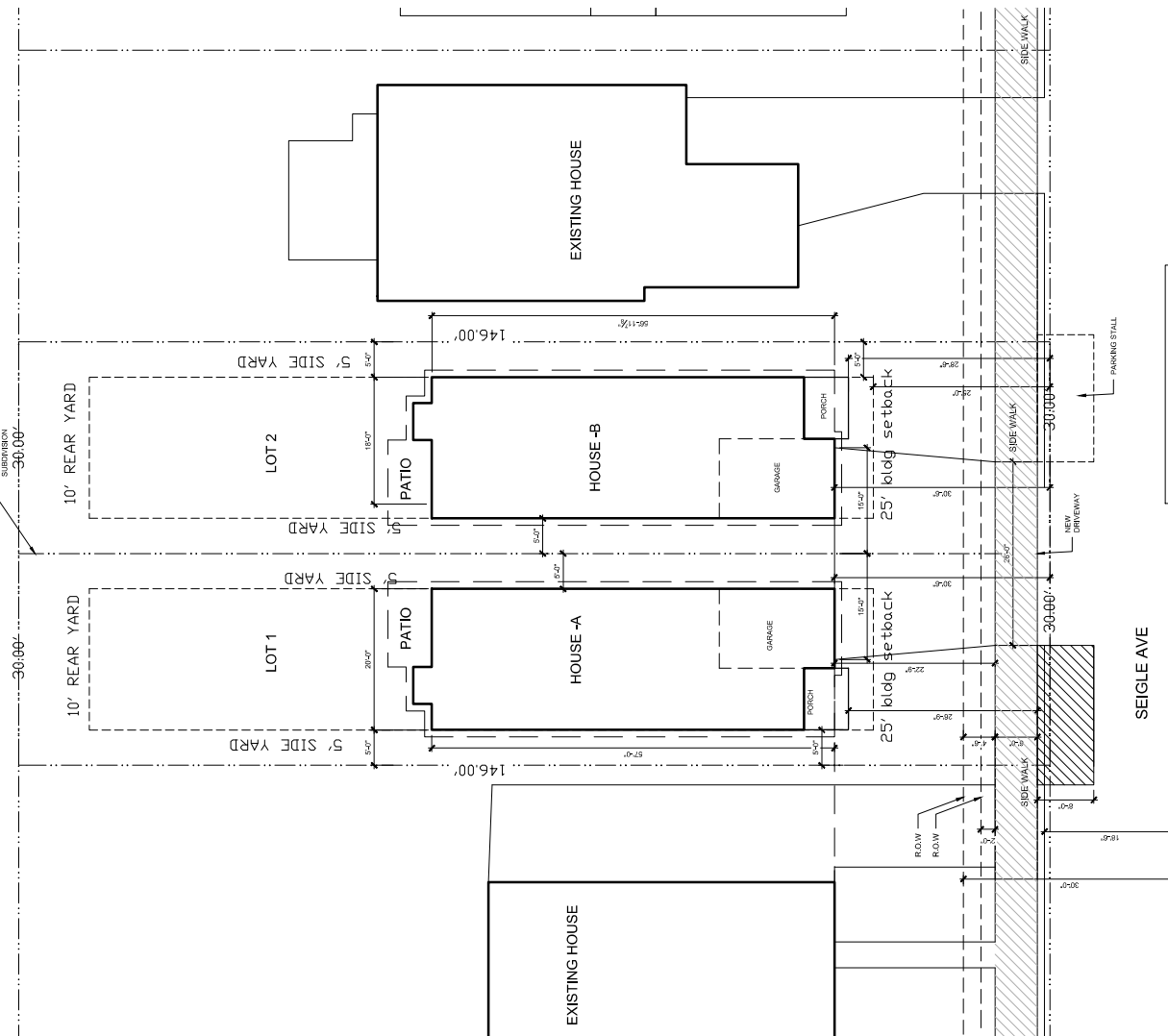


**LOT LOCATION:
1408 SEIGLE AVENUE, CHARLOTTE**



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| <p>OWNER NAME: PANGCHANG LETSOME PARCEL ID: 081118 - LD 048115 M775-56Z CURRENT ZONING: R5 APPLICABLE ZONING: R5 FIRE DISTRICT: CITY OF CHARLOTTE LAND USE: SINGLE FAMILY RESIDENTIAL</p> <p>Not located in FEMA</p> | <p>REZONING FROM: R5 TO UR2Z (CD)</p> <p>DIMENSIONAL REQUIREMENTS FOR THE UR2Z DISTRICT ARE LISTED BELOW:</p> <ul style="list-style-type: none"> MINIMUM LOT AREA: 10,000 SQUARE FEET MINIMUM LOT AREA: 10,000 SQUARE FEET MINIMUM SETBACK (FEET): 1/2 FROM BACK OF CURB MINIMUM REAR YARD (FEET): 10 MINIMUM FRONT YARD (FEET): 10 MINIMUM SIDE YARD (FEET): 5 MINIMUM FRONT SETBACK FROM SIDEWALK: 5 FEET MINIMUM SIDEWALK WIDTH: 5 FEET MINIMUM LOT WIDTH: 1/2 FEET MINIMUM LOT WIDTH: 1/2 FEET | <p>EXISTING ZONING (INCLUDING OVERLAYS AND VESTING):</p> <ul style="list-style-type: none"> PROPOSED ZONING: UR2Z (CD) MAXIMUM BUILDING HEIGHT: 47' MAXIMUM NUMBER OF BUILDINGS: 2 MAXIMUM NUMBER OF UNITS: 2 MINIMUM FRONT SETBACK: 5 FEET MINIMUM SIDE SETBACK: 5 FEET MINIMUM REAR SETBACK: 10 FEET MINIMUM FRONT SETBACK FROM SIDEWALK: 5 FEET MINIMUM SIDEWALK WIDTH: 5 FEET MINIMUM LOT WIDTH: 1/2 FEET MINIMUM LOT WIDTH: 1/2 FEET |
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NOTE: THIS SITE PLAN AND THE DIMENSIONAL REQUIREMENTS LISTED HEREIN ARE FOR INFORMATIONAL PURPOSES ONLY. THIS SITE PLAN DOES NOT CONSTITUTE A BUILDING PERMIT APPLICATION. A SEPARATE BUILDING PERMIT APPLICATION MUST BE SUBMITTED TO THE CITY OF CHARLOTTE FOR REVIEW AND APPROVAL. THE CITY OF CHARLOTTE IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS SITE PLAN. THE USER OF THIS SITE PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHARLOTTE AND ANY OTHER APPLICABLE AGENCIES. THE USER OF THIS SITE PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHARLOTTE AND ANY OTHER APPLICABLE AGENCIES.

SCALE: 1/8" = 1'-0"

SITE PLAN

- General Provisions:**
- The Rezoning Petition is associated with the Rezoning Plan associated with the Rezoning Petition (led by PANGCHANG LETSOME - Bow & Arrow Properties, LLC). The Rezoning Plan is associated with the development of two (2) single-family detached residential units on an approximately 10,000 square foot lot located at 1408 SEIGLE AVENUE, CHARLOTTE, NC. The Rezoning Plan is associated with the development of two (2) single-family detached residential units on an approximately 10,000 square foot lot located at 1408 SEIGLE AVENUE, CHARLOTTE, NC. The Site is comprised of Parcel Numbers 081118-10.
 - 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").
 - Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the "UR2Z" Zoning District shall govern all development taking place on the Site.
 - 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 intended to be subject to refinements as part of the final design process.
- Permitted Uses:**
- Uses allowed within the rezoning area included in this Petition are those uses that are permitted within the UR2Z zoning district as related to the City of Charlotte Zoning Ordinance. However, those uses shall be limited as directed within the following development conditions and as generally indicated within this Petition:
