

GENERAL PROVISIONS

- a. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION, FILED BY HARRISON TUCKER (THE PETITIONER), TO ACCOMMODATE THE DEVELOPMENT OF 5 RESIDENTIAL DWELLING UNITS ON AN APPROXIMATELY 0.1646 ACRE SITE LOCATED ON THE NORTHWEST CORNER OF NORTH E 17TH STREET & N MCDOWELL STREET, MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL NUMBERS 08107204 & 08107205.
- b. 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").
- c. UNLESS THE ZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARD, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE UR-2 ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THE SITE.
- d. THE DEVELOPMENT AND USES 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 ELEMENT 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 NOT MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN. THE SETBACKS, AS SHOWN ON THE SITE PLAN, ARE: 14' FRONT SETBACK FROM EAST 17TH STREET BACK OF CURB; 14' SIDE SETBACK FROM NORTH MCDOWELL STREET BACK OF CURB; 5' SIDE SETBACK AT THE BACK OF THE THREE UNITS FACING NORTH MCDOWELL ST. 10' REARYARD SETBACK AGAINST THE 50.0' LOT DIMENSION.
- e. FUTURE AMENDMENTS TO REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER(S) OF THE SITE IN ACCORDANCE WITH THE PROVISION OF CHAPTER 6 OF THE ORDINANCE. ALTERATIONS TO THE REZONING PLAN ARE SUBJECT TO SECTION 6.207 OF THE ORDINANCE.

PERMITTED USES

- a. THE SITE MAY BE DEVOTED ONLY TO A RESIDENTIAL COMMUNITY CONTAINING A MAXIMUM OF 5 RESIDENTIAL DWELLING UNITS, AND TO ANY INCIDENTAL AND ACCESSORY USES RELATING THERETO THAT ARE ALLOWED IN THE UR-2 ZONING DISTRICT.
- b. INTERNAL SIDEWALKS AND PEDESTRIAN CONNECTIONS SHALL BE PROVIDED ON THE SITE AS GENERALLY DEPICTED ON THE REZONING PLAN.

TRANSPORTATION

- a. VEHICULAR ACCESS WILL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINT SHOWN ON THE REZONING PLAN ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS AND DESIGNS, AND TO ANY ADJUSTMENTS REQUIRED BY CDOT FOR APPROVAL.
- b. AS DEPICTED ON THE REZONING PLAN, THE SITE WILL BE SERVED BY A PRIVATE DRIVEWAY, AND MINOR ADJUSTMENT TO THE LOCATION OF THE DRIVEWAY SHALL BE ALLOWED DURING THE CONSTRUCTION PERMITTING PROCESS.

ARCHITECTURAL STANDARDS

- a. PERMITTED BUILDING MATERIALS SHALL COMPRISE OF BRICK, CEDAR SHAKE, WOOD SIDING, FIBER CEMENT SIDING, STUCCO, MASONRY AND/OR OTHER MATERIAL APPROVED BY THE CITY PLANNING DIRECTOR.
- b. PITCHED ROOFS, IF PROVIDED, SHALL BE SYMMETRICALLY SLOPED NO LESS THAN 5:12, EXCEPT THAT ROOFS FOR PORCHES AND ATTACHED SHEDS MAY BE NO LESS THAN 2:12, UNLESS A FLAT ROOF ARCHITECTURAL STYLE IS EMPLOYED.
- c. PERMITTED SLOPED ROOF MATERIALS ARE ASPHALT SHINGLES, COMPOSITION SHINGLES, WOOD SHINGLES, TIN, STANDING SEAM METAL, AND WOOD SHAKES.

- d. THE SCHEMATIC DEPICTION OF SIDEWALKS, DRIVEWAY, STREETS AND OTHER DEVELOPMENT MATTERS AND SITE ELEMENTS (COLLECTIVELY "THE DEVELOPMENT/SITE ELEMENTS") SET FORTH ON THE REZONING PLAN SHOULD BE REVIEWED IN CONJUNCTION WITH THE PROVISION OF THESE DEVELOPMENT STANDARDS. THE LAYOUT, LOCATIONS, SIZES AND FORMULATIONS OF THE DEVELOPMENT/SITE ELEMENT DEPICTED BY THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENT PROPOSED. CHANGES TO THE REZONING PLAN NOT ANTICIPATED BY THE REZONING PLAN WILL BE REVIEWED AND APPROVED AS ALLOWED BY SECTION 6.207 OF THE ORDINANCE. SINCE THE PROJECT HAS NOT UNDERGONE THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES, IT IS INTENDED THAT THIS REZONING PLAN PROVIDE FOR FLEXIBILITY IN ALLOWING SOME ALTERATIONS OR MODIFICATIONS FROM THE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS. THEREFORE, THERE MAY BE INSTANCES WHERE MINOR MODIFICATIONS WILL BE ALLOWED WITHOUT REQUIRING THE ADMINISTRATIVE AMENDMENT PROCESS PER SECTION 6.207 OF THE ORDINANCE.

