

PROJECT NAME:

517 EAST 17TH

URBAN INFILL
DEVELOPMENT
CHARLOTTE,
NORTH CAROLINA

MDC PROJECT NUMBER: 19_0812

PREPARED FOR:

COHAB DEVELOPMENT
1885 MISSION STREET
SAN FRANCISCO,
CALIFORNIA

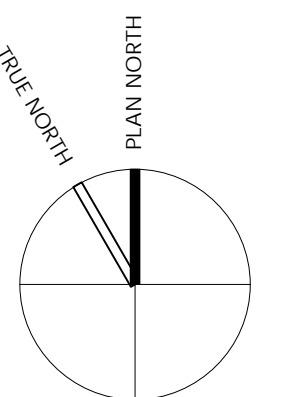
REZONING SITE PLAN

REZONING NUMBER: 2019-126

NOT FOR CONSTRUCTION

REVISIONS:

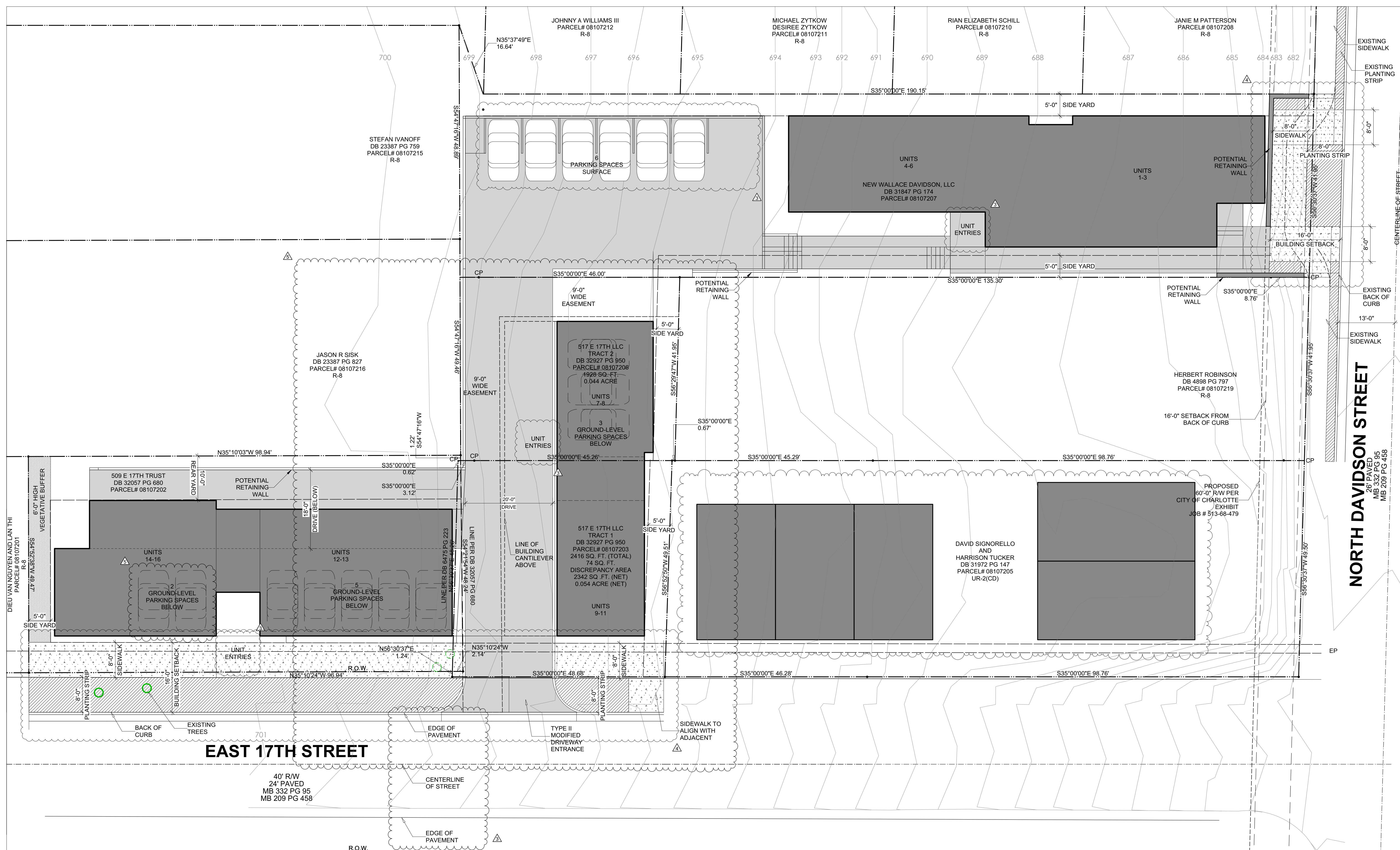
- △ ISSUED FOR CLIENT REVIEW 07-16-19
- △ ISSUED FOR REZONING SUBMITTAL 08-20-19
- △ ISSUED FOR REZONING RESUBMITTAL 12-17-19
- △ ISSUED FOR REZONING RESUBMITTAL 03-23-20
- △ ISSUED FOR REZONING RESUBMITTAL 05-08-20



