


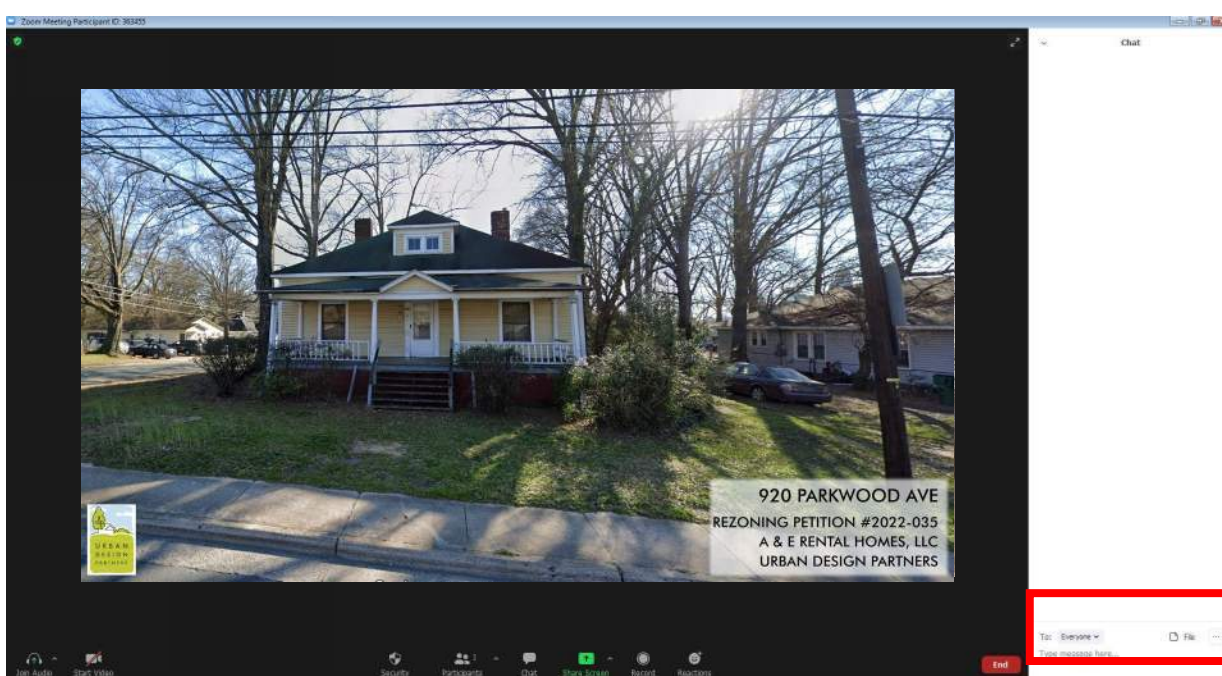


920 PARKWOOD AVE
REZONING PETITION #2022-035
A & E RENTAL HOMES, LLC
URBAN DESIGN PARTNERS





1. To ask a question during the virtual meeting, click 'Chat'  in the meeting controls.



2. This will open the **chat window** on the right-hand side your screen. You can then type your question into the chat box and hit the '**Enter**' key on your keyboard to send the question.



