

REZONING PETITION

FOR PUBLIC HEARING

2017-186

REZONING DOCUMENT

WILMORE TOWNHOME SITE  
CHARLOTTE, NC

THE DRAKEFORD COMPANY  
1914 BRUNSWICK AVENUE, SUITE 1A  
CHARLOTTE, NC 28207

SCHEMATIC  
SITE PLAN

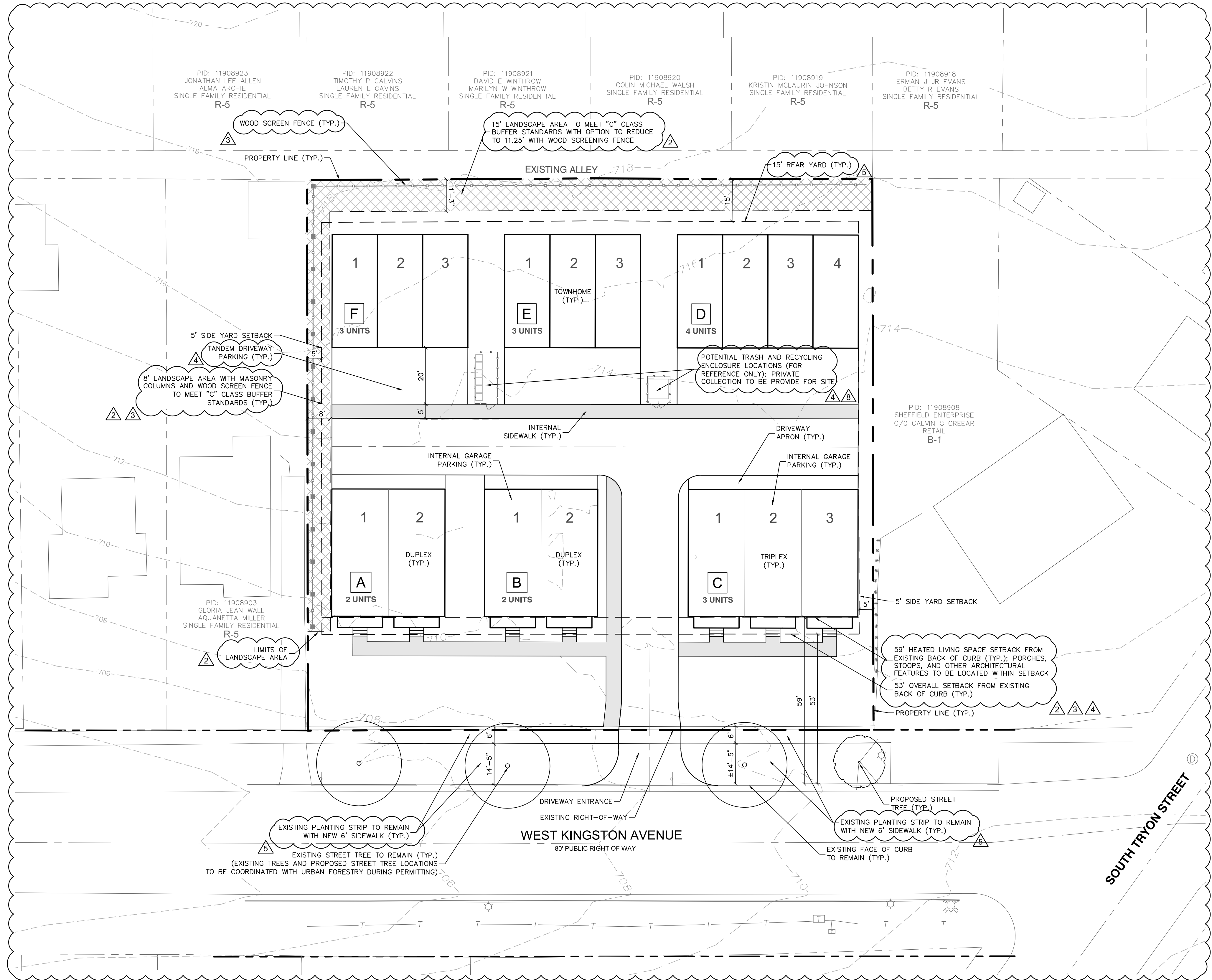
SCALE: 1"=20'

