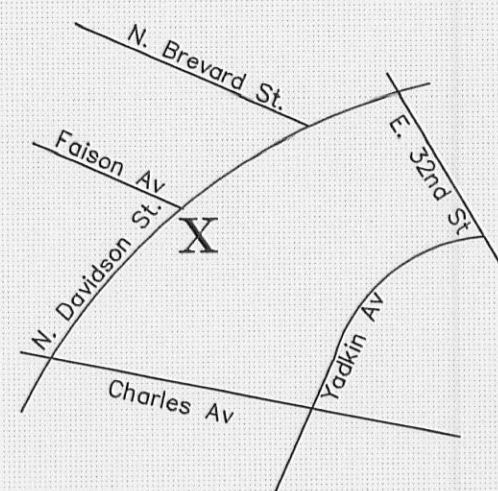


Vicinity Map



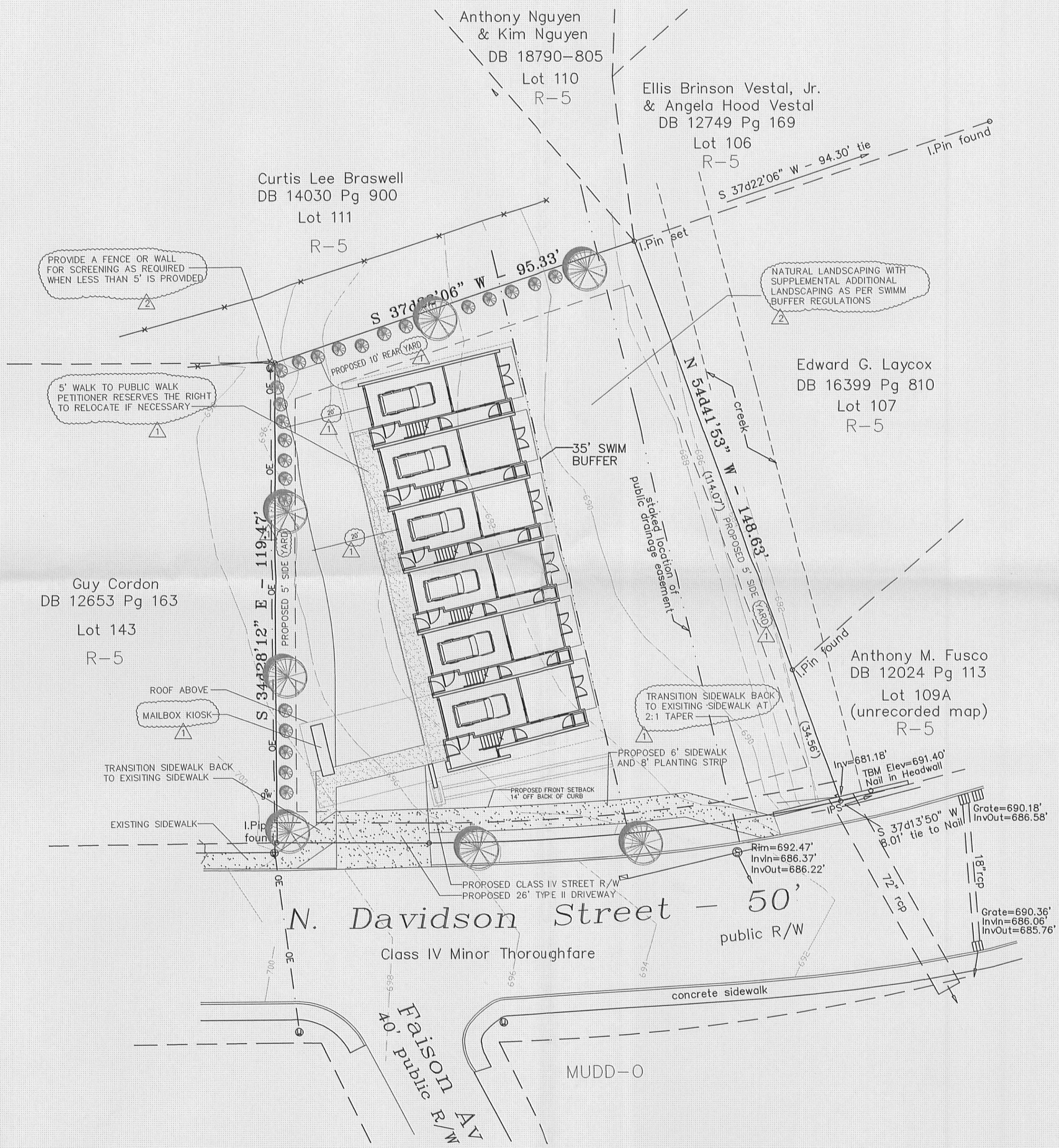
CONCEPTUAL ELEVATION

* PETITIONER RESERVES THE RIGHT TO CHANGE THE ELEVATION AND THIS IMAGE IS SHOWN AS CONCEPT ONLY



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SITE DATA / ZONING INFO.

