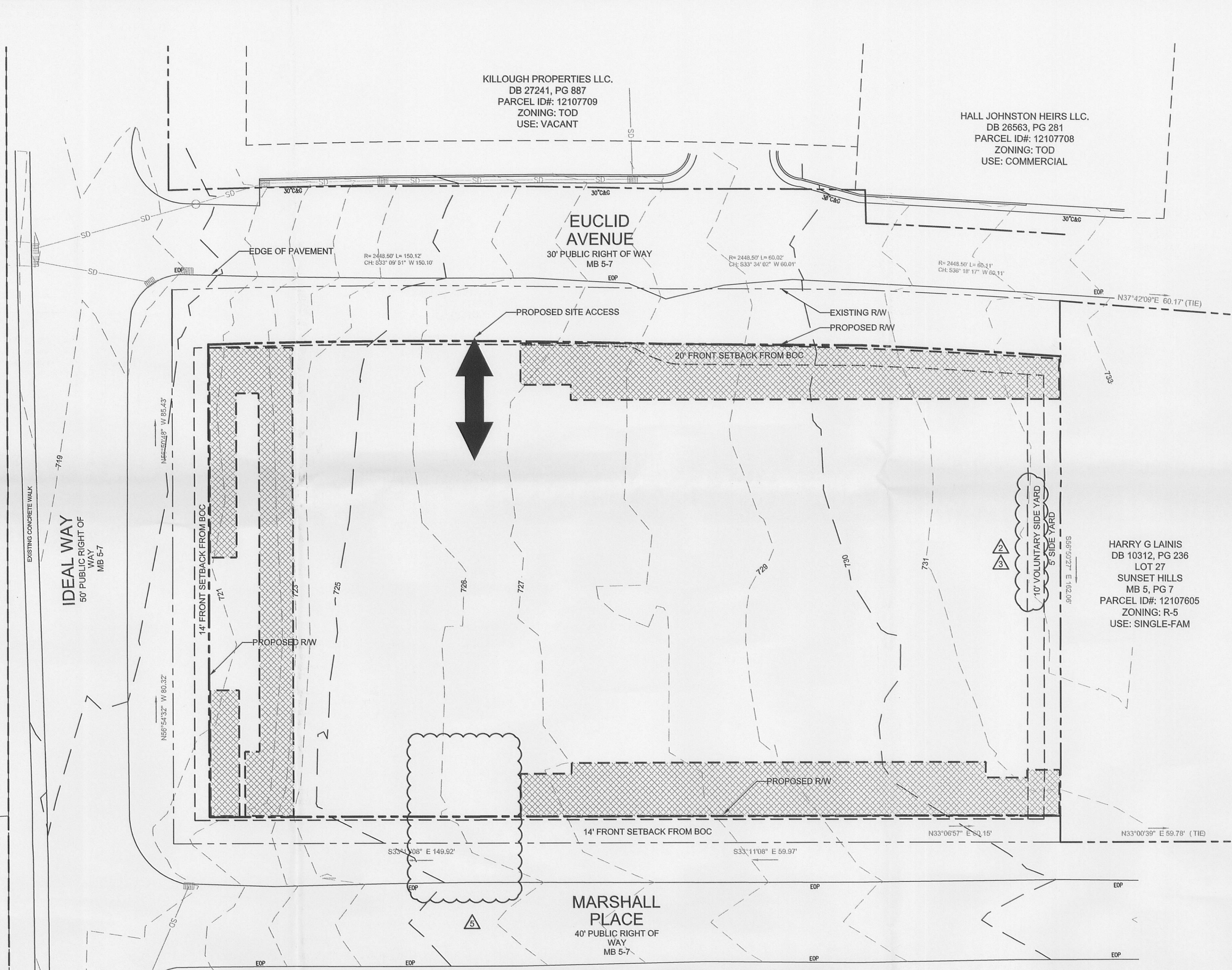


P:\2012\Jobs\12033 - Ideal Way TH Sketch - Weekley\CAD\12033 BASE.dwg

MARSH REALTY CO INC  
PARCEL ID#: 14703102  
ZONING: R-5 & B-2  
USE: OFFICE

THOMAS GIBSON  
DB 20207, PG 367  
PARCEL ID#: 14703125  
ZONING: R-5  
USE: SINGLE-FAM



KILLOUGH PROPERTIES LLC.  
DB 27241, PG 887  
PARCEL ID#: 12107709  
ZONING: TOD  
USE: VACANT

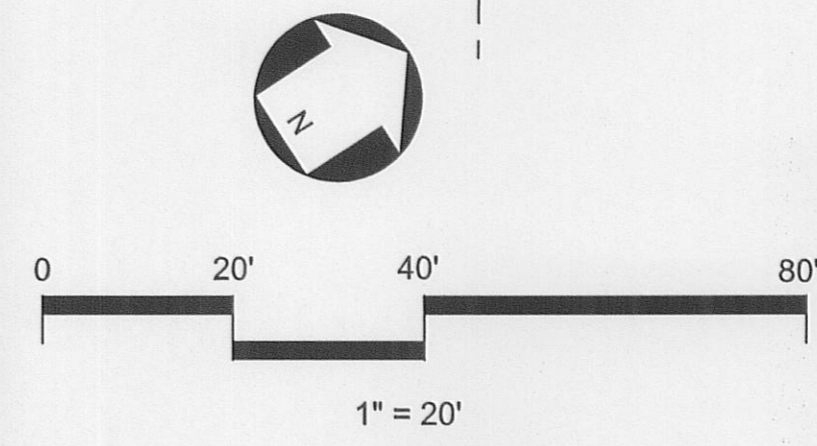
HALL JOHNSTON HEIRS LLC.  
DB 26563, PG 281  
PARCEL ID#: 12107708  
ZONING: TOD  
USE: COMMERCIAL

HARRY G LAINIS  
