

1117 N MYERS DUPLEXES  
Development Standards  
06/11/2021  
Rezoning Petition No. 2021-059

**Site Development Data:**

- Acreage: 0.23
- Tax Parcel #: 08109410
- Existing Zoning: R-22 MF
- Proposed Zoning: UR-2
- Existing Uses: Single Family Residential
- Proposed Uses: Up to Two (2) Duplex Residential Dwelling Units
- Maximum Building Height: As defined by Ordinance.
- Parking: As required by the Ordinance will be provided.

**I. General Provisions**

1. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Urban Trends Real Estate (the "Petitioner") to accommodate the development of duplex residential homes on an approximately 0.23-acre site located at N Myers St between Belmont Ave and 15th Street, more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Number 081-09-410.

2. 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").

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 the development and use of the Site.

4. The development and street layout 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 elements 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 be minor in nature and not materially change the overall design intent depicted on the Rezoning Plan.

5. Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner(s) of the Site in accordance with the provisions of Chapter 6 of the Ordinance. Minor alterations to the Rezoning Plan are subject to Section 6.207 of the Ordinance.

**II. Permitted Uses & Maximum Development**

The Site may be devoted only to residential uses and any incidental and accessory uses relating thereto that are allowed in the UR-2 zoning district. The Site shall contain a maximum of two (2) duplex residential buildings for a total number of four (4) residential units.

**III. Transportation**

1. Access to the Site shall be as generally depicted on the Rezoning Plan and minor adjustments shall be allowed during the construction permitting process in coordination with CDOT.

2. All transportation improvements shall be substantially constructed prior to 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 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. 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.

5. Elevations fronting N Myers Street 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.

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

7. 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.

**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 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.

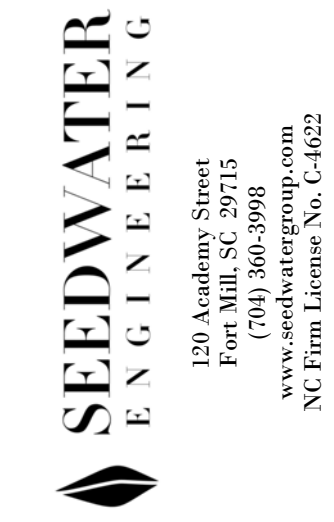
**VI. Amendments to Rezoning Plan**

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.



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Revisions	No.	Name	Date

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**REZONING  
PETITION  
2021-059**

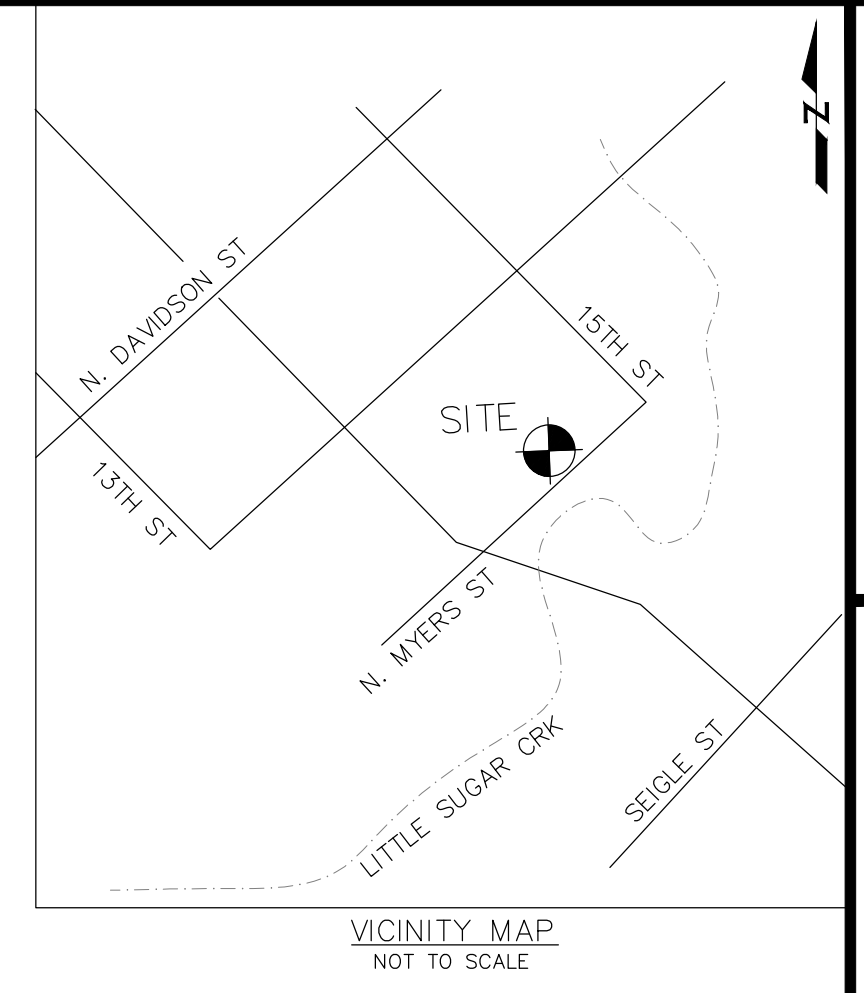
1117 N MYERS DUPLEXES  
1117 N MYERS  
CHARLOTTE, NC 28206

**REZONING  
PLAN**

Drawing No.  
**RZ-2.0**

**DEVELOPMENT SUMMARY**

PROJECT NAME: 1117 N MYERS DUPLEXES  
 TAX PARCEL NUMBER: 08109410  
 TOTAL SITE AREA: 0.23 ACRES  
 EXISTING ZONING: R-22 MF  
 PROPOSED ZONING: UR-2  
 EXISTING USE: SINGLE FAMILY RESIDENTIAL  
 PROPOSED USE: SEE DEVELOPMENT STANDARDS  
 PROPOSED UNITS: UP TO TWO (2) DUPLEX RESIDENTIAL DWELLING UNITS  
 PARKING: PARKING SHALL MEET OR EXCEED ORDINANCE STANDARDS



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Revisions	No.	Name	Date
	1.	REVISED PER STAFF COMMENTS	6-14-21

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**REZONING PETITION 2021-059**

**1117 N MYERS DUPLEXES**  
 1117 N MYERS  
 CHARLOTTE, NC 28206

**REZONING PLAN**

Drawing No. **RZ-1.0**

