

**DEVELOPMENT DATA**

TAX PARCEL #: 123-101-01 (PORTION OF)  
 TOTAL SITE AREA: 14,135 s.f.  
 EXISTING ZONING: R-4  
 PROPOSED ZONING: URC-(CD)  
 PROPOSED USE: 3,894 s.f. OFFICE  
 400 s.f. GARAGE  
 PARKING REQUIRED: 4 SPACES  
 PARKING PROVIDED: 2 SPACES ON SITE  
 2 SPACES IN ADJACENT PARKING LOT ON SAME PARCEL  
 4 SHARED SPACES TOTAL

**VICINITY MAP**



design resource group

- landscape architecture
- civil engineering
- urban design
- land planning
- traffic engineering
- transportation planning

2459 wilkinson boulevard, suite 200  
 charlotte, nc 28208  
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**AROSA HOUSE REZONING**

CHARLOTTE, NORTH CAROLINA  
 COVENANT PRESBYTERIAN CHURCH  
 1000 EAST MOREHEAD STREET  
 CHARLOTTE, NC 28204-2888

**APPROVED BY CITY COUNCIL**

DEC 20 2010

REZONING PETITION  
 #2010-071

SCALE: 1" = 20'

PROJECT #: 315-001  
 DRAWN BY: BC  
 CHECKED BY: DM

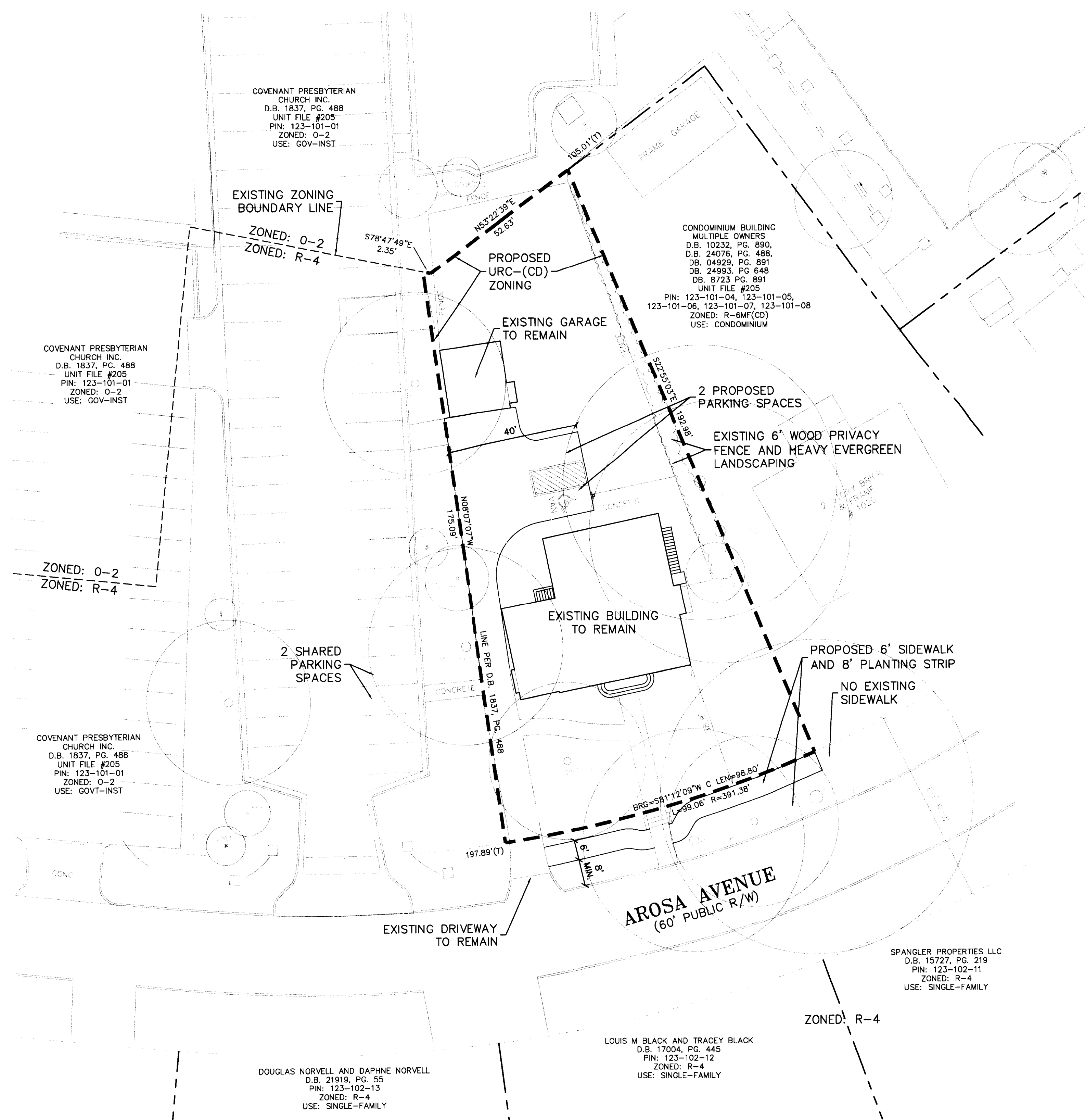
FOR PUBLIC HEARING  
 REZONING PETITION  
 #2010-071

