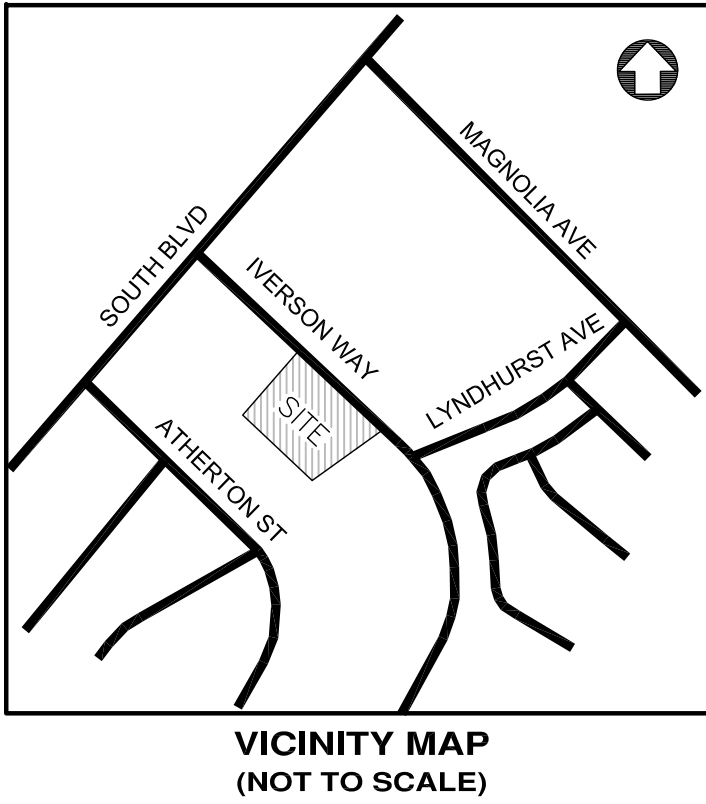
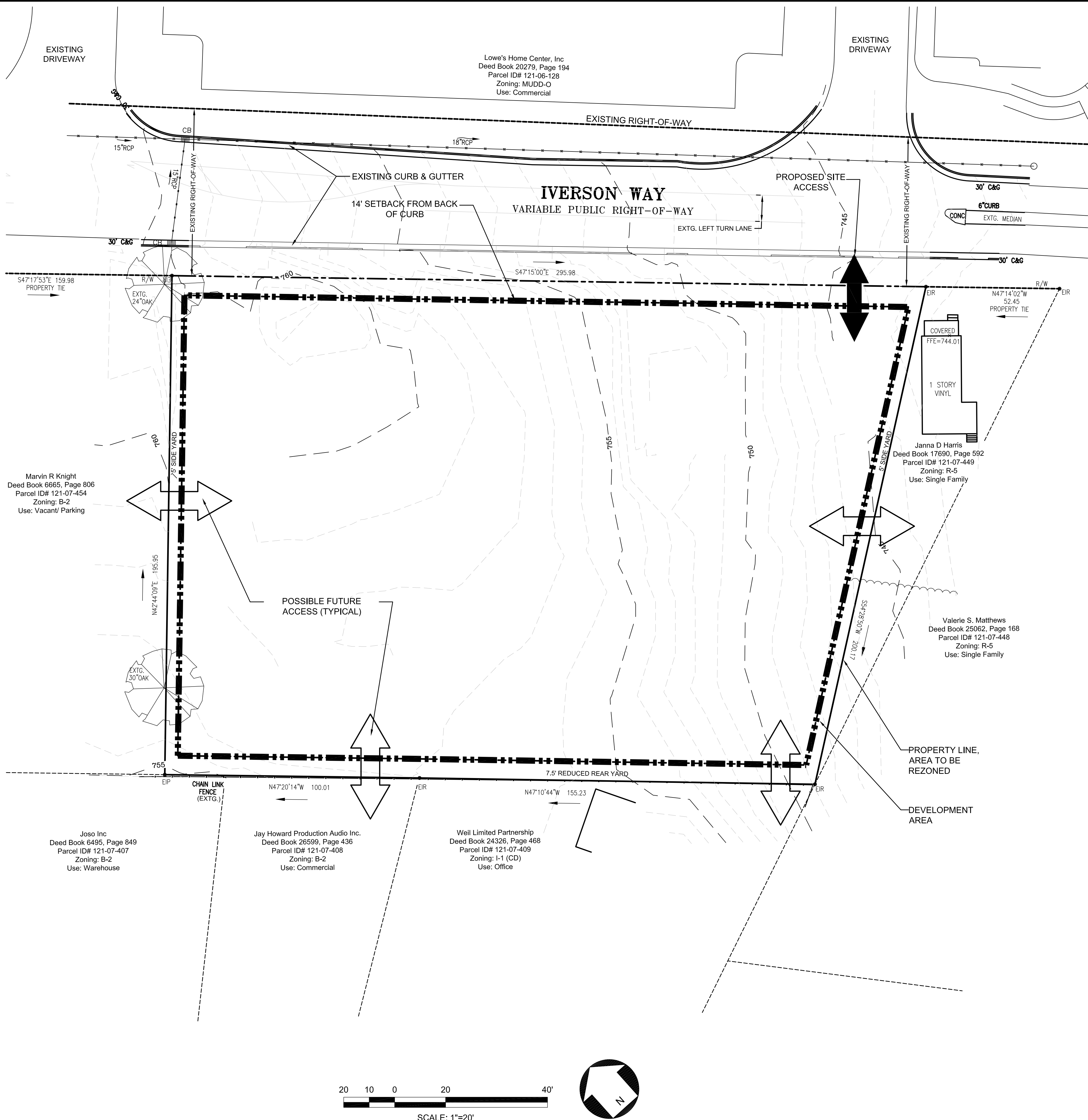


