

301 EAST PARK AVENUE  
DEVELOPMENT STANDARDS

Project Description:

The Villalonga-Alexander house was built in 1926 and has received Charlotte Mecklenburg Historic Properties designation. While a single family house in its early years, for many years it had been a boarding/rooming house until its recent renovation in 1997. The purpose of this rezoning is to maintain the house in its current state as much as possible, providing for a small professional office practice as its use. MUDD-(O)(HD-O) is being requested due to the site's special problems and to provide conditions upon the rezoning approval that will protect abutting properties and the neighborhood.

1. GENERAL PROVISIONS

1.1 Unless more stringent standards are established by the technical data sheets or these Development Standards, all Development Standards established under the City Of Charlotte Zoning Ordinance (the "Ordinance") for the Mixed Use development District (Optional) classification shall be followed in connection with the use and development of this site, except as specifically described as variations from MUDD Development Standards below.

1.2 The Technical Data Sheet indicates conditions governing rights of this plan such as the total amount of building square footage, setback, and yards, etc.

2. PERMITTED USES

The site shall comply with the MUDD permitted uses for "Professional Business and Office Uses excluding banks, clinics, medical, dental, doctor's office, veterinary clinics, post office, and optician's office as described in No other by-right use will be permitted under this rezoning.

3. SIDEWALK IMPROVEMENTS

- a. With the intent to maintain the Historic Property's residential character to the greatest extent possible, existing sidewalks and planting strips along East Park Avenue and Cleveland Avenue will not be modified under this rezoning.

4. SIDE YARDS AND REAR YARDS

The MUDD standards to be met are as follows:

- A. Minimum lot size- none required  
B. Minimum setback-14' minimum from back of existing or proposed curb  
(Actual setback remains unchanged, and exceeds 30'.  
New required utility structures, backflow preventors, or other similar devices if required will be located behind the 14' minimum setback as described in the ordinance.  
C. Minimum side yard- none required but 10' building separation required adjacent to residential use. (Existing condition unchanged- Building separation varies from 9 ft. to 5 ft.)  
D. Minimum rear yard- none required but 10' building separation required adjacent to residential use. (Existing condition unchanged - exceeds 10 feet.)  
E. Maximum height 120 feet. (Building will remain unchanged at approximately 40 feet.)

5. SCREENING AND LANDSCAPING

Section 9.8506-2 exempts "renovated and rehabilitated buildings" from streetscape design standards. Existing fencing and landscaping to remain except where removed for parking or building access.

6. PARKING

USABLE BUILDING AREA:	1st floor: 3247 s.f. 2nd floor: 2745 s.f. ttl.: 5992 s.f.
PARKING RATIO REQUIRED:	1:600 S.F.
TOTAL SPACES REQUIRED:	10
ON-STREET AVAILABLE:	6
ADDITIONAL REQUIRED:	4

The parking requirements of the MUDD-(HD-O) zoning district for 10 spaces will be satisfied. The on-street parking spaces (6 existing) located immediately adjacent to the site on East Park Avenue and Cleveland Avenue as depicted on the Technical Data Sheet will be utilized. The remaining 4 minimum spaces will be provided in one of 2 ways:

- a. By shared parking agreement provided within 1600 feet of the site per the ordinance, or  
b. By utilization and upgrading existing alley and driveway entrance meeting minimum requirements.

Owner reserves the right to use rear alley to access the site and develop additional on-site parking.

7. LIGHTING

- a. Existing residential style decorative lighting on the porches and building sides will be retained, except eave spotlights will be replaced with downward facing lights so direct illumination from them does not extend past any property line.  
b. Wall type light shall be prohibited, except residential style decorative lights will be permitted in existing locations.  
c. A residential style "lantern" may be installed at the edge of the sidewalk with the existing entry walkway, on a pole not to exceed 5'6" high.

8. SIGNS

All signs placed on the site will comply with Chapter 9.8506(2)c of the ordinance.

