

NOT FOR  
CONSTRUCTION

WACO STREET  
REZONING  
2018-078

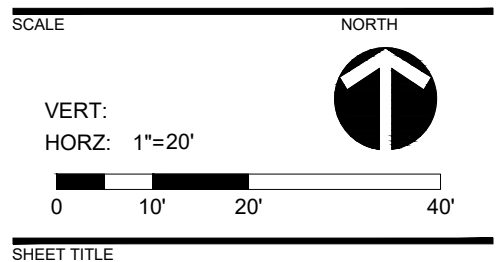
CONFORMITY CORPORATION  
WACO ST. & ELLISON ST.

LANDDESIGN PROJ.# 1018246

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
	FIRST SUBMITTAL	6/25/2018
1	SECOND SUBMITTAL	8/13/2018

DESIGNED BY:  
DRAWN BY:  
CHECKED BY:



REZONING PLAN

SHEET NUMBER

RZ-1.0

Development Data Table

Site Area:	+/- 0.72 acres
Tax Parcel:	125-243-61
Existing Zoning:	R-6
Proposed Zoning:	UR-2 (CD)
Existing Use:	Vacant
Proposed Uses:	Single family residential
Maximum Development:	Development intensity shall not exceed limits of UR-2 CD
Maximum Building Height:	40'
Minimum Lot Area:	3,000 SF
Minimum Lot Width:	20'
Minimum Setback:	14' from back of proposed curb
Minimum Rear Yard:	10'
Minimum Side Yard:	5'
Proposed Lots:	4

LINE	BEARING	DISTANCE
L1	N 70°14'23" E	49.39'
L2	N 46°13'35" W	42.94'

AMANDEEP D. SINGH  
NOW OR FORMERLY  
LOT 1 BLOCK 9  
DB 28324 PG 800  
MB 230 PG 47  
PARCEL ID # 125-243-82

LESLIE DEVELOPMENT, LLC  
NOW OR FORMERLY  
LOT 3 BLOCK 9  
DB 19378 PG 810  
MB 230 PG 47  
PARCEL ID # 125-243-64

LOUISE D. HARE  
NOW OR FORMERLY  
LOT 5 BLOCK 9  
MB 230 PG 47  
PARCEL ID # 125-243-65

JOHN B. JOHNSON  
NOW OR FORMERLY  
LOT 7 BLOCK 9  
DB 29860 PG 774  
MB 230 PG 47  
PARCEL ID # 125-243-66

CAROLINA COTTAGE  
HOMES LLC  
MB 62 PG 265  
PARCEL ID # 125-243-35

CAROLINA COTTAGE  
HOMES LLC  
MB 62 PG 265  
PARCEL ID # 125-243-34

KINGS COURT ASSOCIATES  
NOW OR FORMERLY  
DB 5736 PG 266  
MB 230 PG 47  
PARCEL ID # 125-243-81

JOHN DAVID SMITH  
NOW OR FORMERLY  
LOT 9A BLOCK 11D  
DB 17127 PG 941  
MB 967 PG 507  
PARCEL ID # 125-243-79

DAVID JOSEPH GERMUNDO  
NOW OR FORMERLY  
LOT 10A & 11A BLOCK 11D  
DB 11052 PG 319  
MB 967 PG 507  
PARCEL ID # 125-243-10

JAMES R. McDONALD  
NOW OR FORMERLY  
LOT 12 & 12A BLOCK 11D  
DB 13799 PG 851  
MB 967 PG 507  
PARCEL ID # 125-243-12

TRUST FOR THE ELLISON STREET  
SERVICES CENTER  
NOW OR FORMERLY  
LOT 10 BLOCK 9  
DB 28436 PG 810  
MB 230 PG 47  
PARCEL ID # 125-243-55

WACO LLC  
NOW OR FORMERLY  
LOT 10 BLOCK 5  
DB 2858 PG 345  
MB 230 PG 47  
PARCEL ID # 125-243-76

1. GENERAL PROVISIONS

- Site Location: These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Conformity Corporation ("Petitioner") to accommodate the development of single family homes on an approximately .72 acre site located on the south side of the intersection of Ellison Street and Waco Street (the "Site").
- Zoning Districts/Ordinance: Develop of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Rezoning Plan establishes more stringent standards, then those regulations established under the Ordinance for the UR-2 zoning classification shall govern.
- Graphics and Alterations: The depictions in of lots, lines, sidewalks, streets and other development matters and site elements (collectively the "Development/Site Elements") in the Rezoning Plan are schematic in nature. They should be reviewed in conjunction with the provisions of these Development Standards. The layout, location, sizes, formulations of the Development/Site Elements depicted on the Rezoning Plan are graphic representations of the Develop/Site elements proposed. Changes to the Rezoning Plan not anticipated by the Rezoning Plan will be reviewed and approved as allowed by Section 6.207 of the Ordinance.
- Nature of Request: The purpose of the petition is to request a revision to the zoning of the site (the "Site"), currently R-6, to UR-2 (CD). The revision reduces the required public street frontage for single family lots from 40' to 20'. The revision also reduces the front yards in ways that allow for building envelopes like those schematically represented in the technical data sheet. Existing zoning allows for 3 lots. This submittal anticipates UR-2 CD compliant lots.