PROJECT #: 090-026  
DRAWN BY: BMS  
CHECKED BY: NB

NOVEMBER 27, 2017

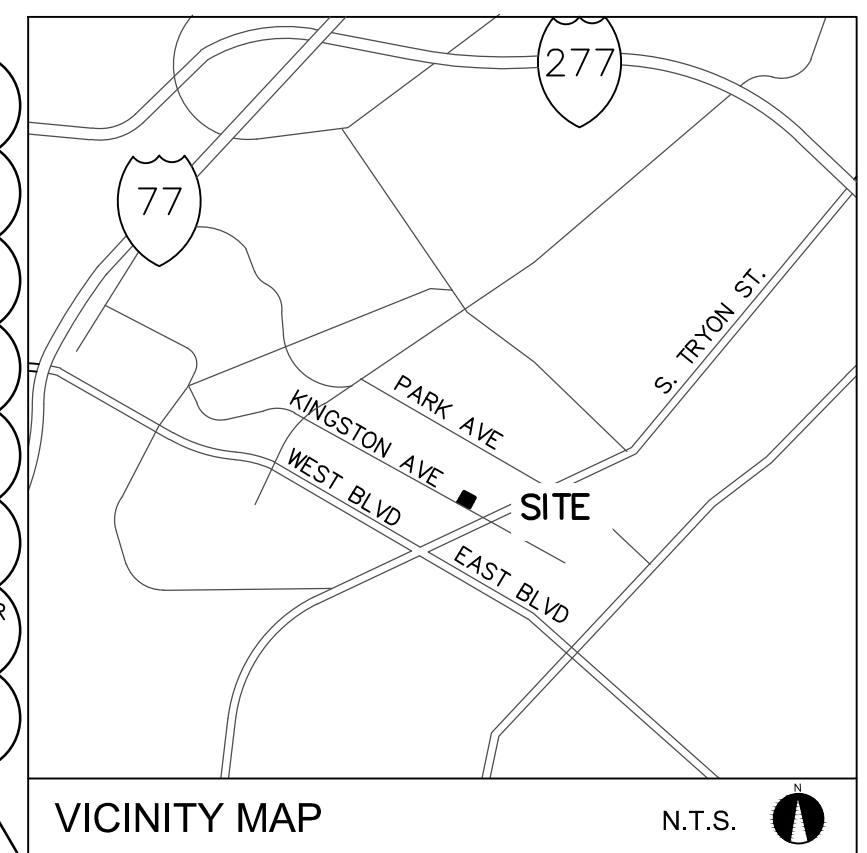
- REVISIONS:
- 1. 02/12/18 - PER SITE PLAN UPDATES
  - 2. 03/28/18 - PER SITE PLAN UPDATES
  - 3. 05/14/18 - PER SITE PLAN UPDATES
  - 4. 08/10/18 - PER SITE PLAN UPDATES
  - 5. 12/20/18 - PER SITE PLAN UPDATES
  - 6. 02/18/19 - PER SITE PLAN UPDATES
  - 7. 03/05/19 - PER SITE DATA UPDATES
  - 8. 04/02/19 - PER SITE PLAN UPDATES

