



Designed Exclusively For:

THE ROSE GARDEN

1521 N Davidson Street, Charlotte, NC 28203

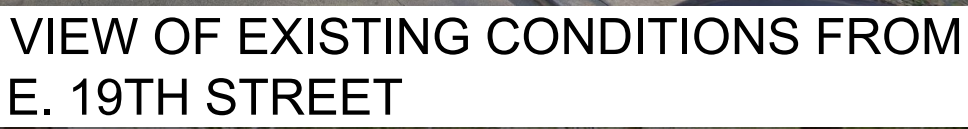
REZONING PETITION # 2019-146

PROJECT #:	19011
ISSUED:	05 FEB 2020
REVISIONS:	

EXISTING CONDITIONS

A-1.0

F: TWO





NOTE:

CONCRETE


GRAVEL

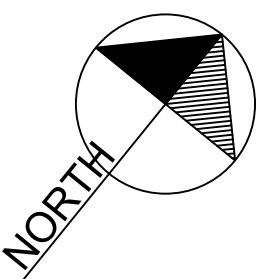
RETAINING WALL

PAVER SYSTEM

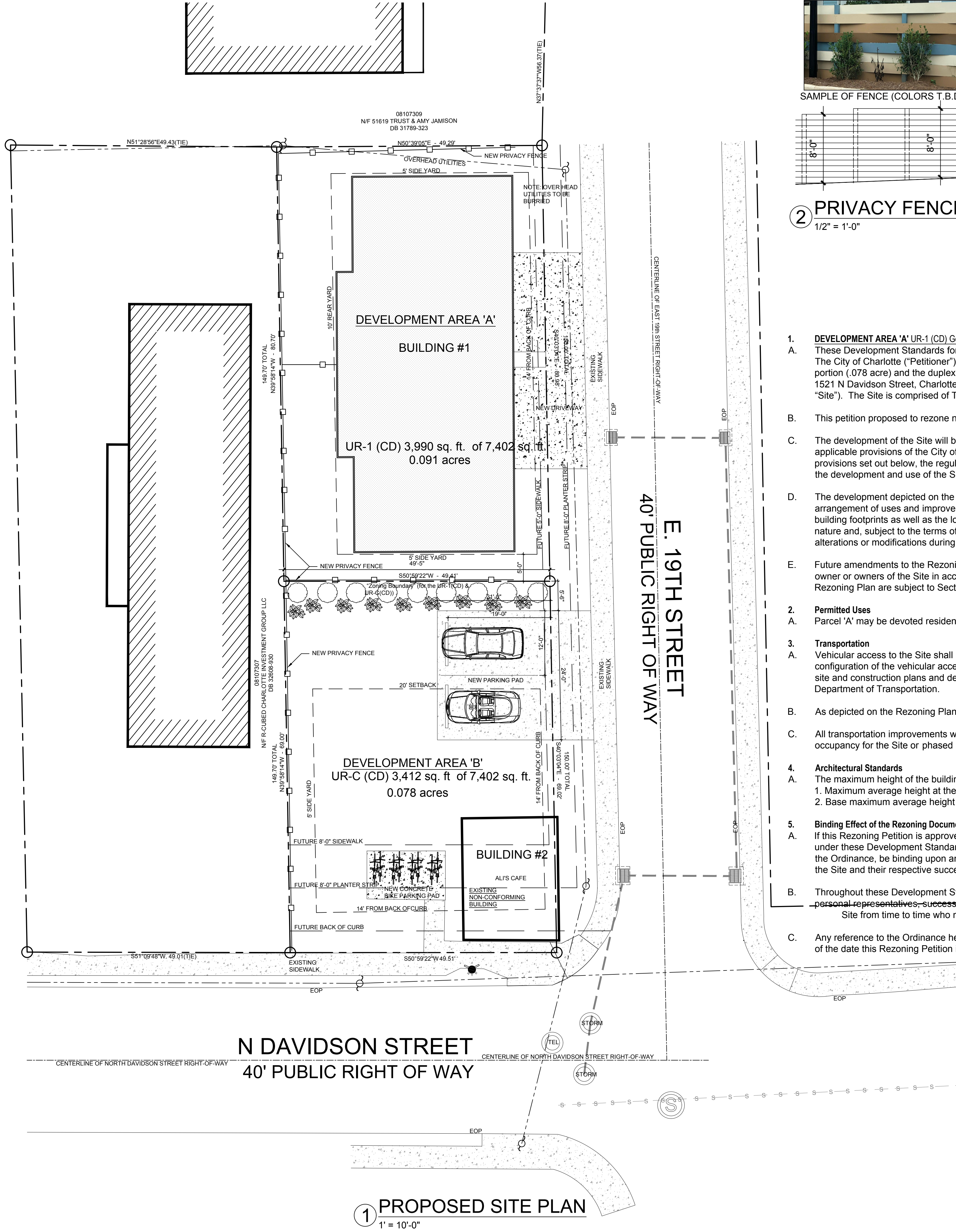
KEY:
WALL TO BE REMOVED 
ITEM TO BE REMOVED 

