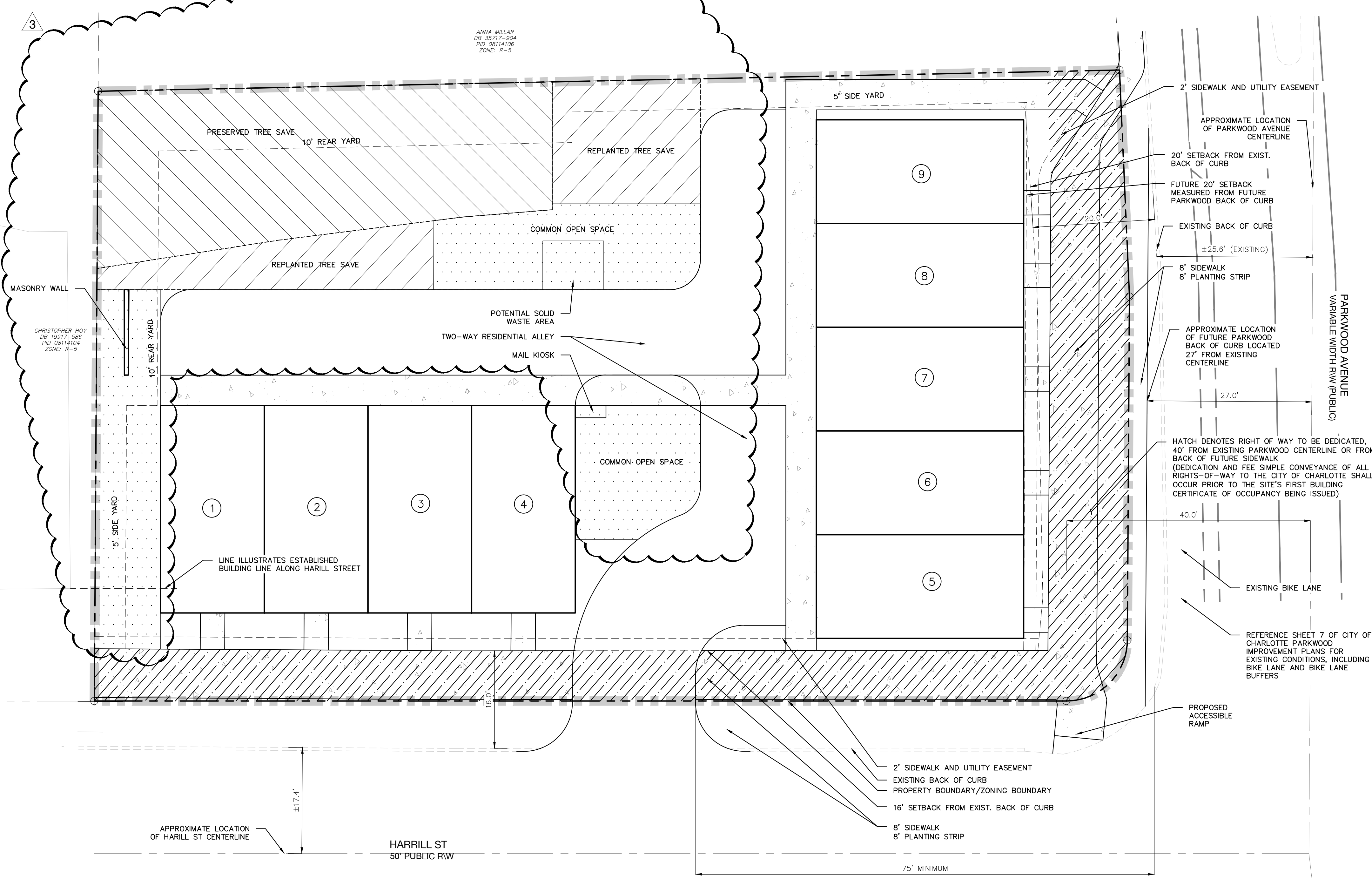


Charlotte
Planning Department
APPROVED BY CITY COUNCIL
RZP-2022-035
Approved: 11/21/2022

