

VICINITY MAP N.T.S

DEVELOPMENT SUMMARY

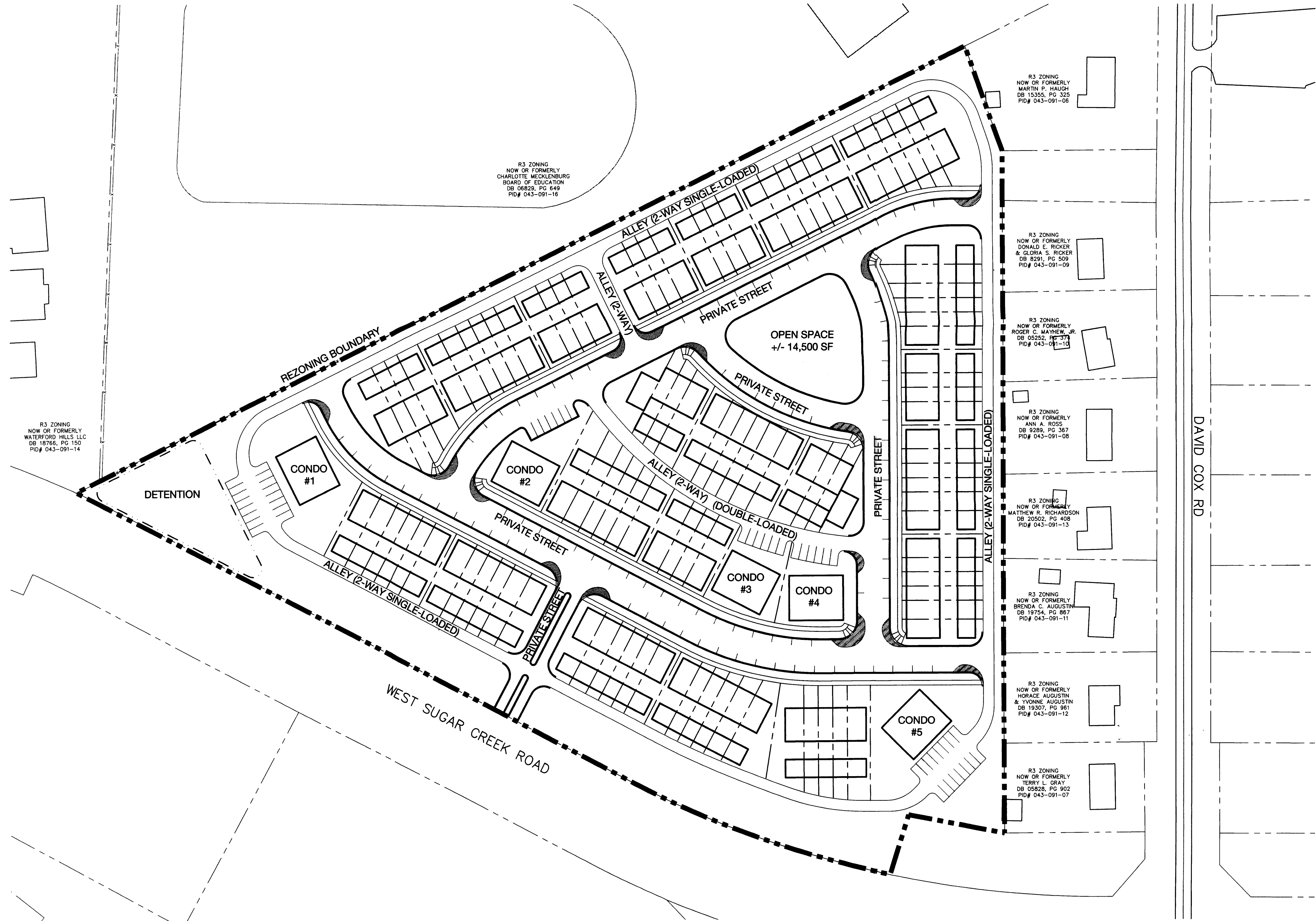
REZONING SITE AREA:	11.98 AC
TAX PARCEL ID #:	043-091-04
EXISTING ZONING:	R-3
PROPOSED ZONING:	UR-2
PROPOSED USE:	Residential (Townhome and Condominium)
TOTAL UNITS:	109
TOWNHOMES:	40 (5 Buildings, 8 Units per Building)
CONDOS:	149 Units
TOTAL:	
DENSITY:	12.44 Units per Acre