DRAWING SCALE:
1" = 10'-0"

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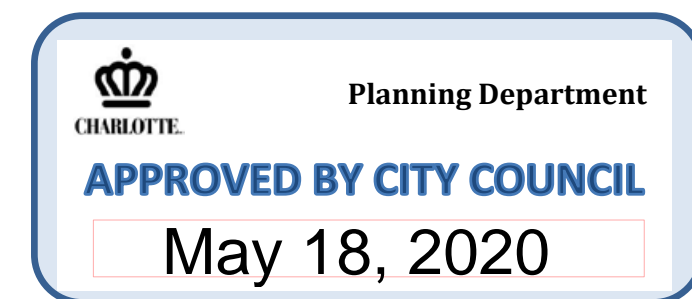
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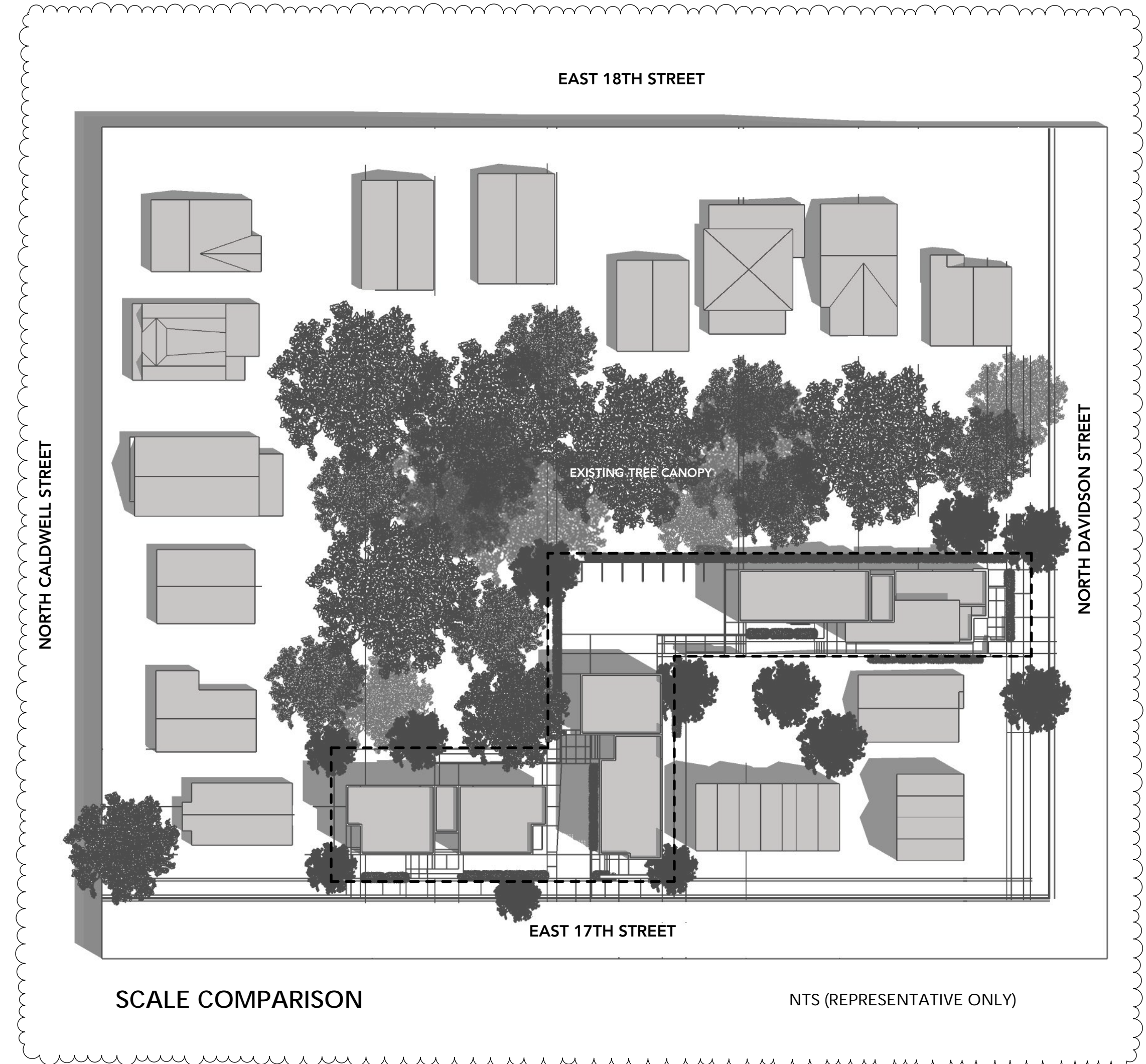
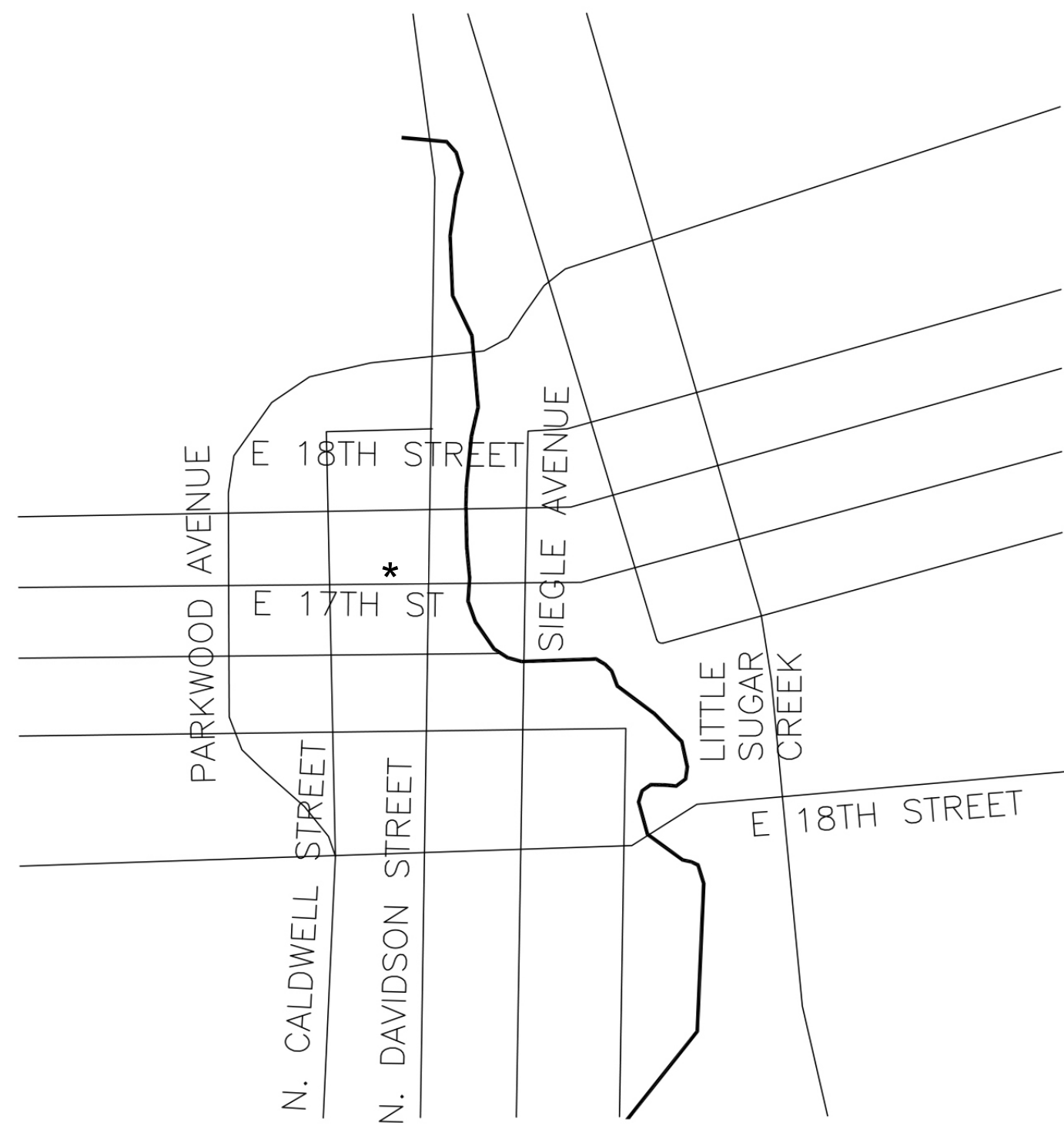
SITE DEVELOPMENT DATA

