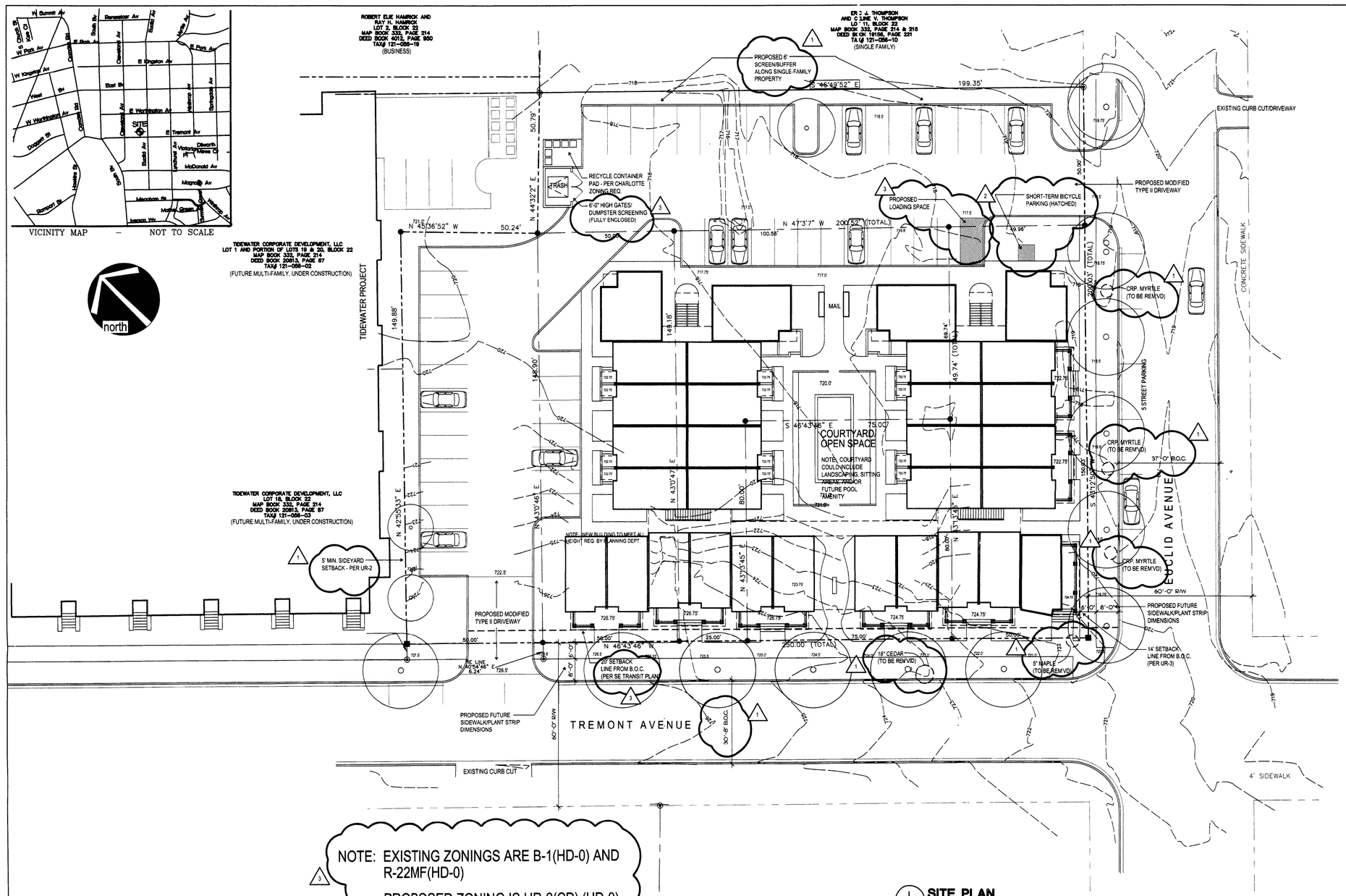

1 SITE PLAN
SI.O 1" = 20'-0"

NOTE: EXISTING ZONINGS ARE B-1(HD-0) AND R-22MF(HD-0)

