



Site Development Data:
 Acreage: +/- 0.92 AC
 Tax Parcel: 081-147-11, 081-147-12, 081-147-13, 081-147-14 & 081-147-15
 Existing Zoning: R-5
 Proposed Zoning: NS
 Existing Uses: Single Family Detached & Vacant
 Proposed Uses: Single Family Attached, Multi Family Attached & Commercial
 Maximum Density: Up to 3,000sf of ground floor commercial & up to (22) Dwelling Units, 23.9 DU/A

- General Provisions:**
- These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Verde Homes, LLC ("Petitioner") to accommodate new construction of a mixed-use building and single-family attached dwelling units on an approximate 0.92 acre site located on the east corner of Parkwood Avenue and Allen Street (the "Site").
 - Development 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 the regulations established under the Ordinance for the NS zoning classification shall govern.
 - Throughout this Rezoning Petition, the terms "Owner" and "Petitioner" 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.
 - This Rezoning Plan illustrates schematic depictions of the uses, parking areas, sidewalks, structures and buildings, access driveways, open space, streetscape and other development matters and site elements (collectively the "Development/Site Elements") set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. The layout, locations, sizes and formulations of the Development/Site Elements depicted on the Rezoning Plan are graphic representations of the Development/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.
 - A minimum of three (3) multi-family dwelling units constructed on the site shall be restricted for a period of 15 years for sale to buyers earning at or below 80% of the Charlotte Area Median Income (AMI). Terms of this restrictive covenant shall be incorporated into the deed of sale for each affordable unit.

- Permitted Uses:**
- The Site may only be devoted to the uses and related accessory uses, as permitted in the NS District.
 - A proposed structure of up to three (3) stories and a maximum height of forty (40') shall be located adjacent Parkwood Avenue as generally illustrated on the Site plan. The building shall include ground floor non-residential uses, multi-family residential units and single-family attached dwelling units. Heights associated with the proposed building shall follow zoning ordinance standards.
 - Up to 3,000 square feet of non-residential uses as allowable within the NS district.
 - Auto oriented businesses allowable within the Neighborhood Services zoning district shall be prohibited on site. These uses shall include accessory drive-thru windows, automotive service stations including repair and lubrication, automotive maintenance services, auto sales and rental, fueling stations, and commercial car washes.
 - Up to twelve (12) residential multi-family units.
 - Up to five (5) single-family attached units. The petitioner may elect to separate the single-family attached residential units from the mixed-use building creating two separate buildings located directly adjacent Parkwood Avenue. A maximum height of forty (40') shall be permissible and shall be measured as defined within the zoning ordinance.
 - Up to five (5) single-family attached residential units shall be located adjacent Allen Street and each unit shall include a detached accessory structure. A maximum height of thirty-five (35') shall be permissible and shall be measured as defined within the zoning ordinance.

- Transportation:**
- The Site will have vehicular access via driveway connection to Allen Street as generally identified on the Site plan. The final placement and configuration of the vehicular access point shown on the Rezoning Plan are subject to minor modifications required to accommodate final site and construction plans and designs and to any adjustments required by CDOT for final approval.
 - The petitioner shall have the option to provide vehicular cross parcel access to the corner of Parkwood Avenue and Pegram Street further described as PID 081-147-09.
 - The Petitioner will provide an 8' sidewalk and an 8' planting strip along Allen Street. An accessible curb ramp shall be provided at the Southeast and Southwest corner of Allen Street and Parkwood Avenue as illustrated on the Site Plan.
 - The Petitioner shall provide an 8' sidewalk and an 8' planting strip along Parkwood Avenue.
 - The Petitioner shall verify the existing right of way along Parkwood Avenue is located 40' from the existing Parkwood Avenue centerline. In the event the right of way is less than 40' from centerline, the Petitioner shall commit to dedicate right of way fee simple before the site's first certificate of occupancy is issued.
 - Off street parking shall be provided on site to satisfy minimum parking requirements with a combination of surface parking and attached and detached residential garages. A minimum of 17 surface parking spaces shall be provided on site towards public and private residential use.
 - All public related transportation improvements shall be approved and constructed before the site's first building certificate of occupancy is issued.
 - A sidewalk utility easement (SUE) shall be provided between the public right of way to 2' back of proposed sidewalk as generally illustrated on the Site plan along Parkwood Avenue and Allen Street.
 - All transportation improvements will be approved and constructed before the site's first building certificate of occupancy is issued.

