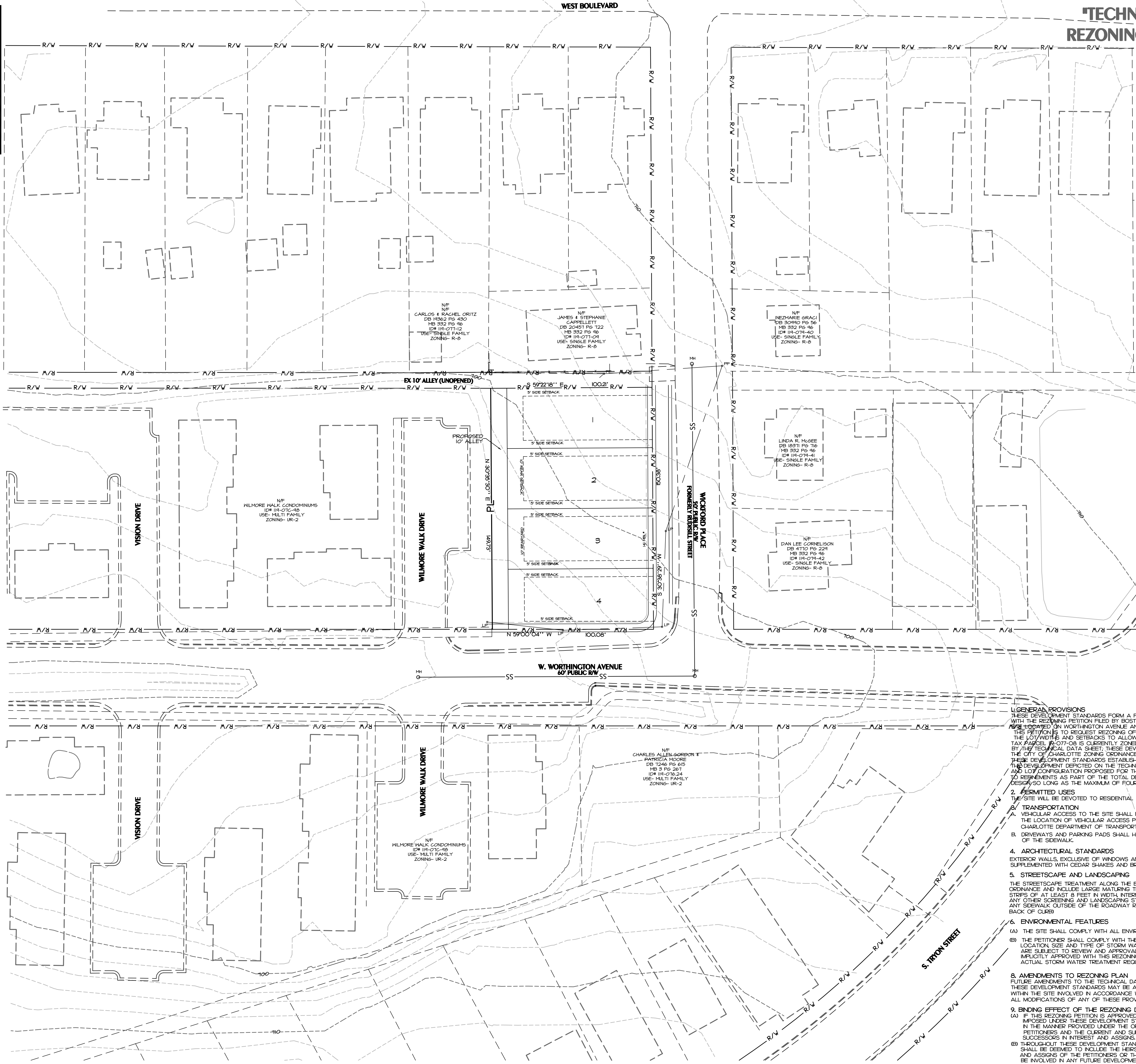


VICINITY MAP



TECHNICAL DATA SHEET
REZONING PETITION # 2016-XXX

DEVELOPMENT STANDARDS

TAX PARCEL NO.: 114-071-08
EXIST ZONING CLASSIFICATION: R43-MF
PROP. ZONING CLASSIFICATION: UR-1 (CD)
EXIST & PROP USE: SINGLE FAMILY DETACHED
SITE AREA: 0.345 AC
MAX. NO. OF UNITS PROPOSED: 4
PROPERTY IS LOCATED IN THE
CHARLOTTE HISTORIC DISTRICT