LEGEND:

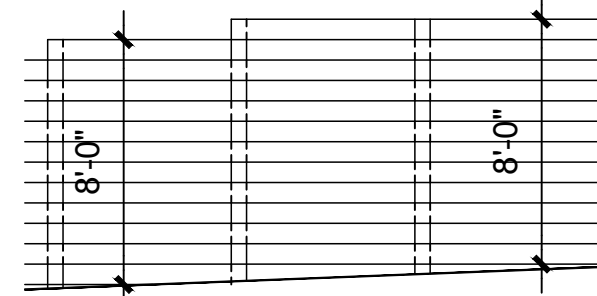
BOUNDARY LINE: ————
OVERHEAD UTILITIES: - - - -
FENCE (TYPE NOTED): □ ————
UTILITY POLE: 
R/W: RIGHT OF WAY
E/P: EDGE OF PAVEMENT
C/L: CENTERLINE



1. **DEVELOPMENT AREA 'B' UR-C (CD) General Provisions**
- A. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by The City of Charlotte ("Petitioner") to accommodate the existing non-conforming building on the southeastern portion (.091 acre) and the duplex planned for the northwestern portion (.078 acre) of the .17 acre site located at 1521 N Davidson Street, Charlotte, NC 28205, the site is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Number 08107308, to be divided into two parcels.
- B. This petition proposed to rezone the southeastern portion (.078 acre) from R-8 to UR-C (CD)
- C. The 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"). Subject to the optional provisions set out below, the regulations established under the Ordinance for the UR zoning district shall govern the development and use of the Site.
- D. The development depicted on the Rezoning Plan is schematic in nature and intended to depict the general arrangement of uses and improvements on the Site. Accordingly, the configurations, placements and sizes of the building footprints as well as the locations of the internal drives depicted on the Rezoning Plan are schematic in nature and, subject to the terms of these Development Standards and the Ordinance, are subject to minor alterations or modifications during the design development and construction document phases.
- E. Future amendments to the Rezoning Plan and/or 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. Alterations to the Rezoning Plan are subject to Section 6.207 of the Ordinance.
- F. Dedication and fee simple conveyance of all rights of way to the City before the site's first building certificate of occupancy is issued. CDOT **requests** right of way set at 2' behind back of sidewalk where feasible.
- G. In the event that Building #2 is demolished, developer/owner shall commit to construct an 8'-0" planting strip and an 8'-0" sidewalk on N. Davidson Street.
2. **Permitted Uses**
- A. Parcel 'B' may be devoted to uses allowed in the UR-C district that may be accommodated within the footprint of the existing, nonconforming building as depicted on the site plan, excluding drive-in windows, automotive sales, service or repair, animal crematoriums, funeral homes and embalming, or equipment rental and leasing within an enclosed building.
- B. Building #2 is currently existing non-conforming and any future additions including rooftop terraces shall be allowed only within the buildable area of the lot .
3. **Transportation**
- A. Vehicular access to the Site shall be as generally depicted on the Rezoning Plan. The placement and configuration of the vehicular access points are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required for approval by the Charlotte Department of Transportation.
- B. Should the commercial building demolished, the street yards along N. Davidson and 19th St. shall be improved per CDOT's current ROW standards.
- C. As depicted on the Rezoning Plan, the Site will be served by private drives on N. Davidson and E. 19th Street.
- D. The petitioner should revise the site plan to add a note specifying all transportation improvements will be approved and constructed before the site's first building certificate of occupancy is issued. The petitioner may phase transportation improvements if said improvements and phasing are explicitly described in site plan notes.
4. **Architectural Standards**
- A. The existing single story structure is 11'-0" to the top of parapet wall.
- B. The maximum height of the building shall be 40'-0". The maximum height may be increased above 60 feet provided all required side and rear yards are increased 1 foot for every 10 feet of building height over 40 feet.
5. **Binding Effect of the Rezoning Documents and Definitions**
- A. If this Rezoning Petition is approved, all conditions applicable to the use and development of the Site imposed under these Development Standards and the 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.
- B. Throughout these Development Standards, the term "Petitioner" 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.
- C. Any reference to the Ordinance herein shall be deemed to refer to the requirements of the Ordinance in effect as of the date this Rezoning Petition is approved.



