

6/7/2018 8:34 AM DAVID BOOTH N:_2018\1018246\CAD\EXHIBITS\ZONING PLANS\8246_REZONING.DWG

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accommodate the development of single family homes on an approximately 0.72 acre site located on the south side of the intersection of Ellison St. and Waco St. (the b. Zoning Districts/Ordinance. Development of the Site will be governed by the

Rezoning Plan as well as the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Rezoning Plan establishes more stringent standards the regulations established under the Ordinance for the UR-2 zoning classification shall govern

c. Graphics and Alterations. The schematic depictions of the uses, sidewalks, structures and buildings, building elevations, driveways, streets and other development matters and site elements (collectively the "Development/Site Elements") set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. The layout, locations, sizes and formulations of the Development/Site Elements depicted on the Rezoning Plan are graphic representations of the Development/Site elements proposed. 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.

Since the project has not undergone the design development and construction phases, it is intended that this Rezoning Plan provide for flexibility in allowing some alterations or modifications from the graphic representations of the Development/Site Elements. Therefore, there may be instances where minor modifications will be allowed without requiring the Administrative Amendment Process per Section 6.207 of the Ordinance. These instances would include changes to graphics if they are:

i. minor and don't materially change the overall design intent depicted on the Rezoning

The Planning Director will determine if such minor modifications are allowed per this amended process, and if it is determined that the alteration does not meet the criteria described above, the Petitioner shall then follow the Administrative Amendment Process per Section 6.207 of the Ordinance; in each instance, however, subject to the Petitioner's appeal rights set forth in the Ordinance.

d.Number of Buildings Principal and Accessory. The total number of principal buildings to be developed on the Site shall not exceed seven (7). Accessory buildings and structures located on the Site shall not be considered in any limitation on the number of buildings on the Site. Accessory buildings and structures will be constructed utilizing similar building materials, colors, architectural elements and designs as the principal building located on the Site. Accessory structures and buildings include structures and buildings such as but not limited to; a mail kiosk, dumpster enclosures, gazebos, trellises, storage buildings, and other structures associated with the on-site open space.

2. Permitted Uses & Development Area Limitation:

a. The Site may be developed with up to 10 units, together with accessory uses allowed in the UR-2 zoning district

3. Access and Transportation:

a. Access to the Site will be from Waco Street in the manner generally depicted on the Rezoning Plan.

b. The Petitioner will provide a five (5) foot sidewalk along proposed private street as generally depicted on the Rezoning Petition. The sidewalk will connect to the public right of way.

c. The placement and configuration of the vehicular access point is subject to any minor modifications required to accommodate final site development and construction plans and to any adjustments required for approval by the CDOT in accordance with applicable published standards.

d. The roadway improvements required by the development of the Site must be substantially completed prior to the issuance of the first certificate of occupancy for the first building on the Site, subject to the ability of the Petitioner to post a letter of credit or a bond for any improvements not in place at the time the first certificate of occupancy is issued.

4. Architectural Standards:

a. The building materials used on the principal buildings constructed on Site will be a combination of portions of the following: brick, stone, precast stone, precast concrete, synthetic stone, cementitious fiber board, stucco, EIFS, decorative block and/or wood. Aluminum as a building material may only be used on windows, soffits and on handrails/railings. Vinyl siding may not be utilized as a building material. The proposed roofing materials will be architectural asphalt shingles, metal type roofing

b. Meter banks will be screened from adjoining properties and from Waco Street.

c. HVAC and related mechanical equipment will be screened from public view and from view of adjacent properties at grade.

5. Streetscape, Buffers, Yards, and Landscaping:

a. A minimum 10 foot rear yard and 5 foot side yard will be provided as generally depicted on the Rezoning Plan. The required private open space for the proposed units may be located within the proposed rear and side yards.

6. Environmental Features:

a. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance if any based on development size. b. The Site will comply with the Tree Ordinance.

c. All utilities within the Site will be placed underground.

7. <u>Lighting</u>:

a. Detached lighting on the Site will be limited to 15 feet in height.

b. Decorative pedestrian scale lights will be provided along the internal private street.

c. Architectural lighting on building facades, such as but not limited to sconces, will be permitted.

8. 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.

10. 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.



NOT FOR

CONSTRUCTION

WACO STREET REZONING

CONFORMITY CORPORATION

WACO ST. & ELLISON ST.