UR-1 (CD) LOT DATA:
MIN. LOT SIZE = 4,000 SF
MIN. LOT WIDTH = 40'
MIN. SETBACK = 14' FROM BACK OF CURB
MIN. SIDE YARD = 5'
MIN. REAR YARD = 10'
MAX. BUILDING HEIGHT = 40'

1. GENERAL PROVISIONS
THESE DEVELOPMENT STANDARDS FORM A PART OF THE TECHNICAL DATA SHEET ASSOCIATED WITH THE REZONING PETITION FILED BY BOSTON PROPERTIES TO REZONE AN 0.34 ACRES PARCELS (ON WORTHINGTON AVENUE AND WICKFORD PLACE (THE SITE)). THE PURPOSE OF THIS PETITION IS TO REQUEST REZONING OF THE SITE (THE SITE) TO THE UR-1 (CD) TO REDUCE THE LOT WIDTHS AND SETBACKS TO ALLOW THE CONSTRUCTION OF SINGLE FAMILY DETACHED HOMES. TAX PARCEL NO. 114-071-08 IS CURRENTLY ZONED R43-MF. THE DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE TECHNICAL DATA SHEET, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE") UNLESS THE TECHNICAL DATA SHEET OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS. THE DEVELOPMENT DEPICTED ON THE TECHNICAL DATA SHEET IS INTENDED TO REFLECT THE ROADWAY AND LOT CONFIGURATION PROPOSED FOR THE SITE. AREAS DEPICTED ARE SCHEMATIC AND ARE SUBJECT TO REVISIONS AS PART OF THE TOTAL DESIGN PROCESS. THEY MAY, THEREFORE, BE MODIFIED DURING DESIGN SO LONG AS THE MAXIMUM OF FOUR LOTS IS NOT VIOLATED.
2. PERMITTED USES
THE SITE WILL BE DEVOTED TO RESIDENTIAL SINGLE-FAMILY DWELLING UNITS AS PERMITTED UNDER THE ORDINANCE.
3. TRANSPORTATION
A. VEHICULAR ACCESS TO THE SITE SHALL BE AS GENERALLY DEPICTED ON THE TECHNICAL DATA SHEET. THE LOCATION OF VEHICULAR ACCESS POINT IS SUBJECT TO ANY MINOR MODIFICATIONS NECESSARY TO MEET THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (CDOT) REQUIREMENTS FOR APPROVAL.
B. DRIVEWAYS AND PARKING PADS SHALL HAVE A MINIMUM LENGTH OF 20 FT. MEASURED FROM THE BACK OF THE SIDEWALK.
4. ARCHITECTURAL STANDARDS
EXTERIOR WALLS, EXCLUSIVE OF WINDOWS AND DOORS, SHALL BE CONSTRUCTED WITH GERMAN STYLE SIDING SUPPLEMENTED WITH CEDAR SHAKES AND BRICK VENEER ACCENTS.
5. STREETScape AND LANDSCAPING
THE STREETScape TREATMENT ALONG THE EXISTING PUBLIC STREETS WILL MEET OR EXCEED THE STANDARDS OF THE ORDINANCE AND INCLUDE LARGE MATURING TREES, SIDEWALKS OF AT LEAST FIVE FEET IN WIDTH AND PLANTING STRIPS OF AT LEAST 8 FEET IN WIDTH INTERNALLY. ANY OTHER SCREENING AND LANDSCAPING STANDARDS ANY OTHER SCREENING AND LANDSCAPING STANDARDS SHALL CONFORM TO THE ORDINANCE. ANY SIDEWALK OUTSIDE OF THE ROADWAY RIGHT-OF-WAY SHALL BE WITHIN A MIN. 1 FOOT UTILITY EASEMENT (FROM BACK OF CURB).
6. ENVIRONMENTAL FEATURES
(A) THE SITE SHALL COMPLY WITH ALL ENVIRONMENTAL REGULATIONS.
(B) THE PETITIONER SHALL COMPLY WITH THE ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE. THE LOCATION, SIZE AND TYPE OF STORM WATER MANAGEMENT SYSTEM AS DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.
7. AMENDMENTS TO REZONING PLAN
FUTURE AMENDMENTS TO THE TECHNICAL DATA SHEET, OTHER SHEETS ACCOMPANYING THE PETITION AND THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE PARCEL WITHIN THE SITE INVOLVED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 6.207 OF THE ORDINANCE. ALL MODIFICATIONS OF ANY OF THESE PROVISIONS MUST COMPLY WITH SECTION 6.207 OF THE ZONING ORDINANCE.
8. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS
(A) IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO DEVELOPMENT OF THE SITE IMPOSED UNDER THESE DEVELOPMENT STANDARDS AND THE TECHNICAL DATA SHEET WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONERS AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.
(B) THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERMS "PETITIONERS" AND "OWNER" OR "OWNERS" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF THE PETITIONERS OR THE OWNER OR OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.
(C) ANY REFERENCE TO THE ORDINANCE HEREIN SHALL BE DEEMED TO REFER TO THE REQUIREMENTS OF THE ORDINANCE IN EFFECT AS OF THE DATE THIS REZONING PETITION IS APPROVED.

