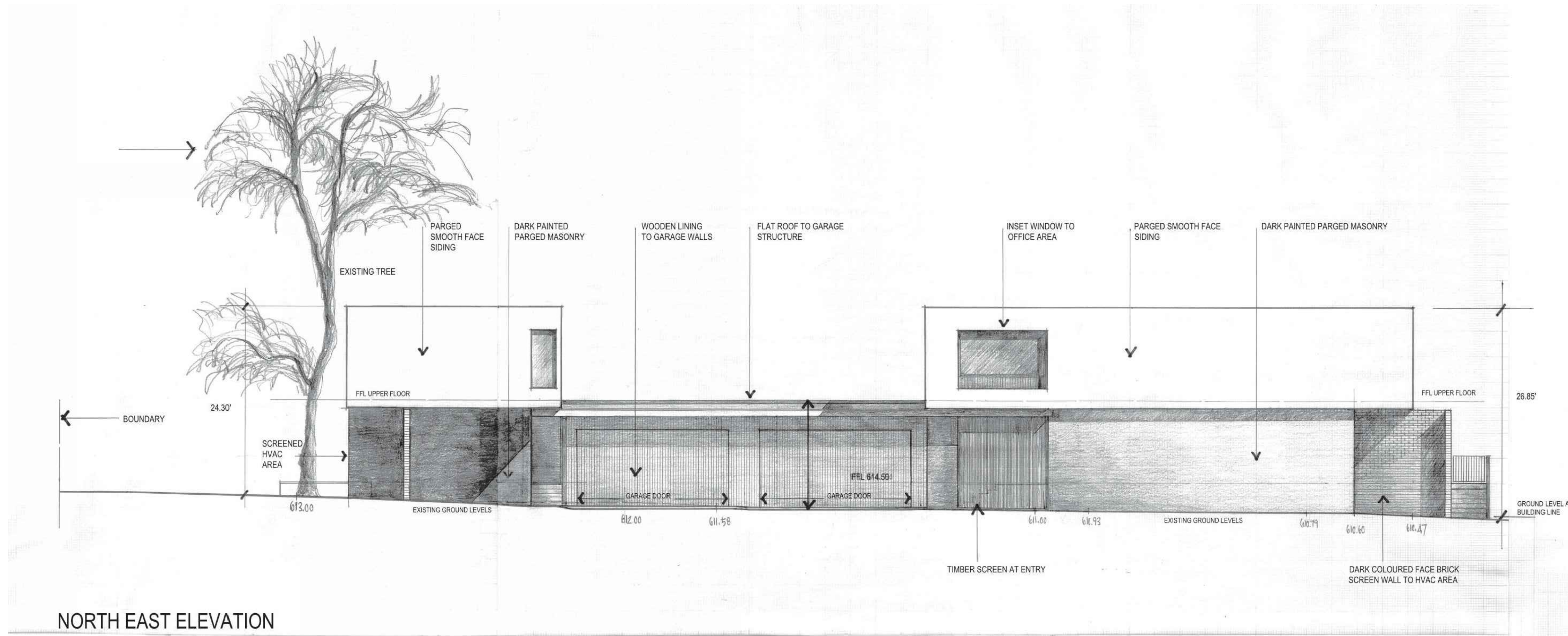
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SOUTH EAST ELEVATION



NORTH EAST ELEVATION

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