Street Address	Tax Parcel Number	Parcel Acreage	Parcel SF	Existing Zoning	Current Use	Proposed Zoning	Proposed Use	Dwelling Units	Maximum Building Height	Maximum FAR	Parking Required	Parking Provided
1403 North Davidson Street	08107207	0.182 acres	07,928 SF	R8	Single Family (Vacant)	UR-2	Multi-Family	06 DU	40'-0"	1.0	1/ DU Maximum	06 spaces
517 East 17th Street	08107206	0.099 acres	04,312 SF	R8	Single Family (Vacant)	UR-2	Multi-Family	05 DU	40'-0"	1.0	1/ DU Maximum	03 spaces
509 East 17th Street	08107202	0.116 acres	05,053 SF	R8	Single Family (Vacant)	UR-2	Multi-Family	05 DU	40'-0"	1.0	1/ DU Maximum	07 spaces
		0.397 acres	17,293 SF					16 DU				16 spaces

DENSITY = 16 dwelling units/ 0.397 acres = 40.30 DUA



VICINITY MAP



DEVELOPMENT STANDARDS

GENERAL PROVISIONS

- A. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION, FILED BY HARRISON TUCKER (THE PETITIONER), TO ACCOMMODATE THE DEVELOPMENT OF UP TO 16 RESIDENTIAL DWELLING UNITS ON AN APPROXIMATELY 0.397 ACRE SITE LOCATED ON THE NORTHWEST CORNER OF NORTH DAVIDSON STREET & EAST 17TH STREET, MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL NUMBERS: 08107202, 08107206 AND 08107207.
- B. 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").
- C. UNLESS THE ZONING 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.
- D. THE DEVELOPMENT AND USES 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 NOT MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN. THE SETBACKS ARE AS SHOWN ON THE SITE PLAN.
- E. FUTURE AMENDMENTS TO REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER(S) OF THE SITE IN ACCORDANCE WITH THE PROVISION OF CHAPTER 6 OF THE ORDINANCE. ALTERATIONS TO THE REZONING PLAN ARE SUBJECT TO SECTION 6.207 OF THE ORDINANCE.
- F. EACH ATTACHED RESIDENTIAL DWELLING UNIT CONSTRUCTED ON THE SITE SHALL HAVE STEPS WITH A MINIMUM COMBINED HEIGHT OF 18 INCHES FROM THE IMMEDIATELY ADJACENT SIDEWALK TO THE FRONT STOOP OR PORCH LOCATED AT THE FRONT ENTRY DOOR INTO EACH MULTI FAMILY ATTACHED DWELLING UNIT.

