VICINITY MAP

Site Development Data:

Acreage: +/- 0.312AC
Tax Parcel: 083-167-02
Existing Zoning: R-5
Proposed Zoning: UR-1(CD)
Existing Uses: Single Family Detached
Proposed Uses: Single Family Detached
Max Density: Up to (3) Dwelling Units (Approximately 9.6 DUA)

General Provisions:

These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Alex Ransenberg ("Petitioner") to accommodate the development of three (3) single family detached residential units on an approximate 0.312-acre site located on the East side of Wesley Avenue between East 34th Street and Whiting Avenue in the City of Charlotte, which site is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Number: 083-167-02.

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 "UR-1" 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 therefore are subject to refinements as part of the total design process.

Permitted Uses:

Uses allowed within the rezoning area included in this Petition are those uses that are permitted within the UR-1 zoning district as related to the establishment of up to three (3) 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 each proposed lot to a public right of way will be as generally depicted on the Rezoning Plan.

2) The Petitioner shall provide an 8' landscape strip and 6' sidewalk along existing public street rights of way as generally depicted on the Site plan.

3) Public improvements including public 6' sidewalk, located adjacent public rights of way, shall be located within a sidewalk utility easement "SUE" located 2' back of proposed sidewalk as depicted on the Site plan.

4) The Petitioner may elect to phase installation of noted transportation improvements including sidewalk and landscape strip adjacent Whiting Avenue, Wesley Avenue and East 34th Street, to coincide with the issuance of the Certificate of Occupancy for each individual lot. Petitioner agrees to install all transportation improvements associated with Lots 1-3 prior to the 3rd certificate of occupancy being issued.

5) The Petitioner agrees to limit the vehicular driveway access for Lot 1 & 2 to Wesley Avenue as generally illustrated on the site plan. Lot 1 and 2 shall also have the option of a single shared driveway to Wesley Ave. Lot 3 shall only be provided vehicular driveway access to E. 34th Street as generally depicted on the site plan.

6) The petitioner agrees to improve the north corner of Whiting Ave and Wesley Avenue opposite the site with new curb and gutter and a new accessible ramp if Lot 1 and 2 each have their own dedicated vehicular driveway to Wesley Avenue. If a shared driveway option is utilized at Lot 1 & 2, the improvement to the corner shall not be required.

7) The site shall provide a 30 foot setback along East 34th Street and a 24 foot setback along Wesley Avenue measured from the existing back of curb.

Architectural Standards:

1) In addition to design provisions contained within the district regulations of the Zoning Ordinance for the UR-1 district, the development of the site will be governed by the following provisions and standards produced by the Petitioner and which will be binding on the development of the site.

2) The petitioner shall limit the maximum height of each residential structure on site to 35' and (2.5) two and a half stories. The noted potential half story may be finished heated living space located within the roof structure of a proposed home. Maximum height on site shall be governed as described within the Zoning Ordinance.

3) A minimum 6' height privacy fence shall be provided along the shared rear property line adjacent the existing single-family home.

4) The following provisions and standards shall apply regarding design guidelines and the architectural design of structures proposed on site. It is the intent of these standards to provide design flexibility in design while achieving architectural continuity and visual harmony within the proposed Site.

a) Residential structures on Site may use a variety of building materials. The building materials available for use will be a combination of the following: glass, brick, stone, simulated stone, pre-cast stone, pre-cast concrete, metal, synthetic stone, stucco, wood, painted wood and cementitious siding (such as Hardi-plank).

b) Vinyl shall only be permissible as a building material when associated with window and/or door trim and screen fencing.

c) The Petitioner shall provide blank wall provisions that limit the maximum blank wall expanse to 20 feet adjacent public streets on all building levels, including but not limited to doors, windows, awnings, and/or architectural design elements

d) Residential units shall be provided walkways to connect to public rights of way.

e) Each home shall incorporate a usable porch, patio or stoop adjacent the public right of way. Residential homes located on a corner shall incorporate a usable covered porch that wraps the structure adjacent the public right-of-way. Proposed porches and stoops shall form a prominent architectural feature of the proposed home and shall be elevated above the adjacent public right of way a minimum of 12" above existing public sidewalk.

f) The architectural façade of a structure located within Lot 1 and Lot 2 shall present a front towards Wesley Avenue. The architectural façade of a structure located within Lot 3 shall present a front towards East 34th Street.

