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SITE DEVELOPMENT DATA:

| | |
|---|---|
| ACREAGE: | +/-1.00 AC |
| TAX PARCEL: | 081-191-59 |
| EXISTING ZONING: | R-22MF & R-5 |
| PROPOSED ZONING: | UR-2(CD) |
| EXISTING USES: | VACANT |
| PROPOSED USES: | RESIDENTIAL USES ALLOWABLE WITHIN THE UR-2 DISTRICT |
| MAX DENSITY: | UP TO (25) RESIDENTIAL UNITS (APPROXIMATELY 25.0 DUA)<br>- (22) MULTI-FAMILY RESIDENTIAL UNITS<br>- (3) SINGLE-FAMILY RESIDENTIAL UNITS |

GENERAL PROVISIONS:

These Development Standards form part of the Rezoning Plan associated with the Rezoning Petition filed by PARKMIMO, LLC (the "Petitioner") to accommodate the development of a residential community on an approximate 1.00 acre site located at 1428 Parkwood Avenue, which is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of a single tax parcel number, 081-191-59.

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 elements depicted on the Rezoning Plan are schematic in nature and therefore are subject to refinements as part of the total design process.

PERMITTED USES:

1) Uses allowed within the rezoning area shall be limited to residential uses allowable within the UR-2 zoning district. Allowable residential uses shall be limited on site as described within the following descriptions and as generally illustrated within the Site plan.

a) A single multi-family residential structure, as depicted on the Site plan, shall be located directly adjacent to Parkwood Avenue.
 i) The structure may include up to twenty-two (22) residential units.
 ii) A minimum of three (3) residential units shall be identified as affordable housing within the proposed multi-family structure.
(1) Two (2) residential units located within the proposed multi-family structure shall be restricted for a period of 15 years for sale to buyers earning at or below 80% the Charlotte Area Median Income (AMI). Terms of this restrictive covenant shall be incorporated into the deed of sale for each affordable unit.
(2) One (1) residential unit located within the proposed multi-family structure shall be restricted for a period of 15 years for sale to buyers earning at or below 50% of the Charlotte Area Median Income (AMI). Terms of the restrictive covenant shall be incorporated into the deed of sale for each affordable unit.

iii) Allowable maximum height shall not exceed forty-five (45') feet for multifamily structure and is further described within the Zoning Ordinance.
 b) A single three (3) unit triplex structure shall be allowable on site.
i) Allowable maximum height shall not exceed thirty-five (35') feet for triplex structure and is further described within the Zoning Ordinance.

TRANSPORTATION:

1) Vehicular access to the site from the Parkwood Avenue right of way will be as generally depicted on the Rezoning Plan.

2) Vehicular and pedestrian access to the Site shall not be permitted from Mimosa Avenue.

3) The placement and configuration of the vehicular access points shown on the Rezoning Plan is subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required by CDOT for approval in accordance with applicable published standards.

4) Internal vehicular access to the site shall be provided by a private drive as generally depicted on the Site Plan.

5) Public sidewalk improvements shall include 8' landscape strip and 8' sidewalk along Parkwood Avenue right of way as generally depicted on the Site plan.

6) The petitioner shall provide and coordinate with CATS to install an ADA compliant bus waiting pad and trash receptacle, following CLDSM CATS Detail 60.01B as requested. The location of the waiting pad is generally depicted as illustrated on the Site plan.

7) The Petitioner shall coordinate proposed Parkwood Avenue Street improvements with the City of Charlotte and the Charlotte Department of Transportation to ensure accurate placement of streetscape improvement elements listed above in Transportation note 5 above.

8) All transportation improvements within the public right of way shall be approved and constructed before the site's first building certificate of occupancy is issued.

9) The petitioner shall dedicate fee simple conveyance of all rights of way to the City of Charlotte prior to the Site's first building certificate of occupancy is issued. Right of Way shall be dedicated 2' back of proposed sidewalk as illustrated within the Site Plan.

10) All transportation improvements, as described within note 5 above, will be approved and constructed prior to the Site's first building certificate of occupancy being issued.

11) Deliveries on site shall be made utilizing the "loading zone" parallel space noted on the Site plan.

12) Approximately twenty-nine (29) surface parking spaces and three (3) garage spaces shall be provided on site as generally depicted on the site plan.

ARCHITECTURAL AND DESIGN STANDARDS:

1) In addition to design provisions contained within the district regulations of the Zoning Ordinance, 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.