2. PERMITTED USES

The Petitioner will prepare lots for sale to others, who will in turn construct single family homes pursuant to this technical data sheet, these development standards and the applicable provisions of the City of Charlotte Zoning Ordinance (The "Ordinance").

3. TRANSPORTATION

- No dedicated ROW is planned.
- A private roadway achieved by way of private agreements will be constructed generally as depicted on the Technical Data Sheet.
- The site is not subject to the "Connectivity" portion of The Ordinance.
- Given C, the anticipated section for the private road is that reflected in City of Charlotte Land Development Standards Manual at 11.13 ("Curb and Gutter")
- A sidewalk is anticipated on the South side of this private street.
- Vehicle access to the lots/units shall be as generally depicted on the Technical Data Sheet. The location of the vehicular access point from the public ROW to the Private Street is subject to any minor modifications necessary to meet the Charlotte Department of Transportation ("CDOT") requirements for approval.
- The private drive will not be gated.
- Driveways and parking pads shall have a minimum length of 20 ft. measured from the back of sidewalk to the face of the garage.
- All transportation improvements shall be approved and constructed before the first building certificate of occupancy is issued.
- The petitioner will dedicate any required right of way (minimum 2' behind the back of sidewalk where applicable).

4. ARCHITECTURAL STANDARDS

- Vinyl siding as an exterior building material is prohibited. Vinyl as a building material may be used on windows and door trim.
- Houses will have a front porch or stoop with a minimum 6 ft. in depth.
- Identical house designs shall be prohibited on abutting lots.
- House designs with front entry garages will limit the garage to a single car width (those conditions schematically reflected in the Technical Data Sheet).
- At a minimum, each home will feature masonry in its foundation.
- Cement fiber siding products, natural wood siding, masonry and stone are allowed as exterior finishes.
- Every home will be set on stone or masonry foundation.
- For clarity and emphasis, not included in "masonry foundation" are the following finishes:
  - CMU other raw concrete finishes.
  - CMU block parged in stucco
- Vinyl, as siding type, is not allowed.

5. STREETSCAPE AND LANDSCAPING

- A minimum of one parking space and a maximum of 2 parking spaces will be provided for all units.
- For clarity and emphasis "parking spaces" in S. A meaning those space provided in addition to those provided by way of the provision of garage parking, if any.
- No on-street parking will be permitted on private drive due to its width of less than 26'.

6. ENVIRONMENTAL FEATURES

- The Site shall comply with all environmental regulations.
- The Petitioner shall comply with the "Post Construction Controls Ordinance" where the ordinance is applicable.
- The Petitioner shall comply with the requirements of the Charlotte Tree Ordinance where the ordinance is applicable.