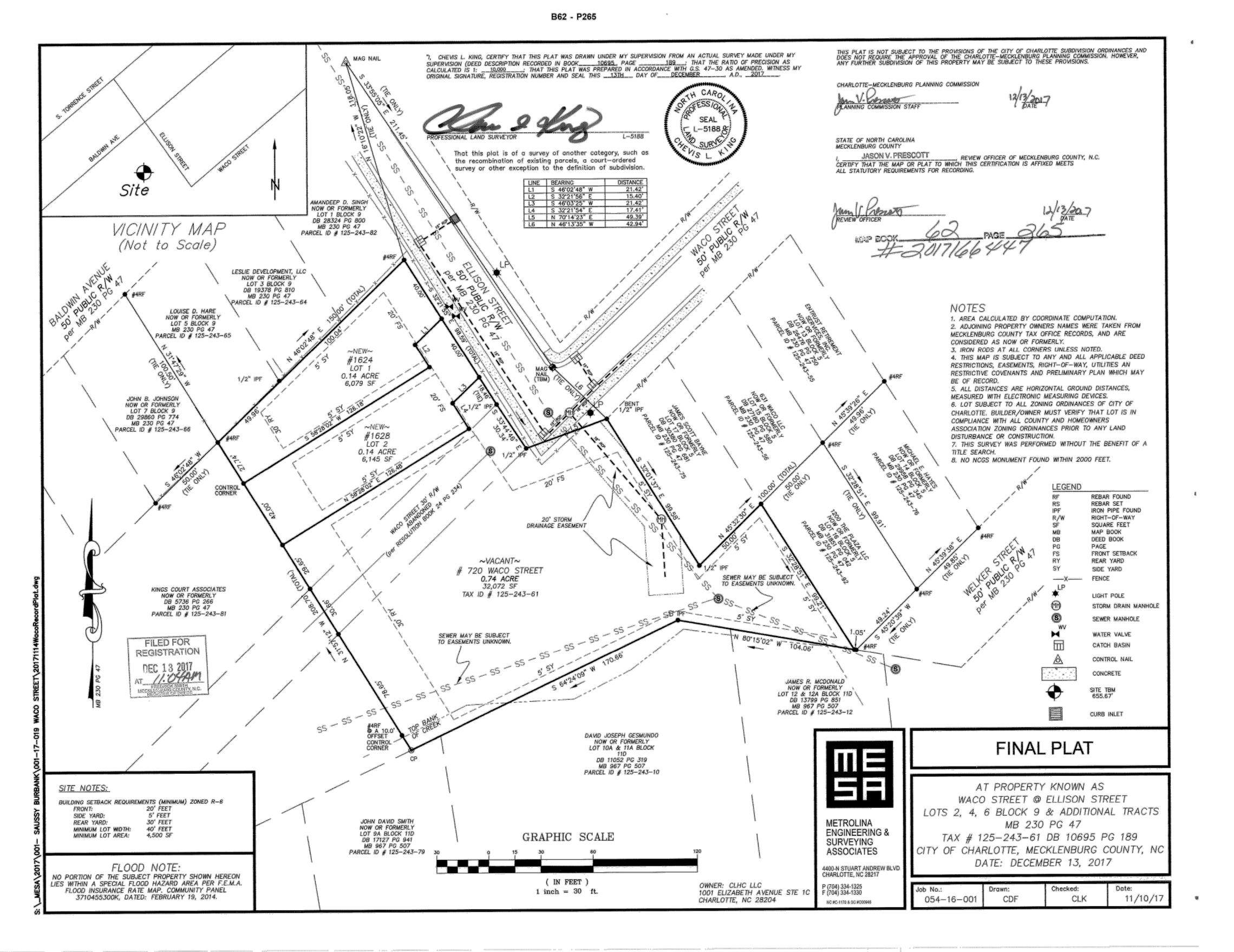
1018246 REVISION / ISSUANCE DESCRIPTION

> DESIGNED BY: DRAWN BY: CHECKED BY:

REZONING PLAN

RZ-3.0

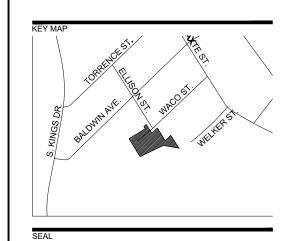
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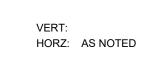