DB 10312, PG 236  
LOT 27  
SUNSET HILLS  
MB 5, PG 7  
PARCEL ID#: 12107605  
ZONING: R-5  
USE: SINGLE-FAM

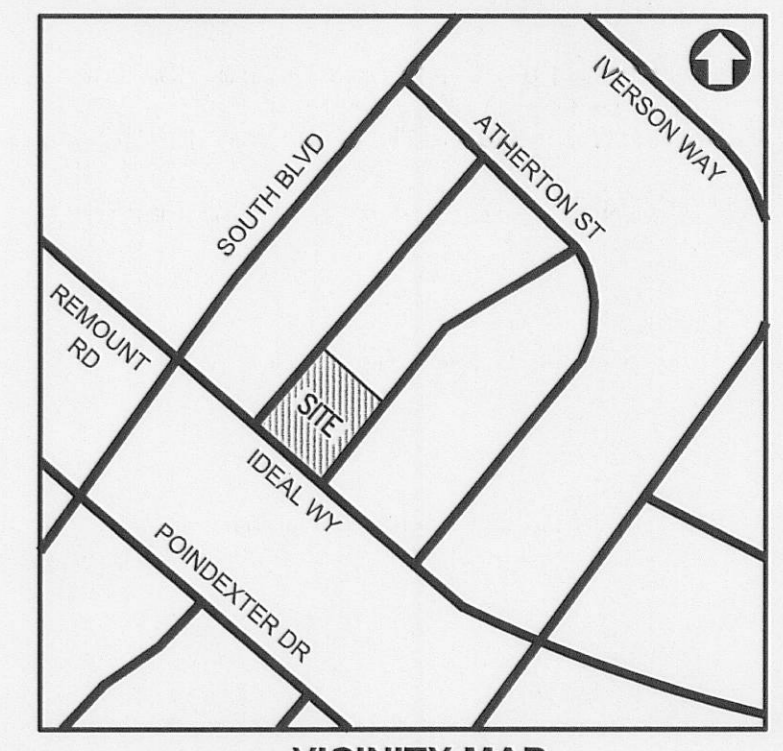
PHILLIP & DEDRIA KOLB  
DB 28376, PG 877  
PARCEL ID#: 12107512  
ZONING: R-5  
USE: SINGLE-FAM

LLOYD S. & PENELOPE W.  
MCCALL  
DB 05383, PG 111  
PARCEL ID#: 12107511  
ZONING: R-5  
USE: SINGLE-FAM

MICHAEL J. & BETH L. CUYP  
DB 11361, PG 509  
PARCEL ID#: 12107510  
ZONING: R-5  
USE: SINGLE-FAM



APPROVED BY  
CITY COUNCIL  
APR 14 2014



VICINITY MAP  
(NOT TO SCALE)

DEVELOPMENT DATA:

