



1/2  
CHIMEY'S APARTMENTS  
LENER & CO  
REAL ESTATE  
DB: 16791 PG: 355  
PARCEL #15720728  
ZONING: R-1TMF  
USE: APARTMENTS

DHANESH KUMAR  
DB: 33078 PG: 396  
PARCEL #15720714  
ZONING: R-1TMF  
USE: TOWNHOMES

1/2  
KATHLYN & JONNA HAYLL  
DB: 33368 PG: 240  
PARCEL #15720716  
ZONING: R-3  
USE: SINGLE FAMILY

**Site Development Data:**  
 Acreage: +/- 0.39 AC  
 Tax Parcel: 157-207-15  
 Existing Zoning: R-3  
 Proposed Zoning: UR-1(CD)  
 Existing Uses: Single Family Detached  
 Proposed Uses: Single Family Attached and Detached  
 Max Density: Up to (3) Dwelling Units (Approximately 7.7 DU/A)

**General Provisions:**  
 These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Kinger Homes ("Petitioner") to accommodate the development of three total residential units on site including one (1) duplex and one (1) single family detached residential unit on an approximate 0.39 acre site located at the northeast corner of Craig Avenue and Falcon Street, which is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Number: 157-207-15.  
 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) residential units on site within one (1) duplex and one (1) single family detached residential unit. However, those uses shall be limited as described within the following development conditions and as generally indicated within this petition.

- Transportation:**
- Direct vehicular access to each proposed lot from a public right of way will be limited to Falcon Street. Direct vehicular access to Craig Avenue shall not be permitted.
  - The Petitioner shall provide an 8' landscape strip and 6' sidewalk adjacent Craig Avenue. The Petitioner will provide an 8' landscape strip and 6' sidewalk located at the back of curb adjacent Falcon Street to match streetscape for approved project LDX-2019-00063 as generally depicted on the Site Plan.
  - The Petitioner shall provide improvements south of the Falcon Street centerline to accommodate half of a City of Charlotte residential medium (U-02) cross section as generally depicted on the Site Plan.
  - Falcon Street shall be extended to adjacent parcel 157-207-28 as generally depicted on the Site Plan.
  - The proposed setback along Craig Avenue shall be increased to 35' measured from existing back of curb.
  - The proposed setback along Falcon Street shall be 26' measured from the proposed back of curb.
  - Public improvements including public 6' sidewalks and 8' landscape strips located adjacent Craig Avenue and Falcon Street, shall be located within a sidewalk utility easement "SUE" located as generally depicted on the Site Plan.
  - The Petitioner may elect to phase installation of noted transportation improvements including sidewalk and landscape strip adjacent Craig Avenue and Falcon Street, to coincide with the issuance of the Certificate of Occupancy for each individual lot. Petitioner agrees to install all transportation improvements prior to the 2<sup>nd</sup> certificate of occupancy being issued.

- Architectural Standards:**
- 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.
  - The petitioner shall limit the maximum height of each residential structure on site to 35'.
  - 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.
    - 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).
    - Vinyl shall only be permissible as a building material when associated with window and/or door trim and screen fencing.
    - 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.
    - Residential units shall be provided walkways to connect to public rights of way.
    - The proposed duplex located within Lot 1, shall be oriented towards and present a front to Craig Avenue. The proposed single family detached home located within Lot 2 shall be oriented towards and present a front to Falcon Street.
    - Front loaded garages shall not be permissible and shall not be visible from the Craig Avenue right of way. However, side and front loaded garages shall be permissible fronting Falcon Street. 20' garage setbacks shall be measured from back of future sidewalk as generally depicted on the site plan.
    - Each home shall incorporate a usable porch, patio or stoop adjacent the public right of way and shall be a minimum of 30 square feet and a minimum width of 5 feet. 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 24" above grade.

- Streetscape and Landscaping:**
- The petitioner shall comply with City of Charlotte Tree Ordinance.

- Environmental Features:**
- The Petitioner shall comply with the City of Charlotte Post Construction Ordinance.

- Lighting:**
- 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:**
- 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.
  - 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.



Kinger Homes  
 215 N. Pine Street  
 Charlotte, NC 28202

# Falcon Street Single Family Rezoning Site Plan

4301 Craig Ave Charlotte, NC 28211

NO.	DATE:	BY:	REVISIONS:
1	08/19/2021	UDP	PER PLANNING STAFF COMMENTS
2	10/27/2021	UDP	PER PLANNING STAFF COMMENTS

Project No: 21-CLT-048  
 Date: 03.19.2021  
 Designed By: UDP  
 Checked By: UDP  
 Sheet No:

# RZ-1.0

## REZONING PETITION #2021-082

