

VICINITY MAP
NOT TO SCALE

DEVELOPMENT STANDARDS:

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 6.2 of the Zoning Ordinance.
- b. 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.
- c. 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 and single family detached units and related accessory uses as are permitted in the UR-2 district.

TRANSPORTATION

- a. The site will have access via driveways to Drummond Avenue and Lydia Avenue. Road as generally identified on the concept plan for the site.
- b. Parking areas are generally indicated on the concept plan for the site.
- c. A 2'-6" curb and gutter will be installed on Drummond Ave, east of Duncan Ave, and on Duncan Ave, north of Drummond Ave, along the project frontage.
- d. The proposed sidewalk on Drummond Ave. will be extended to the east to the public sidewalk on The Plaza.
- e. The site plan will show existing curb ramps and upgraded to meet PROWAG and City standards at the following intersections: Duncan Avenue and Drummond Avenue, Drummond Avenue and Lydia Avenue, The Plaza and Drummond, and Catawba Avenue and Lydia Avenue along the frontage of the site.
- f. Transportation improvements will be installed as the site is developed and will either be completed or bonded prior to the issuance of the first Certificate of Occupancy for the portion of the site being developed.

ARCHITECTURAL STANDARDS

The development of the site will be governed by the district regulations of the Zoning Ordinance for the UR-2 district and the following additional standards:

1. To provide privacy, all residential entrances within 15 feet of the public sidewalk must be raised from the average sidewalk grade a minimum of 24 inches.
2. Pitched roofs, if provided, shall be sloped no less than 5:12, except that roofs for porches and attached sheds may be no less than 2:12, unless a flat roof architectural style is employed.
3. All corner/end units that face a public street will provide blank wall provisions that limit the maximum blank wall expanse to 10 feet on all building levels.
4. Garage doors visible from public streets should minimize the visual impact by providing additional architectural treatments such as translucent windows, decorative door hardware, and/or projecting elements over the garage door opening.
5. Walkways will be provided to connect all residential entrances to sidewalks along public and private streets.
6. Townhouse buildings facing public streets will be limited to 5 individual units or fewer.
7. Building heights for new residences that adjoin single-family zoning will be limited to forty feet.

STREETSCAPE LANDSCAPING

Reserved

ENVIRONMENTAL FEATURES

Reserved

PARKS, GREENWAYS, AND OPEN SPACE

Reserved

FIRE PROTECTION

Reserved

SIGNAGE

The Petitioner may install a site identification sign during the development of the site and during the marketing and sales of the homes. Once all homes have been sold the sign will be removed.

LIGHTING

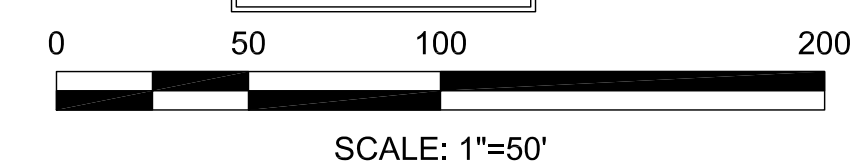
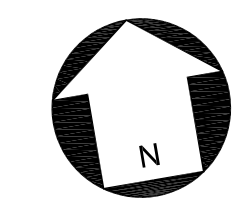
Freestanding lighting on the site will utilize full cut-off luminaires.

PHASING

Reserved

Initial Submission- 8-27-18, 1.1
Revised per staff comments, 11-7-18, 1.2

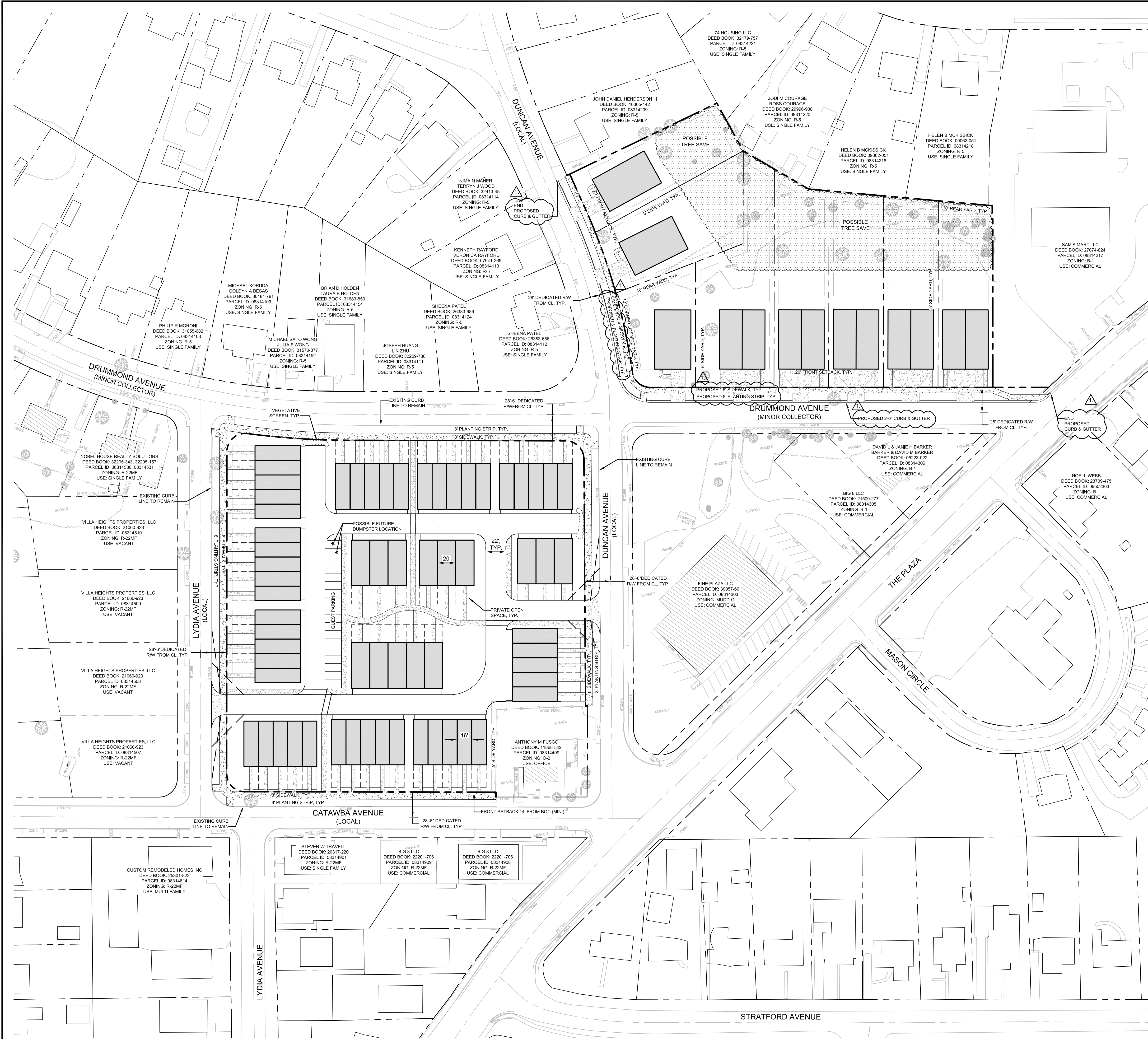
This Plan Is A Preliminary Design. NOT Released For Construction.



