

**Kevin Curran**  
**Development Standards – Tier 1 Conditional – 2002 Ventura Avenue**  
**05/11/2026**  
**Rezoning Petition No. 2026-017**

**Site Development Data:**

- Acreage: ± 7.85 acres
- Tax Parcel #s: 037-022-30, 037-022-31, 037-022-10A, and 037-022-10B
- Existing Zoning: N1-A
- Proposed Zoning: N1-C(CD)
- Existing Uses: One single-family dwelling with accessory structure.
- Proposed Uses: Up to nine (9) residential dwelling units with accessory uses as allowed by right and under prescribed conditions in the N1-C zoning district and as further restricted below.
- Maximum Building Height: 40 feet
- Minimum Lot Area: 10,000 square feet

**1. General Provisions:**

- a. **Site Location.** These Development Standards form this rezoning plan (referred to as the “Rezoning Plan”) associated with the Rezoning Petition filed by Kevin Curran (“Petitioner”) for an approximately 7.85-acre site located at 2002 Ventura Avenue in Charlotte, NC (the “Site”).
- b. **Zoning Districts/Ordinance.** Development of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the City of Charlotte Unified Development Ordinance (the “Ordinance”). Unless the Rezoning Plan establishes more stringent standards, the regulations established under the Ordinance for the N1-C zoning classification shall govern all development taking place on the Site.
- c. **Alterations.** Changes to the Rezoning Plan not anticipated by the Rezoning Plan will be reviewed and approved as allowed by Article 37.3 of the Ordinance.

**2. Permitted Uses & Development Area Limitation:**

- a. The Site may be developed with up to eight (8) lots which may be developed with residential uses as described below.
- b. The Site may be developed with single-family detached dwellings together with up to one (1) duplex for a maximum of nine (9) dwelling units as permitted by right and under prescribed conditions in the N1-C zoning district together with accessory uses as allowed per the UDO.
- c. The minimum area for each lot shall be 10,000 square feet.

3. **Access**

a. Lots will only be accessed from existing public streets. New public streets will not be constructed within the Site.

4. **Amendments to the Rezoning Plan:**

a. Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner or Owners of the applicable development area or portion of the Site affected by such amendment in accordance with the provisions herein and of Article 37.3 of the Ordinance.

5. **Binding Effect of the Rezoning Application:**

a. If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under the Rezoning Plan will, unless amended in the manner provided herein and under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site or Development Areas, as applicable, and their respective heirs, devisees, personal representatives, successors in interest or assigns.