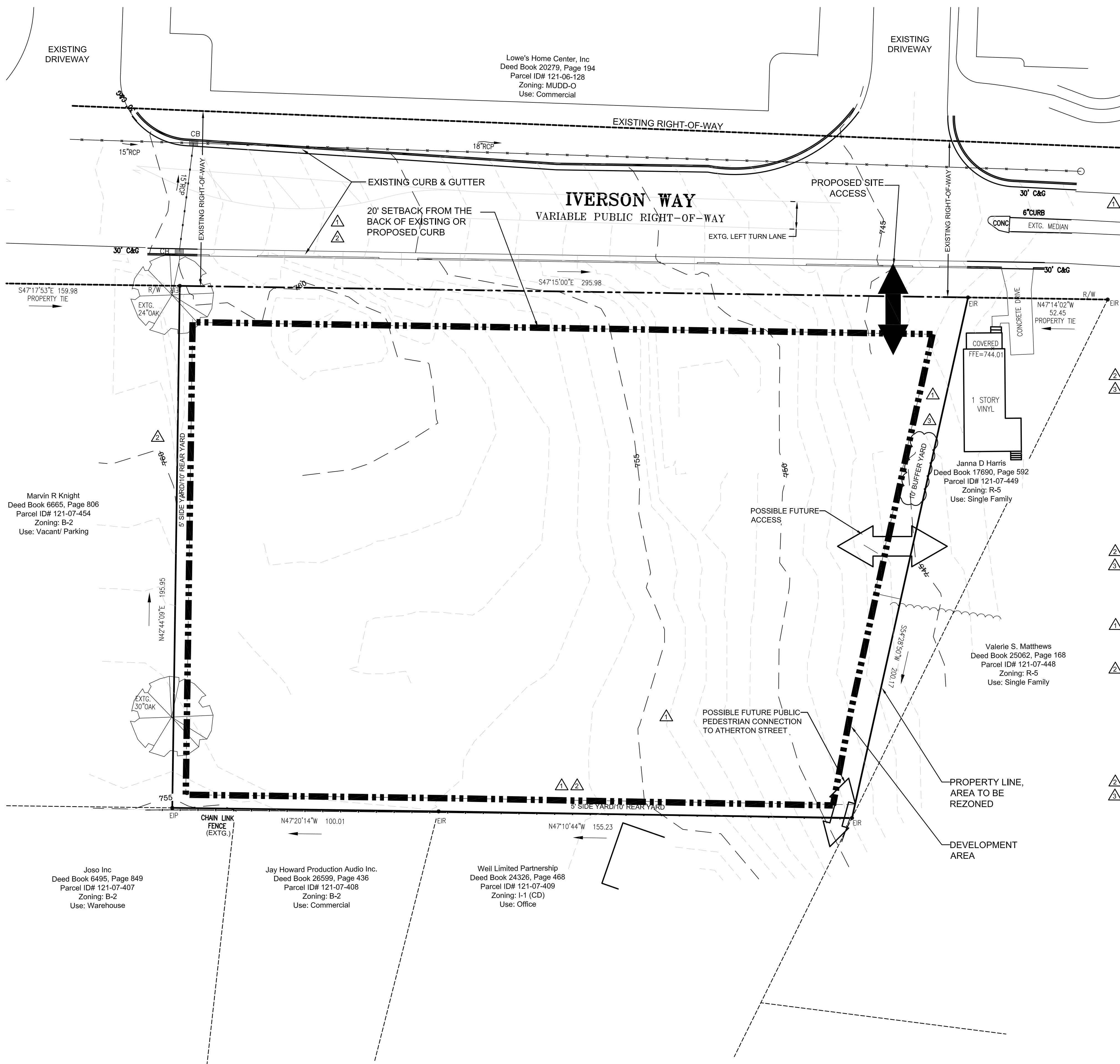
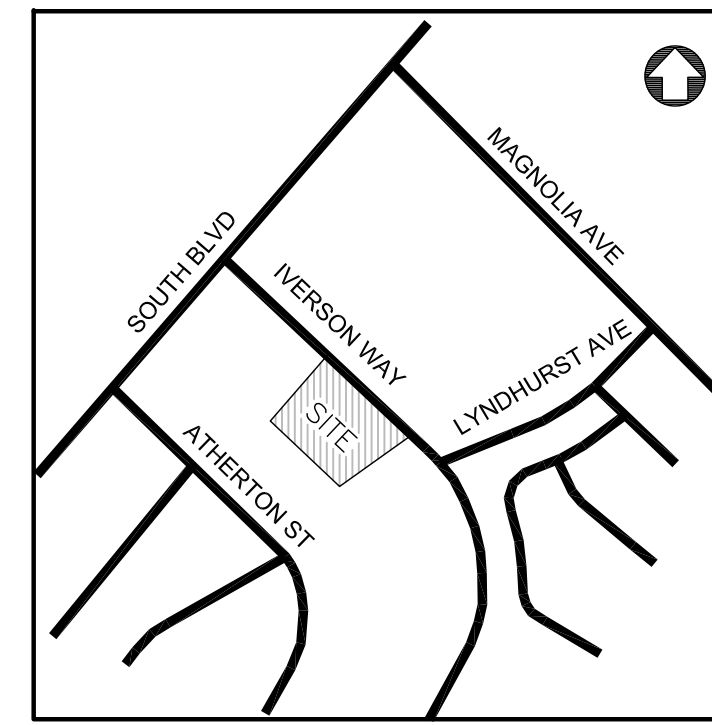