CURRENT ZONING CLASSIFICATION: R-5
 PROPOSED ZONING CLASSIFICATION: UR-2 (CD)
 SETBACKS:
 FRONT - 14' FROM BACK OF CURB
 REAR - 10'
 SIDE - 5'
 TOTAL ACRES: .36 ACRES (15,941 SF)
 BUILDING AREAS:
 MAXIMUM OF 6 UNITS
 MAXIMUM FLOOR AREA RATIO 1.0
 STRUCTURE HEIGHT RESTRICTIONS:
 PER DISTRICT REQUIREMENTS
 OFF STREET PARKING REQUIREMENTS:
 1 SPACE PER UNIT

CONDITIONAL NOTES:

1. THE SITE PLAN CONSISTS OF THE TECHNICAL DATA SHEET AND THE ILLUSTRATIVE PLAN. THE TECHNICAL DATA SHEET CONTAINS ALL DEVELOPMENT NOTES AND CONDITIONS REGARDING SUCH THINGS AS VEHICULAR ACCESS, POINTS, BUFFERS, SETBACK/YARD DIMENSIONS, GENERALIZED BUILDING/PARKING/CIRCULATION AREAS, DEVELOPMENT INTENSITY, ETC. THE ILLUSTRATIVE PLAN DEPICTS A DEVELOPMENT SCENARIO BASED UPON THE CONDITIONS IMPOSED BY THE TECHNICAL DATA SHEET. HOWEVER, OTHER DEVELOPMENT SCENARIOS ARE PERMITTED UNDER SECTION 6.21, WHICH ALLOWS ALTERNATIVES TO THE ARRANGEMENT OF BUILDING/PARKING/CIRCULATION AREAS OR BUILDING FOOTPRINTS AND SHAPES, ETC. SUCH CHANGES SHALL STILL REFLECT THE "URBAN RESIDENTIAL" STYLE LAYOUT OF THE SITE AS GENERALLY DEPICTED ON THE PLAN.
2. THE NUMBER OF VEHICULAR ACCESS TO THE SITE SHALL BE LIMITED TO THE POINTS OF INGRESS/EGRESS AS SHOWN ON THE SITE PLAN. HOWEVER, THE LOCATIONS MAY VARY SOMEWHAT FROM THAT DEPICTED. THE LOCATION AND DESIGN SHALL COMPLY WITH ALL APPLICABLE STANDARDS AND REQUIREMENTS OF THE CHARLOTTE DEPARTMENT OF TRANSPORTATION.
3. MAXIMUM HEIGHT WILL BE 50 FEET AND THREE STORY MAXIMUM
4. IF THE BUILDING IS 50 FEET IN HEIGHT THEN REAR YARD INCREASES TO 11 FEET.
5. PROPOSED USES FOR THE SITE SHALL INCLUDE RESIDENTIAL AND ACCESSORY USES INCLUDING CUSTOMARY HOME OCCUPATIONS AS PER SECTION 12.408
6. THE EXTERIOR FINISHES OF THE BUILDING TO INCLUDE HARDI BOARD OR EQUAL, GLASS, PAINTED WOOD, ARCHITECTURAL BLOCK, STONE, TILE, AND PAINTED STEEL
7. THE BUILDING WILL BE FOUR SIDED ARCHITECTURE AND THERE WILL BE NO BLANK WALLS, SEE CONCEPTUAL ELEVATIONS
8. PETITIONER AGREES TO CONVEY UP TO FIVE ADDITIONAL FEET IN RIGHT OF WAY TOWARDS THE REQUESTED 60' IN TOTAL RIGHT WAY. ANY REMAINING PORTION OF SIDEWALK NOT CONTAINED WITHIN THE RIGHT OF WAY WILL BE PLACED IN A DEDICATED SIDEWALK EASEMENT.
9. LANDSCAPING IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. ACTUAL LANDSCAPING WILL COMPLY WITH OR EXCEED MUNICIPAL REQUIREMENTS.
10. LARGE EXPANSIONS OF WALL EXCEEDING 20' IN LENGTH WILL BE AVOIDED THROUGH THE INTRODUCTION OF ARTICULATED FACADES, USING VARIOUS MATERIALS SUCH AS BRICK, HARDI BOARD, STONE, PAINT COLORS, GLASS WINDOWS OR OTHER SIMILAR MATERIALS.
11. EACH UNIT WILL PROVIDE ITS OWN ROLL OUT TRASH ENCLOSURE.

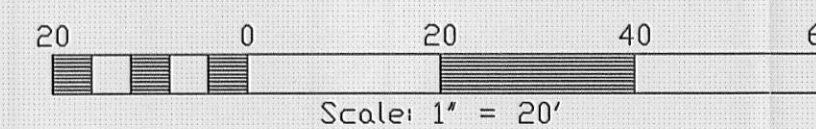
APPROVED BY CITY COUNCIL

OCT 18 2010

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AUG 24 2010

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REZONING PETITION 2010-34

2010-034

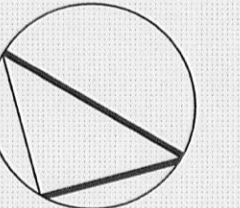


NOTE: PLAN IS BASED ON PRELIMINARY INFORMATION AND TO BE USED FOR SCHEMATIC PURPOSES ONLY NOT FOR CONSTRUCTION.

REAL ESTATE DEVELOPMENT PARTNERS
RED

2724 NORTH DAVIDSON ST
REZONING PETITION 2010-34

North Arrow



Issuance Date:

- 17 MARCH 2010
- 18 MAY 2010
- 20 AUGUST 2010

SCALE: 1" = 20'-0"

Sheet Title:

CONCEPTUAL SITEPLAN

CHARLOTTE, NC

Sheet Number:

RZP-1