- Architectural Standards:**
- A variety of principal building materials may be utilized on site and will be a combination of the following: Masonry, brick, concrete, pre-cast concrete, stone, precast stone, pre-finished metal, aluminum, steel, stucco, wood, ceramic tile, cementitious fiber board and glass fiber reinforced concrete. Vinyl, as a building material, will only be allowed on windows, soffits and trim features.
 - The exterior of proposed buildings on site shall be designed in a manner that generally maintains the look and character of adjacent existing homes within the neighborhood.
 - All proposed residential garage doors shall be oriented in a manner to minimize visibility from Parkwood Avenue and Allen Street.
 - Usable porches or stoops may form an element of the building design and be located on the front and/or side of a building or residential unit.
 - Building placement and site design of the mixed non-residential and multi-family building on site shall focus on and enhance the pedestrian environment along Parkwood Avenue and Allen Street.
 - The building shall be placed so as to present a front or side facade to all streets.
 - Facades facing front streets shall include a combination of windows and operable doors for a minimum of 60% of each frontage elevation transparent glass between 2' and 10' on the first floor. The maximum sill height for required transparency shall not exceed 4'-0" above adjacent street sidewalk.
 - The facades of first/ground floor of the buildings along public streets shall incorporate a minimum of 30% masonry materials such as brick or stone.
 - Direct pedestrian connections should be provided between street facing doors and corner entrance features to sidewalk on adjacent streets.
 - Building elevations shall not have expanses of blank walls greater than 20 feet in all direction and architectural features such as but not limited to banding, medallions or design features or materials will be provided to avoid a sterile, unarticulated blank treatment of such walls.
 - Building elevations shall be designed with vertical bays or articulated architectural features which shall include a combination of at least three of the following: a combination of exterior wall offsets (projections and recesses), columns, pilasters, change in materials or colors, awnings, arcades, or other architectural elements.
 - Floors above the ground floor non-residential shall have a minimum of 20% transparency on all upper stories.
 - Placement and design of attached residential units on site shall adhere to the following guidelines to enhance the architectural character or the proposed structures.
 - Placement of the residential building along Allen Street shall maintain the existing established building line as referenced on the Site plan.
 - Pitched roofs shall be symmetrically sloped no less than 5:12 except for roofs for porches that shall be no less than 2:12.
 - Usable porches and stoops shall form a predominant feature of the building design and be located on the front and/or side of the building. Usable front porches should be covered but not enclosed.
 - All end units that face a public street shall provide blank wall provisions that limit the maximum blank wall expanse to 10 feet on all building levels.
 - Garage doors shall not be visible from a public right of way.
 - Walkways shall be provided to connect all residential entrances to sidewalks along public streets.
 - A public courtyard/amenity space shall be provided as generally depicted on the Site plan along Parkwood Avenue and shall be improved with a combination of paving materials, site furnishings and landscape plantings.
 - All HVAC and mechanical equipment shall be located on the rooftop and shall be screened from public view at grade and screened from public view.
 - The Site shall comply with Section 12.403 of the Zoning Ordinance. Dumpster and recycling service areas associated with non-residential and residential uses shall be located as generally depicted on the Site plan and shall be screened from public view and described within the ordinance.

- Streetscape and Landscaping:**
- A setback of 16', measured from the existing back of curb, shall be provided along Allen Street. A setback of 20', measured from the existing back of curb, shall be provided along Parkwood Avenue.
 - Above ground backflow preventers will be screened from public view and will be located behind existing right-of-way and out of the required setbacks along abutting public streets.
 - A 10' Class C buffer shall be provided along property lines adjacent existing single family uses.

- Environmental Features:**
- The Site shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.
 - The Site shall comply with the City of Charlotte Tree Ordinance.

- Signage**
- The Site shall comply with the Zoning Ordinance.
- Lighting**
- All new lighting shall be full cut-off type fixtures; excluding, lower decorative lighting that may be installed along the internal drive aisles, sidewalks, courtyards, and landscape accent lighting. Pole lighting on site shall be limited to 12' mounting height.
 - Decorative pedestrian scaled lights may be provided within the Site.

Amendments to Rezoning Plan:

- Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner or Owners of the applicable Development Area portion of the Site affected by such amendment in accordance with the provisions of Chapter 6 of the Ordinance.

Binding Effect of the Rezoning Documents and Definitions:

- If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest of assigns.



1318-e6 central ave. p 704.334.3303
 charlotte, nc 28205 f 704.334.3305
 urbanpartners.com
 nc firm no: P-0418
 sc cda no: C-03044

1102 Parkwood Mixed Use Rezoning Plan

1102 Parkwood Ave, Charlotte, NC 28205

NO.	DATE:	BY:	REVISIONS:
1	04-13-20	UDP	PER PLANNING COMMENTS

Project No: 19-149
 Date: 01.09.20
 Designed by: UDP
 Drawn by: UDP
 Sheet No:

RZ-1.0

REZONING PETITION #2020-005