Public Hearing Map for Rezoning Petition #2016-xxx

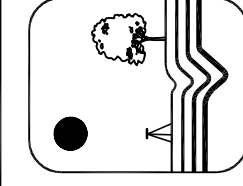
1816 Wickford Place

City of Charlotte, Mecklenburg County, North Carolina

Boston Properties

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Revisions:

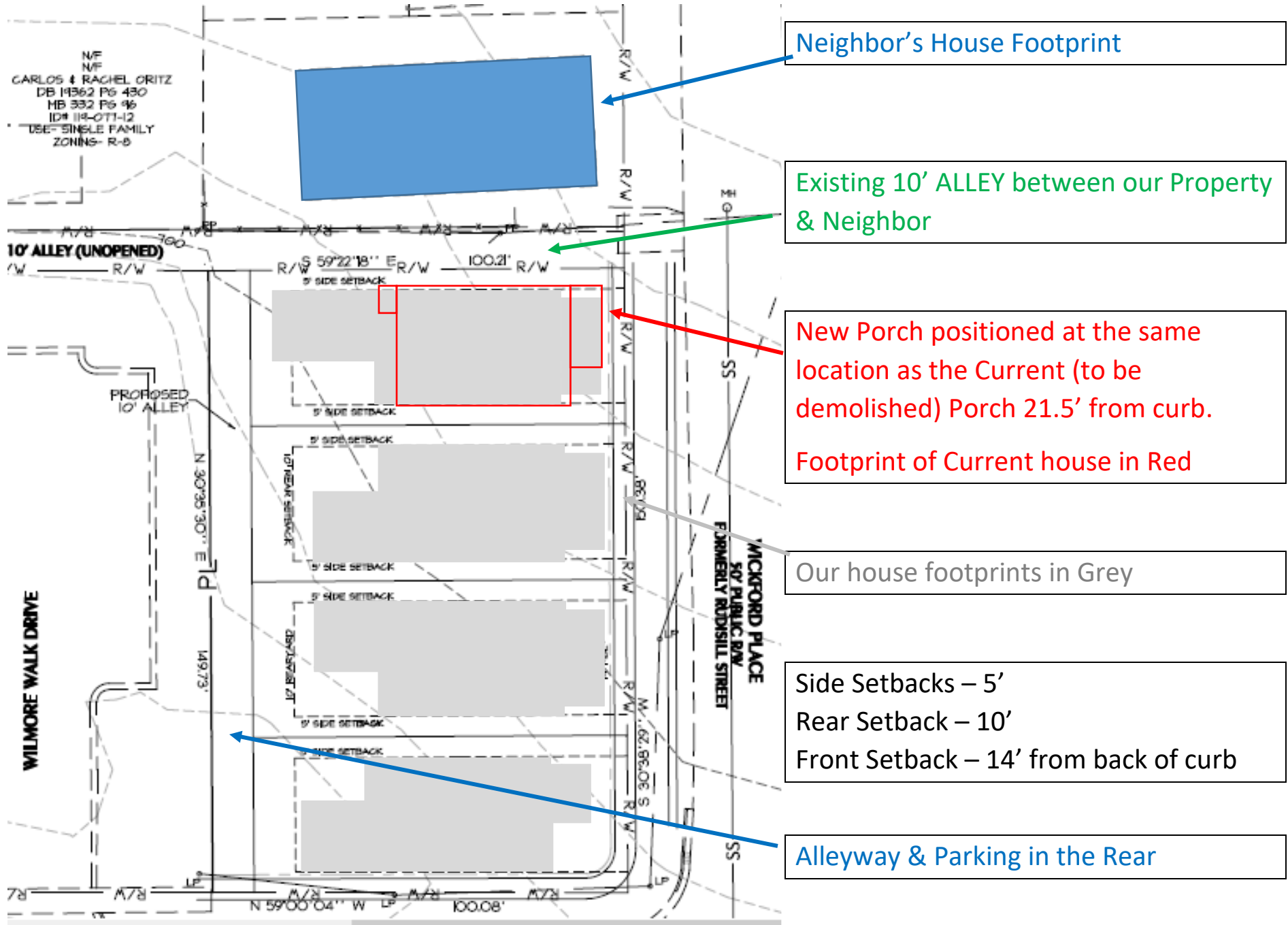
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Designed By:	MIK
Job No.:	XXXX