SAMPLE OF FENCE (COLORS T.B.D.)



2. **PRIVACY FENCE**
1/2" = 1'-0"



VICINITY MAP

1. **DEVELOPMENT AREA 'A' UR-1 (CD) General Provisions**
- A. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by The City of Charlotte ("Petitioner") to accommodate the existing non-conforming building on the southeastern portion (.078 acre) and the duplex planned for the northwestern portion (.091acre) of the .17 acre site located at 1521 N Davidson Street, Charlotte, NC 28205, the site is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Number 08107308, to be divided into two parcels.
- B. This petition proposed to rezone northwestern portion (.091 acre) from R-8 to UR-1(CD).
- C. The 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"). Subject to the optional provisions set out below, the regulations established under the Ordinance for the UR zoning district shall govern the development and use of the Site.
- D. The development depicted on the Rezoning Plan is schematic in nature and intended to depict the general arrangement of uses and improvements on the Site. Accordingly, the configurations, placements and sizes of the building footprints as well as the locations of the internal drives depicted on the Rezoning Plan are schematic in nature and, subject to the terms of these Development Standards and the Ordinance, are subject to minor alterations or modifications during the design development and construction document phases.
- E. Future amendments to the Rezoning Plan and/or 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. Alterations to the Rezoning Plan are subject to Section 6.207 of the Ordinance.
2. **Permitted Uses**
- A. Parcel 'A' may be devoted residential uses as permitted in UR-1 district.
3. **Transportation**
- A. Vehicular access to the Site shall be as generally depicted on the Rezoning Plan. The placement and configuration of the vehicular access points are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required for approval by the Charlotte Department of Transportation.
- B. As depicted on the Rezoning Plan, the Site will be served by private drives on E. 19th Street.
- C. All transportation improvements will be approved and constructed before the issuance of the first certificate of occupancy for the Site or phased per the Site's development plan.
4. **Architectural Standards**
- A. The maximum height of the building shall conform to table 9.406(1)(A)
1. Maximum average height at the front building line (feet) 40'-0"
2. Base maximum average height (feet) 40'-0" measured at the required side yard line.
5. **Binding Effect of the Rezoning Documents and Definitions**
- A. If this Rezoning Petition is approved, all conditions applicable to the use and development of the Site imposed under these Development Standards and the 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.
- B. Throughout these Development Standards, the term "Petitioner" 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.
- C. Any reference to the Ordinance herein shall be deemed to refer to the requirements of the Ordinance in effect as of the date this Rezoning Petition is approved.

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OVERHEAD UTILITIES:	
FENCE (TYPE NOTED):	
UTILITY POLE:	
R/W: RIGHT OF WAY	
E/P: EDGE OF PAVEMENT	
C/L: CENTERLINE	

NORTH

AB
architecture

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PROJECT #: 19011
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REVISIONS:

PROPOSED SITE PLAN

A-1.1

OF: TWO