★
SITE

RZ# 2018-060

RZ#
2020-076

PARKWOOD AVE

RZ# 2020-005

RZ#
2019-156

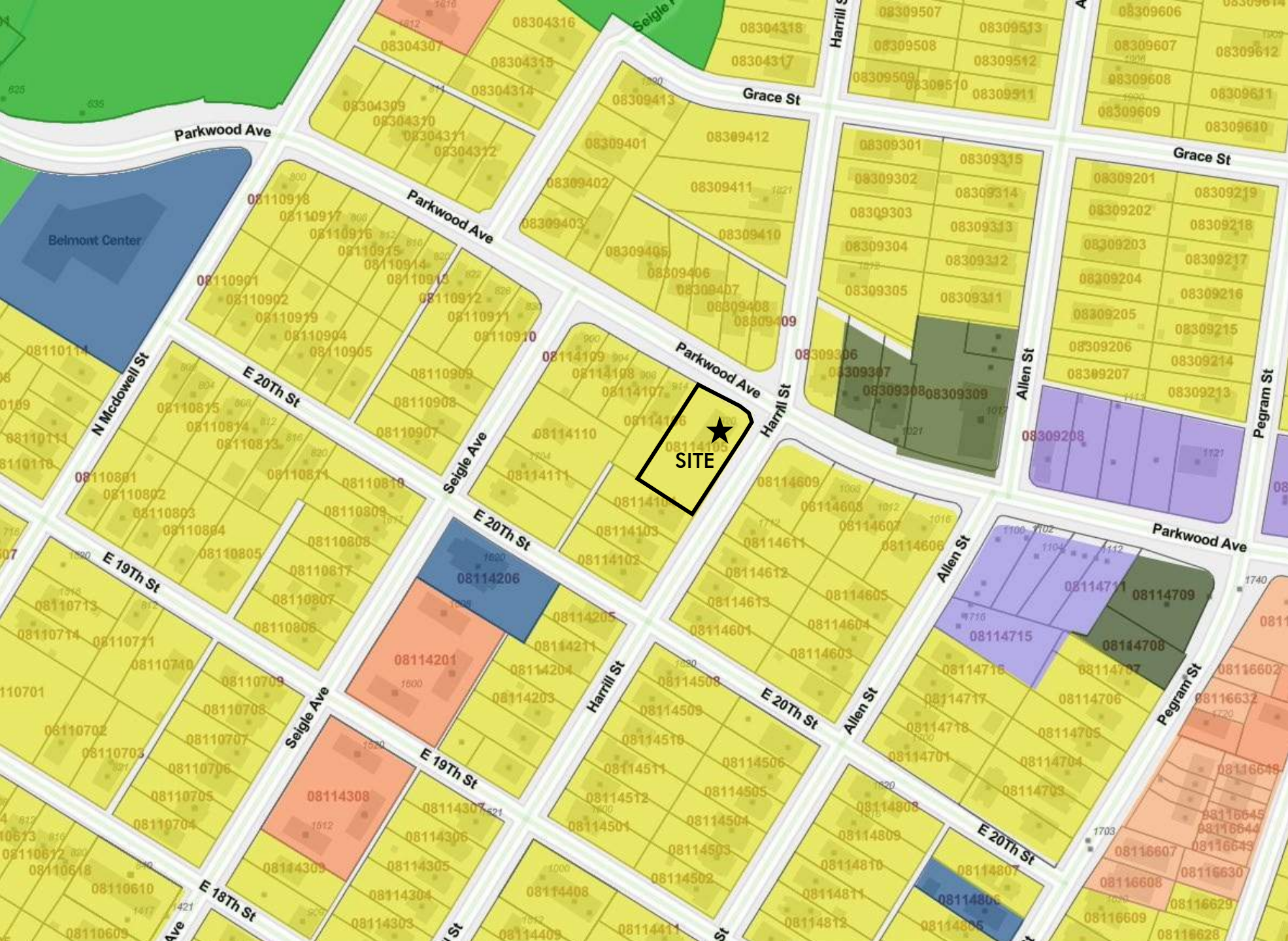
SEIGLE AVE

E 20TH ST

HARRILL ST

ALLEN ST

PEGRAM ST



LAND USE

- Single Family <= 5 DUA
- Multi-Family <= 17 DUA
- Multi-Family <= 22 DUA
- Residential <= 12 DUA
- Residential <= 22 DUA
- Greenway
- Park/Open Space
- Multi-Family/Office/Retail
- Institutional