2) It is understood that the residential units on site will be developed within a twenty-two (22) multi-family building and a single (3) unit triplex as generally depicted on the Site plan.

3) The proposed residential multi-family building shall be designed to provide architectural treatments and elements that present a front towards Parkwood Avenue. Architectural elevations fronting a public right of way shall provide architectural treatments that limit the maximum blank wall expanse to 10' on all building levels.

4) The proposed single-family attached triplex shall be designed to provide architectural elements that follow the design provisions noted below.

a) The massing and form of the single (3) unit triplex on the site shall be designed in a manner to maintain the existing single-family detached character of the surrounding neighborhood.

b) Maximum building height of the residential multifamily building shall be a maximum height of forty-five (45'). Maximum building height of the single (3) unit triplex shall be a maximum height of thirty-five (35').

c) The single family attached triplex constructed on the site may use a variety of building materials. The building materials may utilize all or 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, or Wood. Proposed roofing materials allowable shall include architectural shingles, wood shake, slate, tile and/ or metal.

d) Vinyl will not be used as a primary exterior building material, but may be utilized for trim, soffits, windows, architectural detailing and railings.

5) The following provisions and standards shall apply regarding design guidelines and the architectural design of the residential multi-family structure proposed on the Site adjacent to Parkwood Avenue. It is the intent of these standards to provide design flexibility in design while achieving architectural continuity and visual harmony through out the proposed development.

a)

b) The structure constructed on the site may use a variety of building materials. The building materials may utilize all or 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, or Wood. Proposed roofing materials allowable shall include architectural shingles, wood shake, slate, tile and/ or metal.

c) Vinyl will not be used as a primary exterior building material, but may be utilized for trim, soffits, windows, architectural detailing and railings.

d) Petitioner shall provide blank wall provisions that limit the maximum blank wall expanse to 15 feet on all building levels not fronting a public right of way, including but not limited to doors, windows, awnings, and/ or architectural design elements.

e) The building elevations shall be designed with vertical bays or articulated facade features which may include, but not limited to exterior wall offsets, projects, recess, pilaster, banding and changes in materials or colors.

f) The building shall be designed with a recognizable architectural base on Parkwood Avenue. Referenced base may be executed through use of preferred exterior building materials or articulated facade features and color changes.

g) Walkways will be provided to connect all ground floor residential entrances to public sidewalks located directly adjacent to the Parkwood Avenue as generally depicted on the Site plan.

h) Roof top HVAC, related mechanical equipment and meter banks will be screened from public view from the nearest street.

i) Long pitched or flat roof lines shall avoid continuous expanses without variation by including changes in height and / or roof form, to include but not be limited to gables, hips, dormers or parapets.

STREETSCAPE AND LANDSCAPING:

1) The petitioner shall comply with Chapter 21 of the City of Charlotte Code of Ordinances.
2) The site is located within a planning "wedge". Tree save shall be provided on site, as generally depicted on the site plan, per the City of Charlotte Tree Ordinance.

ENVIRONMENTAL FEATURES:

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

2) The petitioner shall analyze the adequacy of the existing storm water conveyance to the nearest public right-of-way and shall make a good faith effort to improve the storm water conveyance and discharge from the site.

3) 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/ contractor and recycling container placement as required.

SIGNAGE:

The design and implementation of the site signage shall comply per ordinance standards.

LIGHTING:

1) 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 pole lighting on the site, except street lights located along public streets, will be limited to 15' in height.

AMENDMENTS TO REZONING PLAN:

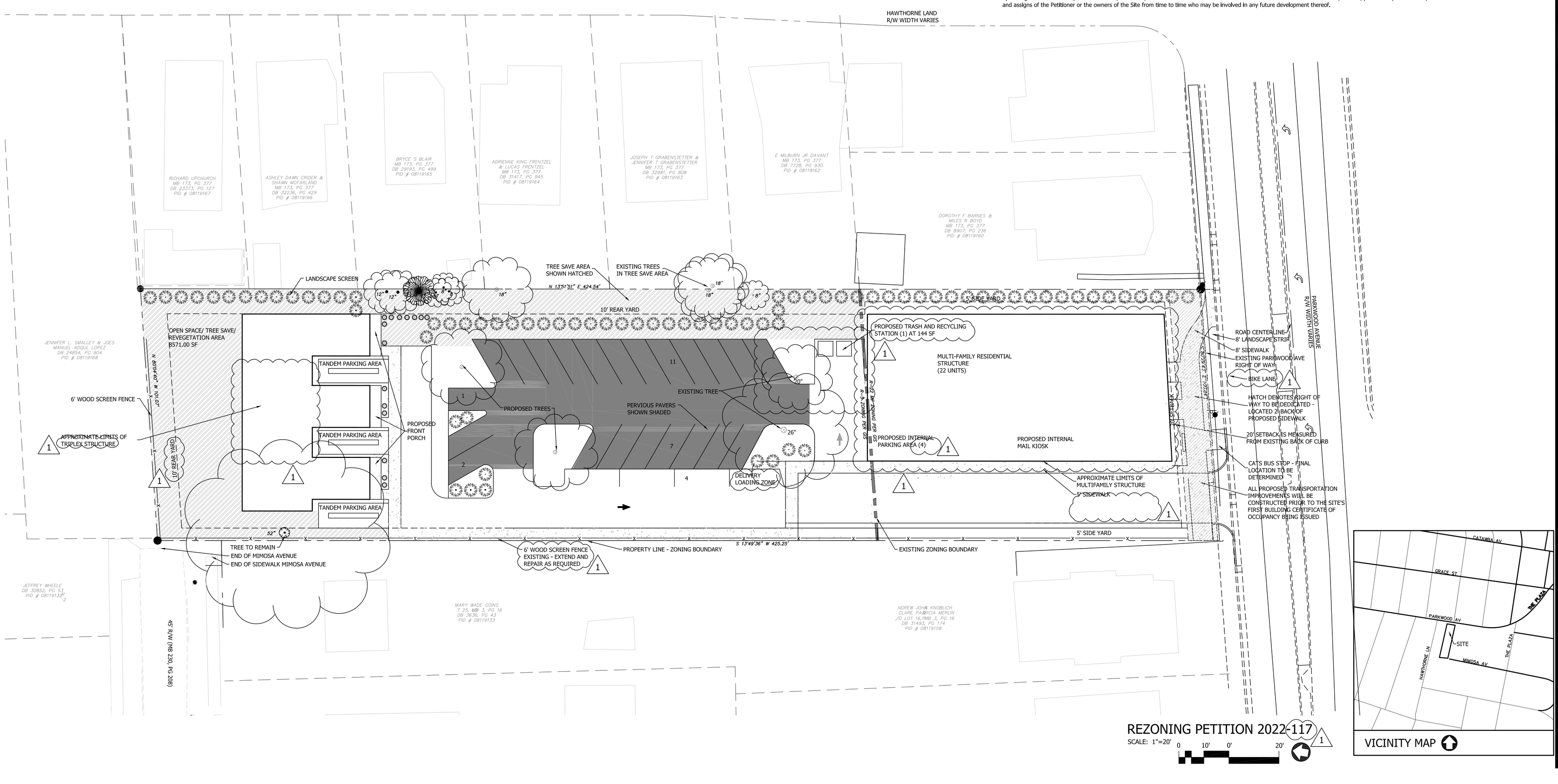
Future amendments to the Technical Data Sheet or these Development Standards may be applied for by the then Owner or Owners of the parcel or parcels within the Site involved in accordance with the provisions of Chapter 6 of the Ordinance.

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 provisions of Subsections 6.207(1) or (2) of the Ordinance, as applicable.

BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS:

1) 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.

2) Throughout these Development Standards, the terms, "Petitioner" and Owner" and "Owners" shall be deemed to include the heirs, devises, 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.




REZONING PETITION 2022-117
SCALE: 1"=20'
0 10' 0' 20'




VICINITY MAP

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PROJECT

1428 PARKWOOD AVE. CHARLOTTE NC, 28205
REZONING PETITION 2022-117

STAMP

STATE OF NORTH CAROLINA
INTEC GROUP OF NORTH CAROLINA PLLC
CHARLOTTE, NC 52855
REGISTERED ARCHITECTS

DRAWING LOG

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|---|---|
| ISSUE: | REZONING |
| DATE: | 6/10/22 |
| 1 | COMMENTS CYCLE 1 12/9/22 |

SHEET INFORMATION

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|---|---|
| DATE OF DRAWING: | 6/10/22 |
| DRAWN BY: | |
| JOB NUMBER: | - |

SCHEMATIC SITE PLAN

RZ1.00

Monday, December 12, 2022 | 1:01pm | N:\Data\142700 Parkwood\ 1428 Parkwood Ave\142701 - Parkwood\01 AUTOCAD-REVIT\A101.dwg