RZ1.0



**SITE DEVELOPMENT DATA**

SITE AREA: ±0.89 AC. (±38,935 SF)  
 TAX PARCEL ID #: 11908904, 11908905, 11908906 AND 11908907  
 EXISTING ZONING: R-22 MF  
 PROPOSED ZONING: UR-2(CD)(HD) 5 YEARS VESTED RIGHTS  
 EXISTING USE: ATTACHED MULTIFAMILY  
 PROPOSED USE: SINGLE FAMILY ATTACHED TOWNHOMES, TRIPLEX, AND DUPLEX UNITS  
 PROPOSED UNITS: UP TO 10 TOWNHOMES  
 UP TO 7 TOTAL TRIPLEX/DUPLEX UNITS  
 17 TOTAL UNITS  
 DENSITY PROPOSED: ±19.10 UNITS PER ACRE  
 BUILDING HEIGHT: 38' HT. MAX. OR MAX. HEIGHT ALLOWED PER CHARLOTTE HISTORIC DISTRICT COMMISSION (UP TO 3 STORIES MAXIMUM)  
 PARKING PROVIDED: SHALL MEET ORDINANCE REQUIREMENTS  
 TREE SAVE: SHALL MEET ORDINANCE REQUIREMENTS



- 1. GENERAL PROVISIONS.**
- A. 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 6.207 OF THE ZONING ORDINANCE.
  - B. DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN AS WELL AS THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE. UNLESS THE REZONING PLAN ESTABLISHES MORE STRINGENT STANDARDS THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE UR-2 ZONING CLASSIFICATION SHALL GOVERN.
  - C. THE LAYOUT, LOCATIONS, SIZES AND FORMULATIONS OF THE DEVELOPMENT/SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE PROPOSED DEVELOPMENT. CHANGES TO THE REZONING PLAN NOT ANTICIPATED BY THE REZONING PLAN WILL BE REVIEWED AND APPROVED AS ALLOWED BY SECTION 6.207 OF THE ORDINANCE.

- 2. PURPOSE**
- A. THE PURPOSE OF THIS REZONING APPLICATION IS TO PROVIDE FOR THE DEVELOPMENT OF SINGLE FAMILY ATTACHED TOWNHOMES, TRIPLEXES, AND DUPLEXES. TO ACHIEVE THIS PURPOSE, THE APPLICATION SEEKS THE REZONING OF THE SITE FROM R-22MF TO THE UR-2(CD)(HD) ZONING DISTRICT.

- 3. PERMITTED USES**
- A. USES ALLOWED ON THE PROPERTY INCLUDED IN THIS PETITION WILL BE SINGLE FAMILY ATTACHED TOWNHOMES, TRIPLEX, AND DUPLEX UNITS ONLY AND RELATED ACCESSORY USES AS ARE PERMITTED IN THE UR-2 DISTRICT.

- 4. TRANSPORTATION**
- A. VEHICULAR ACCESS TO THE SITE SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE DEVELOPMENT AND CONSTRUCTION PLANS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY CDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.
  - B. THE SITE WILL HAVE ONE INGRESS/EGRESS DRIVEWAYS SERVING THE DEVELOPMENT FROM WEST KINGSTON AVENUE AS DEPICTED ON THE REZONING PLAN.
  - C. ALL DEVELOPMENT WILL COMPLY WITH THE CHARLOTTE DEPARTMENT OF TRANSPORTATION STANDARDS AND WILL BE PART OF THE REVIEW AND APPROVAL OF THE DESIGN DEVELOPMENT AND CONSTRUCTION PROCESS.

- 5. ARCHITECTURAL STANDARDS**
- A. BUILDINGS CONSTRUCTED ON SITE WILL BE COMPRISED OF THE LESSER OF 38' MAXIMUM HEIGHT OR THE MAXIMUM HEIGHT AS ALLOWED PER CHARLOTTE HISTORIC DISTRICT COMMISSION AND UP TO 3 STORY MAXIMUM STRUCTURE AS DEPICTED ON THE REZONING PLAN.
  - B. THE SITE IS LOCATED WITHIN THE WILMORE HISTORIC DISTRICT AND THE EXTERIOR PORTION OF THE TOWNHOME UNITS TO BE CONSTRUCTED ARE SUBJECT TO, THROUGH A SEPARATE PROCESS, THE REVIEW AND APPROVAL OF THE HISTORIC DISTRICT COMMISSION.
  - C. VINYL MATERIAL IS PROHIBITED AS A BUILDING MATERIAL INCLUDING ON WINDOWS, SOFFITS, GARAGE DOORS AND FENCES, AND HANDRAILS/RAILINGS.
  - D. EXTERIOR BUILDING MATERIALS WILL BE RESTRICTED TO BRICK, STONE, STUCCO, FIBER CEMENT SIDING PRODUCTS, WOOD, OTHER MASONRY PRODUCTS, OR OTHER MATERIALS AS APPROVED BY THE HISTORIC BUILDING COMMISSION.
  - E. WALKWAYS SHALL BE PROVIDED TO CONNECT PRIMARY BUILDING ENTRANCES TO INTERNAL AND PUBLIC STREET SIDEWALKS.
  - F. THE FRONT ENTRANCES OF THE UNITS IN BUILDINGS A, BUILDING B, AND BUILDING C ALONG WEST KINGSTON AVENUE SHALL BE RAISED FROM THE AVERAGE SIDEWALK GRADE A MINIMUM OF 24 INCHES.