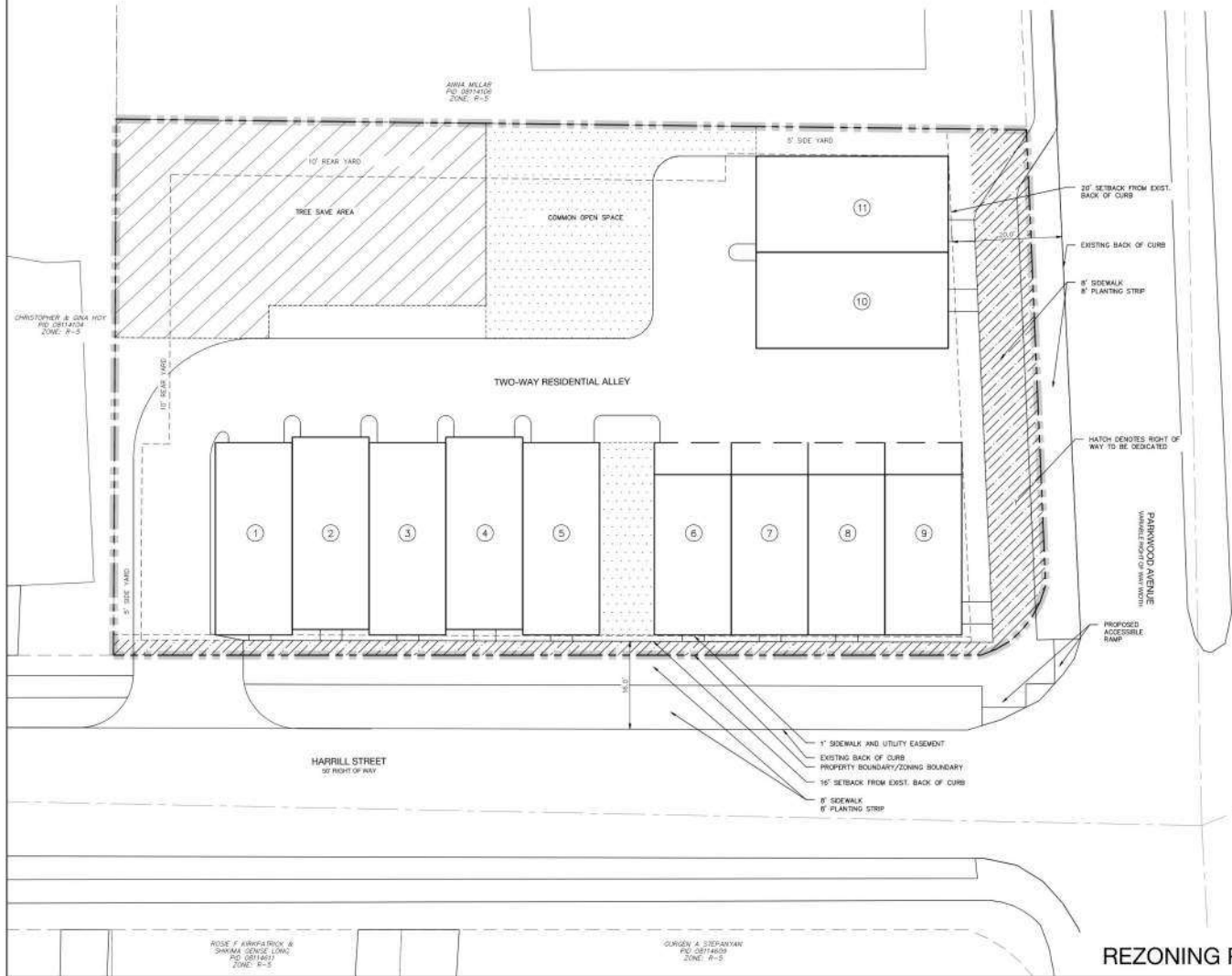
DESIGN CONSIDERATIONS

- Existing Site Conditions
- Existing Environmental Features
- City of Charlotte Zoning Ordinance
- Vehicular Traffic Patterns
- Community Input
- Pedestrian Safety
- Zoning District/Land Use
- Open Space and Tree Save
- Residential Density



Hatch Legend:

Tree Save Area: 15% MIN (2431 SF) 2432 SF Provided	
Common Open Space: 10% MIN (1621 SF) 1640 SF Provided	



Site Development Data:

Acres: ± 0.271 AD
 Tax Parcel: 001-14-120
 Existing Zoning: R-5
 Proposed Zoning: UR-2
 Existing Uses: Single Family Detached
 Proposed Uses: Single Family Attached Townhomes
 Map County: 13-10-0000 (13) Platteville, NC
 General Provisions:

- These Development Standards form part of the Rezoning Plan associated with the Rezoning Petition. They are intended to be used in conjunction with the rezoning of the site to UR-2. The rezoning of the site is subject to the approval of the Planning Board and the Board of Commissioners.
- Development of the Site shall be governed by the Rezoning Plan, the Development Standards and the applicable provisions of the Ordinance for the UR-2 Zoning District. The rezoning of the site is subject to the approval of the Planning Board and the Board of Commissioners.

Permitted Uses:

Uses allowed within the rezoning area included in this Petition and those uses that are permitted within the UR-2 zoning district including up to eleven (11) single family detached townhomes. However, those uses shall be limited to those included within the following development conditions and as generally indicated within this petition.