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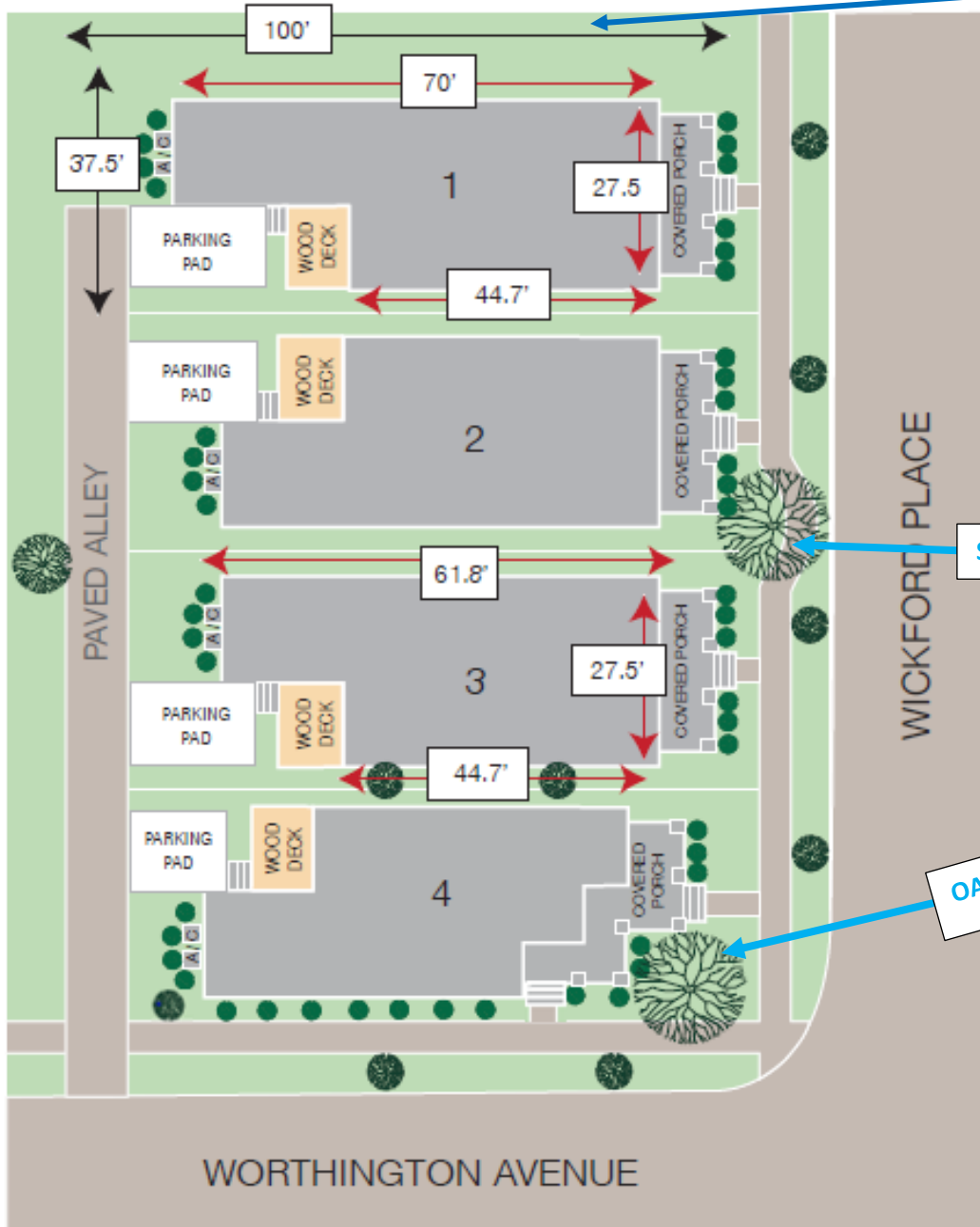
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SITE PLAN ZOOM-IN