PROPOSED ZONING IS UR-2(CD) (HD-0)

SITE DATA:

SITE AREA: 1.1 ACRES

TAX PARCEL ID NUMBERS: 12105604, 12105605, 12105606, 12105607, 12105608, 12105609

EXISTING ZONING: B-1 AND R-22MF

PROPOSED ZONING: UR-2 (CD)

PROPOSED UNITS: (52) NEW CONDOMINIUMS

PROPOSED F.A.R.: 0.395

PROPOSED D.U.A.: 47.3

PROPOSED DENSITY ON PARCELS PRESENTLY R-22MF: 51 UNITS/ACRE

PROPOSED USE: RESIDENTIAL ONLY

PARKING REQUIRED: 1 CAR PER UNIT (PER UR-2) = 52 CARS
2 CAR PER UNIT MAXIMUM

PARKING PROPOSED: 53 CARS ON SITE - 5 ON STREET (58 TOT.)

GENERAL ZONING NOTES:

1. THE DEVELOPMENT OF THE SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THIS SITE PLAN AND THE STANDARDS OF THE CITY OF CHARLOTTE ZONING ORDINANCE. THE DEVELOPMENT DEPICTED BY THIS PLAN IS INTENDED TO REFLECT THE GENERAL ARRANGEMENT OF PROPOSED USES ON THE SITE, BUT EXACT DETAILS OF THE CONFIGURATION, PLACEMENT, SIZE AND NUMBER OF INDIVIDUAL BUILDINGS/DWELLING UNITS AND/OR SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE AS SPECIFIED IN SECTION 6.206 (2) AS MAY BE APPLICABLE. MINOR AND INCIDENTAL CHANGES OF DETAIL WHICH DO NOT ALTER THE BASIC OVERALL LAYOUT AND/OR THE RELATIONSHIP OF ABUTTING SITES ARE PERMITTED AS A MATTER OF RIGHT FOR THE PETITIONER/DEVELOPER.

2. ALL PROPOSED DEVELOPMENT ON THE SITE SHALL COMPLY WITH APPLICABLE ORDINANACE REQUIREMENTS REGARDING SUCH THINGS AS THE NUMBER AND ARRANGEMENT OF OFF-STREET PARKING, SETBACK/YARD DIMENSIONS, SIGNAGE, BUFFERS, SCREENING, OPEN SPACE, LANDSCAPING, TREE ORDINANCE, ETC. (UNLESS OTHERWISE INDICATED)

3. VEHICULAR POINTS OF ACCESS SHALL BE LIMITED TO THOSE SHOWN ON THE PLAN. THE EXACT LOCATION MAY VARY FROM THAT DIPICTED, BUT SHALL COMPLY WITH ALL APPLICABLE DESIGN AND LOCATIONAL REQUIREMENTS OF THE CHARLOTTE DEPT. OF TRANSPORTATION AND/OR THE NC DOT.

4. ALL LANDSCAPE PLANTING WILL CONFORM TO CHAPTER 21 OF THE CITY OF CHARLOTTE ORDINANCE.

5. SIDEWALKS AND PLANTING STRIPS ALONG THE SITE'S PUBLIC STREET FRONTAGE SHALL BE ESTABLISHED AS INDICATED ON SITE PLAN.

6. THE DRIVEWAY CONNECTION TO EUCLID AND TREMONT AVE. SHALL BE DESIGNED AND CONSTRUCTED AS A CMLD STANDARD TYPE TWO DRIVEWAY.

7. PARKING STANDARDS: RESIDENTIAL USE IN UR-2 REQUIRES A MINIMUM OF 1 SPACE PER DWELLING UNIT COMBINED FROM OFF-STREET AND ON-STREET PARKING. ON-STREET PARKING SHALL NOT COUNT TOWARD MAXIMUM PARKING SPACE ALOTTMENT.