P:\2012 jobs\12034 - Iverson Way TH Sketch - Weekley\CAD\12034 REZONE.dwg



DEVELOPMENT DATA:	
TAX PARCEL ID:	12107450, 12107451, 12107452, 12107453
SITE AREA:	1.239 AC
EXISTING ZONING:	B-2, O-2, R-5
PROPOSED ZONING:	UR-2 (CD)
PROPOSED USE:	Multi-Family Residential (For Sale)
UNITS PROPOSED:	22 Units
DENSITY PROPOSED:	17.7 UNITS / AC.
FRONT YARD:	20' from BOC per adopted streetscape plan
MIN. SIDE YARD:	5'
REAR YARD:	10'
PROPOSED BUILDING HEIGHT:	40' Max.
PARKING REQUIRED:	Min. = 1 Per Unit; Max. = 2 Per Unit
PARKING PROVIDED:	2 Car attached garage at each unit, plus on-street parallel spaces.
MAX. FLOOR RATIO AREA:	1.0



VICINITY MAP
(NOT TO SCALE)

Iverson Way 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, may apply to the development of this site.
- 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 multifamily 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 multifamily dwelling units and related accessory uses as are permitted in the UR-2 district.
- Transportation
a. The site will have access via a driveway to Iverson Way and a possible future connection to adjoining properties as generally identified on the concept plan for the site.
b. Parking areas are generally indicated on the concept plan for the site.
- c. The Petitioner will provide for a 6' easement allowing public pedestrian access across the site with the intention that the trail will be extended across the abutting property in the future to connect to Atherton Street. The exact location and design of such easement will be determined during the design and development phase of the project. At such time as that easement is granted to the City and the pathway is constructed, the ownership, maintenance, and security for any pathway constructed within the easement shall be the responsibility of the City of Charlotte.

- Architectural Standards
The development of the site will be governed by the district regulations of the Zoning Ordinance for the UR-2 district and by the conditions included as part of this rezoning plan.
- The Petitioner has also provided images of the buildings as they front on Iverson Way that represent the overall scale, character, and quality of the building proposed to be constructed on the site. To further define the character of the buildings to be constructed on the site, the Petitioner will include with the following elements or features:
- a. The exterior finishes of the buildings, as illustrated in the attached drawings, shall be composed of a combination of brick, stone or similar masonry products, and/or hard-plank/fiber cement board.
b. No vinyl, EIFS, or Masonite will be used for siding materials but vinyl may be used for soffit, and trim including window and door trim.
c. Principal roof pitch will be no less than 5:12.
d. Balcony railings, if appropriate to the design, will be of durable prefinished material and will not be painted pressure treated lumber.
e. Roofing materials will be architectural fiberglass composite shingles and roof vents and features will be painted to match the roof color.
- If any fences or walls are installed along the Iverson Way streetscape, they will not exceed 48 inches in height and any fence material in excess of 36 inches in height will be composed of materials that will not be more than 25% opaque.
- The Petitioner reserves the right to install an entrance feature at the driveway connection to Iverson Way subject to all sight distance restrictions.