- Transportation:**
- 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 allowed from SEIGLE AVENUE.
 - The Petitioner shall provide an 8' landscape strip and 6' sidewalk along existing public street right of way as generally depicted on the Site plan.
 - Public improvements, including public 6' sidewalk, located outside of existing rights of way, shall be located within a sidewalk utility, Dedication and fee sample compliance of all right of way to the city prior to first building certificate of occupancy issuance.
 - All transportation improvements will be approved and constructed before the site first building certificate of occupancy is issued.
 - The Petitioner may propose transportation improvements if said improvements and planing are explicitly described in site plan notes.
- Architectural Standards:**
- Front facade windows shall be located within 15 feet of the sidewalk. Front facade windows shall be located within 15 feet of the sidewalk.
 - Front facade windows shall be located within 15 feet of the sidewalk. Front facade windows shall be located within 15 feet of the sidewalk.
 - 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 and stoops shall be located on the front of the building. Usable front porches and stoops shall be located on the front of the building.
 - Garage doors visible from public or private streets shall minimize the visual impact by providing a setback of 12 to 24 inches from the front of the building. Garage doors visible from public or private streets shall minimize the visual impact by providing a setback of 12 to 24 inches from the front of the building.
 - Walkways should be provided to connect all residential entrances to sidewalk along public and private streets.
- Streetscape and Landscaping:**
- The petitioner shall comply with Chapter 9 of the City of Charlotte Code of Ordinances.
 - The petitioner shall comply with the City of Charlotte Code of Ordinances.
 - The petitioner shall comply with the City of Charlotte Code of Ordinances.
 - The petitioner shall comply with the City of Charlotte Code of Ordinances.
- Utilities:**
- All attached and detached parking will be full curbside and downwindly oriented. However, upward oriented architectural and landscape accentuating shall be permitted.
- Amendments to Rezoning Plan:**
- The Petitioner shall comply with the provisions of Chapter 9 of the Ordinance.
- Binding Effect of the Rezoning Documents and Definitions:**
- If this Site Plan Amendment is approved, all conditions applicable to development of the Site imposed under the Technical Data Sheet will be deemed to be incorporated into the Ordinance, to be binding upon and future to the benefit of the Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.
 - Throughout these Development Standards, the terms "Petitioner" and "owner" shall be deemed to include the Petitioner, the current and subsequent owners of the Site and their respective successors in interest and assigns.
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**Bow & Arrow
Properties**

LOCATION:
1408 Seigle Ave,
Charlotte NC

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| NO. | DATE |
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DATE: 4/8/2021
REZONING SITE PLAN