8. BALCONIES MAY ENCROACH 2 FEET INTO THE SETBACK PROVIDED THEY ARE 10 FEET MIN. ABOVE GRADE PER SECTION 9.406 OF THE CHARLOTTE ZONING ORDINANCE.

9. THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, STANDARDS, POLICIES AND APPROPRIATE DESIGN MANUALS WILL EXIST. THOSE CRITERIA (FOR EXAMPLE, THOSE THAT REQUIRE BUFFERS, REGULATE STREETS, SIDEWALKS, STORMWATER, TREES, ETC.) WILL APPLY TO THE DEVELOPMENT SITE. THIS INCLUDES CHAPTERS 6, 9, 12, 17, 18, 19, 20, AND 21 OF THE CITY CODE. CONDITIONS SET FORTH IN THIS PETITION ARE SUPPLEMENTAL REQUIREMENTS IMPOSED ON THE DEVELOPMENT IN ADDITION TO OTHER STANDARDS. WHERE CONDITIONS ON THIS PLAN DIFFER FROM ORDINANCES, STANDARDS, POLICIES, AND APPROACHES IN EXISTENCE AT THE TIME OF FORMAL ENGINEERING PLAN REVIEW AND SUBMISSION, THE STRICTER CONDITION OR EXISTING REQUIREMENTS SHALL APPLY.

10. THE DEVELOPER WILL COMPLY WITH ALL REQUIREMENTS REGARDING COMPACTOR AND RECYCLING AREAS AS STATED IN CHAPTERS 9 AND 12 OF THE CHARLOTTE CITY CODE.

11. IMPROVEMENTS WITHIN THE SETBACKS WILL COMPLY WITH THE SOUTHEND TRANSIT STATION AREA PLAN.

12. HEIGHT OF NEW BUILDING WILL BE BASED ON A BASE HEIGHT OF 40-FEET WITH A 1-FOOT INCREASE ABOVE 40-FEET ALLOWED FOR EVERY 10-FEET OF ADDITIONAL DISTANCE THE PORTION OF THE BUILDING IS FROM THE EDGES OF NEARBY SINGLE-FAMILY ZONING. ADDITIONALLY, SIDE AND REAR YARDS MUST BE INCREASED 1-FOOT FOR EVERY 10-FEET OF BLDG. HT. OVER 40-FEET TO MEET THE UR DISTRICT STANDARDS.

13. FINAL BUILDING REVIEW/APPROVALS WILL BE REQUIRED BY THE HISTORIC DISTRICT COMMISSION.

14. PEDESTRIAN SCAL LIGHTING WILL BE INSTALLED THROUGHOUT THE SITE AND WILL BE FULLY SHIELDED.

2 ELEVATION FROM TREMONT
SI.O 1/16" = 1'-0"

GENERAL EXTERIOR BUILDING MATERIALS:
SMOOTH LAPPED AND VERTICAL SIDING WITH WOOD TRIM/HARDI ACCENTS
OVERSIZED/UTILITY MASONRY BASE MATERIAL
METAL/VINYL WINDOWS
POURED CONCRETE STEPS, STOOPS & WALKS
ASPHALT ROOF SHINGLES

3 ELEVATION FROM EUCLID
SI.O 1/16" = 1'-0"

APPROVED BY CITY COUNCIL
DEC 17 2007

multi-family development and historic renovation at
TREMONT | EUCLID AVENUES
A BOULEVARD CENTRO DEVELOPMENT

300 SOUTH COLLEGE STREET
CHARLOTTE, NC 28202
704.332.4000

FOR PUBLIC HEARING
REZONING PETITION
2007-099

● 10 MAY 2007
△1 6/14/07
△2 8/17/07
△3 9/13/07
△4 10/4/07

REZONING SITE PLAN

S1.0

Oct 04, 2007 – 9:19am REZONING-rev_10-04-07.dwg