URBAN RESIDENTIAL (2) DISTRICT REQUIREMENTS

(1) MINIMUM LOT AREA*:	3000 SF
(2) MINIMUM SETBACK:	14' From back of existing or future curb, whichever is greatest
(2) MINIMUM SIDE YARD:	5'
(3) MINIMUM REAR YARD:	10'
(4) MAXIMUM HEIGHT**:	40'
(6) MAXIMUM FLOOR AREA RATIO	1.0
(7) PARKING	1.5 Spaces Per Unit

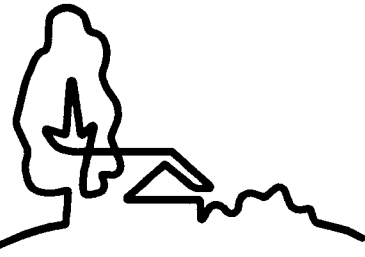
\* Where the sale of individual dwelling units within a single family attached structure is to include a certain amount of land directly associated with the unit, a subplot having less than 3,000 square feet may be created.

\*\*Maximum height may be increased above 40 feet provided all required side and rear yards are increased 1 foot for every 10 feet of building height over 40 feet.



DEVELOPMENT STANDARDS

- GENERAL PROVISIONS
  - Unless more stringent standards are established by the Rezoning Plan or these Development Standards, all development standards established under the City of Charlotte Zoning Ordinance (the "Ordinance") for the UR-2 zoning district classification shall be followed in connection with development taking place on the Site.
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  - The configurations, placements and sizes of the buildings depicted on the Rezoning Plan are schematic in nature and subject only to the provisions set forth below under Architectural Controls, may be altered or modified during design development and construction document phases within the Building Envelope lines established on the Technical Data Plan. Parking layouts may also be modified to accommodate final building locations.
- PERMITTED USES
  - The development may be devoted only to the following uses:
    - (1) Attached Townhouse Residential and any accessory uses that are clearly incidental and related thereto; and
    - (2) Condominium Residential uses and any accessory uses that are clearly incidental and related thereto.
- BUFFERS
  - No buffers are required per UR-2 zoning requirements.
- SETBACKS, SIDE YARDS AND REAR YARDS
  - Development of the site shall comply with the setback, rear yard and side yard requirements established under the Ordinance for the UR-2 zoning district.
- SCREENING/TREE ORDINANCE
  - Any required screening shall conform with the standards and treatments specified in Section 12.303 of the Ordinance.
  - Development of the Site shall comply with the City of Charlotte Tree Ordinance.
- PARKING
  - On-street parking will be provided as depicted on the plan; such spaces shall count towards the parking requirement minimums set out in the Ordinance.
- SIGNS
  - All signs placed on the Site will be erected in accordance with the requirements of the Ordinance.
- ACCESS POINTS (DRIVEWAYS)
  - The number of vehicular access points to the Site shall be limited to the number depicted on the Rezoning Plan.
  - The placement and configuration of each access point are subject to any minor modifications required to accommodate final site and architectural construction plans and designs and to any adjustments required for approval by the City of Charlotte Department of Transportation and/or the North Carolina Department of Transportation.
- FIRE PROTECTION
  - Adequate fire protection in the form of fire hydrants will be provided to the Mecklenburg County Fire Marshall's specifications.
- ARCHITECTURAL CONTROLS
  - The maximum height of the buildings to be constructed on the site shall be 40 feet.
  - The primary exterior building materials for the primary structures to be constructed on the site shall be brick and Hardi-plank.
- AMENDMENTS TO REZONING PLAN
  - Future amendments to the Rezoning Plan and 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.
- BINDING EFFECT OF THE REZONING APPLICATION
  - If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under these Development Standards and the Rezoning Plan and Technical Data 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.



URBAN  
DESIGN  
PARTNERS

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urbandesignpartners.com

Meeting Street Homes  
Mr. Joe Roy, IV

1930 Abbott Street  
Suite 400  
Charlotte, NC 28203

David Cox Road Site

Rezoning Plan

City of Charlotte

NO. DATE: BY: REVISIONS:

Project No: 07-035  
Date: April 23, 2007  
Designed by: cc  
Drawn By: mak  
Scale: 1" = 60'-0"  
Sheet No:

RZ-1

2007-092



GRAPHIC SCALE