VICINITY MAP

Hatch Legend:

Tree Save Area:	2424 SF	
15% MIN Required:	1824 SF	
Tree Save Left:	600 SF	
Required:	600 SF X 150% = 900 SF	
Replanted:	910 SF	
Common Open Space:		
10% MIN Required:	1616 SF	
Provided:	1618 SF	



Site Development Data:

Acreage: +/- 0.371 AC
 Tax Parcel: 081-141-05
 Existing Zoning: R-5
 Proposed Zoning: UR-2 (CD)
 Existing Uses: Single-Family Detached
 Proposed Uses: Single-Family Attached Townhomes
 Max Density: Up to nine (9) Residential Units
 Maximum FAR: 1.0
 Proposed FAR: Up to 1.0 FAR

General Provisions:

- These Development Standards form part of the Rezoning Plan associated with the Rezoning Petition filed by A and E Rental Homes LLC (the "Petitioner") to accommodate the development of a residential single-family attached townhome community on an approximate 0.371 acre site located at the corner of Parkwood Avenue and Harill Street, which is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Numbers 081-141-05.
- 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 buildings, parking areas, open space and right-of-way 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 including up to nine (9) single-family attached townhome units with a maximum height of 40' as further described within the zoning ordinance. However, those uses shall be limited as described within the following development conditions and as generally indicated within this petition.
- Tenant occupancy periods on the premises shall be for periods of no less than thirty (30) consecutive days. Tenant subletting of residential units shall not be permissible without the property owners prior written consent of the property owner or landlord.

Transportation:

- Vehicular access to public rights of way will be as generally depicted on the Rezoning Plan. The site shall provide two-way vehicular access at Harill Street as depicted on the site plan.
- The petitioner agrees to provide accessible sidewalk ramps at the corner of Harill Street and Parkwood Avenue as illustrated on the Site plan to accommodate an accessible connection across Harill Street. If the existing accessible ramp in place today complies with City of Charlotte and accessibility standards, the existing ramp may remain.
- All transportation improvements, including sidewalk and accessible ramps, within the public right of way shall be approved and constructed prior to the sites first certificate of occupancy is issued.
- An 8'-0" sidewalk and 8' landscape strip shall be provided on site within the public rights of way along Harill Street and Parkwood Avenue as generally depicted on the site plan. The face of the 8'-0" sidewalk within the Parkwood Avenue right of way shall be located 8'-0" from the future proposed Parkwood back of curb location.
- A sidewalk utility easement (SUE) shall be provided between the existing public right of way two (2) behind proposed sidewalk along Harill Street as generally illustrated on the Site plan.
- The Petitioner shall commit to dedicate 40' of right-of-way adjacent Parkwood Avenue measured from the existing Parkwood Avenue centerline.
- The Petitioner shall dedicate with fee simple conveyance all rights-of-way to the City of Charlotte prior to the sites first building certificate being issued.

Architectural and Design Standards:

- In addition to design provisions contained within the district regulations of the Zoning Ordinance for the UR-2 district, the development of the site will be governed by the following provisions and standards produced by the Petitioner and which will be binding on the development of the site. It is the intent of these standards to provide design flexibility in design while achieving architectural continuity associated with the proposed development.
 - Proposed residential structures constructed on the Site may use a variety of building materials. The building materials utilized will be a combination of the following: glass, brick, stone, simulated stone, pre-cast stone, pre-cast concrete, synthetic stone, cementitious siding (such as Hardi-plank), EIFS, metal or wood.
 - Vinyl will not be used as a primary exterior building material, but may be utilized for trim, soffits, architectural detailing, insulation.
 - Petitioner shall provide blank wall provisions that limit the maximum blank wall exposure to 20 feet adjacent public streets on all building levels, including but not limited to doors, windows, awnings, and/or architectural design elements.
 - Residential units shall be provided walkways to connect to public rights of way, as generally depicted on the Site plan.
 - Units fronting Harill Street and Parkwood Avenue shall provide entrances facing the street with a sidewalk connection to a public right of way. Sidewalk connection from residential structures to public right of way may be a shared path to public right of way.
 - Residential unit finished floor elevations shall be elevated a minimum of 12" as related to the adjacent public sidewalk.
 - Residential units located at a corner of a public right of way shall utilize a corner entry into the residential unit. An entry at a corner unit shall be elevated a minimum of 12" above the adjacent public sidewalk. Entry stoops shall be covered and wrap the architectural corner of the residential unit.