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DEVELOPMENT DATA:	
TAX PARCEL ID:	12107450, 12107451, 12107452, 12107453
SITE AREA:	1.239 AC
EXISTING ZONING:	B-2, O-2, R-5
PROPOSED ZONING:	UR-2
PROPOSED USE:	Attached Townhomes
UNITS PROPOSED:	22 Units
DENSITY PROPOSED:	17.7 UNITS / AC,
FRONT YARD:	14' from BOC min.
MIN. SIDE YARD:	5'
REAR YARD:	7.5' (10' with 25% reduction)
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.
BICYCLE PARKING REQUIRED:	Long-Term= n/a
	Short-Term= n/a

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 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 possible future connections 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.

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

REVISIONS:

No.	Date	By	Description

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

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

TECHNICAL
DATA SHEET

seals

Project Manager: MDL

Drawn By: PGJ

Checked By: TMM

Date: 5/30/13

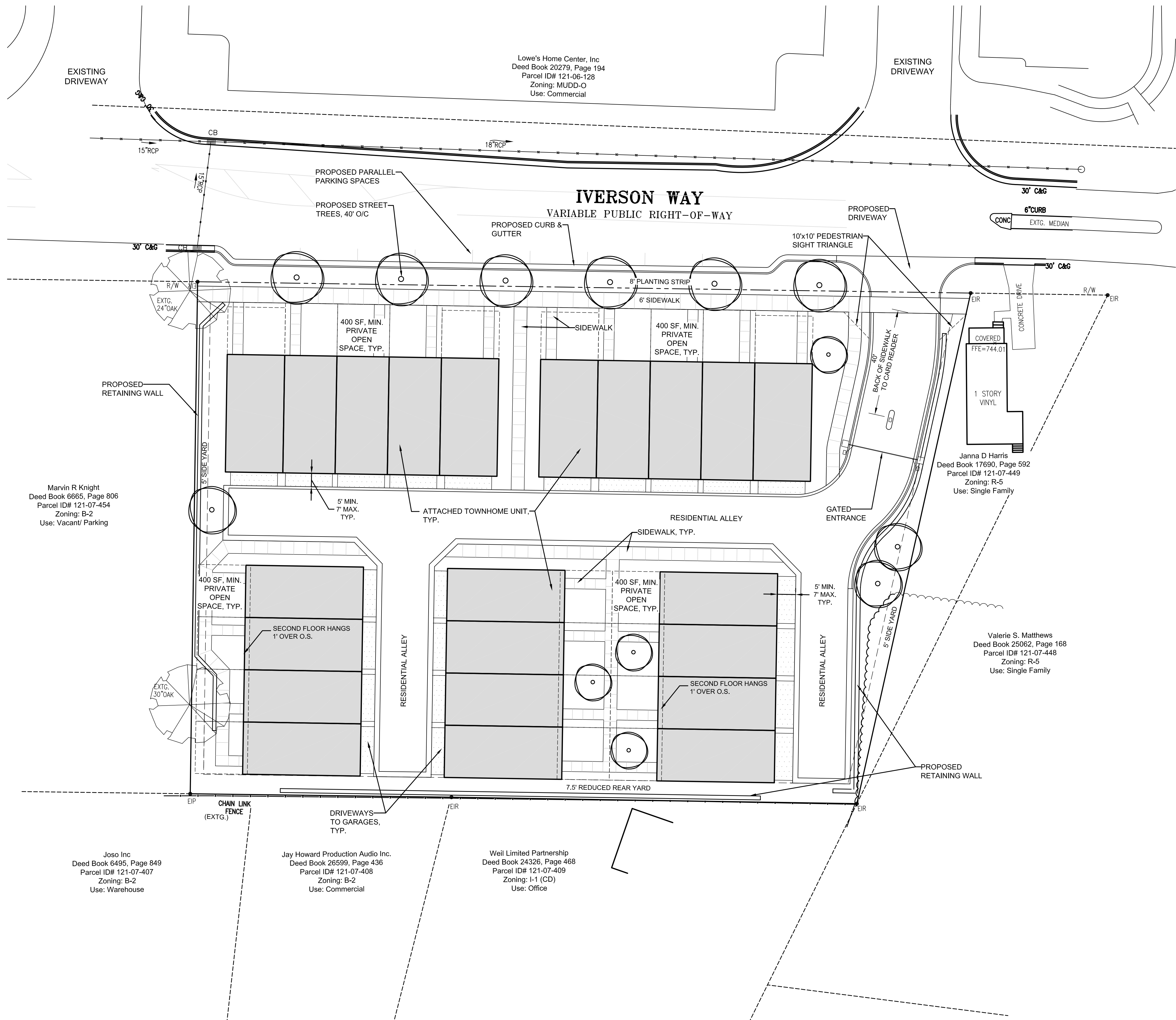
Project Number: 12034

Sheet Number:

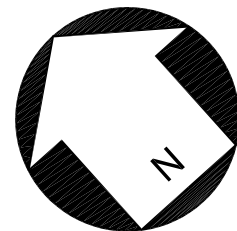
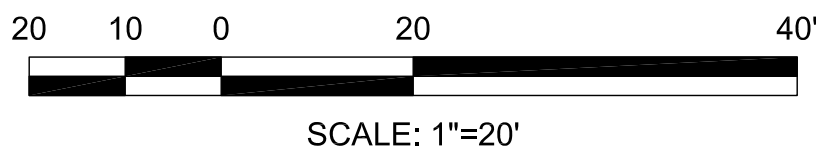
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SHEET # 1 OF 2

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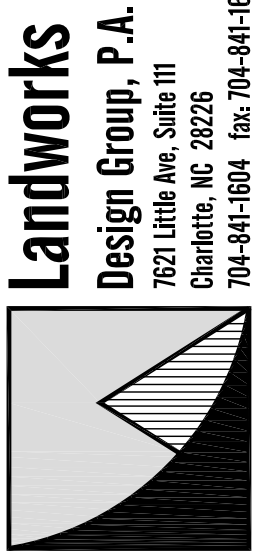
NOTE:
The improvements depicted on the Conceptual Site Plan are intended to reflect the arrangement of proposed uses on the Site. The final configuration, placement and sizes of individual Site elements may be altered or modified during the design development and construction document phases, so long 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



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

**CONCEPTUAL
SITE PLAN**

seals

Project Manager: MDL

Drawn By: PGJ

Checked By: TMM

Date: 5/30/13

Project Number: 12034

Sheet Number:

RZ-2