



THE ODOM FIRM
109 GREENWOOD CLIFF
CHARLOTTE, NORTH CAROLINA
(704) 377-7333

VICINITY MAP
(Not to Scale)

**236 LAUREL
AVE REZONING
PETITION 2021-031**

PROJECT NUMBER
20053

01-13-2021

CITY REVIEW

RELIGIONS

PROJ. MANAGER: B.S
DRAWN BY: T.W
CHECKED BY: B.S

DRAWING

RZ1.00



A. General Provisions

1. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Application filed by Halley Douglas, Inc. (the "Applicant") to accommodate the residential development of that approximately 0.232 acre site located at 236 S. Laurel Ave., which is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of the entirety of Parcel 155-03-211.
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 R-8 zoning district shall govern the development and use of the Site.

4. 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. Modifications are subject to Section 6.207 of the Zoning Ordinance.

B. Permitted Uses/Development Limitations

The Site may be developed for the residential uses allowed in the R-8 district, including a duplex, and any incidental and accessory uses relating thereto that are allowed in the R-8 zoning district. The use of all yards and setbacks shown on the site plan shall be as allowed in R-8 zoning district.

C. Transportation

1. 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 of Transportation.
2. As depicted on the rezoning plan, the site will be served by private driveways, and minor adjustment to the location of the driveway shall be allowed during the construction permitting process
3. All required transportation improvements will be approved and constructed before the site's first building certificate of occupancy is issued.

D. Architectural Standards

1. The maximum height in feet of the structure(s) to be located on the site shall be as allowed in the R-8 zoning district.
2. The actual widths of the structure(s) shall be as allowed in the R-8 zoning district.
3. Permitted building materials shall comprise of brick, cedar shake, wood siding, fiber cement siding, stucco, masonry, and or other material approved by the City Planning Director.
4. Permitted roof materials are asphalt shingles, composition shingles, wood shingles, tin, standing seam metal, and wood shakes.

5. Walkways shall be provided to connect all residential entrances to sidewalks along public and private streets. Such walkways may be via a driveway
 6. Any garage constructed on the site will be accessed via the alleyway shown on the site plan.
 7. Only one entry door to the principal structure shall front South Laurel Avenue in order to promote the appearance of a detached dwelling.
- Streetscape and Landscaping

Building setbacks shall be measured from the right of way as generally depicted on the Rezoning Plan.

- #### F. Binding Effect of the Rezoning Documents and Definitions

1. 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.
2. 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.
3. 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

DEVELOPMENT DATA:

PARCEL ID NUMBER: 155-03-211

AREA: 0.232 AC

EXISTING ZONING: R-5

PROPOSED ZONING: R-8 (CD)

EXISTING USE: SINGLE FAMILY RESIDENTIAL

PROPOSED USE: AS ALLOWED IN R-8; DUPLEX

PARKING: AS REQUIRED / ALLOWED PER R-8

SETBACKS:	FRONT	20'
	SIDE	5'
	REAR	20'

BUILDING HEIGHT AS ALLOWED PER ORDINANCE

FIRE DEPARTMENT:

FIRE HYDRANTS SHALL BE WITHIN 750' OF THE MOST REMOTE
POINT OF THE BUILDING AS THE TRUCK TRAVELS

SCALE: 1" = 10'