Streetscape and Landscaping:

- The Petitioner shall comply with Chapter 21 of the City of Charlotte Code of Ordinances.

Environmental Features:

- The Petitioner shall comply with the City of Charlotte Post Construction Ordinance.
- The Site shall comply with Section 12.403 of the Zoning Ordinance and reserve area, as generally depicted on the Site plan, to comply with dumpster/compactor and recycling container placement as required.

Signage:

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

Lighting:

- All attached and detached lighting will be full cutoff fixtures and downwardly directed. However, upward facing architectural and landscape accent lighting shall be permitted.
- Detached lighting on the site, except street lights located along public streets, will be limited to 20' in height.

Amendments to Rezoning Plan:

Future amendments to the Technical Data Sheet 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.

Further alterations or modifications to the Rezoning Plan which, in the opinion of the Planning Director, substantially alter the character of the development or significantly alter the approved Technical Data Sheet or any of its conditions or which increase the intensity of development shall not be deemed to be minor and may only be made in accordance with the provisions of Subsections 6.207(1) or (2) of the Ordinance, as applicable.

Binding Effect of the Rezoning Documents and Definitions:

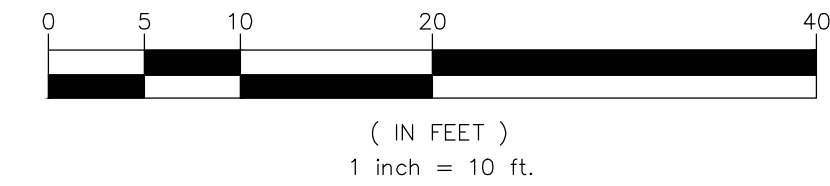
- If this Site Plan Amendment is approved, all conditions applicable to development of the Site imposed under the Technical Data Sheet will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and the current and subsequent owners of the 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.
- The petitioner shall commit to the installation of a masonry screen wall located between the terminus of the residential 2-way alley illustrated on the site plan and adjacent property described as 1711 Harill Street. The masonry wall shall span a minimum length of the residential alley and shall be a minimum height of 3'-6". Wall materials shall mimic architectural masonry building materials utilized on site.
- Aesthetic landscape and foundation plantings, shrubs and grasses, shall be installed within the proposed project side yard adjacent 1711 Harill Street.



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 IT'S THE LAW!



GRAPHIC SCALE



REZONING PETITION #2022-035



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 nc firm no: P-0418 sc coa no: C-03044

A and E Rental Homes, LLC
 Eid Refaei
 3426 Spencer Street
 Charlotte, NC 28205

920 Parkwood Ave
Rezoning Site Plan
 920 Parkwood Avenue Charlotte, NC 28205

NO.	DATE	BY:	REVISIONS:
01	08.16.2022	UDP	PER CITY STAFF COMMENTS
02	09.22.2022	UDP	PER CITY STAFF COMMENTS
03	10.20.2022	UDP	PER CITY STAFF COMMENTS

Project No: 22-CLT-012
 Date: 02.25.2022
 Designed By: UDP
 Checked By: UDP
 Sheet No:

RZ-1.0

ROSE F. KIRKPATRICK &
 SHIKIMA GENSE LONG
 PID: 08114611
 ZONE: R-5

GURGEN A. STEPANYAN
 PID: 08114609
 ZONE: R-5