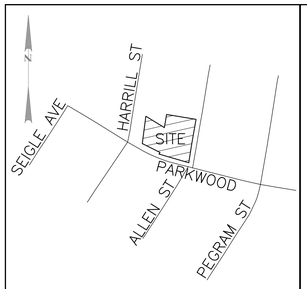
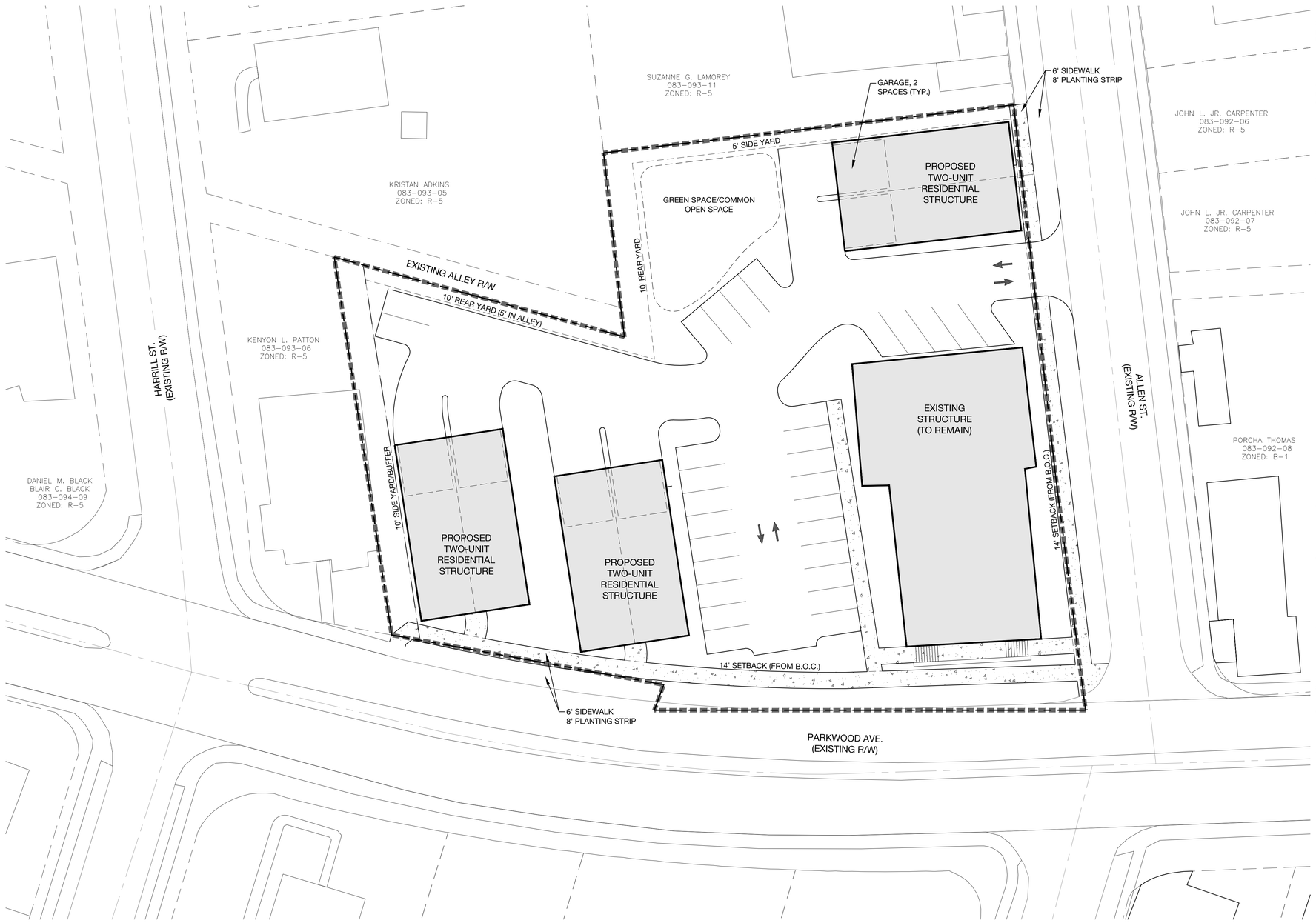


VICINITY MAP



Site Development Data:

--Acreage: ± 1.04 acres
--Tax Parcel #: 083-093-09, 083-093-08, and 083-093-07
--Existing Zoning: R-5
--Proposed Zoning: UR-2(CD)
--Existing Use: vacant lots & Institutional (vacant)
--Proposed Uses: Up to 24 residential dwelling units with accessory uses, as allowed in the UR-2 zoning district.
--Proposed Floor Area Ratio: As allowed by the UR-2 zoning district.
--Maximum Building Height: A maximum building height of three (3) stories and up to 40 feet.
--Parking: Parking as required by the Ordinance will be provided.

