

VICINITY MAP
NOT TO SCALE

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 COMMUNITY OF TOWNHOMES, TWO FAMILY DWELLINGS (DUPLICES), AND SINGLE FAMILY DWELLINGS. 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 DETACHED AND ATTACHED DWELLING UNITS AND RELATED ACCESSORY USES AS ARE PERMITTED IN THE UR-2 DISTRICT.

TRANSPORTATION

- THE SITE WILL HAVE ACCESS VIA DRIVEWAYS TO DUNCAN AVENUE, DRUMMOND AVENUE AND LYDIA AVENUE 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

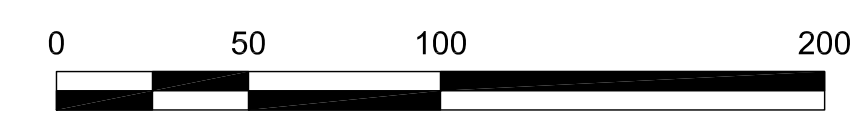
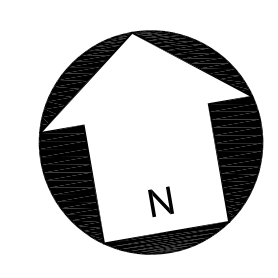
LIGHTING

- FREESTANDING LIGHTING ON THE SITE WILL UTILIZE FULL CUT-OFF LUMINARIES.

PHASING

RESERVED

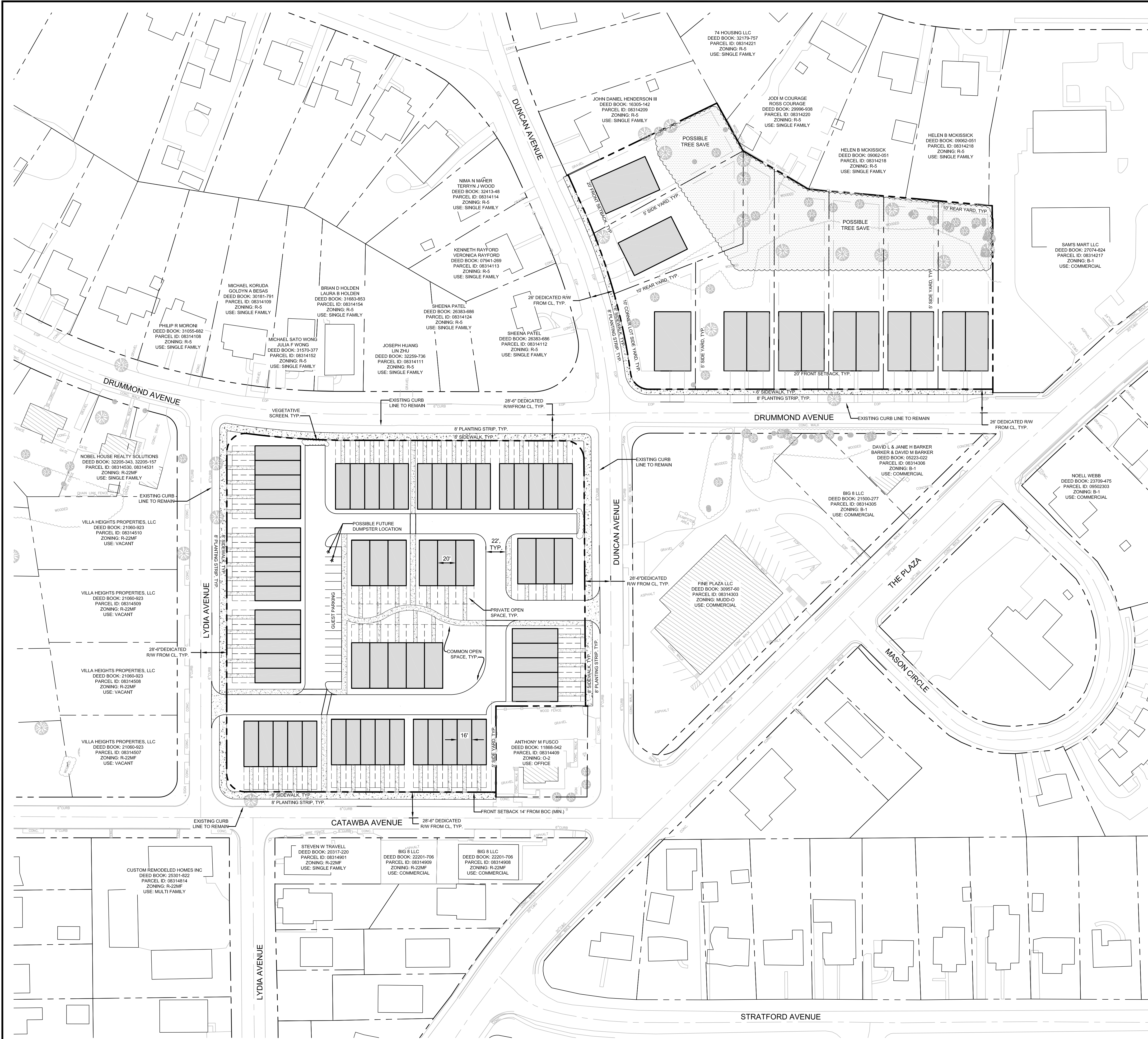
This Plan Is A
Preliminary Design.
NOT Released For
Construction.



REVISIONS:

No.	Date	By	Description

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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, SINGLE-FAMILY DETACHED
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)
MIN. SIDE YARD:	5'; 10' CORNER LOT
MIN. REAR YARD:	10'
PROPOSED BUILDING HEIGHT:	40' MAX. BASE (PER ADJACENT RESIDENTIAL USE); 100' MAX.
PARKING REQUIRED:	1.5 SPACES PER UNIT (TOWNHOME); 2.0 SPACES PER UNIT (DUPLEX AND SINGLE-FAMILY DETACHED)
MAX. FLOOR AREA RATIO:	1.0
OPEN SPACE REQUIRED:	MIN. 400SF P.O.S. PER UNIT
OPEN SPACE PROVIDED:	40% MIN. (DUPLEX AND SINGLE-FAMILY DETACHED) 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)
TREE SAVE PROVIDED:	33,413 SF

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

0 50 100 200
SCALE: 1"=50'

REVISIONS:

No.	Date	By	Description