PERMITTED USES

- A. THE SITE MAY BE DEVOTED ONLY TO A RESIDENTIAL COMMUNITY CONTAINING A MAXIMUM OF 16 RESIDENTIAL DWELLING UNITS, AND TO ANY INCIDENTAL AND ACCESSORY USES RELATING THERETO THAT ARE ALLOWED IN THE UR-2 ZONING DISTRICT.

TRANSPORTATION

- A. VEHICULAR ACCESS WILL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINT 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.
- B. AS DEPICTED ON THE REZONING PLAN, THE SITE WILL BE SERVED BY A PRIVATE DRIVEWAY, OR PUBLIC ALLEYWAY, AND MINOR ADJUSTMENT TO THE LOCATION OF THE DRIVEWAY SHALL BE ALLOWED DURING THE CONSTRUCTION PERMITTING PROCESS.
- C. ALL TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED.
- D. IN THE EVENT THAT THE EXISTING ALLEYWAY IS TO BE ABANDONED, THEN PETITIONER SHALL BEGIN THE ABANDONMENT PROCESS PRIOR TO PERMITTING PLAN SUBMITTAL.

ARCHITECTURAL STANDARDS

- A. EXTERIOR BUILDING MATERIALS SHALL BE COMPRISED OF BRICK, CEDAR SHAKE, WOOD SIDING, FIBER CEMENT SIDING, STUCCO, MASONRY AND/OR OTHER MATERIAL APPROVED BY THE CITY PLANNING DIRECTOR.
- B. 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.
- C. PERMITTED SLOPED ROOF MATERIALS ARE ASPHALT SHINGLES, COMPOSITION SHINGLES, WOOD SHINGLES, TIN, STANDING SEAM METAL, AND WOOD SHAKES.
- D. THE SCHEMATIC DEPICTION OF SIDEWALKS, DRIVEWAYS, STREETS AND OTHER DEVELOPMENT MATTERS AND SITE ELEMENTS (COLLECTIVELY "THE DEVELOPMENT/SITE ELEMENTS") SET FORTH ON THE REZONING PLAN SHOULD BE REVIEWED IN CONJUNCTION WITH THE PROVISION OF THESE DEVELOPMENT STANDARDS.

THE LAYOUT, LOCATIONS, SIZES AND FORMULATIONS OF THE DEVELOPMENT/SITE ELEMENTS DEPICTED BY THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENT PROPOSED. CHANGES TO THE REZONING PLAN NOT ANTICIPATED BY THE REZONING PLAN WILL BE REVIEWED AND APPROVED AS ALLOWED BY SECTION 6.207 OF THE ORDINANCE. SINCE THE PROJECT HAS NOT UNDERGONE THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES, IT IS INTENDED THAT THIS REZONING PLAN PROVIDE FOR FLEXIBILITY IN ALLOWING SOME ALTERATIONS OR MODIFICATIONS FROM THE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS. THEREFORE, THERE MAY BE INSTANCES WHERE MINOR MODIFICATIONS WILL BE ALLOWED WITHOUT REQUIRING THE ADMINISTRATIVE AMENDMENT PROCESS PER SECTION 6.207 OF THE ORDINANCE.

- E. BUILDING HEIGHT SHALL NOT EXCEED 40'-0" OR AS DESCRIBED IN TABLE 9.406(2)(A) IN THE ZONING ORDINANCE.

ENVIRONMENTAL FEATURES

- A. DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE CHARLOTTE TREE ORDINANCE.

LIGHTING

- A. 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 DIRECTED ILLUMINATION DOES NOT EXTEND PAST ANY PROPERTY LINE OF THE SITE.
- B. THE MAXIMUM HEIGHT OF ANY PEDESTRIAN SCALE, FREESTANDING LIGHTING FIXTURE INSTALLED ON THE SITE, INCLUDING ITS BASE, SHALL NOT EXCEED FIFTEEN (15) FEET.
- C. ANY LIGHTING FIXTURES ATTACHED TO THE BUILDING TO BE CONSTRUCTED ON THE SITE SHALL BE DECORATIVE, CAPPED AND DOWNWARDLY DIRECTED.