1. General Provisions:

   a. Site Location. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Eid Refaey ("Petitioner") to accommodate an adaptive re-use of an existing structure and new construction of additional structures for a residential community on approximately 1.04 acre site located at the intersection of Parkwood Avenue and Allen Street (the "Site").

   b. Zoning Districts/Ordinance. Development of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Rezoning Plan establishes more stringent standards the regulations established under the Ordinance for the UR-2 zoning classification shall govern.

   c. Graphics and Alterations. The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, building elevations, driveways, 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 provisions of these Development Standards. The layout, locations, sizes and formulations of the Development/Site Elements depicted on the Rezoning Plan are graphic representations of the Development/Site elements 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. These instances would include changes to graphics if they are:

   i. minor and don't materially change the overall design intent depicted on the Rezoning Plan.

The Planning Director will determine if such minor modifications are allowed per this amended process, and if it is determined that the alteration does not meet the criteria described above, the Petitioner shall then follow the Administrative Amendment Process per Section 6.207 of the Ordinance; in each instance, however, subject to the Petitioner's appeal rights set forth in the Ordinance.

   d. Number of Buildings Principal and Accessory. The total number of principal buildings to on the Site shall not exceed four (4). Accessory structures located on the Site shall not be considered in any limitation on the number of buildings on the Site. Accessory structures will be constructed utilizing similar building materials, colors, architectural elements and designs as the principal buildings located on the Site. Accessory structures include but are not limited to; a mail kiosk, dumpster enclosures, gazebos, trellises, storage buildings, and other structures associated with the on-site open space.

2. Permitted Uses & Development Area Limitation:

   a. The Site may be developed with up to 24 residential dwelling units, together with accessory uses allowed in the UR-2 zoning district.

3. Access and Transportation:

   a. Access to the Site will potentially be from Allen Street, Parkwood Avenue and an existing alley right of way extending from Harrill Street in the manner generally depicted on the Rezoning Plan.

   b. The Petitioner will provide an eight (8) foot planting strip and a six (6) foot sidewalk along the Site's frontage on Parkwood Avenue and Allen Street as generally depicted on the Rezoning Petition.

   c. Pedestrian connections shall be provided to public sidewalks within public rights of way as generally depicted on the Rezoning Plan. Final placement and quantity of connection points are subject to modifications during the Land Development review process.

   d. The placement and configuration of the vehicular access point is subject to modifications as required to accommodate final site development and construction plans and to any adjustments required for approval by the CDOT in accordance with applicable published standards.

   e. Roadway improvements in addition to 6' sidewalk, accessible directional ramps, 8' landscape strip and street tree plantings along Parkwood Avenue and Allen Street are excluded from this Rezoning Petition.

4. Architectural Standards, Court Yards/Amenity Areas:

   a. The building materials used on the principal buildings constructed on Site will be a combination of portions of the following: brick, stone, precast stone, precast concrete, synthetic stone, cementitious fiber board, stucco, EIFS, metal, decorative block and/or wood. Vinyl or Aluminum as a building material may only be used on windows, soffits and on handrails/railings.

   b. The exterior of the existing institutional building on site shall be preserved in a manner that generally maintains the look and character of the structures design. Exterior façade modifications shall be allowable and not limited to accommodate internal residential unit upfit and renovations, compliance with jurisdictional building code guidelines and requirements and to improve the safety and welfare of the future residential tenants.

   c. Each residential unit within new construction structures on The Site will have a one or two car garage. Garage doors will be generally oriented in a manner to minimize visibility from Parkwood Avenue and Allen Street.

   d. Usable porches or stoops may form an element of the building design and be located on the front and/or side of the building. Stoops, entry level porches or entry wells may be covered but not be enclosed. Existing stoops and stairs associated with the existing structure on site may be renovated, redesigned and reconstructed to improve pedestrian travel circulation on site and to accommodate building renovations or site improvements.

5. Streetscape, Buffers, Yards, and Landscaping:

   a. A setback of 14 feet as measured from the existing back curb will be provided along Parkwood Avenue and Allen Street as generally depicted on the Rezoning Plan.

   b. Above ground backflow preventers will be screened from public view and will be located behind the existing right-of-way and out of the required UR-2 zoning district required setback along the abutting public streets.

6. Environmental Features:

   a. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.

   b. The Site will comply with the City of Charlotte Tree Ordinance.

   c. Due to the Site being located within a Transit Station Area, tree save mitigation options will be available to The Petitioner as described by the City of Charlotte Tree Ordinance.

7. Lighting:

   a. All new lighting shall be full cut-off type lighting fixtures excluding lower, decorative lighting that may be installed along the internal drive aisles, sidewalks, parking areas, courtyards and landscape accent lighting.

   b. Vehicular area lighting on the Site will be limited to 16 feet in height.

   c. Decorative pedestrian scale lights may be provided within the Site.

8. Signage:

   a. Reserved.

9. Amendments to the Rezoning Plan:

   a. Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner or Owners of the applicable Development Area portion of the Site affected by such amendment in accordance with the provisions of Chapter 6 of the Ordinance.

10. 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 under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns.

GRAPHIC SCALE
20 0 10 20 40
1 INCH = 20 FEET

REZONING PETITION #2018-???

URBAN
DESIGN
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Eid Refaey

3426 Spencer Street
Charlotte, NC 28205

Parkwood Reformed

Rezoning Site Plan
Charlotte, NC

NO.	DATE:	BY:	REVISIONS:

Project No: 18-039
Date: 4/23/2018
Designed by: UDP
Drawn By: UDP
Sheet No:

RZ-1.0