

VICINITY MAP  
NTS

SITE DEVELOPMENT DATA

SITE AREA: +/- 0.66 ACRES

TAX PARCEL: 155-082-16

EXISTING ZONING: R-3

PROPOSED ZONING: UR-2(CD)

EXISTING USE: RESIDENTIAL

PROPOSED USES: UP TO ONE (1) SINGLE-FAMILY  
DETACHED AND ONE (1) DUPLEX  
RESIDENTIAL UNIT (FOR A TOTAL OF  
THREE (3) RESIDENTIAL UNITS)

MAXIMUM BUILDING HEIGHT: FORTY EIGHT (48) FEET

KEY MAP

SEAL

NOT FOR  
CONSTRUCTION

PROJECT

MONTROSE

REZONING  
#2018-156  
CHARLOTTE, NC

LANDDESIGN PROJ.#  
1018517

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
	SUBMITTAL	12.17.18
1	PER STAFF COMMENTS	02.11.19

DESIGNED BY: KST  
DRAWN BY: JRY  
CHECKED BY: KST

SCALE

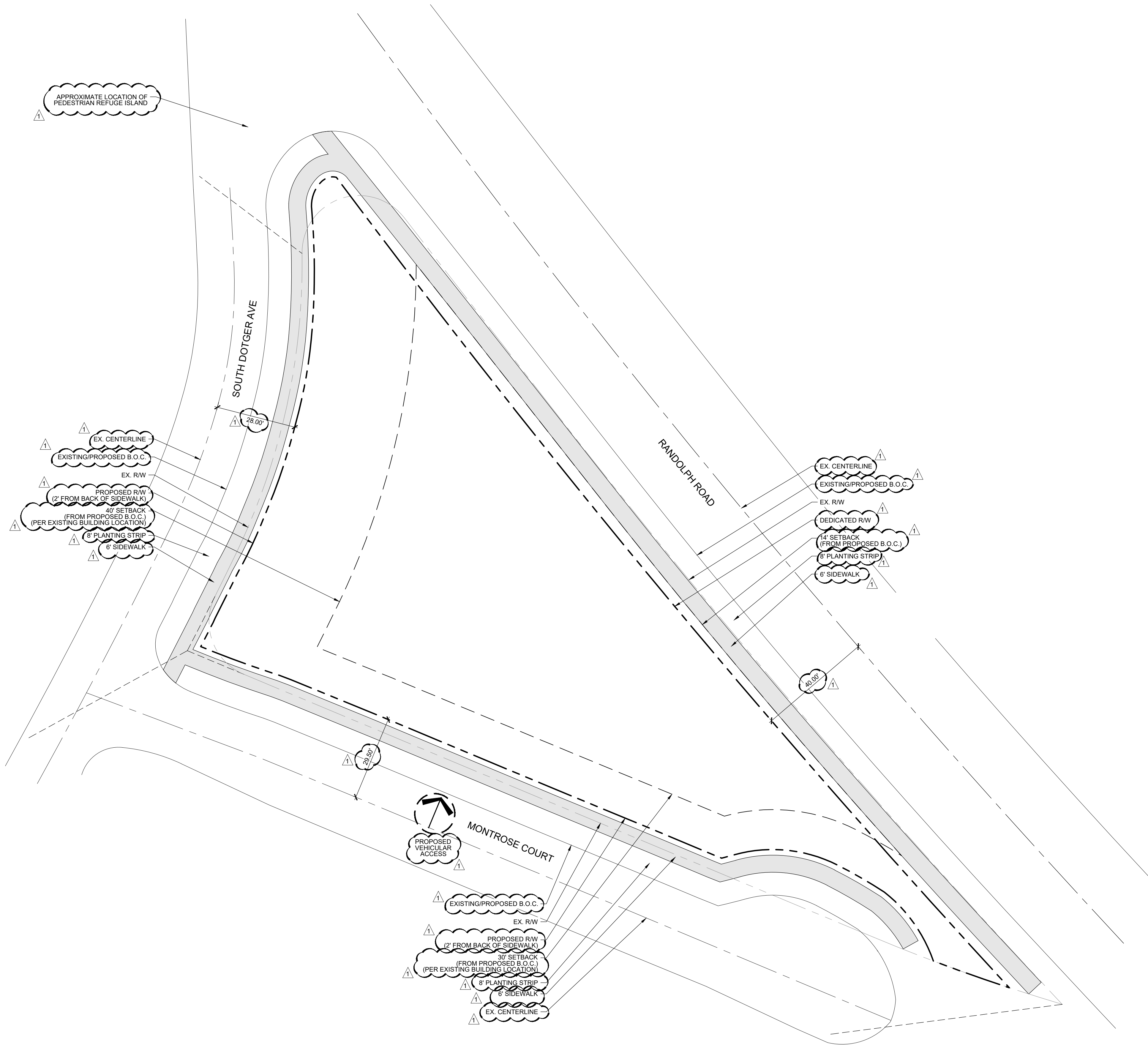
VERT: N/A  
HORZ: 1"=20'