7. LIGHTING

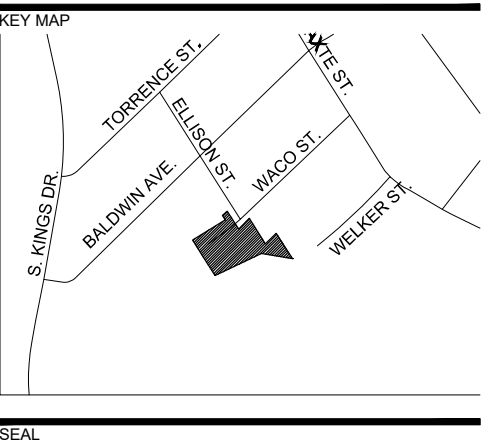
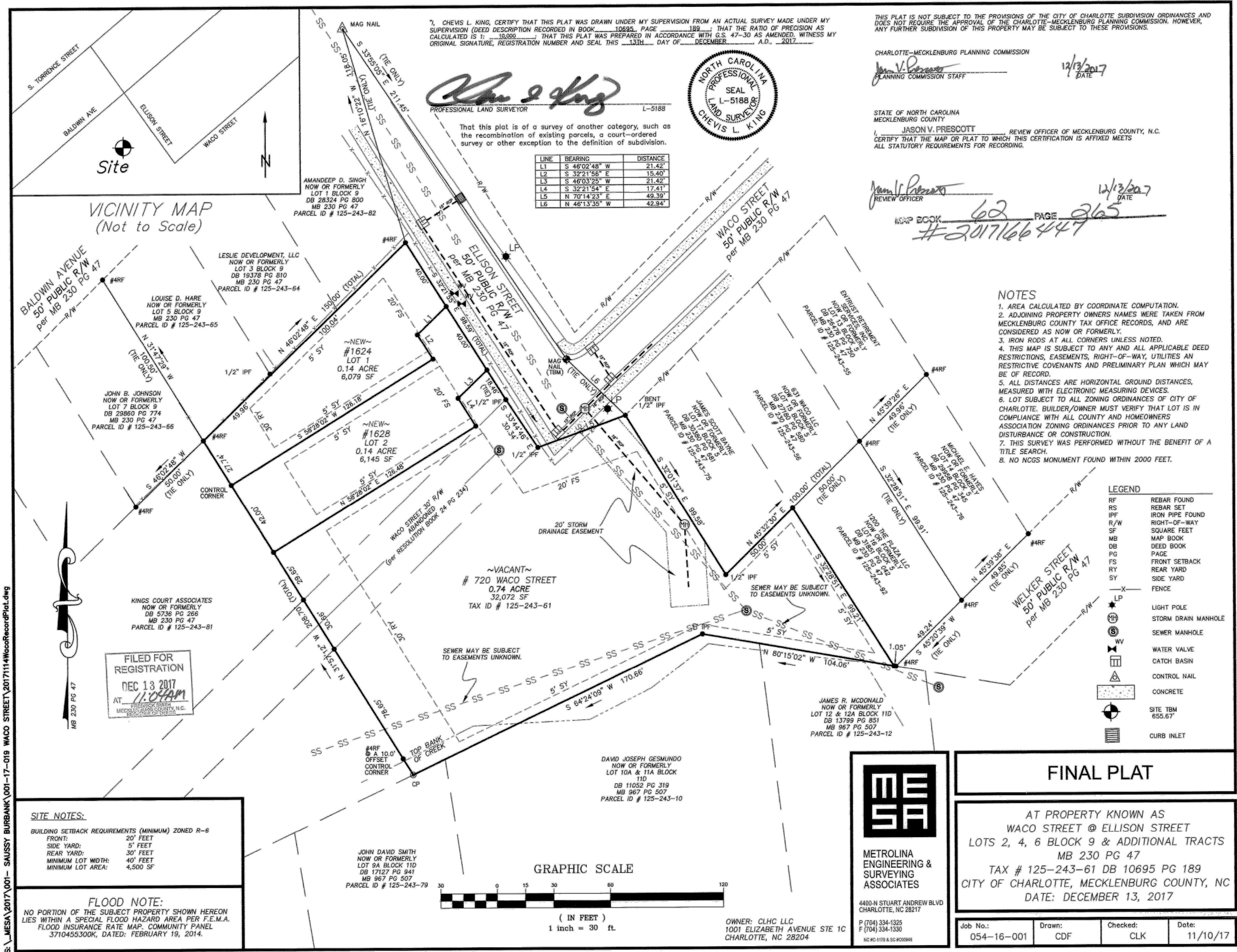
- All lighting provided within the road section reflected schematically in the Technical Data Sheet, if any, will be detached lighting with a maximum height of 16'.

8. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

- 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, shall be binding upon and inure to the benefit of the Petitioner and the current and subsequent owners of the site and their respective successors in interest and assigns.
- 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.
- 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, as same may be applicable.



B62 - P265



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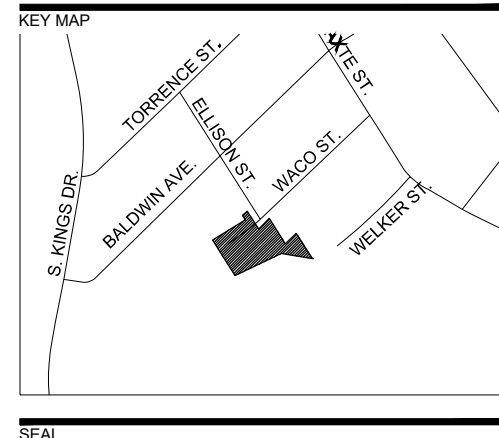
DESIGNED BY:  
DRAWN BY:  
CHECKED BY:

SCALE NORTH  
VERT: AS NOTED  
HORIZ: AS NOTED

SHEET TITLE  
EXISTING CONDITIONS

SHEET NUMBER  
RZ-2.0





CONFORMITY CORPORATION  
WACO ST. & ELLISON ST.

DESIGNED BY:  
DRAWN BY:  
CHECKED BY:

SHEET TITLE

TREE SURVEY

RZ-3.0