OPEN SPACE

- a. PETITIONER INTENDS TO COMPLY WITH THE 400-FOOT PRIVATE OPEN SPACE REQUIREMENT IN SECTION 9.406 OF THE ZONING ORDINANCE IF REQUIRED IN THE UR-2 ZONING DISTRICT AT THE TIME OF PERMITTING EXCEPT AS NOTED UNDER STREETScape AND LANDSCAPING.

ENVIRONMENTAL FEATURES

- a. DEVELOPMENT OF THE SITE SHALL COMPLY WITH CHARLOTTE TREE ORDINANCE.
- b. THE AREA MARKED FOR PARKING THAT IS ALSO IDENTIFIED AS REPLANTING AREA SHALL INCLUDE PERVIOUS PAVERS AND SOIL CELLS OR SIMILAR STRUCTURAL COMPONENTS TO IMPROVE ROOT GROWTH AREA.

LIGHTING

- a. ALL FREESTANDING LIGHTING FIXTURES INSTALLED ON THE SITE (EXCLUDING LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS AND SIDEWALKS AS LANDSCAPING LIGHTING) SHALL BE FULLY CAPPED AND SHIELDED AND THE ILLUMINATION DOWNWARDLY DIRECTED SO THAT DIRECTED ILLUMINATION DOES NOT EXTEND PAST ANY PROPERTY LINE OF THE SITE.
- b. THE MAXIMUM HEIGHT OF ANY PEDESTRIAN SCALE, FREESTANDING LIGHTING FIXTURE INSTALLED ON THE SITE, INCLUDING ITS BASE, SHALL NOT EXCEED FIFTEEN (15) FEET.
- c. ANY LIGHTING FIXTURES ATTACHED TO THE BUILDING TO BE CONSTRUCTED ON THE SITE SHALL BE DECORATIVE, CAPPED AND DOWNWARDLY DIRECTED.