9. VARIATIONS FROM MUDD DEVELOPMENT STANDARDS

- a. The petitioner is requesting the following variation from the MUDD minimum standards for development as part of this MUDD (HD-O) application:

1. Existing curb and gutter, planting strips, and sidewalks shall remain in keeping with the residential style found in all four directions from the property.  
2. The petitioner is requesting to leave the existing residential driveways on East Park Avenue and Cleveland Avenue as access to site, to continue the residential character of the property.  
3. Minimum sideyard existing is less than 10 ft. minimum in the ordinance.

10. BICYCLE PARKING

Bicycle parking shall comply with 12.202 and 12.202a of the Ordinance.

11. ADDITIONAL CONDITIONS OF DEVELOPMENT:

- a. Because of the historic value of the house, and its inclusion on the Charlotte Mecklenburg Historic Properties Register, no modifications will be made to the grounds except as those indicated on the Technical Data Sheet.  
b. No additions to the structure, except those required to provide accessible access to the property, shall be permitted.

12. Trash handling on the site will be by way of individual "roll out" type containers that will be stored out of site for either public or private collection.

13. Any alterations to the site will require approval from the Historic Landmarks Commission and Historic District Commission.

14. If redevelopment of the site is proposed, which would require that the existing structure be removed, the propoert owners/ developer will be required to seek a site plan amendment through the rezoning process.

15. Backflow preventer, if installed, will be screened appropriately with wing wall and /or landscaping.

16. Landscaping on property in 'corner sight line triangle' indicated on Technical Data Sheet will be removed in front of and behind historic open slat fencing, which shall remain.