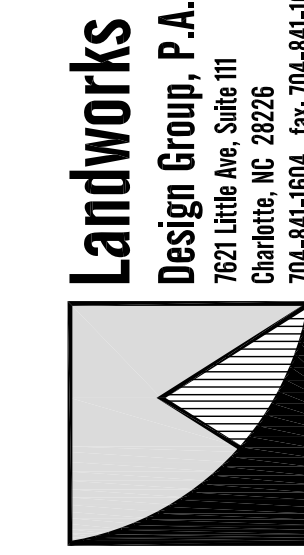
- Streetscape and Landscaping
The Petitioner will install a buffer along the portion of the site that adjoins existing R-5 single-family zoning. Due to the location and the extreme triangular shape of the adjoining lot, the buffer will vary in width with the widest area (10 feet in width) being located closest to the adjoining single family home and varying toward the rear of the site. The first 100' of the buffer measured from the right of way of Iverson Way will comply with the standards for a Class C buffer. The remainder of the buffer will consist of additional planting and a privacy fence that will extend to the rear property line. The height of the privacy fence, including the height of a retaining wall if mounted on the wall, shall not exceed 7' measured on the property line of the residential property. If the adjoining R-5 zoned land is rezoned to a zoning district where a buffer would not be required, then the Petitioner may remove the buffer without any further administrative action. This buffer may also include a requested access easement to provide a possible future public pedestrian access to Atherton Street.

- Environmental Features
Reserved
Parks, Greenways, and Open Space
Reserved
Fire Protection
Reserved
Signage
Reserved
Lighting
a. Lighting on the site will utilize full cut-off luminaires and freestanding lighting will be limited to 20' in total height, but architectural lighting will be permitted.
Phasing
Reserved
Initial Submission- 6-3-13
Revised per staff comments- 8-16-13, 2.2b
Revised per staff Analysis- 9-19-13, 3.0
Revised per staff comments- 10-2-13, 3.1

REVISIONS:

No.	Date	By	Description
1	8/16/13	PGJ	Per Planning Dept. Comments
2	9/20/13	PGJ	Per Planning Dept. Comments
3	10/2/13	PGJ	Per Planning Dept. Comments

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



IVERSON WAY TRACT
DAVID WEEKLEY HOMES
CHARLOTTE, NC
REZONING PETITION: 2013-065

TECHNICAL DATA SHEET

seals

Project Manager: MDL

Drawn By: PGJ

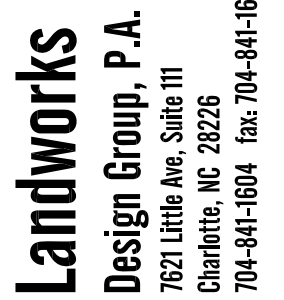
Checked By: TMM

Date: 5/30/13

Project Number: 12034

Sheet Number:

RZ-1



**IVERSON WAY TRACT
DAVID WEEKLEY HOMES
CHARLOTTE, NC
REZONING PETITION: 2013-065**

CONCEPTUAL SITE PLAN

seals

Project Manager: MDL

Drawn By: PGJ

Checked By: TMM

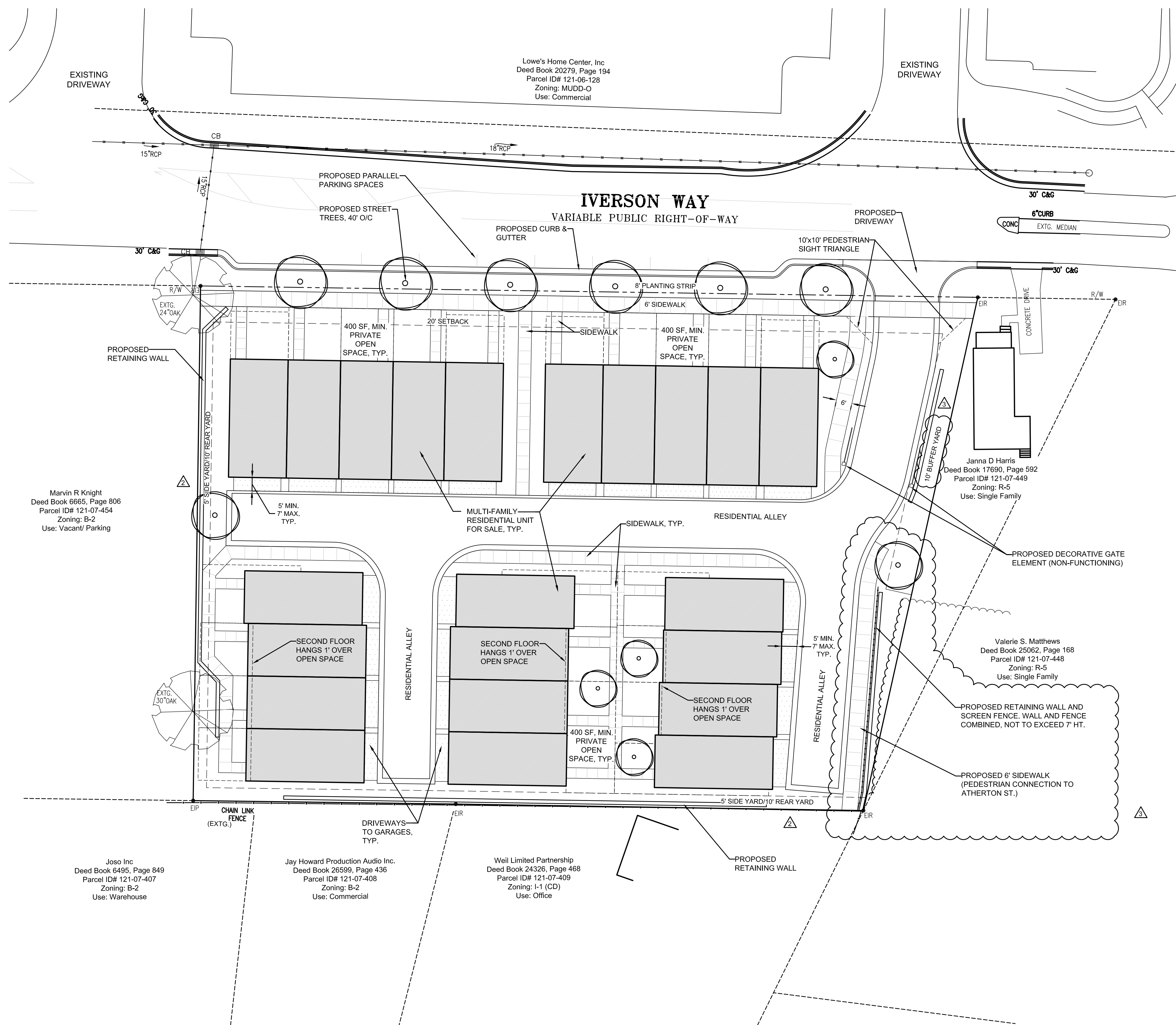
Date: 5/30/13

Project Number: 12034

Sheet Number:

RZ-2

SHEET # 2 OF 3



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

REVISIONS:			
No.	Date	By	Description
1	8/16/13	PGJ	Per Planning Dept. Comments
2	9/20/13	PGJ	Per Planning Dept. Comments
3	10/2/13	PGJ	Per Planning Dept. Comments



David Weekley Homes

Iverson Townhomes

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

REVISIONS:			
No.	Date	By	Description
2	9/20/13	PGJ	Added Sheet - Building Elevations per Planning Dept. Comments

Project Manager: MDL

Drawn By: PGJ

Checked By: TMM

Date: 5/30/13

Project Number: 12034

Sheet Number:

RZ-3

SHEET # 3 OF3

TYPICAL
BUILDING
ELEVATION

seals

IVERSON WAY TRACT
DAVID WEEKLEY HOMES
CHARLOTTE, NC
REZONING PETITION: 2013-065