SITE PLAN

There is an additional 10' green space (Unopened Alley) that runs between our property and the neighbor to our

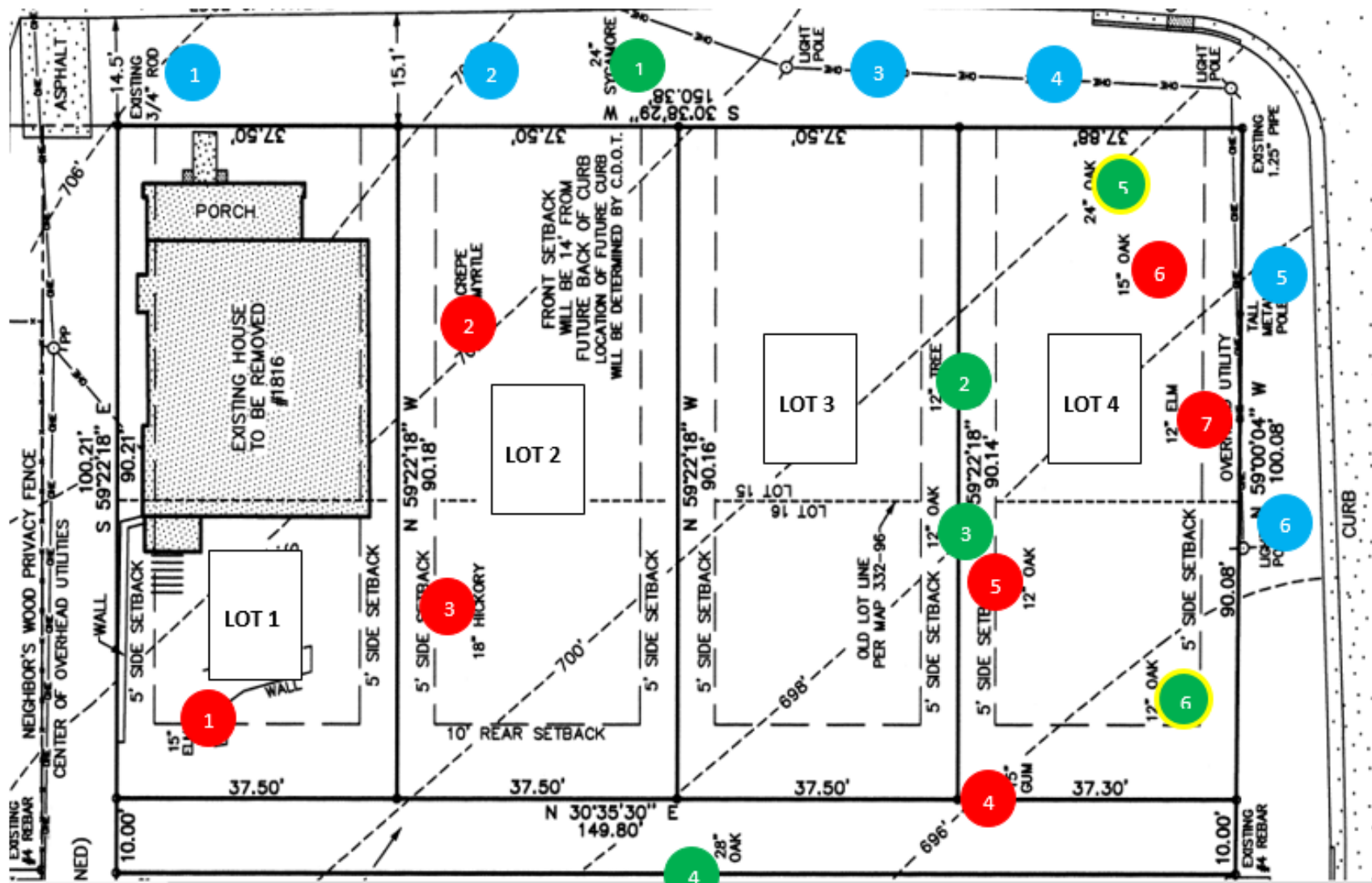


SYCAMORE Tree

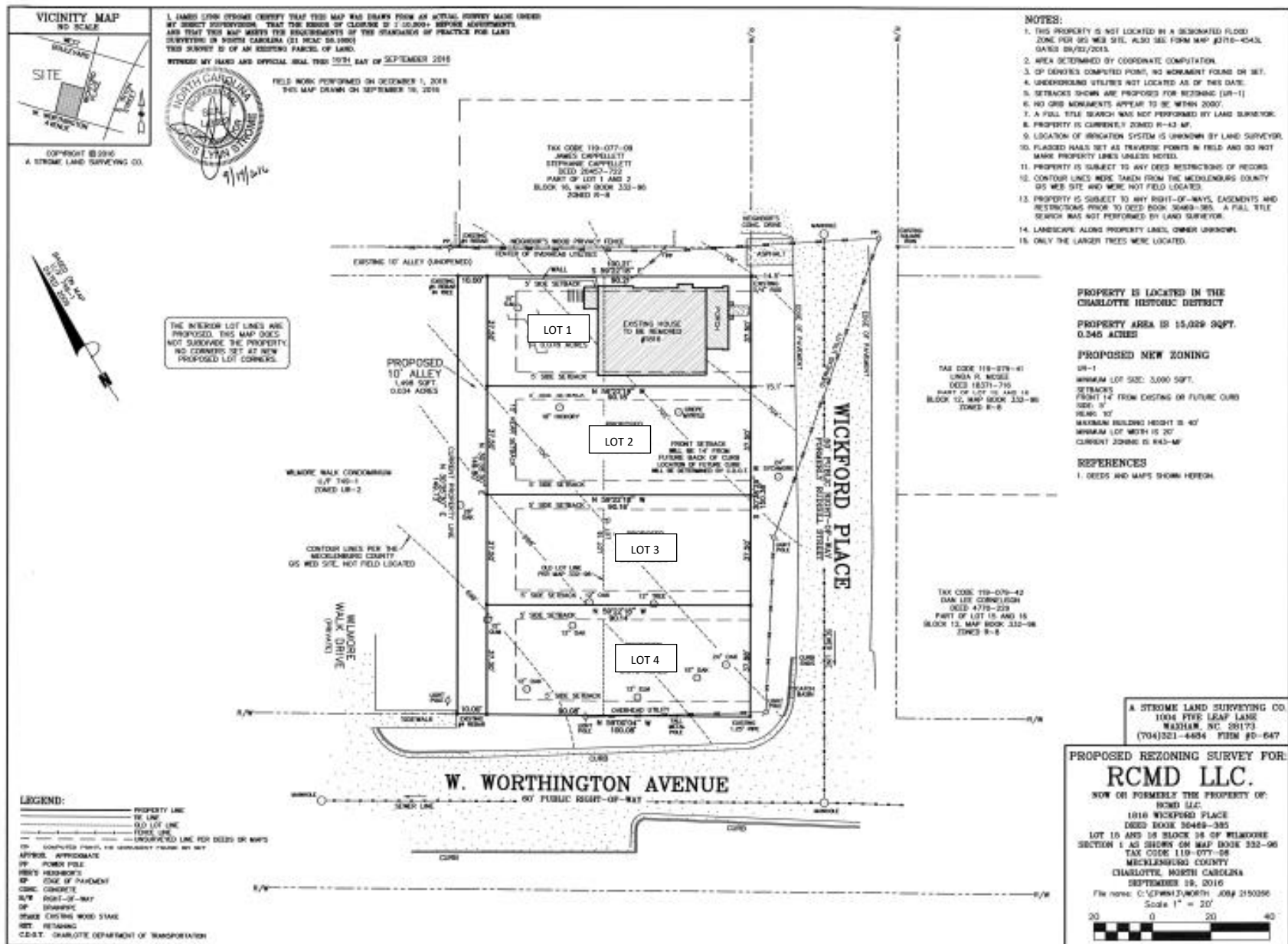
OAK Tree



TREE SAVE -



SURVEY



STREETSCAPE

LOT 4

LOT 3

LOT 2

LOT 1



ZONING – We are currently **Multi-Family R-43** and wish to re-zone to **UR-1**. With the Re-Zoning, we are going to **reduce the density** instead of 14 multi-family units we are purposing 4 single family homes.

HISTORICAL DISTRICT – we have been working with the HDC on scale, size, and style of the houses to be in keeping with the look and feel of Wilmore. We plan on building the same setback as the existing house.

SURROUNDINGS - half (50%) of our neighbors are **Non-Wilmore Historical District**. We have Multi-Family and a to be developed Commercial property that make up two of our sides.

ADDITIONAL ELEMENTS – we will be putting in the appropriate sidewalks, curbs, and trees. As well as putting in a rear alleyway to remove cars from parking on the street.