TAX PARCEL ID: 12107601, 12107602, 12107603, 12107604  
EXISTING SITE AREA: 1.028 AC  
EXISTING ZONING: MUDD (CD), R-5  
PROPOSED R/W DEDICATION: 0.188 AC (To be dedicated and conveyed to the City of Charlotte)  
PROPOSED ZONING: UR-2 (CD)  
PROPOSED USE: Single-Family attached (For Sale)  
UNITS PROPOSED: 21 Units  
DENSITY PROPOSED: 20.4 UNITS / AC  
FRONT YARD: 20' from BOC (Euclid) per adopted streetscape plan, 14' from BOC (Ideal Way & Marshall Place)  
MIN. SIDE YARD: 5'  
REAR YARD: 10'  
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 4 on-street parallel spaces.  
TREE SAVE REQUIRED: 36 Trees/Ac (Less than 15% of Site has existing trees)  
0.84 Ac X 15% = 0.125 Ac x 36 = 5 trees required  
MAX. FLOOR RATIO AREA: 1.0  
WASTE MANAGEMENT: ROLLOUT CONTAINER

Ideal Way Development Standards

General Provisions.

- a. 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 6.207 of the Zoning Ordinance.
- b. 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.
- c. 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 single family attached 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 residential single family attached dwelling units and related residential accessory uses as are permitted in the UR-2 district.

Transportation

- a. The site will have access via a driveway to Euclid Avenue as generally identified on the concept plan for the site.
- b. Parking areas, including two parking spaces per unit in garages and on street parking, are generally indicated on the concept plan for the site.
- c. The Petitioner will manage construction parking so that no construction vehicles will be allowed to park on the east side of Marshall Place.
- d. The Petitioner will support the installation of "No Parking" signs on the east side of Marshall Place along the portion of the street that adjoins the lot on the corner of Marshall Place and Ideal Way.

Architectural Standards

The development of the site will be governed by the district regulations of the Zoning Ordinance for the UR-2 district and by the scale and character represented by the building elevations attached as part of the plan. The Petitioner has also provided typical elevation images of the buildings that represent the overall scale, character, and quality of the building proposed to be constructed on the site. The Petitioner reserves the right to make minor architectural changes to these building design but the overall design and construction character will be as illustrated. Each residential unit will be provided with a minimum of 400 square feet of private open space as generally depicted on the site plan and may be composed of a combination of landscape and hardscape elements. The Petitioner reserves the right to install ornamental fencing on the site for decoration and to aid in delineating the areas devoted to private open space. Any such fencing will not exceed 4 feet in height and will not be opaque. The buildings finished will include brick, stone and/or other masonry products and Hardy Plank or other similar durable siding materials. No vinyl will be used as siding material. No expanses of blank wall exceeding 20 feet in length will be permitted for the two end units that have a side along Euclid Avenue. The Petitioner will observe a 10' side yard on the east end of the site adjacent to the existing single family home but reserves the right to reduce that yard to 5' if the adjoining property is rezoned to something other than a single family zoning district or if the adjacent property is used or developed for any non-residential use allowed in a single family district. This area will be landscaped with a privacy fence and landscaping.

Streetscape and Landscaping

Reserved

Environmental Features

Reserved

Parks, Greenways, and Open Space

Reserved

Fire Protection

Reserved

Signage

Reserved

Lighting

- a. Freestanding lighting on the site will utilize full cut-off luminaires.

Phasing

Reserved

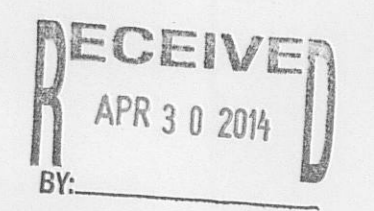
Initial Submission- 10-28-13

Revised per staff comments- 12-20-13

Revised per staff analysis- 1-24-14, 1-3

Revised per community comments and unit reduction 2-21-14

Revised per City Council decision 4/14/14



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

REVISIONS:

No.	Date	By	Description
1	12/20/13	YHP	Per Planning Dept. Comments
2	1/24/14	MDL	Per Planning Dept. Analysis
3	1/27/14	MDL	Corrected terminology from setback to side yard.
4	2/21/14	MDL	Revised density and unit count along Marshall Place
5	4/14/14	MDL	Revised per City Council decision