STREETScape AND LANDSCAPING

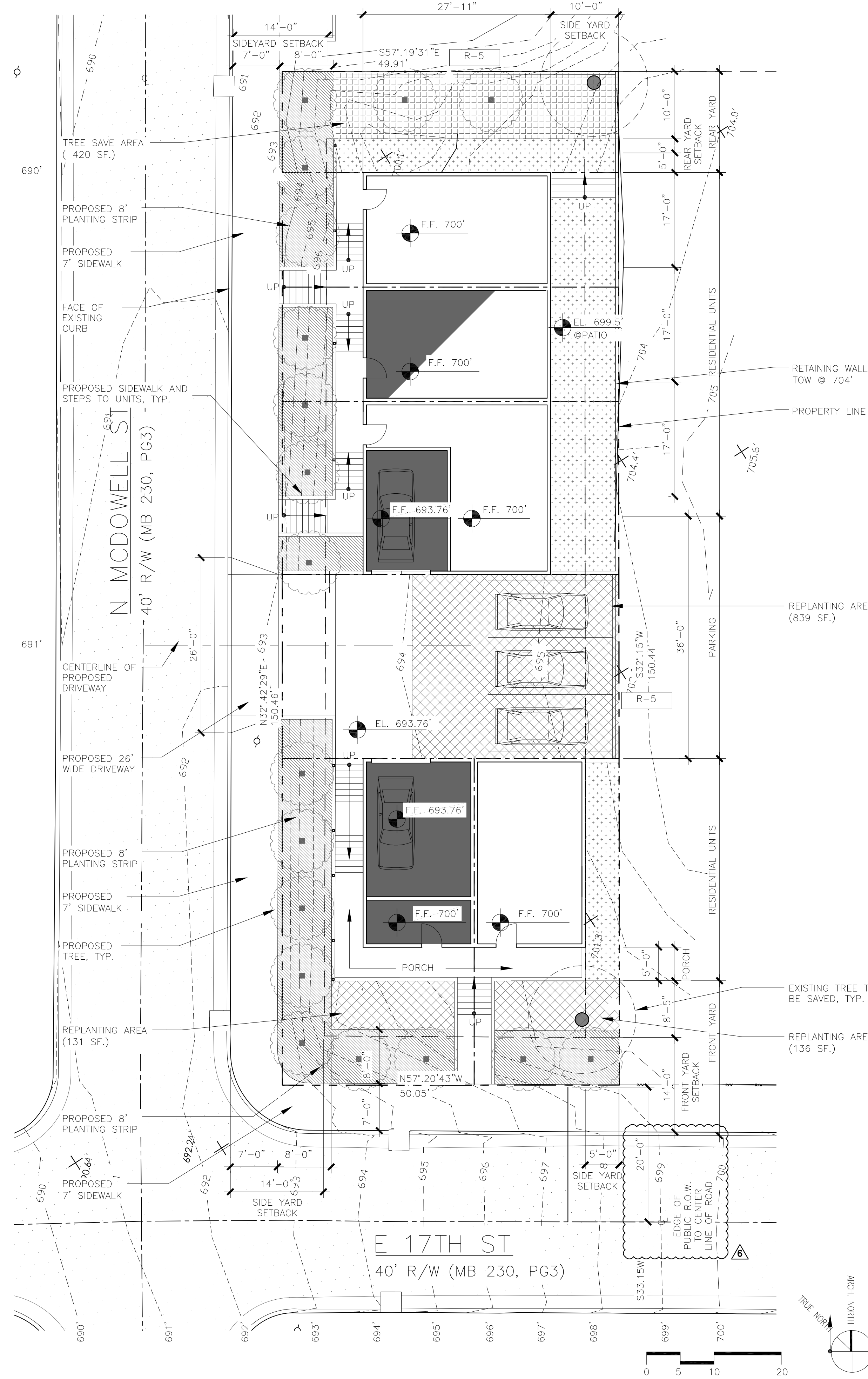
- a. PETITIONER SHALL PROVIDE A MINIMUM 7 FEET WIDE SIDEWALK AND A MINIMUM 8 FEET WIDE PLANTING STRIP IN THE SETBACK AS GENERALLY SHOWN ON THE SITE PLAN ON BOTH 17TH STREET AND N. MCDOWELL ST. IN ORDER TO ACCOMMODATE THE TREE SAVE, CONNECTIONS TO EXISTING SIDEWALK AND THE GRADE OF THE PROPERTY, THE SIDEWALK AND PLANTING STRIP MAY BE LOCATED IN AN INVERTED MANNER WITH THE SIDEWALK TO BE CURBSIDE AND PLANTING STRIP TO BE LOCATED INSIDE OF THE SIDEWALK AS GENERALLY SHOWN ON THE SITE PLAN, SO LONG AS THE SETBACK IS NOT CHANGED.
- b. IN ORDER TO ACCOMMODATE THE EXISTING GRADE, PETITIONER MAY INSTALL A RETAINING WALL BETWEEN THE SIDEWALK AND PLANTING STRIP, PROVIDED THAT PETITIONER OBTAIN A CDOT ENCROACHMENT AGREEMENT IF THE RETAINING WALL IS WITHIN THE PUBLIC RIGHT OF WAY.
- c. PETITIONER SHALL PROVIDE A FOUR FOOT MINIMUM WALKING SPACE BETWEEN ANY SIDEWALK OBSTRUCTIONS AND THE EDGE OF THE CURB OR ANY ADJACENT RETAINING WALL.
- d. PETITIONER SHALL CONSTRUCT ACCESSIBLE RAMPS AT THE CORNER OF 17TH ST. AND N. MCDOWELL ST.
- e. PETITIONER SHALL PROVIDE A SIDEWALK EASEMENT FOR ANY SIDEWALK LOCATED OUTSIDE OF THE PUBLIC RIGHT OF WAY, SET AT TWO FEET BEHIND BACK OF SIDEWALK WHERE FEASIBLE, PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.

AFFORDABLE DWELLING UNIT

- a. ONE OF THE FIVE UNITS WILL BE FOR-SALE AFFORDABLE AT 80% AREA MEDIAN INCOME WITH A 10 YEAR RESTRICTION ON THE RE-SALE OF THE PROPERTY, OR SHALL BE ELIGIBLE FOR THE CITY OF CHARLOTTE'S HOUSE CHARLOTTE PROGRAM.

BINDING EFFECT OF THE REZONING APPLICATION

- a. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED HEREIN AND UNDER THE ORDINANCE, BE BINDING UPON REPRESENTATIVE, SUCCESSORS IN INTEREST OR ASSIGNS.



