

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; 14' SIDE SETBACK FROM NORTH MCDOWELL STREET; 5' SIDE SETBACK AT THE BACK OF THE THREE UNITS FACING NORTH MCDOWELL ST. AND A 5' SIDE SETBACK ; 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.PREFERRED EXTERIOR 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.

e.BUILDING HEIGHT SHALL NOT EXCEED 40'

OPEN SPACE

- a.SUBLOTS SHALL INCLUDE A MINIMUM OF 400 SQUARE FEET OF PRIVATE OPEN SPACE.
- b.THE COVERED PORCH AREAS SHALL COUNT TOWARDS THE PRIVATE OPEN SPACE REQUIREMENTS.

ENVIRONMENTAL FEATURES

- a.DEVELOPMENT OF THE SITE SHALL COMPLY WITH CHARLOTTE TREE ORDINANCE.

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 6 FEET WIDE SIDEWALK ALONG THE CURBSIDE IN ALIGNMENT WITH THE EXISTING SIDEWALK ALONG NORTH MACDOWELL STREET AND A MINIMUM 4 FEET WIDE PLANTING STRIP IN THE REMAINING AREA BETWEEN THE SIDEWALK AND THE PROPERTY BOUNDARY AS GENERALLY SHOWN ON THE SITE PLAN. THE GREEN SPACE PROVIDED INSIDE THE PROPERTY BOUNDARY WILL BE UTILIZED TO MEET THE OPEN SPACE REQUIREMENT. THE APPLICANT WILL PROVIDE A LANDSCAPE SCREEN AND OR WALL FENCE TO BLOCK THE VIEW OF THE PARKING FROM MACDOWELL STREET.

AFFORDABLE DWELLING UNIT

- a.ONE OF THE FIVE UNITS WILL BE FOR-SALE AFFORDABLE AT 80% AMI WITH A 10 YEAR RESTRICTION, OR IN ACCORDANCE WITH THE CHARLOTTE HOUSING AUTHORITY'S AFFORDABLE HOUSING GUIDELINES.