PROJECT DATA

PETITIONER: TWO LAND GROUP  
212 S. TRYON STREET SUITE 1700  
CHARLOTTE, NC 28281

TAX PARCEL NUMBER: 12307101

CURRENT ZONING: R22-MF

PROPERTY AREA: 0.314 ACRES

CURRENT BUILDING AREA: 5992 SF

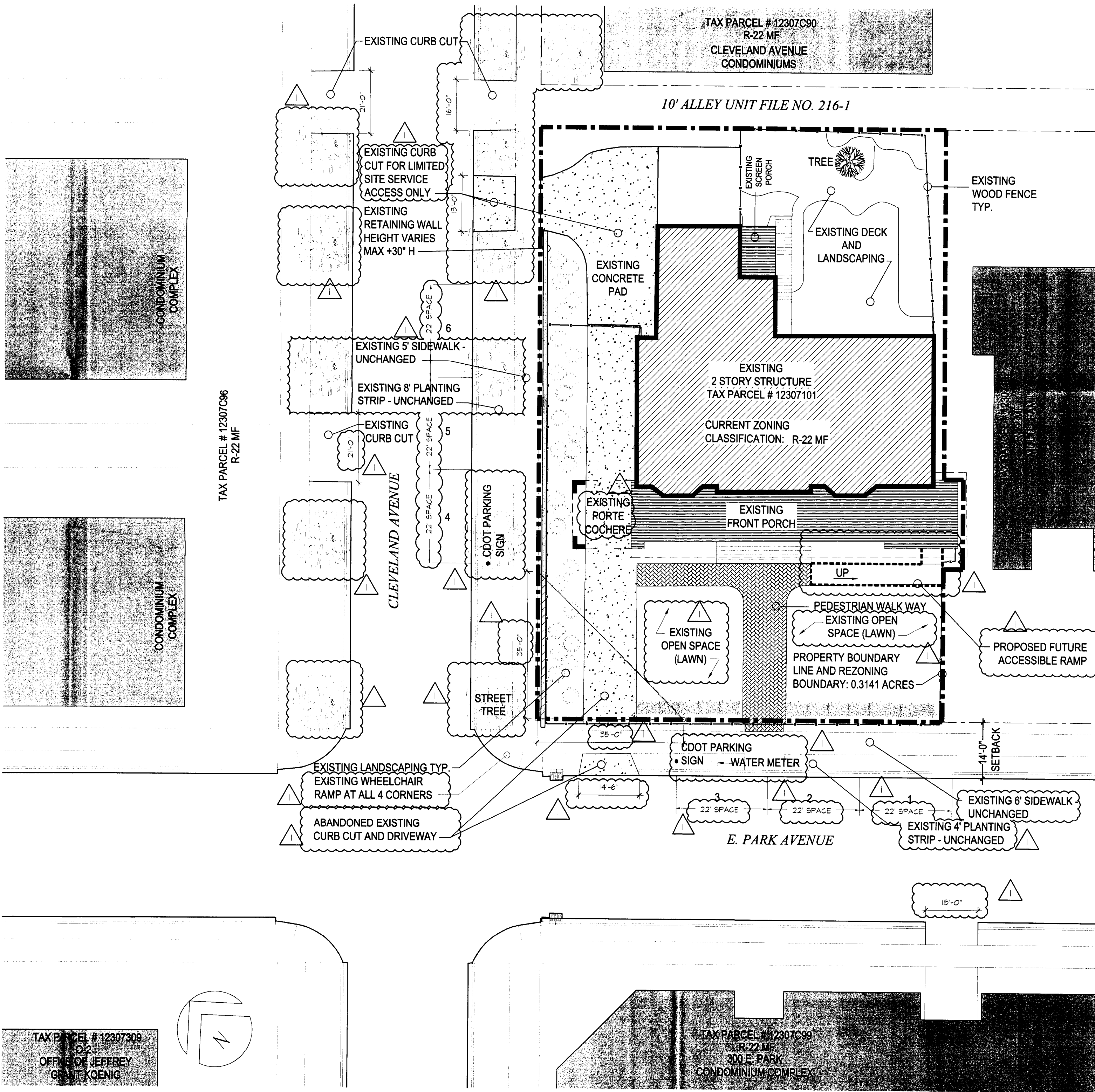
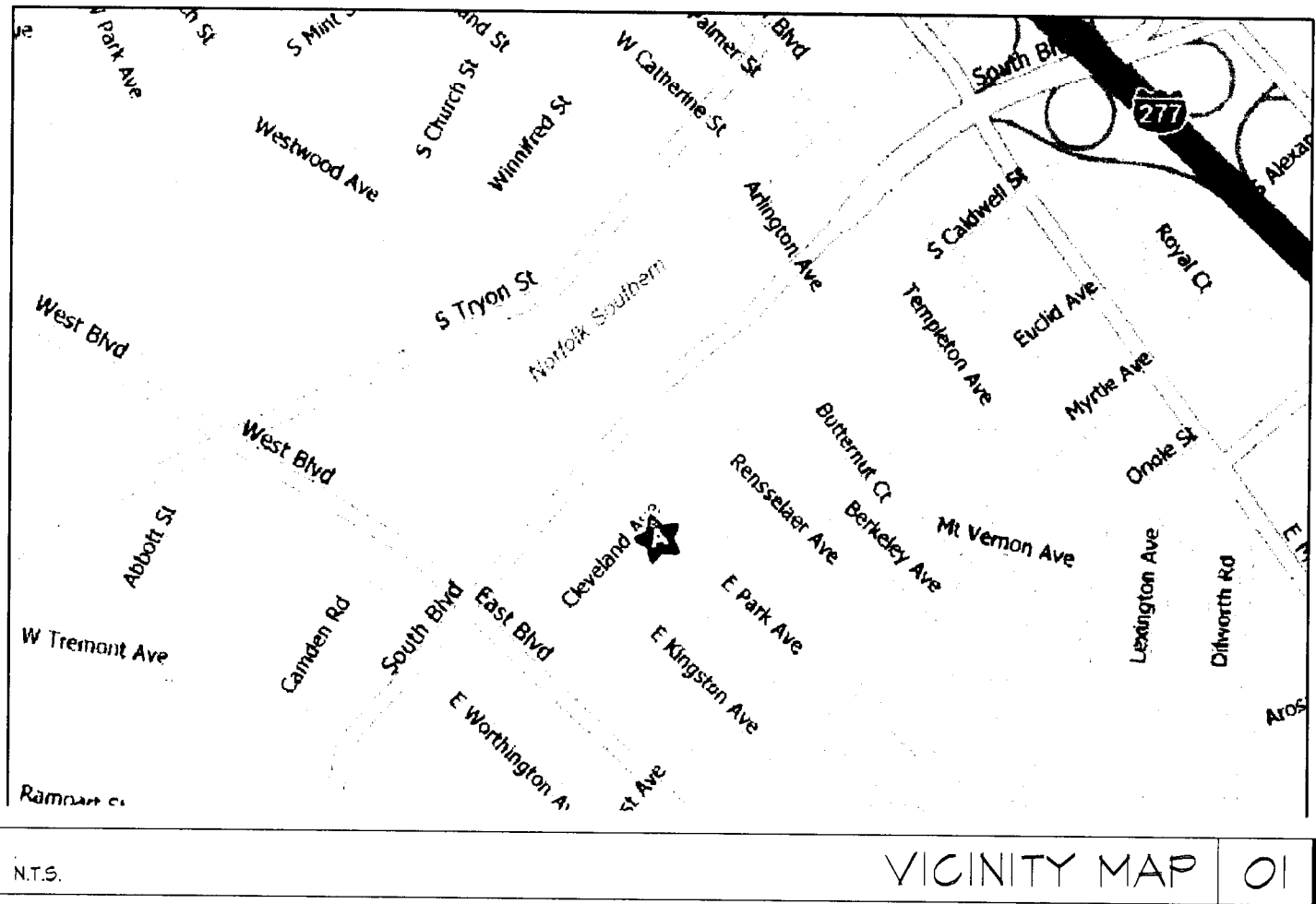
PROPOSED USE: BUSINESS - PROFESSIONAL OFFICES