IDEAL WAY TOWNHOMES  
WEEKLEY HOMES, LP  
CHARLOTTE, NC  
REZONING PETITION: 2014-001

TECHNICAL  
DATA SHEET

seals

Project Manager:  
MDL

Drawn By:  
YHP

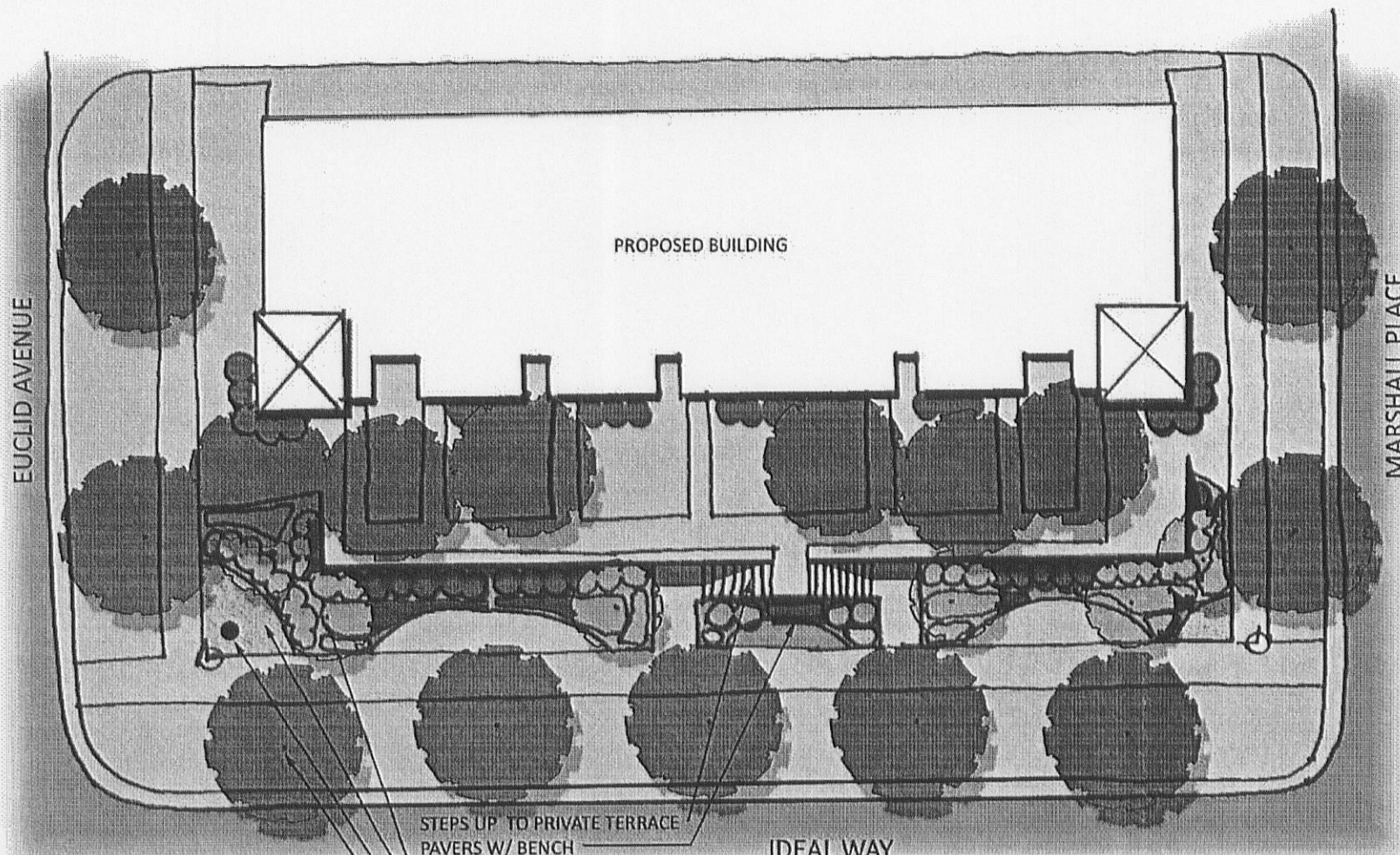
Checked By:  
MDL

Date:  
10/28/13

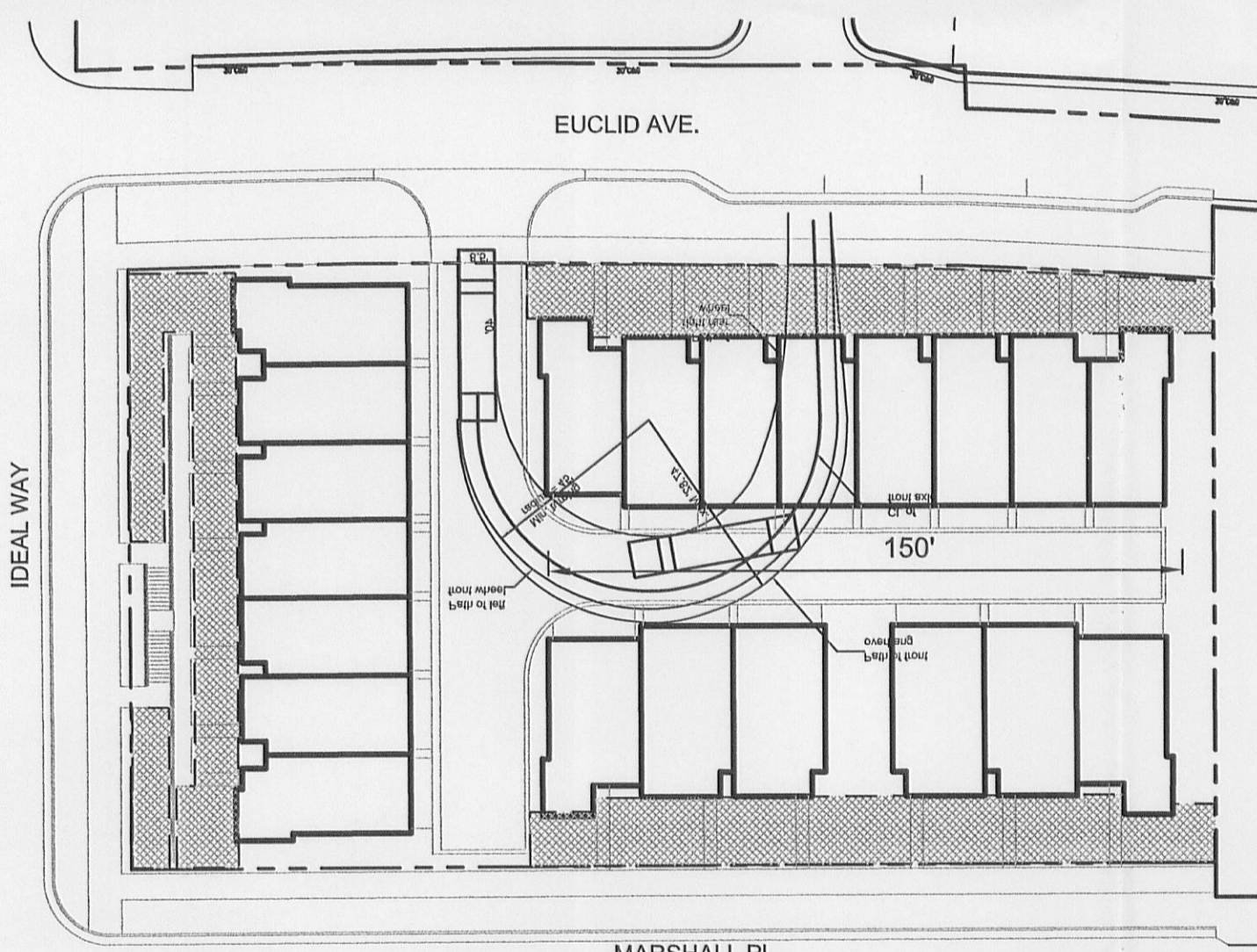
Project Number:  
12033

Sheet Number:

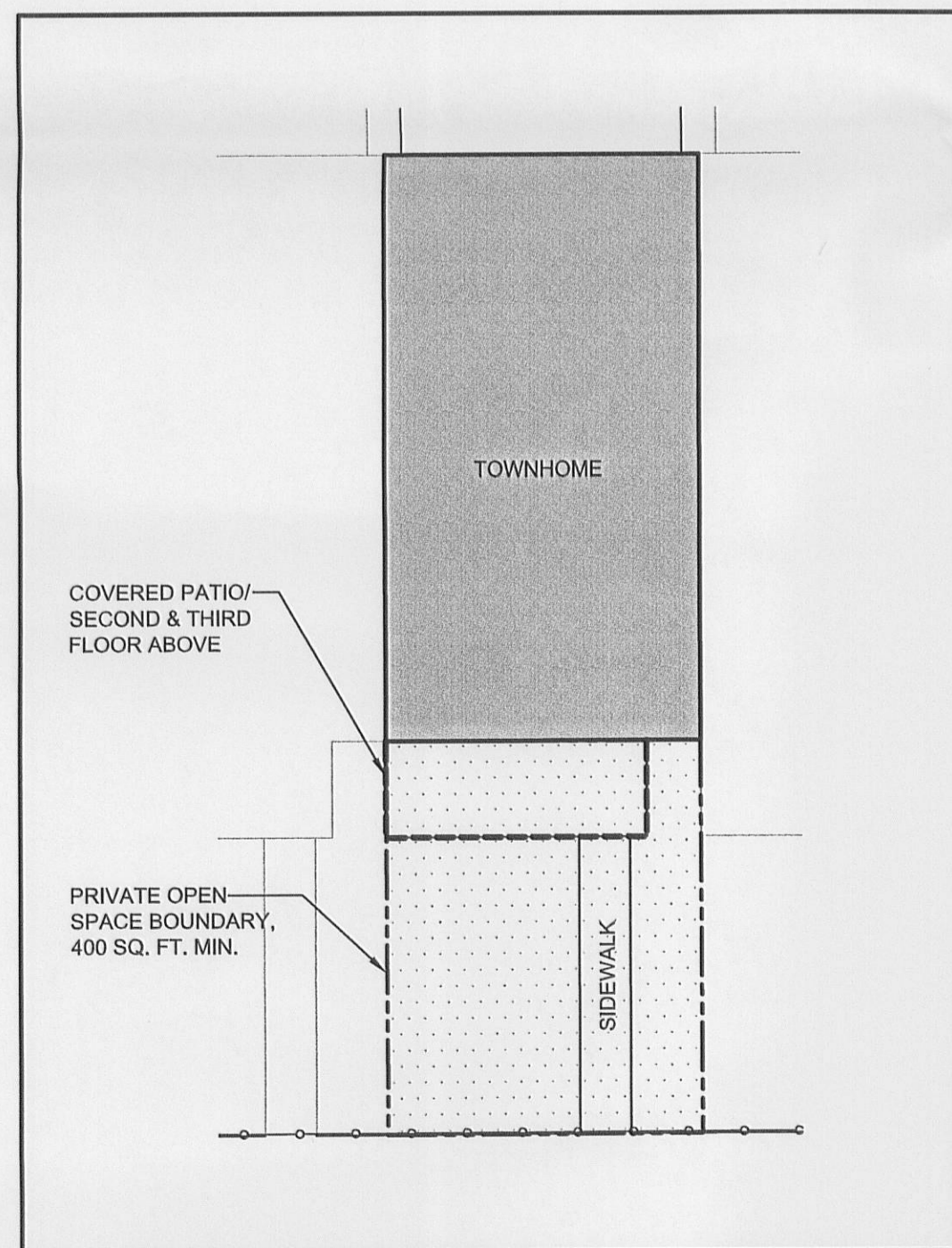
RZ-1



1 IDEAL WAY STREET PARK  
RZ2 SCALE= NTS



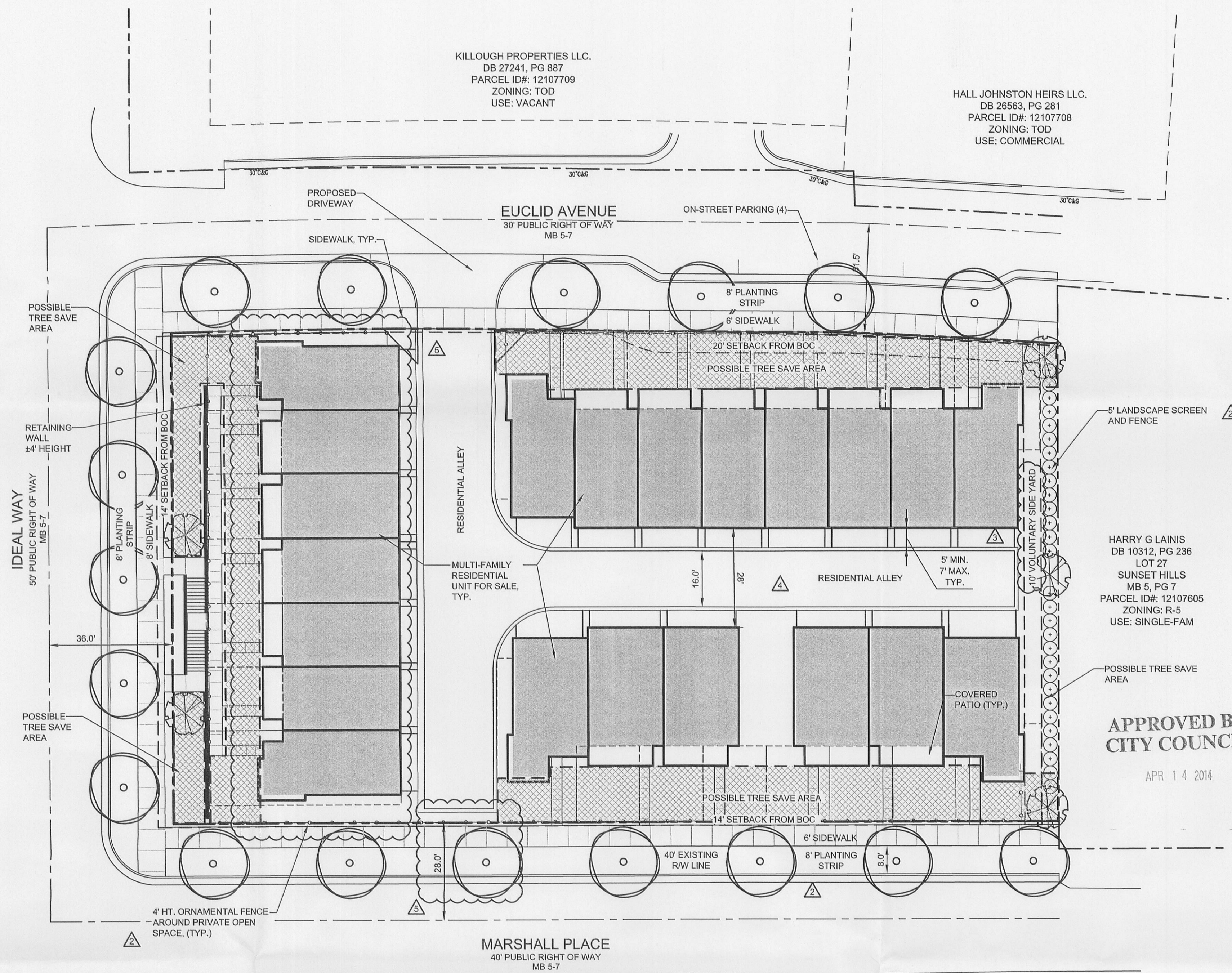
2 FIRE TRUCK TURNING RADIUS  
RZ2 SCALE= 1"=40'-0"