SHEET TITLE

TECHNICAL DATA

SHEET NUMBER

RZ-1



Doug Dunaway, LLC

REZONING PETITION NO. 2018-156

DEVELOPMENT STANDARDS

2/11/2019

Development Data Table:

Site Area: +/- 0.66 acres

Tax Parcel: 155-082-16

Existing Zoning: R-3

Proposed Zoning: UR-2(CD)

Existing Use: Residential

Proposed Uses: Up to one (1) single-family detached and one (1) duplex residential unit (for a total of three (3) residential units)

Maximum Building Height: Forty eight (48) feet

I. General Provisions

- These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Doug Dunaway (the “Petitioner”) to accommodate the development of residential homes on that approximately 0.66-acre site located on the north side of Montrose Court, east of Dotger Avenue, more particularly depicted on the Rezoning Plan (the “Site”). The Site is comprised of Tax Parcel Number 155-082-16.
- 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-2 zoning district shall govern the development and use of the Site.
- The development and 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.
- 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

The Site may be devoted only to residential uses containing a maximum of one (1) single family detached unit and one (1) duplex unit, for a total maximum of three (3) dwelling units, and any incidental and accessory uses relating thereto that are allowed in the UR-2 zoning district.

III. Transportation

- Vehicular access will be as generally depicted on the Rezoning Plan. The placements and configurations of the vehicular access points shown on the Rezoning Plan are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required by CDOT for approval.
- Petitioner shall dedicate all rights-of-way in fee simple conveyance to the City of Charlotte before the Site's first building certificate of occupancy is issued or phased per the Site's development plan.
- Petitioner shall substantially complete all transportation improvements before the Site's first building certificate of occupancy is issued or phased per the Site's development plan.
  - Substantial completion shall mean completion of the roadway improvements in accordance with the standards set forth herein provided, however, in the event certain non-essential roadway improvements (as reasonably determined by CDOT) are not completed at the time that the Petitioner seeks to obtain a certificate of occupancy for building(s) on the Site in connection with related development phasing described above, then CDOT will instruct applicable authorities to allow the issuance of certificates of occupancy for the applicable buildings, and in such event the Petitioner may be asked to post a letter of credit or a bond for any improvements not in place at the time such a certificate of occupancy is issued to secure completion of the applicable improvements.

IV. Architectural Standards

- ~~Proposed buildings shall be made up of a combination of the following materials:~~ brick, natural stone (or its synthetic equivalent), stucco, cementitious siding, fiber cement (“HardiPlank”) and/or other material approved by the Planning Director.
- Prohibited Exterior Building Materials:
  - Vinyl siding (but not vinyl hand rails, windows or door trim); and
  - Concrete Masonry Units not architecturally finished.
- 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.
- The Petitioner will minimize the visual impact of garage doors visible from streets by providing a 12 to 24 inch setback from the front wall plane and adding additional architectural treatments such as translucent windows or projecting elements over the garage door opening.

V. Environmental Features

- The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance.
- The Petitioner shall comply with tree save requirements.

VI. Lighting

- All freestanding lighting fixtures installed on the Site (excluding lower, decorative lighting that may be installed along the driveways and sidewalks as landscaping lighting) shall be fully capped and shielded and the illumination downwardly directed so that direct illumination does not extend past any property line of the Site.
- The maximum height of any pedestrian scale, freestanding lighting fixture installed on the Site, including its base, shall not exceed twenty-one (21) feet.
- Any lighting fixtures attached to the buildings to be constructed on the site shall be decorative, capped and downwardly directed.

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.

KEY MAP

SEAL

NOT FOR  
CONSTRUCTION

PROJECT

MONTROSE

REZONING  
#2018-156  
CHARLOTTE, NC

LANDDESIGN PROJ.#  
1018517

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
	SUBMITTAL	12.17.18
1	PER STAFF COMMENTS	02.11.19

DESIGNED BY:  
DRAWN BY:  
CHECKED BY:

SCALE

NORTH

VERT: N/A  
HORZ: NTS

(NOT TO SCALE)

SHEET TITLE

DEVELOPMENT STANDARDS

SHEET NUMBER

RZ-2