REVISIONS:

No.	Date	By	Description
1	11/09/18	DRW	PER STAFF COMMENTS

P:\2018 Jobs\18021 - Villa Heights Redux - Weekley/CAD\Sketch Planning\18021 SK Base.dwg



DEVELOPMENT DATA:

TAX PARCEL ID: 08314401, 08314402, 08314403, 08314404, 08314405, 08314406, 08314407, 08314408, 08314210, 08314211, 08314212, 08314213, 08314214, 08314215, 08314216

EXISTING SITE AREA: ± 5.79 AC (252,198 SF) TOTAL SITE ACREAGE
± 3.39 AC (147,870 SF) SINGLE-FAMILY ATTACHED
± 2.40 AC (104,328 SF) DUPLEX AND SINGLE-FAMILY DETACHED

EXISTING ZONING: R-22MF, O-2, R-5
EXISTING USE: VACANT

PROPOSED ZONING: UR-2(CD)
PROPOSED USE: SINGLE-FAMILY ATTACHED AND DETACHED
UNITS PROPOSED: 64 TOWNHOMES; 10 DUPLEXES; 3 SINGLE-FAMILY DETACHED
DENSITY PROPOSED: 13.3 UNITS PER AC

MIN. FRONT SETBACK: 14' FROM BOC MIN.; 20' FROM BACK OF SIDEWALK (DUPLEX AND SINGLE-FAMILY DETACHED)
5'; 10' CORNER LOT 10'

MIN. SIDE YARD: SEE DEVELOPMENT STANDARDS
MIN. REAR YARD: SEE DEVELOPMENT STANDARDS

PROPOSED BUILDING HEIGHT: SEE DEVELOPMENT STANDARDS

PARKING REQUIRED: 1.5 SPACES PER UNIT (TOWNHOME); 2.0 SPACES PER UNIT (DUPLEX AND SINGLE-FAMILY DETACHED)

PARKING PROVIDED: PER ORDINANCE

MAX. FLOOR AREA RATIO: 1.0

OPEN SPACE REQUIRED: MIN. 400SF P.O.S. PER UNIT (ATTACHED PRODUCT)

OPEN SPACE PROVIDED: PER ORDINANCE

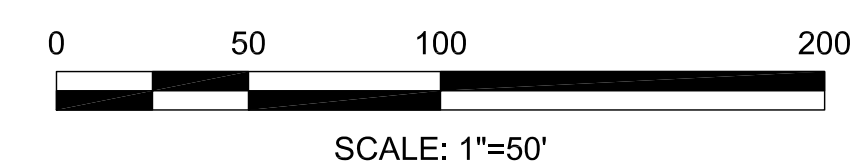
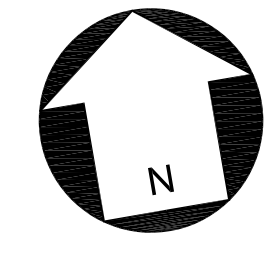
WASTE MANAGEMENT: ROLLOUT CONTAINERS (PUBLIC FOR SINGLE-FAMILY DETACHED AND DUPLEXES) (PRIVATE HAULER FOR TOWNHOMES)

BUILDING SEPARATION: 10' MIN. (TOWNHOME)

TREE SAVE REQUIRED: 32,614 SF (AVG. TREE SAVE PER LAND USE/ TOTAL SITE ACREAGE) (10% ON DUPLEX AND SINGLE-FAMILY DETACHED; 15% ON SINGLE-FAMILY ATTACHED)

TREE SAVE PROVIDED: 33,413 SF

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REVISIONS:

No.	Date	By	Description
1	11/09/18	DRW	PER STAFF COMMENTS