STREETScape AND LANDSCAPING

- A. PETITIONER SHALL PROVIDE A MINIMUM 8 FOOT WIDE SIDEWALK AND 8 FOOT WIDE PLANTING STRIP ALONG EAST 17TH STREET BETWEEN THE BUILDINGS AND THE CURB AS GENERALLY SHOWN ON THE SITE PLAN. THE 17TH STREET SIDEWALK AND PLANTING STRIP MAY MEANDER AS GENERALLY SHOWN ON THE SITE PLAN IN ORDER TO ACCOMMODATE THE CONNECTIONS TO ADJACENT EXISTING SIDEWALKS, PRESERVE EXISTING TREES OR IMPROVE PEDESTRIAN SAFETY, PROVIDED THAT PETITIONER MAY ELECT TO MODIFY THE STREETScape AS NEEDED TO COMPLY WITH THE CODE OR ITS EXCEPTIONS FOR NATURAL GRADE, SAFETY AND/OR TREE PRESERVATION. MODIFICATION OF THE STREETScape TO BE APPROVED BY CDOT AND PLANNING.
- B. PETITIONER SHALL PROVIDE A MINIMUM 8 FOOT WIDE PLANTING STRIP SET ALONG THE BACK OF THE EXISTING CURB ALONG NORTH DAVIDSON STREET AND A MINIMUM 8 FOOT WIDE SIDEWALK IMMEDIATELY ADJACENT TO THE PLANTING STRIP AS GENERALLY SHOWN ON THE SITE PLAN. THE NORTH DAVIDSON STREET SIDEWALK AND PLANTING STRIP MAY MEANDER AS GENERALLY SHOWN ON THE SITE PLAN IN ORDER TO ACCOMMODATE THE NATURAL GRADE, CONNECTIONS TO ADJACENT EXISTING SIDEWALKS, OR IMPROVE PEDESTRIAN SAFETY, PROVIDED THAT PETITIONER MAY ELECT TO MODIFY THE STREETScape AS NEEDED TO COMPLY WITH THE CODE OR ITS EXCEPTIONS FOR NATURAL GRADE, SAFETY AND/OR TREE PRESERVATION. MODIFICATION OF THE STREETScape TO BE APPROVED BY CDOT AND PLANNING.
- C. IN ORDER TO ACCOMMODATE THE EXISTING GRADE, PETITIONER MAY INSTALL A RETAINING WALL BETWEEN THE SIDEWALK AND PLANTING STRIP, PROVIDED THAT PETITIONER OBTAIN A CDOT ENCROACHMENT AGREEMENT IF THE RETAINING WALL IS WITHIN THE PUBLIC RIGHT OF WAY.
- D. PETITIONER SHALL PROVIDE A SIDEWALK EASEMENT FOR ANY SIDEWALK LOCATED OUTSIDE OF THE PUBLIC RIGHT OF WAY, SET AT TWO FEET BEHIND BACK OF SIDEWALK WHERE FEASIBLE, PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.

AFFORDABLE RESIDENTIAL DWELLING UNIT

- A. PETITIONER SHALL INCLUDE AT LEAST ONE (1) AFFORDABLE RENTAL RESIDENTIAL DWELLING UNIT. THE AFFORDABLE UNIT WILL BE RENTED AS A BELOW-MARKET RENTAL UNIT AT A RATE ELIGIBLE FOR THE FEDERAL HOUSING CHOICE VOUCHER PROGRAM. IF EVER CONVERTED TO FOR-SALE HOUSING, THEN THE AFFORDABLE UNIT WILL BE SOLD AT 80% AREA MEDIAN INCOME WITH A 10 YEAR RESTRICTION ON THE RESALE OF THE PROPERTY REQUIRING THAT RESALE BE CONDUCTED AT 80% AREA MEDIAN INCOME, OR AT TERMS THAT ARE ELIGIBLE FOR THE CITY OF CHARLOTTE'S HOUSE CHARLOTTE PROGRAM.

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 REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.

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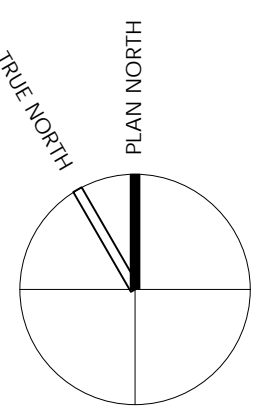
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S002