3 TYPICAL PRIVATE OPEN SPACE  
RZ2 SCALE= 1"=10'-0"

MARSH REALTY CO INC  
PARCEL ID#: 14703102  
ZONINGS: R-5 & B-2  
USE: OFFICE

THOMAS GIBSON  
DB 20207, PG 367  
PARCEL ID#: 14703125  
ZONING: R-5  
USE: SINGLE-FAM



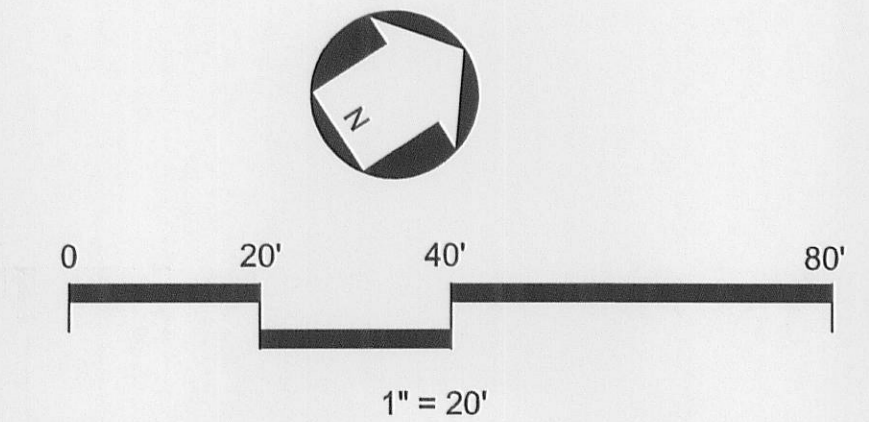
APPROVED BY  
CITY COUNCIL  
APR 14 2014