EXISTING BUILDING HEIGHT: APPROXIMATELY 40 FEET

NOTE: SITE INFORMATION TAKEN FROM:

1) SURVEY DATED MARCH 24, 2008

BY: RB PHARR & ASSOCIATES, PROFESSIONAL LAND SURVEYOR, 421  
HAWTHORNE LANE, CHARLOTTE, NC 28204 ph. 704 376 2186  
2) CharMeck.org POLARIS

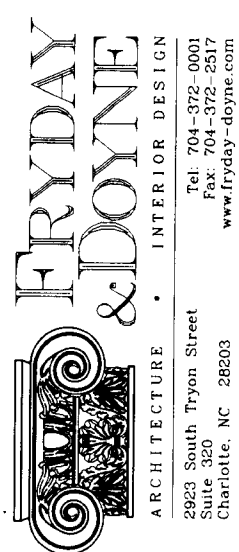


TAX PARCEL # 12307309  
OFFICE OF JEFFREY  
GRANT KOENIG

TAX PARCEL # 12307C99  
R-22 MF  
301 E. PARK  
CONDOMINIUM COMPLEX

SCALE: 1/16" = 1'-0"

FOR PUBLIC HEARING PETITION 2008-104



NOT FOR CONSTRUCTION

SEAL:

AS SHOWN, THIS  
DRAWING, INCLUDING  
MATERIAL, MEASUREMENTS,  
AND ALL INFORMATION  
HEREON, IS THE PROPERTY  
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RENOVATIONS

301 EAST PARK AVENUE  
CHARLOTTE, NC

PROJECT NAME:

DATE: 5/14/2008  
ISSUED FOR: PRICING  
REVISIONS:  
JUNE 19, 2008

DRAWN BY: RPH

SHEET TITLE:

SHEET NUMBER:

SP-1