- 6. STREETScape, YARDS, AND LANDSCAPING**
- A. THE EXISTING PLANTING STRIP IS TO REMAIN AS DEPICTED ON THE REZONING PLAN.
  - B. PETITIONER TO PROVIDE A SIX (6) FOOT SIDEWALK ALONG THE SITE'S FRONTAGE ON KINGSTON AVENUE AS DEPICTED ON THE SITE PLAN. PETITIONER RESERVES THE RIGHT TO FILE FOR MODIFICATION TO THE PROPOSED SIDEWALK WIDTH PER SECTION 9.407(4).
  - C. PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY, THE PETITIONER SHALL CONVEY A SIDEWALK UTILITY EASEMENT TO THE CITY OF CHARLOTTE LOCATED TWO (2) FEET FROM THE BACK OF THE PROPOSED 6' SIDEWALK.
  - D. PETITIONER SHALL INSTALL FOUR (4) LELAND CYPRESS TREES PER PROPERTY AT 231, 235, 239, AND 243 W. PARK AVENUE. INSTALLATION MUST BE COMPLETED PRIOR TO THE DEMOLISHING OF ANY STRUCTURE. EACH TREE SHALL BE AT LEAST FIVE (5) FEET ABOVE THE GROUND AFTER INSTALLATION AND SITUATED WITHIN FIVE (5) FEET OF THE REAR PROPERTY LINE. PETITIONER SHALL HAVE NO RESPONSIBILITY AFTER INSTALLATION. PROPERTY OWNERS MUST EXECUTE DOCUMENTATION ACKNOWLEDGING APPROVAL OF THIS ARRANGEMENT PRIOR TO THE INSTALLATION ON THEIR PROPERTY.

- 7. OPEN SPACE**
- PETITIONER SHALL MEET OPEN SPACE REQUIREMENTS ONSITE AS IS APPLICABLE AT THE TIME OF PERMITTING.

- 8. ENVIRONMENTAL FEATURES/TREE SAVE**
- A. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION ORDINANCE.
  - B. THE SITE WILL COMPLY WITH THE CITY OF CHARLOTTE TREE ORDINANCE.

- 9. LIGHTING**
- A. ALL FREESTANDING LIGHTING FIXTURES INSTALLED ON THE SITE (EXCLUDING STREET LIGHTS, 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.
  - B. THE MAXIMUM HEIGHT OF ANY PEDESTRIAN SCALE, FREESTANDING LIGHTING FIXTURE INSTALLED ON THE SITE, INCLUDING ITS BASE, SHALL NOT EXCEED 22 FEET.

- 10. AMENDMENTS TO THE REZONING PLAN**
- A. FUTURE AMENDMENTS TO THE REZONING PLAN (WHICH INCLUDES THESE DEVELOPMENT STANDARDS) MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE APPLICABLE DEVELOPMENT AREA PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE.

- 11. BINDING EFFECT OF THE REZONING APPLICATION**
- A. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.

SITE PLAN IS SCHEMATIC IN NATURE. SOME VARIATION TO PLAN MAY OCCUR PER SECTION 6.207 OF THE ZONING ORDINANCE.