Transportation:

- Minimal access to public rights of way will be as generally depicted on the Rezoning Plan. The site shall provide two-way vehicular access at Harrill Street as depicted on the site plan.
- The petitioner agrees to provide accessible sidewalk ramps at the corner of Harrill Street and Parkwood Avenue as illustrated on the Site plan to accommodate an accessible connection across Harrill Street.
- All transportation improvements, including sidewalk and accessible ramps, within the public right of way shall be approved and constructed prior to the start of construction of the site.
- An 8' sidewalk and 8' landscape strip shall be provided on site within the public right of way along Harrill Street and Parkwood Avenue as generally depicted on the site plan.
- A driveway safety assessment (DSA) shall be provided between the existing public right of way to 1' behind proposed sidewalk along Harrill Street as generally illustrated on the Site plan.

Architectural and Design Standards:

- In addition to design provisions contained within the rezoning regulations of the Zoning Ordinance for the UR-2 district, the development of the site will be governed by the following provisions and standards produced by the Petitioner and which will be binding on the development of the site. In the event of these standards to provide design flexibility or design when achieving architectural:
 - Proposed residential structures constructed on the Site may use a variety of building materials. The building materials utilized will be a combination of the following: glass, brick, stone, masonry blocks, pre-cast concrete, synthetic stone, cementitious coating such as stone veneer, GFI, metal or wood.
 - Shed roofs will not be used on primary exterior building material, but may be utilized for porches, patios, and secondary building elements.
 - Porches shall provide shade and overhangs that will be supported by posts. Posts shall be spaced at 25 feet adjacent public streets on all building levels, including but not limited to balconies, windows, overhangs, and other architectural design elements.
 - Residential units shall be provided walkways to connect to public rights of way, as generally depicted on the Site plan.
 - Units facing Harrill Street and Parkwood Avenue shall provide amenity facing the street with a sidewalk connection to a public right of way. Sidewalk connection from residential structures to public right of way may be a shared path suitable for use by a pedestrian.
 - Residential unit front porches shall be provided a minimum of 2' in width to the adjacent public sidewalk.

Scenic and Landscaping:

- The Petitioner shall comply with Chapter 21 of the City of Charlotte Code of Ordinances.

Environmental Features:

- The Petitioner shall comply with the City of Charlotte Code of Ordinances.
- The Site shall comply with Section 12.425 of the Zoning Ordinance and related areas, as generally depicted on the Site plan, to comply with detention/compaction and recycling container placement as required.

Storage:

- The Petitioner shall comply with the City of Charlotte Storage Ordinance.

Lighting:

- All exterior and detached lighting will be full cutoff fixtures and downward directed. However, upward facing architectural and landscape accent lighting shall be permitted.
- Exterior lighting on the site, except street lighting located along public streets, will be limited to 27' in height.

Amendments to Rezoning Plan:

Future amendments to the Technical Data Sheet or these Development Standards may be applied for by the Plan Commission or Board of Commissioners of the City of Charlotte or the Board of Commissioners of the City of Charlotte.

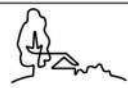
Further alterations or modifications to the Rezoning Plan which, in the opinion of the Planning Director, substantially alter the character of the development or significantly alter the approved Technical Data Sheet or any of its conditions or which increase the intensity of development shall not be deemed to be minor and may be made only in accordance with the provisions of Sections 8.0201(a) and 8.0201(b) of the Ordinance, as applicable.

Binding Effect of the Rezoning Documents and Definitions:

- If this Site Plan Amendment is approved, all conditions applicable to development of the Site imposed under the Technical Data Sheet will, unless amended in the manner provided under the Ordinance, be binding upon and made to the benefit of the Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.
- Throughout these Development Standards, the terms, "petitioner" and "owner" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owners of the Site from time to time who may be involved in any future development thereof.



REZONING PETITION #2022-???



