

OWNER NAME: PAKCHANOK LETTSOME  
 LEGAL DESCRIPTION: L9 & P8 B15 M173-582  
 PARCEL ID: 08113110  
 CURRENT ZONING: R5  
 LAND AREA: 0.203 GIS CALC. ACRES  
 FIRE DISTRICT: CITY OF CHARLOTTE  
 LAND USE: SINGLE FAMILY RESIDENTIAL

Not located in FEMA

- REZONING FROM R5 TO UR2 (CD)**
- DIMENSIONAL REQUIREMENTS FOR THE UR-2 DISTRICT ARE LISTED BELOW:**
1. MINIMUM LOT AREA (SQUARE FEET)=3,000
  2. MINIMUM SIDE YARD (FEET) =5
  3. MINIMUM SETBACK (FEET) =25' FROM BACK OF CURB
  4. MINIMUM REAR YARD (FEET) =10
  5. MAXIMUM FLOOR AREA RATIO =1.0
  6. GARAGE SETBACK FROM PUBLIC R/W: 20' FROM BACK OF R/W
  7. MAXIMUM HEIGHT (FEET): 40'
  8. MINIMUM LOT WIDTH (FEET)=20

- DEVELOPMENT DATA**
1. EXISTING ZONING (INCLUDING OVERLAYS AND VESTING): R5
  2. PROPOSED ZONING :UR-2 (CD)
  3. MAXIMUM NUMBER OF BUILDINGS: 2
  4. NUMBER AND/OR RATIO OF PARKING SPACES: AS PER THE ZONING ORDINANCE"

LOT LOCATION:  
 1408 SEIGLE AVENUE, CHARLOTTE



**General Provisions:**

1. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Pakchanok Letsome - Bow & Arrow Properties, LLC ("Petitioner") to accommodate the development of two (2) single family detached residential units on an approximate 0.20-acre site located on 1408 SEIGLE AVENUE in the City of Charlotte, which is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Numbers: 08113110.
2. Development of the Site shall be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance").
3. Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the "UR-2" Zoning District shall govern all development taking place on the Site.
4. The configurations, placements and sizes of the lots, driveways and points of access and site improvements depicted on the Rezoning Plan are schematic in nature and therefore are subject to refinements as part of the total design process.

**Permitted Uses:**

1. Uses allowed within the rezoning area included in this Petition are those uses that are permitted within the UR-2 zoning district as related to the establishment of up to two (2) single family detached residential lots. However, those uses shall be limited as described within the following development conditions and as generally indicated within this petition.

**Transportation:**

1. Vehicular access to public rights of way will be as generally depicted on the Rezoning Plan. Front loaded vehicular access to Lots 1, 2 shall be allowable from SEIGLE AVENUE.
2. The Petitioner shall provide an 6' landscape strip and 6' sidewalk along existing public street right of way as generally depicted on the Site plan.
3. Public improvements including public 6' sidewalk, located outside of existing rights of way, shall be located within a sidewalk utility. Dedication and fee sample conveyance of all right of way to the city (prior to first building certificate of occupancy issuance).
4. All transportation improvements will be approved and constructed before the site's first building certificate of occupancy is issued is needed. The petitioner may phase transportation improvements if said improvements and phasing are explicitly described in site plan notes

**Architectural Standards:**

1. To provide privacy, all residential entrances within 15 feet of the sidewalk must be raised from the average sidewalk grade a minimum of 24 inches.
2. 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.
3. Usable porches and stoops shall form a predominant feature of the building design and be located on the front of the building. Usable front porches, when provided, should be covered and be at least 6 feet deep. Stoops and entry level porches may be covered but should not be enclosed.
4. Garage doors visible from public or private streets should 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.
5. Walkways should be provided to connect all residential entrances to sidewalks along public and private streets.

**Streetscape and Landscaping:**

1. The petitioner shall comply with requirements of the zoning ordinance and all other applicable city regulations.

**Environmental Features:**

1. The Petitioner shall comply with the City of Charlotte Post Construction Ordinance.
2. The Petitioner shall comply with the City of Charlotte Tree Ordinance.

**Lighting:**

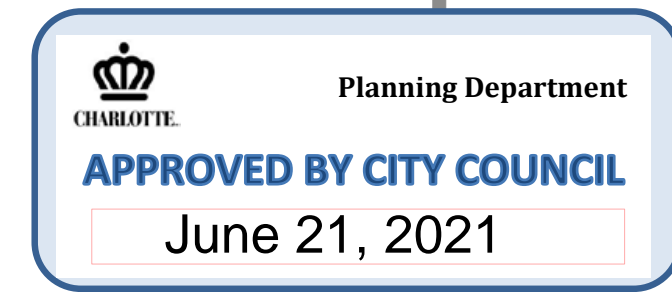
1. All attached and detached lighting will be full cutoff fixtures and downwardly directed. However, upward directed architectural and landscape accent lighting shall be permitted.

**Amendments to Rezoning Plan:**

1. Future amendments to the Site Plan or these Development Standards may be applied for by the then Owner or Owners of the parcel or parcels within the Site involved in accordance with the provisions of Chapter 6 of the Ordinance.

**Binding Effect of the Rezoning Documents and Definitions:**

1. If this Site Plan Amendment is approved, all conditions applicable to development of the Site imposed under the Technical Data Sheet will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.
2. Throughout these Development Standards, the terms, "Petitioner" and "owner" and "owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owners of the Site from time to time who may be involved in any future development thereof.



2021-007

**Bow & Arrow Properties**

LOCATION:  
 1408 Seigle Ave.,  
 Charlotte NC

**REVISIONS:**

NO	DATE

DATE 5/20/2021

REZONING SITE PLAN