Site Development Data:
Acreage: ±0.3
Tax Parcel #: 081-121-03, 081-121-04, and 081-121-05
Existing Zoning: I-2
Proposed Zoning: UR-2(CD)
Existing Uses: Vacant
Proposed Uses: Up to three (3) Duplex Residential Dwelling Units
Maximum Building Height: Up to forty (40) feet as measured per Ordinance
Parking: shall meet or exceed Ordinance standard

Tree Save Data:
Site Area: 15,000 S.F.
Required Tree Save Area: 15% of Site = 2,250 S.F.
Developer Intends to use Amenity Tree Save Area per Section 21-94-b - 4b

GENERAL LOCATION OF PROPOSED AMENITIZED TREE SAVE AREA (2,600 S.F. HATCHED)
Proposed Zoning: Involved in accordance with the provisions of Chapter 6 of the Ordinance, applied of contain rezoning. Accommodate expanse to ten (10) feet on all building levels for that corner/end. Representations materials wide stringent Development doors amended that issuance of the Site's first building certificate of occupancy.

Coordinated with CDOT.

Sidewalk along Van Every Street, as generally depicted on the Rezoning Plan.

Rights-of-way all shall be.

Petitioner

3. Awaits the issuance of the Site's first building certificate of occupancy.

IV. Architectural Standards

1. Preferred Exterior Building Materials: The primary building material will be wood and/or hardi-board resembling traditional wood siding. Secondary building materials may include a combination of portions of brick, natural stone (or its synthetic equivalent), stucco, cementitious siding, fiber cement (e.g., “HardiPlank”), aluminum wrapped wood fascia, and/or other materials approved by the Planning Director.

2. Prohibited Exterior Building Materials: (i) vinyl siding, excluding vinyl handrails, windows, soffits or door trim, and (ii) concrete masonry units not architecturally finished.

3. Pitched roofs, if provided, shall be symmetrically sloped no less than 5:12, except that roofs for porches and/or sheds may be no less than 2:12, unless a flat roof architectural style is employed.

4. Petitioner shall provide pedestrian connections or stairs from every unit to the sidewalk along Van Every Street, as generally depicted on the Rezoning Plan.

5. To provide privacy, all residential entrances within fifteen (15) feet of a public sidewalk, if applicable, shall be raised or lowered from the average sidewalk grade twelve (12) to twenty-four (24) inches.

6. The corner/end unit fronting the intersection of Van Every Street and Seigle Avenue shall have a porch or stoop that wraps a portion of the front and side of the unit or provide blank wall provisions that limit the maximum blank wall expanse to ten (10) feet on all building levels for that corner/end.

7. Stoops and/or porches shall form a predominant feature of the building design and be located along Van Every Street and/or Seigle Avenue, as applicable. Elevations fronting Van Every Street and/or Seigle Avenue shall not contain blank wall expanses greater than fifteen (15) feet on all building levels, to be treated with design elements including but not limited to doors, windows, awnings, and/or architectural design elements such as changes in material and/or color, projections, or offsets.

8. Buildings shall contain a maximum of two (2) units.

9. All units shall be provided with a garage for a minimum of one (1) car. Garage doors visible from public streets, if applicable, shall minimize the visual impact by providing a setback of 12 to 24 inches from the front wall plane and additional architectural treatments such as translucent windows or projecting elements over the garage door opening.

V. Environmental Features

1. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance. The location, size, and type of any stormwater management systems are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary to accommodate actual stormwater treatment requirements and natural site discharge points.

2. The Petitioner shall comply with Tree Ordinance requirements.

VI. Amendments to Rezoning Plan

Future amendments to the Rezoning Plan and these Development Standards may be applied for by the then Owner or Owners of a particular Tract within the Site involved in accordance with the provisions of Chapter 6 of the Ordinance.

VII. Binding Effect of the Rezoning Documents and Definitions

If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under the Rezoning Plan and these Development Standards 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 successors in interest and assigns.

Throughout these Development Standards, the terms, “Petitioner” and “Owner” or “Owners” shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owner or owners of any part of the Site from time to time who may be involved in any future development thereof.