

5th Street Townhomes
Development Standards
02/11/2021
Rezoning Petition No. 2021-

Development Data Table:

Site Area: +/- 0.35 acres
Tax Parcels: 078-18-703
Existing Zoning: R22-MF
Proposed Zoning: UR-2(CD)
Existing Use: Vacant
Proposed Uses: Up to five (5) Duplex Residential Dwelling Units
Maximum Building Height: Up to Forty (40) feet as measured per the Ordinance
Parking: Shall meet or exceed Ordinance standards

I. General Provisions

1. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Urban Trends Real Estate (the "Petitioner") to accommodate the development of duplex residential homes on that approximately 0.35-acre site located at the south quadrant of intersection of W 5th Street and Frazier Avenue, more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Numbers 078-18-703.

2. Development of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance").

3. 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 the development and use of the Site.

4. The development and street layout depicted on the Rezoning Plan are schematic in nature and are intended to depict the general arrangement of such uses and improvements on the Site. Accordingly, the ultimate layout, locations and sizes of the development and site elements depicted on the Rezoning Plan are graphic representations of the proposed development and site elements, and they may be altered or modified in accordance with the setback, yard, landscaping and tree save requirements set forth on this Rezoning Plan and the Development Standards, provided, however, that any such alterations and modifications shall be minor in nature and not materially change the overall design intent depicted on the Rezoning Plan.

5. Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner(s) of the Site in accordance with the provisions of Chapter 6 of the Ordinance. Minor alterations to the Rezoning Plan are subject to Section 6.207 of the Ordinance.

II. Permitted Uses & Maximum Development

The Site may be devoted only to residential uses and any incidental and accessory uses relating thereto that are allowed in the UR-2 zoning district. The Site shall contain a maximum of five (5) duplex residential buildings for a total number of ten (10) residential units.

III. Transportation

1. Access to the Site shall be as generally depicted on the Rezoning Plan and minor adjustments shall be allowed during the construction permitting process in coordination with CDOT.

2. All transportation improvements shall be substantially constructed prior to the issuance of the Site's first building certificate of occupancy.

IV. Architectural Standards

1. Preferred Exterior Building Materials: The primary building material will be wood and/or hardi-board resembling traditional wood siding. Secondary building materials may include a combination of portions of brick, natural stone (or its synthetic equivalent), stucco, cementitious siding, fiber cement (e.g., "HardiPlank"), aluminum wrapped wood fascia, and/or other materials approved by the Planning Director.

2. Prohibited Exterior Building Materials: (i) vinyl siding, excluding vinyl handrails, windows, soffits or door trim, and (ii) concrete masonry units not architecturally finished.

3. Pitched roofs, if provided, shall be symmetrically sloped no less than 5:12, except that roofs for porches and/or sheds may be no less than 2:12, unless a flat roof architectural style is employed.

4. Petitioner shall provide pedestrian connections or stairs from every unit to the sidewalk along W 5th Street, as generally depicted on the Rezoning Plan.

5. To provide privacy, all residential entrances within fifteen (15) feet of a public sidewalk, if applicable, shall be raised or lowered from the average sidewalk grade twelve (12) to twenty-four (24) inches.

6. Stoops and/or porches shall form a predominant feature of the building design and be located along W 5th Street, as applicable. Elevations fronting W 5th Street shall not contain blank wall expanses greater than fifteen (15) feet on all building levels, to be treated with design elements including but not limited to doors, windows, awnings, and/or architectural design elements such as changes in material and/or color, projections, or offsets.

7. Buildings shall contain a maximum of two (2) units.

8. All units shall be provided with a garage for a minimum of one (1) car. Garage doors visible from public streets, if applicable, shall minimize the visual impact by providing a setback of 12 to 24 inches from the front wall plane and additional architectural treatments such as translucent windows or projecting elements over the garage door opening.

V. Environmental Features

1. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance. The location, size, and type of stormwater management systems are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary to accommodate actual stormwater treatment requirements and natural site discharge points.

2. The Petitioner shall comply with Tree Ordinance requirements.

VI. Amendments to Rezoning Plan

Future amendments to the Rezoning Plan and these Development Standards may be applied for by the then Owner or Owners of a particular Tract within the Site involved in accordance with the provisions of Chapter 6 of the Ordinance.

VII. Binding Effect of the Rezoning Documents and Definitions

If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under the Rezoning Plan and these Development Standards 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 successors in interest and assigns.

Throughout these Development Standards, the terms, "Petitioner" and "Owner" or "Owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owner or owners of any part of the Site from time to time who may be involved in any future development thereof.



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Revisions	No.	Name	Date

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REZONING PETITION 2021-___

5TH STREET TOWNHOMES

W 5TH STREET & FRAZIER AVE
CHARLOTTE, NC 28216

REZONING PLAN

Drawing No. **RZ-2.0**