SITE DEVELOPMENT DATA

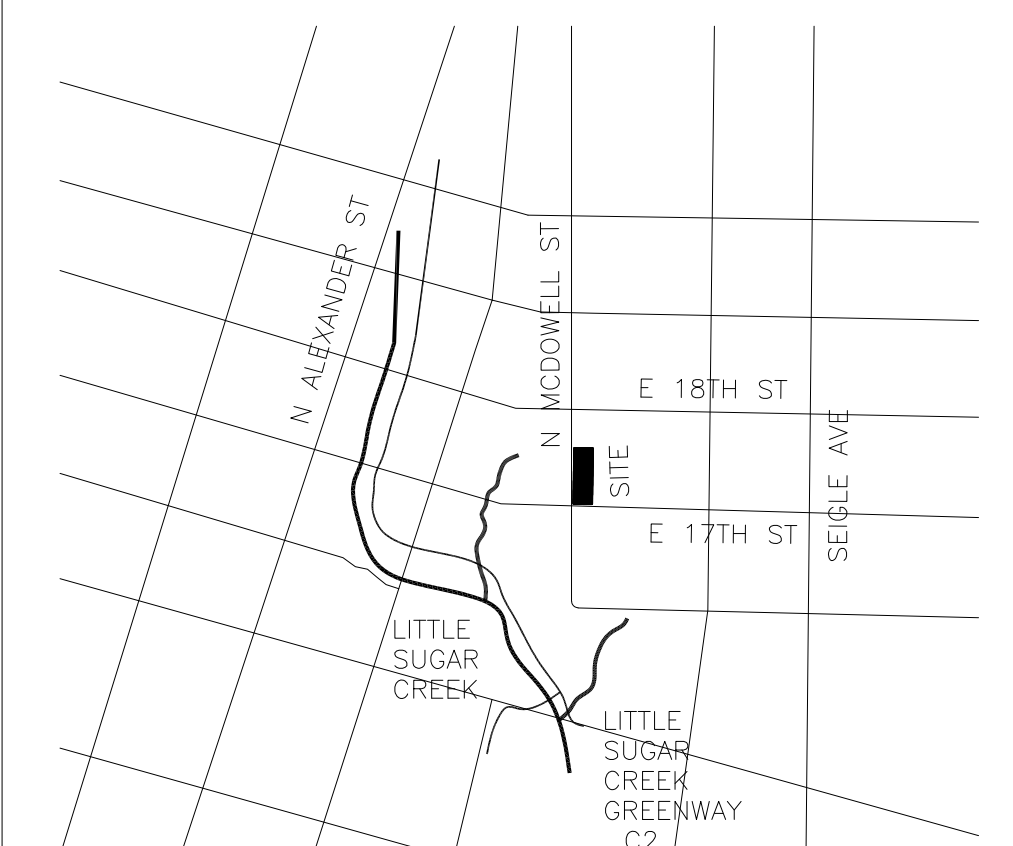
SITE ACREAGE:	0.17 ACRES
TAX PARCEL #:	08110601
EXISTING ZONING:	R-5
PROPOSED ZONING:	UR-2 (CD)
EXISTING USE:	SINGLE FAMILY DWELLING
PROPOSED USE:	5 RESIDENTIAL UNITS
LOT AREA:	7,520 SF
BUILDING HEIGHT:	NOT EXCEED 44'-0"
PARKING PROVIDED:	SHALL MEET ORDINANCE REQUIREMENTS
MAX FLOOR AREA RATIO:	1.0
PARKING RATIO:	1/UNIT

LEGEND:

- PROPERTY LINE
- SETBACK LINE
- SUBDIVISION LINE
- CENTER LINE
- DWELLING UNIT
- OPEN SPACE
- ▨ PLANTING STRIP
- ▩ TREE SAVE (TOTAL: 420SF.)
- ▧ REPLANTING (TOTAL: 1106 SF.)
- EXISTING TREE TO BE SAVED
- PROPOSED TREE

SITE DATA

SCALE:	1
N.T.S	



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CONSULTANT:

PROJECT NAME:

801 E 17TH ST
 Charlotte, NC 28205

- REVISED:
- REZONING SUBMITTAL
 - 05.14.18 07.03.18
 - 08.13.18 09.10.18
 - 10.22.18 11.29.18
 - 01.28.19 01.31.19

APPROVAL:

STAMP/SEAL:

SHEET TITLE:

REZONING PLAN

PROJ. NO:2017-20
 SHEET NO:

A1.1
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SITE NOTES

SCALE:
 N.T.S

11

SITE PLAN

SCALE:
 1" = 10'-0"

8

VICINITY MAP

SCALE:
 N.T.S

2



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REZONING SUBMITTAL
05.14.18 07.03.18
08.13.18 09.10.18
10.22.18 11.26.18
01.28.19 01.31.19

APPROVAL:

STAMP/SEAL:

SHEET TITLE:

EXTERIOR ELEVATIONS

PROJ. NO:2017-20
SHEET NO:

A2.1
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ELEVATION @ NORTH MCDOWELL STREET

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



ELEVATION @ EAST 17TH STREET

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