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 NOTES

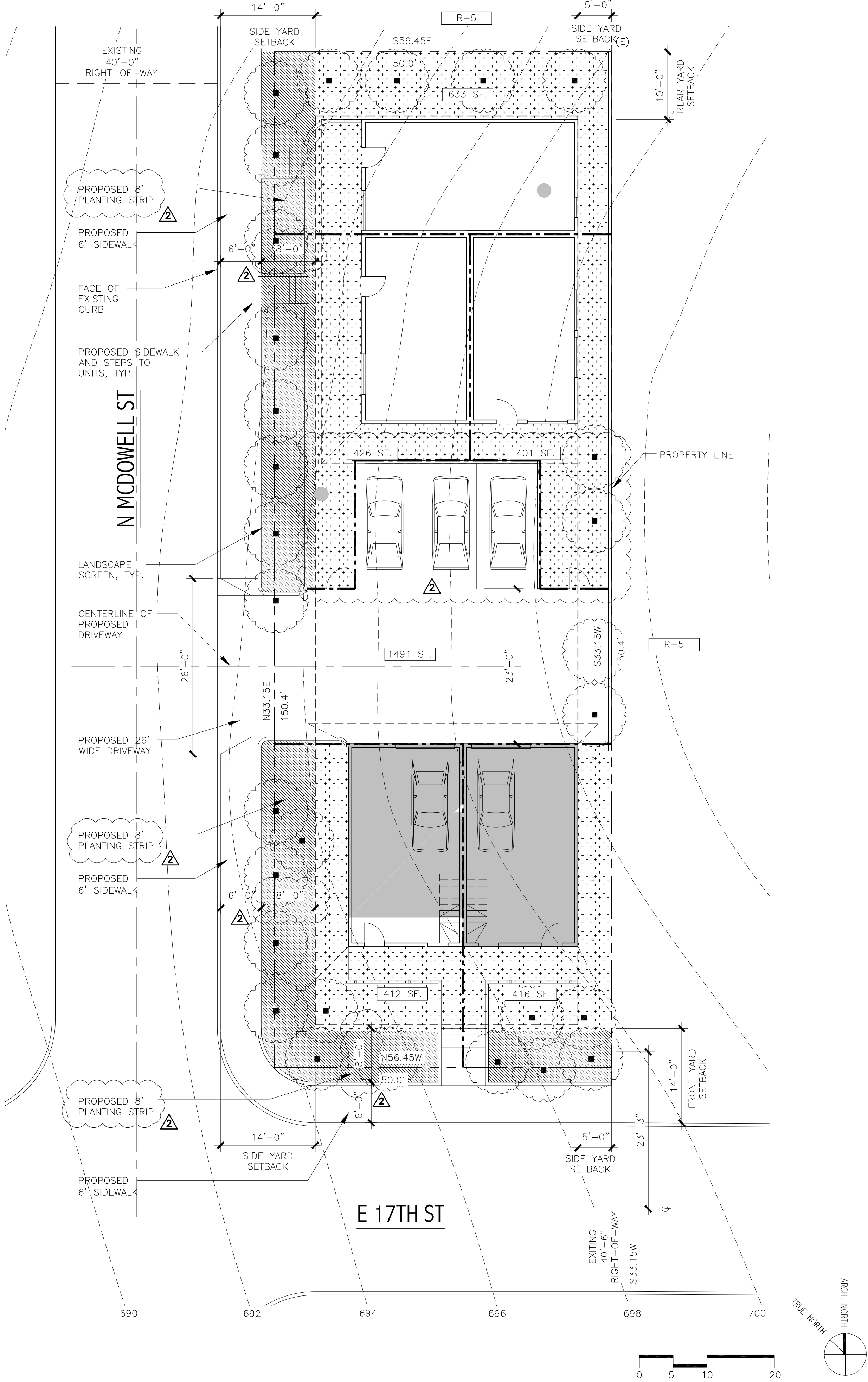
SCALE:  
N.T.S

11

SITE PLAN

SCALE:  
1" = 10'-0"

8



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:	40'-0" MAXIMUM
PARKING PROVIDED:	SHALL MEET ORDINANCE REQUIREMENTS
MAX FLOOR AREA RATIO:	1.0
PARKING RATIO:	1/UNIT

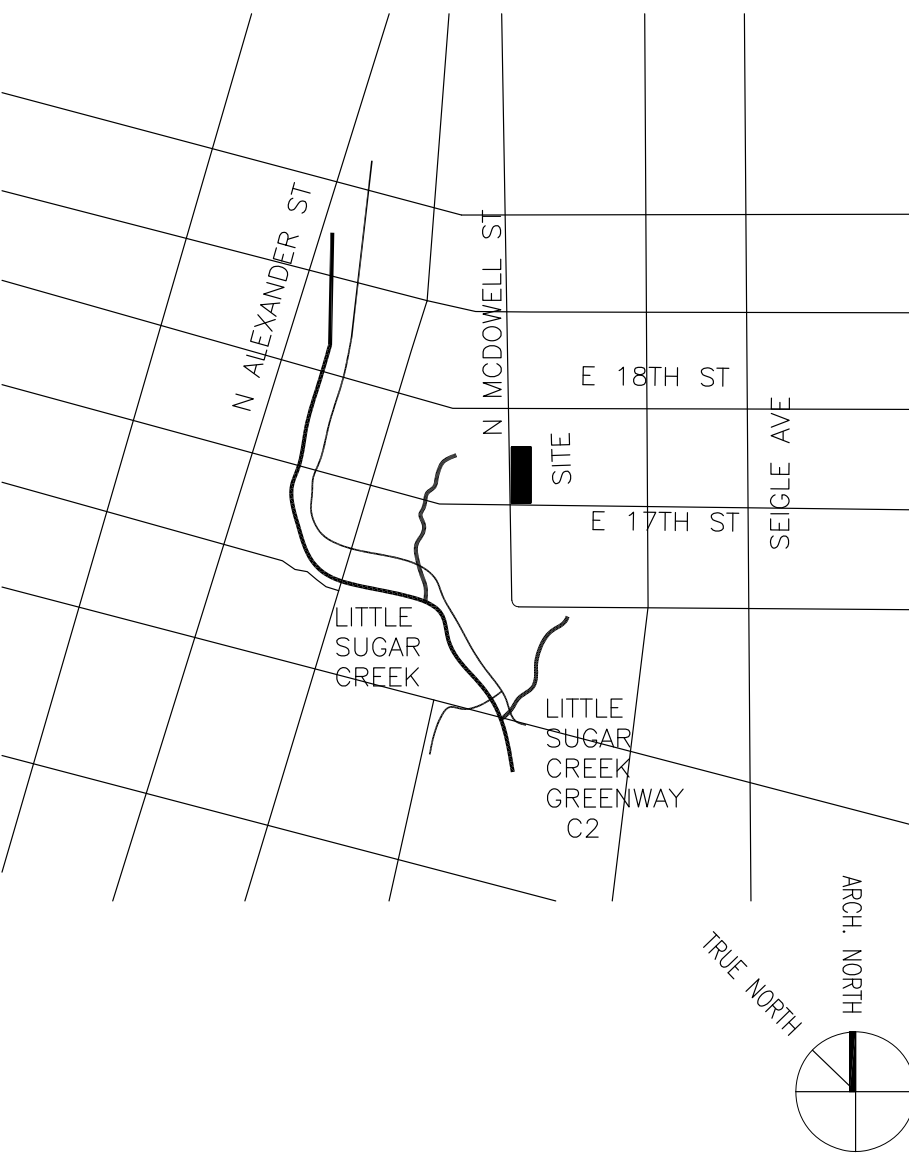
LEGEND:

- (E) EXISTING
- PROPERTY LINE
- SETBACK LINE
- SUBDIVISION LINE
- CENTER LINE
- DWELLING UNIT
- OPEN SPACE
- PLANTING STRIP

SITE DATA

SCALE:  
N.T.S

1



VICINITY MAP

SCALE:  
N.T.S

2



**SWIFTLLEE**OFFICE  
543A S. Raymond Ave.  
Pasadena, CA 91105  
T: 323.257.8200 F: 323.257.8276  
www.swifteeoffice.com

ARCHITECT:

CONSULTANT:

PROJECT NAME:

**801 E 17TH ST**  
Charlotte, NC 28205

REVISED:

REZONING SUBMITTAL

05.14.18

07.03.18

08.13.18

APPROVAL:

STAMP/SEAL:

SHEET TITLE:

**REZONING PLAN**

PROJ. NO: 2017-20  
SHEET NO:

**A1.1**

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## CHARLOTTE SITE PLAN NOTES

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- 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; 14' SIDE SETBACK FROM NORTH MCDOWELL STREET; 5' SIDE SETBACK AT THE BACK OF THE THREE UNITS FACING NORTH MCDOWELL ST. AND A 5' SIDE SETBACK ; 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.

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4. ARCHITECTURAL STANDARDS

- a. PREFERRED EXTERIOR 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.
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- e. BUILDING HEIGHT SHALL NOT EXCEED 40'

5. OPEN SPACE

- a. ~~SUBLOTS SHALL INCLUDE A MINIMUM OF 400 SQUARE FEET OF PRIVATE OPEN SPACE AS REQUIRED PER ORDINANCE.~~

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- b. THE COVERED PORCH AREAS SHALL COUNT TOWARDS THE PRIVATE OPEN SPACE REQUIREMENTS.

6. ENVIRONMENTAL FEATURES

DEVELOPMENT OF THE SITE SHALL COMPLY WITH CHARLOTTE TREE ORDINANCE.

7. 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.

8. STREETSCAPE AND LANDSCAPING

a. PETITIONER SHALL PROVIDE A MINIMUM 6 FEET WIDE SIDEWALK ALONG THE CURBSIDE IN ALIGNMENT WITH THE EXISTING SIDEWALK ALONG 17TH STREET AND A MINIMUM 4'-4 FEET WIDE PLANTING STRIP IN THE REMAINING AREA BETWEEN THE SIDEWALK AND THE PROPERTY BOUNDARY AS GENERALLY SHOWN ON THE SITE PLAN. THE GREEN SPACE PROVIDED INSIDE THE PROPERTY BOUNDARY WILL BE UTILIZED TO MEET THE OPEN SPACE REQUIREMENT OF 400 SF PER UNIT, AS SHOWN ON THE SITE PLAN. THE APPLICANT WILL PROVIDE A LANDSCAPE SCREEN AND OR WALL FENCE TO BLOCK THE VIEW OF THE PARKING FROM 17TH STREET.

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b. ~~IN THE EVENT THAT THE PRIVATE OPEN SPACE REQUIREMENTS ARE REDUCED, THE PETITIONER WILL INCREASE THE PLANTING STRIP UP TO 8'~~

9. AFFORDABLE DWELLING UNIT

ONE OF THE FIVE UNITS WILL BE FOR-SALE AFFORDABLE AT 80% AMI WITH A 10 YEAR RESTRICTION, OR IN ACCORDANCE WITH THE CHARLOTTE HOUSING AUTHORITY'S AFFORDABLE HOUSING GUIDELINES.

10. BINDING EFFECT OF THE REZONING APPLICATION

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.