URBAN DESIGN PARTNERS

1713 W. HARRILL ST. SUITE 100
 CHARLOTTE, NC 28208
 P: 704.354.3933
 info@urbandesign.com

NC REG. PROJ. #2418 82-008-000-00004

A and E Rental Homes, LLC
 Ecl Relay

3125 Spenner Street
 Charlotte, NC 28205

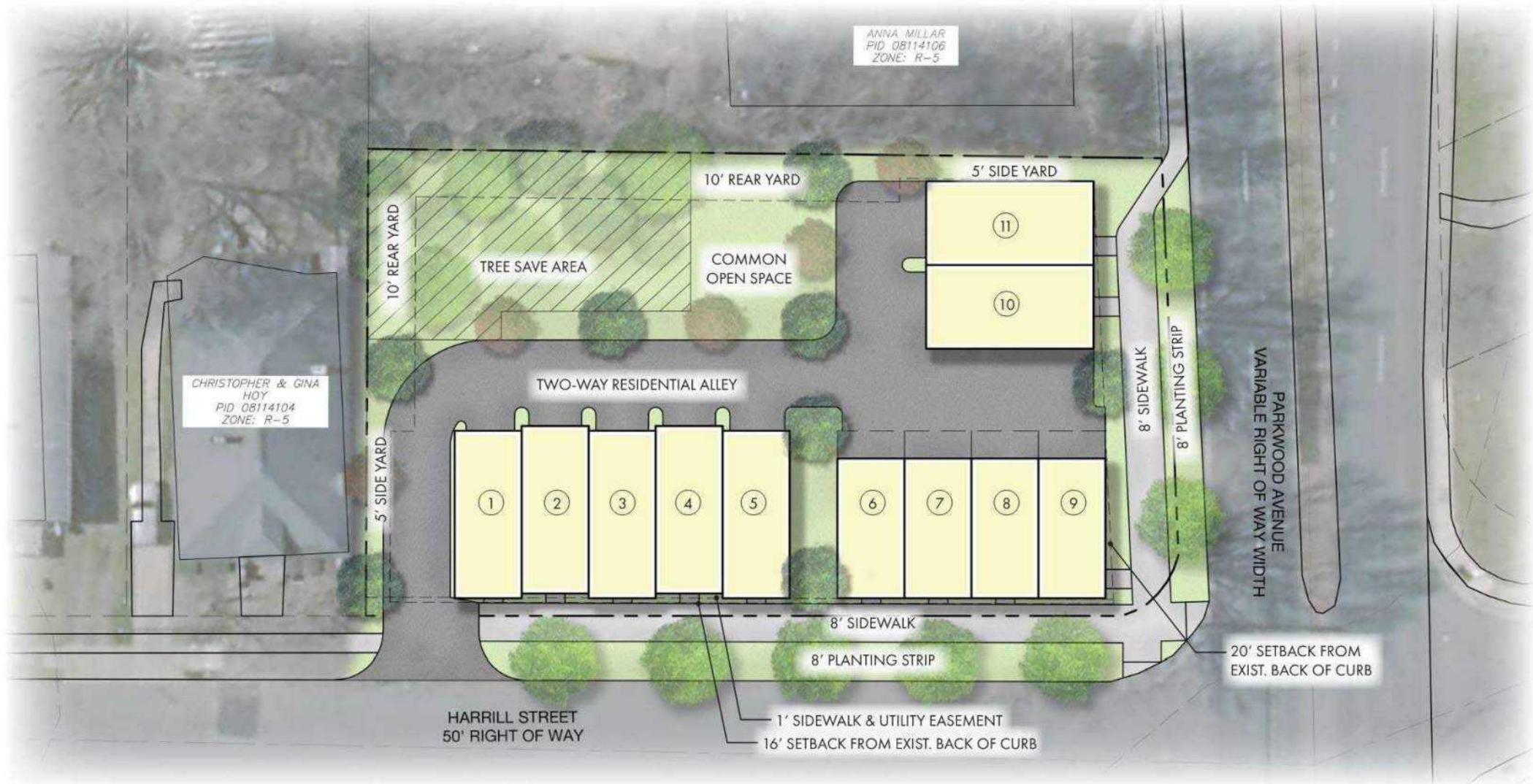
920 Parkwood Ave

Rezoning Site Plan
 920 Parkwood Avenue Charlotte, NC 28205

NO. DATE: 01/11/2022

Project No: 22-CLT-012
 Date: 02.25.2022
 Designed By: UDP
 Checked By: UDP
 Sheet No:

RZ-1.0

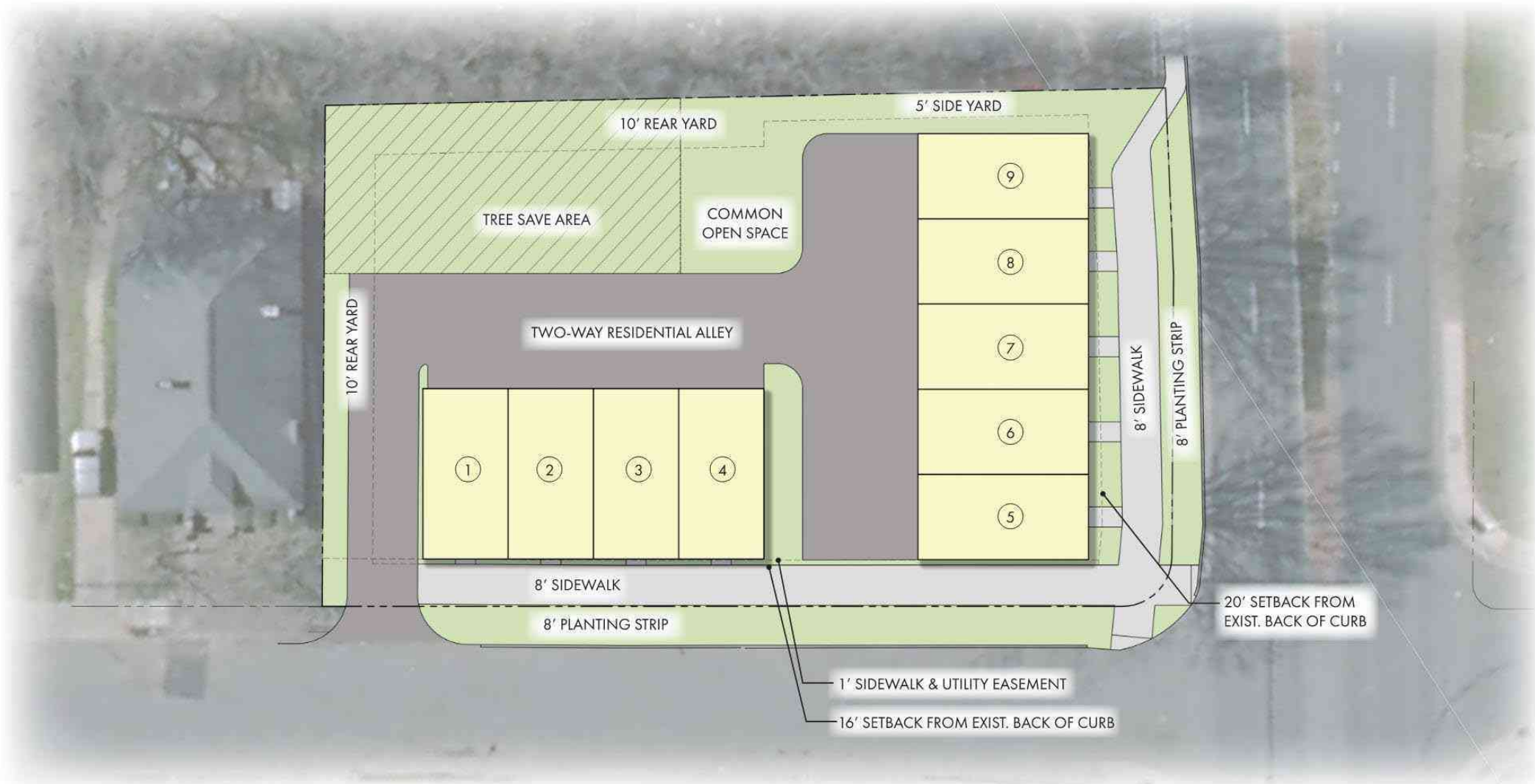


920 PARKWOOD | SITE PLAN RENDERING



JULY 15, 2022
CHARLOTTE, NC





920 PARKWOOD | CONCEPT B

AUGUST 2022
CHARLOTTE, NC





Proposed Front Elevation

Elevations are subject to change



Proposed Rear Elevation

Elevations are subject to change

2022-035 ZONING PETITION TIMELINE

- Petitioner Community Meeting: August 8, 2022
- Public Hearing: October 17, 2022
- Zoning Committee November 1, 2022
- City Council Decision: November 21, 2022

Questions?