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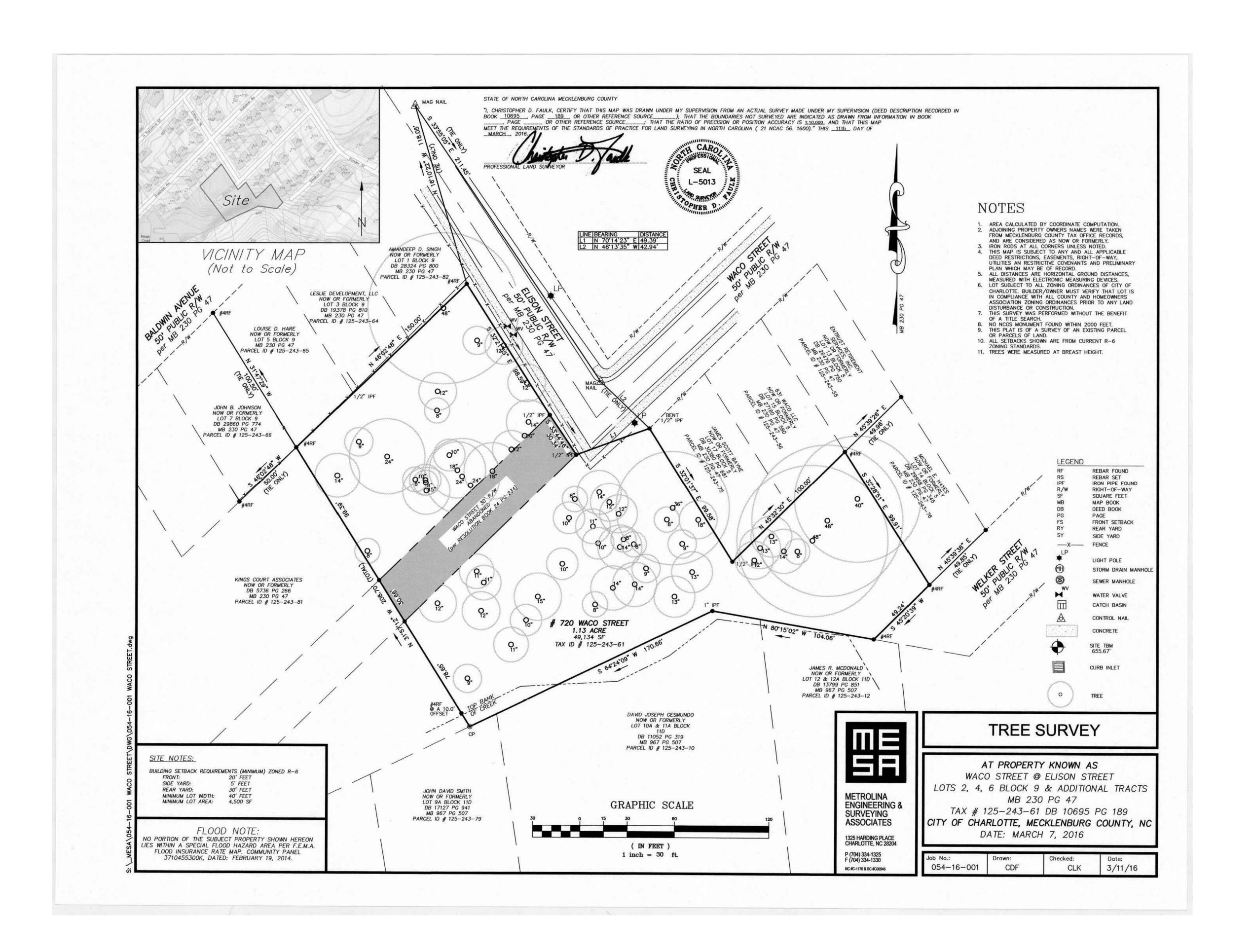
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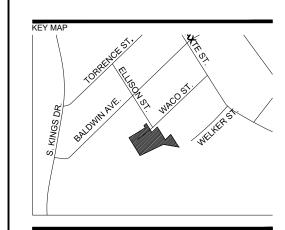
EXISTING CONDITIONS



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WACO STREET REZONING

CONFORMITY CORPORATION
WACO ST. & ELLISON ST.

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