

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 BOO 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

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 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

- 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.
- Parking areas are generally indicated on the concept plan for the site.
- The Petitioner will provide for a 6' easement allowing possible future public pedestrian access across the site to connect to Atherton Street.

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 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:

- At least 30% of the portions of the building exteriors located below the roof line (excluding areas devoted to windows, doors, balconies, garage doors, and architectural accents) shall be composed of a combination of brick, stone or similar masonry products, and/or hard-wood/plank/fiber cement board.
- 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.
- Principal roof pitch will be no less than 5:12.
- Balcony railings, if appropriate to the design, will be of durable prefinished material and will not be painted pressure treated lumber.
- 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. 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. 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

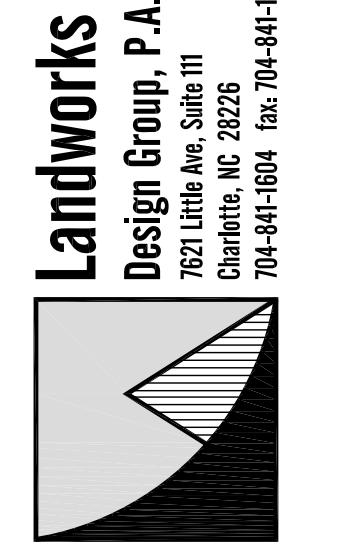
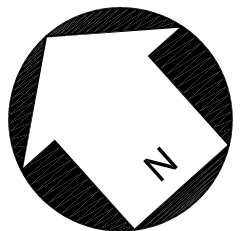
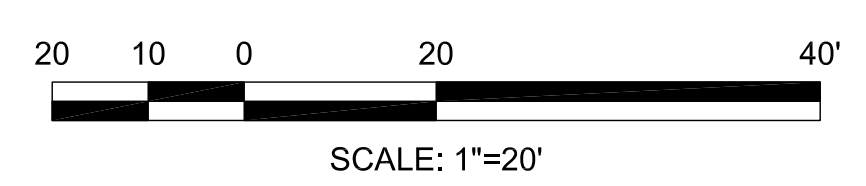
- Reserved
- Parks, Greenways, and Open Space
- Reserved
- Fire Protection
- Reserved
- Signage
- Reserved
- Lighting
- a. Freestanding lighting on the site will utilize full cut-off luminaires and will be limited to 20' in total height.
- Phasing
- Reserved

Initial Submission- 6-3-13
 Revised per staff comments- 8-16-13, 2.2b

REVISIONS:

No.	Date	By	Description
1	8/16/13	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

