

SEIGLE AVE

SITE PLAN
SCALE: 1/8" = 1'-0"

CL ROAD



LOT LOCATION

Bow & Arrow Properties

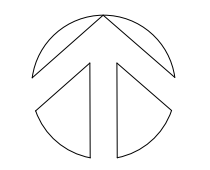
LOCATION:
1408 Seigle Ave.,
Charlotte NC

REVISIONS:

NO	DATE

DATE 12/3/2020

REZONING SITE PLAN



General Provisions:

- These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Pakchanok Lettsome - Bow & Arrow Properties, LLC ("Petitioner") to accommodate the development of two (2) single family detached residential units on an approximate x.xx-acre site located on 1408 SEIGLE AVENUE in the City of Charlotte, which is more particularly depicted on the Rezoning Plan (the "Site").
- The Site is comprised of Tax Parcel Numbers: 08113110.
- Development of the Site shall be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance").
- Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the "UR-2" Zoning District shall govern all development taking place on the Site.
- The configurations, placements and sizes of the lots, driveways and points of access and site improvements depicted on the Rezoning Plan are schematic in nature and therefore are subject to refinements as part of the total design process.

Permitted Uses:

- Uses allowed within the rezoning area included in this Petition are those uses that are permitted within the UR-2 zoning district as related to the establishment of up to two (2) single family detached residential lots. However, those uses shall be limited as described within the following development conditions and as generally indicated within this petition.

Transportation:

- Vehicular access to public rights of way will be as generally depicted on the Rezoning Plan. Front loaded vehicular access to Lots 1, 2 shall be allowable from SEIGLE AVENUE.
- The Petitioner shall provide an 8' landscape strip and 6' sidewalk along existing public street right of way as generally depicted on the Site plan.
- Public improvements including public 6' sidewalk, located outside of existing rights of way, shall be located within a sidewalk utility
- The Petitioner may elect to phase installation of noted transportation improvements, sidewalk and landscape strip adjacent SEIGLE Avenue, to coincide with the issuance of the Certificate of Occupancy for each individual lot.

Architectural Standards:

Streetscape and Landscaping:

- The petitioner shall comply with Chapter 11 of the City of Charlotte Code of Ordinances.

Environmental Features:

- The Petitioner shall comply with the City of Charlotte Post Construction Ordinance.

Lighting:

- All attached and detached lighting will be full cutoff fixtures and downwardly directed. However, upward directed architectural and landscape accent lighting shall be permitted.

Amendments to Rezoning Plan:

- Future amendments to the Site Plan or these Development Standards may be applied for by the then Owner or Owners of the parcel or parcels within the Site involved in accordance with the provisions of Chapter 6 of the Ordinance.

Binding Effect of the Rezoning Documents and Definitions:

- If this Site Plan Amendment is approved, all conditions applicable to development of the Site imposed under the Technical Data Sheet will, unless amended in the manner provided under the Ordinance, 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, "Petitioner" and "owner" and "owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owners of the Site from time to time who may be involved in any future development thereof.

OWNER NAME: PAKCHANOK LETTSOME
LEGAL DESCRIPTION : L9 &P8 B15 M173-582
PARCEL ID: 08113110
CURRENT ZONING: R5
LAND AREA: 0.203 GIS CALC. ACRES
FIRE DISTRICT: CITY OF CHARLOTTE
LAND USE: SINGLE FAMILY RESIDENTIAL

Not located in FEMA

REZONING FROM R5 TO UR2
DIMENSIONAL REQUIREMENTS FOR THE UR-2 DISTRICT ARE LISTED BELOW:
MINIMUM LOT AREA (SQUARE FEET)=3,000

MINIMUM SIDE YARD (FEET) =5
MINIMUM SETBACK (FEET) =14
MINIMUM REAR YARD (FEET) =10
MAXIMUM FLOOR AREA RATIO =1.0

MAXIMUM HEIGHT (FEET): 40' - MEASURED AT THE REQUIRED SETBACK, SIDE, AND REAR YARD LINES IF ADJACENT TO ZONING R-3, R-4, R-5, R-6, & R-8 WITH A RESIDENTIAL USE
MINIMUM LOT WIDTH (FEET)=20

DEVELOPMENT DATA

- A. SITE ACREAGE: 0.203
- B. TAX PARCELS INCLUDED IN REZONING : 08113110
- C. EXISTING ZONING (INCLUDING OVERLAYS AND VESTING): R5
- D. PROPOSED ZONING :UR-2
- E. NUMBER OF RESIDENTIAL UNITS BY HOUSING TYPE: NA
- F. RESIDENTIAL DENSITY: NA
- H. FLOOR AREA RATIO: 1
- I. MAXIMUM BUILDING HEIGHT: 40'
- J. MAXIMUM NUMBER OF BUILDINGS: 2
- K. NUMBER AND/OR RATIO OF PARKING SPACES: NA
- L. AMOUNT OF OPEN SPACE: NA

Bow & Arrow Properties

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SITE PLAN NOTES