AUGUST 19, 2010

REVISIONS:  
 1. 10/15/10 - PER CMPC COMMENTS  
 2. 11/19/10 - PER CMPC COMMENTS

2010-071

RZ-1



**DEVELOPMENT STANDARDS**

**I. GENERAL COMMITMENT:**

These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Covenant Presbyterian Church for an approximately 14,135 square foot site located on Arosa Avenue, which site is more particularly depicted on the Rezoning Plan (hereinafter referred to as the "Site"). The Site is a portion of that approximately 5.08 acre parcel of land designated as Tax Parcel No. 123-101-01 that contains, among other things, Covenant Presbyterian Church's sanctuary, church related buildings and facilities and a parking lot (the "Church Parking Lot").

The development of the Site will be governed by the Rezoning Plan, these Development Standards and the standards established under the City of Charlotte Zoning Ordinance (the "Ordinance") for the UR-C zoning district unless more stringent standards are established by these Development Standards or the Rezoning Plan.

The development of the Site will be restricted to the re-use of the existing approximately 3,894 square foot building and the existing approximately 400 square foot garage, and the construction and installation of the other Site improvements that are more particularly depicted on the Rezoning Plan. No additions to or expansions of the existing buildings shall be permitted.

**II. PERMITTED USES:**

A. The Site may be devoted only to office uses and to any incidental or accessory uses associated therewith which are permitted under the Ordinance in the UR-C zoning district. Notwithstanding anything contained herein to the contrary, medical office uses shall not be permitted on the Site.

B. The existing garage may continue to be utilized for accessory storage.

**III. SETBACK, SIDE YARD AND REAR YARD REQUIREMENTS:**

As more particularly depicted on the Rezoning Plan, the building and parking area shall satisfy or exceed the setback, side yard and rear yard requirements of the UR-C zoning district.

**IV. SCREENING AND LANDSCAPE AREAS:**

A. Landscaping and screening shall, at a minimum, satisfy the requirements of the Ordinance.

B. The existing 6 foot wooden privacy fence and the evergreen landscaping located along the Site's eastern boundary line shall be maintained and preserved.

**V. SIDEWALK AND PLANTING STRIP:**

As more particularly depicted on the Rezoning Plan, a 6 foot sidewalk and an 8 foot planting strip shall be installed along the Site's frontage on Arosa Avenue. Notwithstanding the foregoing, the planting strip may have a width of less than 8 feet at the existing stairs located on the Site as depicted on the Rezoning Plan. The sidewalk may meander to preserve existing trees and the Petitioner will work in cooperation with the Urban Forester to determine the appropriate location of the sidewalk. The sidewalk must be poured at grade over the roots of any existing trees on the Site.

**VI. OFF-STREET PARKING:**

A. A minimum of 4 and a maximum of 9 off-street parking spaces shall serve the existing building located on the Site.

B. The minimum 4 required off-street parking spaces shall be provided as follows:

- (1) 2 off-street parking spaces shall be provided on the Site as more particularly depicted on the Rezoning Plan; and
- (2) 2 off-street parking spaces shall be provided on the Church Parking Lot located on the same parcel of land as the Site pursuant to Section 12.203 of the Ordinance.

C. Pursuant to Section 12.203(1) of the Ordinance, the Petitioner shall submit to the Zoning Administrator for review and approval a letter demonstrating that Covenant Presbyterian Church's hours of demand for the two parking spaces located on the Church Parking Lot do not substantially overlap with the hours of demand of the office uses to be located on the Site.

**VII. SIGNS:**

Any signs installed on the Site shall comply with Section 9.407(5) and Chapter 13 of the Ordinance as applicable.

**VIII. VEHICULAR ACCESS:**

Vehicular access to the Site shall be as generally depicted on the Rezoning Plan.

**IX. HISTORIC DISTRICT REQUIREMENTS**

The Site is located within the Dilworth Local Historic District and is subject to the jurisdiction of the Charlotte Historic District Commission for any exterior building or Site improvements, as provided in Section 10.203 of the Ordinance. The Site improvements depicted or noted on the Rezoning Plan that will require review and approval by the Charlotte Historic District Commission or its Staff are:

- (1) The proposed new driveway extension and the two new parking spaces to be installed on the Site;
- (2) The 6 foot sidewalk to be installed along the Site's frontage on Arosa Avenue; and
- (3) Any signage to be installed on the Site.

The Petitioner will obtain the necessary approvals prior to installing such improvements.

**X. AMENDMENTS TO THE REZONING PLAN:**

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

**XI. BINDING EFFECT OF THE REZONING PETITION:**

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