MARSHALL PLACE  
40' PUBLIC RIGHT OF WAY  
MB 5-7

PHILLIP & DEDRIA KOLB  
DB 28376, PG 877  
PARCEL ID#: 12107512  
ZONING: R-5  
USE: SINGLE-FAM

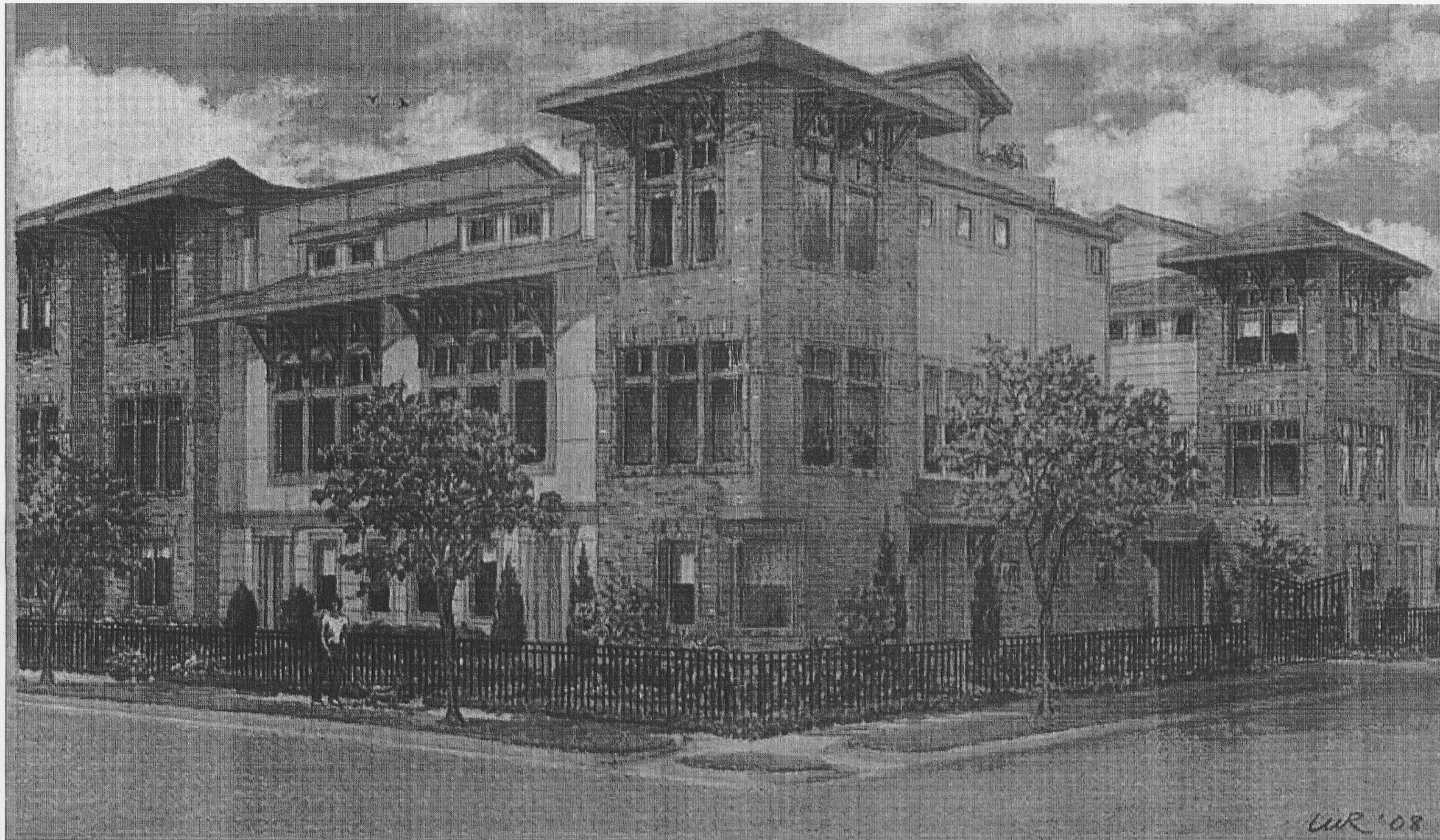
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MCCALL  
DB 05383, PG 111  
PARCEL ID#: 12107511  
ZONING: R-5  
USE: SINGLE-FAM

MICHAEL J. & BETH L. CUPP  
DB 11361, PG 609  
PARCEL ID#: 12107510  
ZONING: R-5  
USE: SINGLE-FAM



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REVISIONS:				
No.	Date	By	Description	
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4	2/21/14	MDL	Revised density and unit count along Marshall Place	
5	4/14/14	MDL	Revised per City Council decision; shift bldg. toward Euclid	



PROVIDED BY: DAVID WEEKLEY HOMES



PROVIDED BY: DAVID WEEKLEY HOMES

APPROVED BY  
CITY COUNCIL

APR 14 2014



IDEAL WAY TOWNHOMES  
WEEKLEY HOMES, LP  
CHARLOTTE, NC  
REZONING PETITION: 2014-001

TYPICAL  
BUILDING  
ELEVATION

seals

Project Manager:

MDL

Drawn By:

YHP

Checked By:

MDL

Date:

10/28/13

Project Number:

12033

Sheet Number:

RZ-3

SHEET # 3 OF 3

No.	Date	By	Description
1	12/20/13	YHP	Per Planning Dept. Comments/Added Sheet
4	2/21/14	MDL	Added Triplex Elevation

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