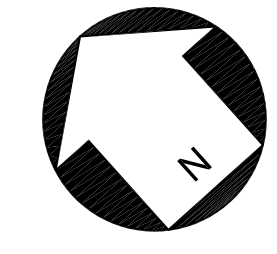
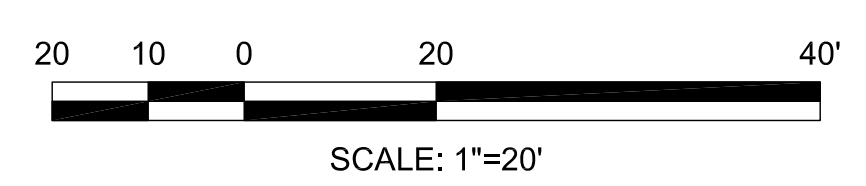
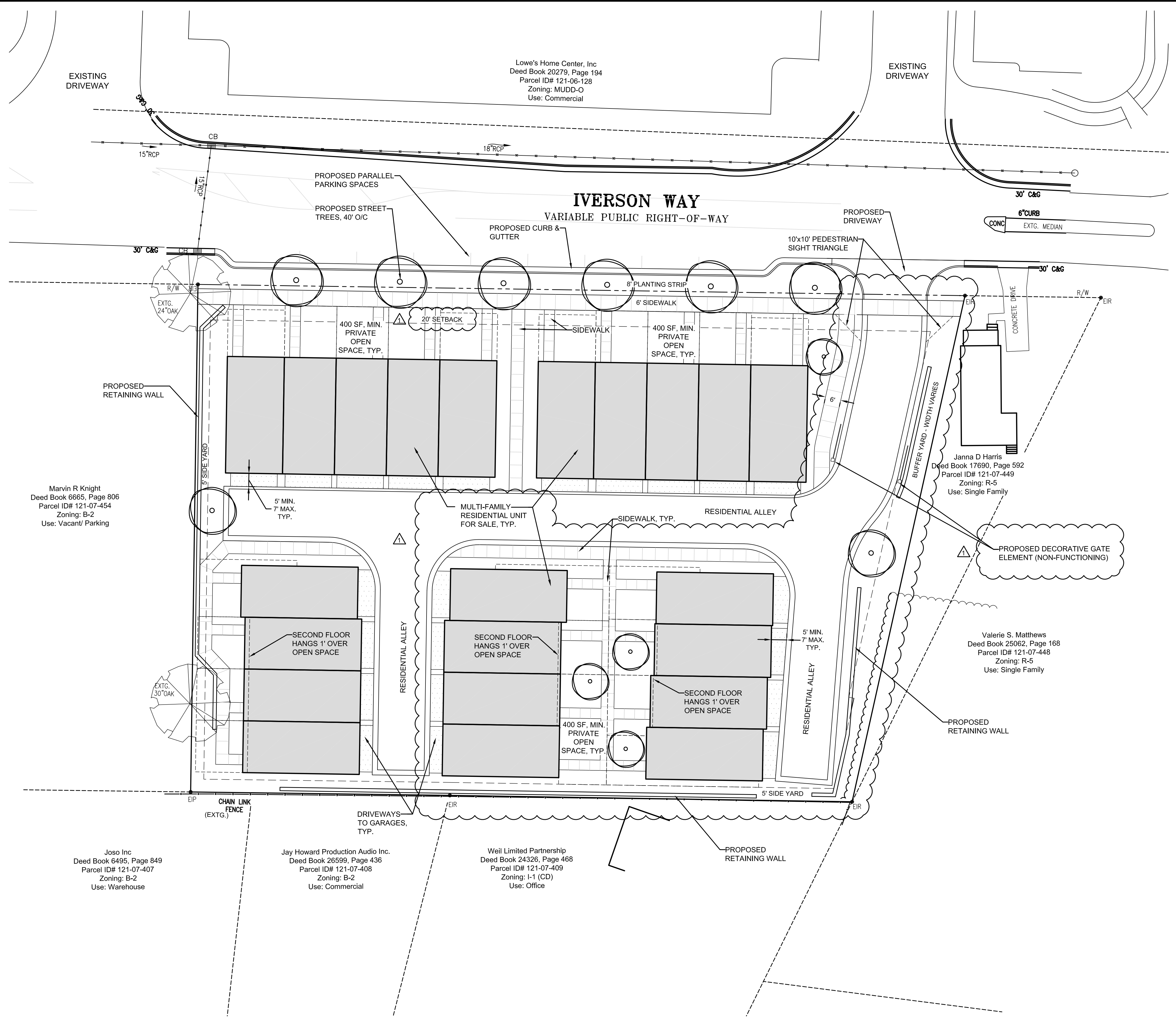
Date: 5/30/13

Project Number: 12034

Sheet Number:

RZ-1

NOTE:
 The improvements depicted on the Conceptual Site Plan are intended to reflect the arrangement of proposed uses on the Site. The final configuration, placement and sizes of individual Site elements may be altered or modified during the design development and construction document phases, so long as the maximum building envelope lines and intensity limitations established on the Technical Data Sheet are not violated, and the proposed alterations or modifications do not exceed the parameters established under these Development Standards, and under the Ordinance for the UR-2 zoning district.



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

REVISIONS:

No.	Date	By	Description
1	8/16/13	PGJ	Per Planning Dept. Comments

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