5) Accessory dwelling units (ADUs) shall not be permitted within the rezoning site plan area.

6) The petitioner agrees for Lot 3 to provide a 10 foot side yard as illustrated on the site plan.

Streetscape and Landscaping:

1) The petition shall comply with City of Charlotte Tree Ordinance. A minimum of 10 percent the total site shall be identified as tree save area and shall include existing canopy to be preserved. Locations generally depicted on the site plan may change during permitting. In the event no healthy trees can be saved the tree save area shall be replanted per City of Charlotte Tree Ordinance

2) The petitioner shall provide a tree survey of the site complying with section 21-92 of the Tree ordinance during land development permitting.

3) The petitioner agrees to install street trees measuring a minimum of 4" DBH at the time of planting within the 8 foot landscape strip.

Environmental Features:

1) The Petitioner shall comply with the City of Charlotte Post Construction 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:

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.

Further alterations or modifications to the Rezoning Plan which, in the opinion of the Planning Director, substantially alter the character of the development or significantly alter the approved Plan or any of its conditions or which increase the intensity of development shall not be deemed to be minor and may only be made in accordance with the provisions of Subsections 6.207(1) or (2) of the Ordinance, as applicable.

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.

East 34th Street SF
Rezoning Site plan

Alex Ransenberg

1100 E 34th St Charlotte, NC 28205

WESLEY AVENUE
50' PUBLIC RW
MB 230 PG 14

WHITING AVENUE
50' PUBLIC RW
MB 230 PG 14

EAST 34TH STREET
50' PUBLIC RW
MB 230 PG 14

IMPROVED CURB AND GUTTER AND ACCESSIBLE RAMPS

IMPROVED ACCESSIBLE RAMPS

EXISTING CURB AND GUTTER TO REMAIN

6' SIDEWALK 8' PLANTING STRIP

6' SIDEWALK 8' PLANTING STRIP

EXISTING CURB AND GUTTER TO REMAIN

HATCH DENOTES SIDEWALK UTILITY EASEMENT

IMPROVED ACCESSIBLE RAMP

5' SETBACK (FROM BACK OF SIDEWALK)

LOT 1 DRIVEWAY LOCATION

LOT 2 DRIVEWAY LOCATION

(EXISTING B.O.C.)

LOT 3 DRIVEWAY LOCATION

SETBACK (30' FROM EXISTING B.O.C.)

LOT 1

LOT 2

LOT 3

5' SIDE YARD

10' REAR YARD

10' SIDE YARD

PROPOSED 6' SCREENING FENCE

PROPOSED LOT LINE, TYP.

POSSIBLE LOCATION OF TREE SAVE AREA, TYP.

PIN #08315512
ZONING: UR-2(CD)
USE: SINGLE FAMILY RES.

LOT 6 - BLOCK 2
MB 40 PG 839
PIN #08316721
ZONING: UR-2(CD)
USE: SINGLE FAMILY RES.

LOT 4 - BLOCK 23
MB 230 PG 14
PIN #08316703
ZONING: R-5
USE: SINGLE FAMILY RES.

REVISIONS:

NO.	DATE:	BY:	REVISIONS:
1	01/11/21	UDP	PER CITY PLANNING COMMENTS
2	03/23/21	UDP	PER CITY PLANNING & COMM. COMMENTS
3	04/06/21	UDP	PER CITY PLANNING & COMM. COMMENTS

Project No: 20-CLT-104
Date: 10.22.2020
Designed By: UDP
Checked By: UDP
Sheet No:

RZ-1.0

REZONING PETITION #2020-172

GRAPHIC SCALE
10   0   20
1 INCH = 10 FEET