

DEVELOPMENT DATA:

PARCEL ID NUMBER: 087-052-03

AREA: 0.261 AC (11,359 SF)

EXISTING ZONING: R-4

PROPOSED ZONING: UR-1 (CD)

EXISTING USE: SINGLE FAMILY RESIDENTIAL

PROPOSED USE: URBAN RESIDENTIAL

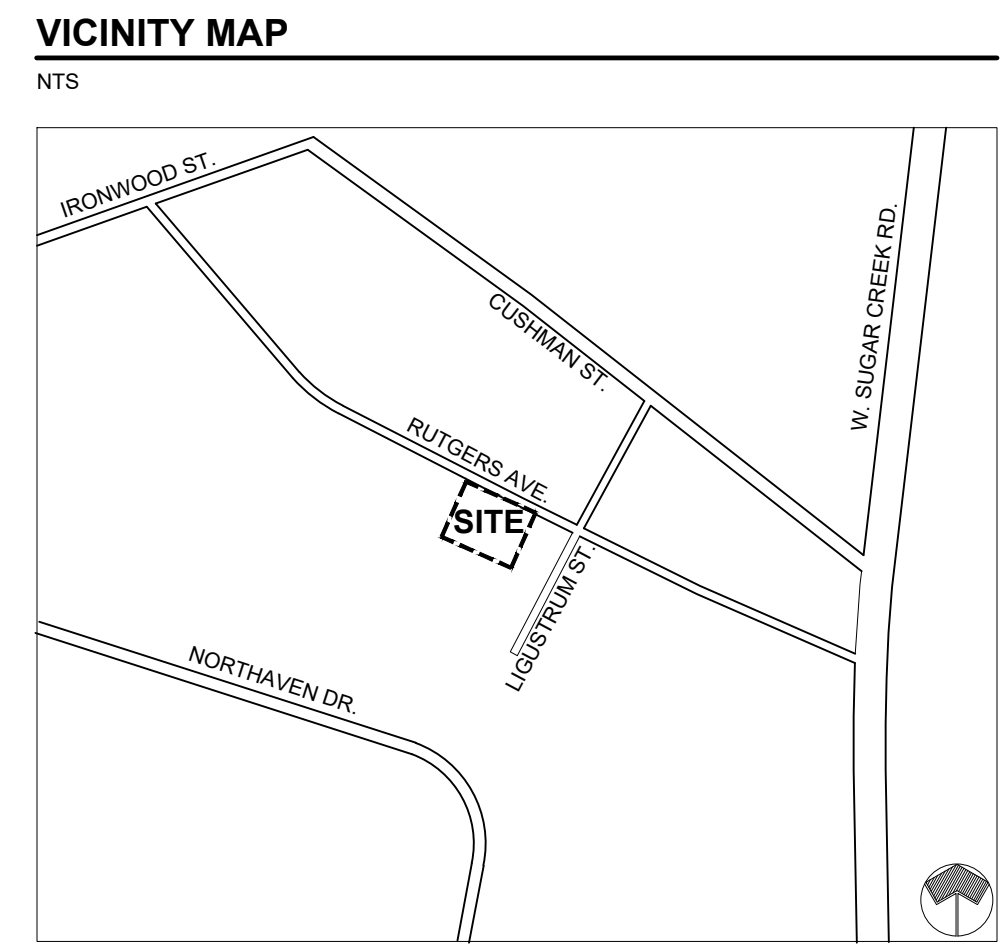
PARKING: AS REQUIRED PER UR-1

SETBACKS: FRONT PER PLAN 5'
SIDE 5'
REAR 10'

MIN LOT SIZE 3000 SF MIN

MIN LOT WIDTH 20'

MAXIMUM FLOOR AREA RATIO 0.25 FAR



GENERAL NOTES

THIS PLAN WAS PREPARED USING BEST AVAILABLE INFORMATION FROM PUBLIC SOURCES (GIS). ALL DATA SHALL BE VERIFIED BY SURVEY PROVIDED BY REGISTERED LAND SURVEYOR.

DEVELOPMENT NOTES

- A. General Provisions**
- These Development Standards form a part of the Rezoning Plan associated with the Rezoning Application filed by Alenky Family Foundation (the "Applicant") to accommodate the development of a residential subdivision on that approximately 0.26 acre site located at 4118 Rutgers Ave, which is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of the entirety of Parcel 087-05-203.
 - 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").
 - 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 the development and use of the Site.
 - Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner or owners of the Site in accordance with the provisions of the Ordinance. Alterations to the Rezoning Plan are subject to the Ordinance.
- B. Permitted Uses/Development Limitations**
- The Site may be devoted to a maximum of three (3) detached dwellings and to any incidental and accessory uses relating thereto that are allowed in the UR-1 zoning district.
 - Detached and Attached Single Family Guidelines:
 - 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.
 - 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.
 - Usable porches and stoops shall form a predominant feature of the building design and be located on the front and/or side 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.
 - 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.
 - Walkways should be provided to connect all residential entrances to sidewalks along public and private streets.
 - The front setback for all three lots should approximate the average setback of existing homes on the same block frontage.
 - These standards shall not apply to Lot 1 unless the building is removed.
- C. Transportation**
- Vehicular access to the Site shall be as generally depicted on the Rezoning Plan. The placement and configuration of the vehicular access points are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required for approval by the Charlotte Department.
 - The site will be served by private driveways, as generally depicted on the rezoning plan. Minor adjustments to driveway locations will be permitted, subject to CDOT approval during the permitting process.
 - All required transportation improvements will be approved and constructed before the site's first building certificate of occupancy is issued.
 - Dedication and fee simple conveyance of all rights-of-way to the City of Charlotte before site's first building certificate of occupancy is issued.

D. Streetscape and Landscaping

Building setbacks shall be measured from the right of way as generally depicted on the Rezoning Plan. The proposed setback shown on the Rezoning Plan matches the setback of the existing structure on the site.

- E. Binding Effect of the Rezoning Documents and Definitions**
- If this Rezoning Application is approved, all conditions applicable to the use and development of the Site imposed under these Development Standards and the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Applicant and the current and subsequent owners of the Site and their respective successors in interest and assigns.
 - Throughout these Development Standards, the term "Applicant" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Applicant or the owner or owners of the Site from time to time who may be involved in any future development thereof.
 - Any reference to the Ordinance herein shall be deemed to refer to the requirements of the Ordinance in

effect as of the date this Rezoning Application is approved.



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CLIENT / OWNER
ALENKY FAMILY FOUNDATION
ALOKA PROPERTIES SC LLC

ATTORNEY
THE ODOM FIRM, PLLC

KEY MAP

PROJECT
4118 RUTGERS AVE PROPERTY 2021-046

PROJECT NUMBER
21006

DATE
FEBRUARY 11, 2021

ISSUED FOR
REZONING PETITION

NO.	DATE	DESCRIPTION	BY
5-17-21		PER STAFF COMMENTS	DBS

PROJ. MANAGER: DBS
DRAWN BY:
CHECKED BY: DBS

SCALE
1" = 10'

DRAWING:
TECHNICAL DATA SHEET

RZ1.0