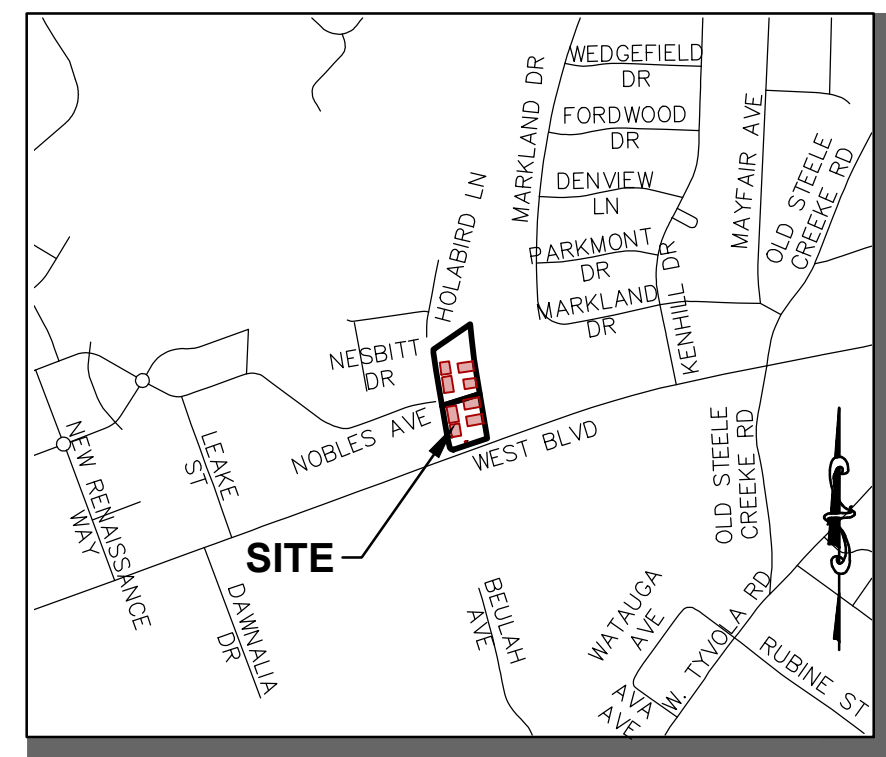
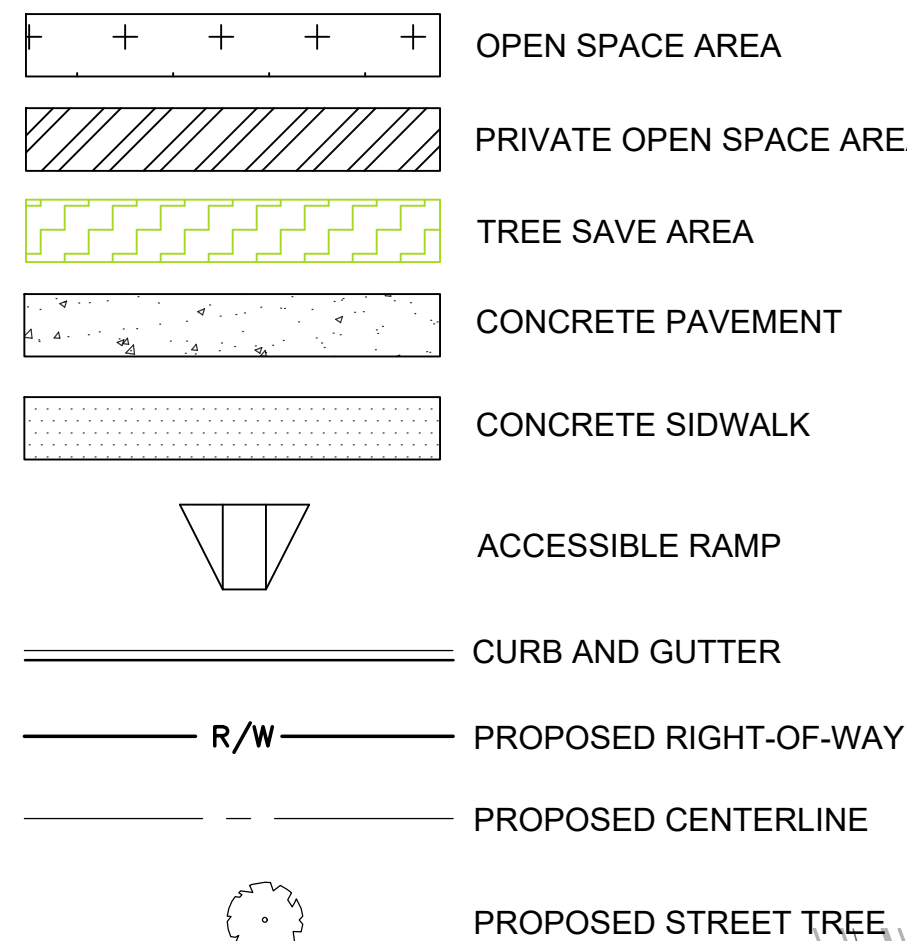


**VICINITY MAP N.T.S.**



**LEGEND:**



**GENERAL NOTES:**

- ROAD SECTIONS AND STANDARDS PER CLDSM DETAILS 11.19B & 11.19C.
- ALL ROADS INTERIOR TO THE SITE WILL ACCOMMODATE THE FIRE TRUCK TURNING RADIUS OF 30' INTERIOR RADIUS AND 42' OUTSIDE RADIUS.
- FIRE DEPARTMENT ACCESS ROAD SHALL BE CAPABLE OF SUPPORTING 80,000 POUNDS.
- FIRE HYDRANT SHALL BE LOCATED WITHIN 750' TO THE MOST REMOTE POINT OF BUILDING AS TRUCK TRAVELS FOR ALL BUILDINGS.
- ISO-NEEDED FIRE FLOW FOR TOWNHOMES:
  - TOWNHOMES NOT EXCEEDING 2 STORIES IN HEIGHT AND A FIRE AREA OF 2,500 SF OR LESS, THE REQUIRED FIRE FLOW IS 1,500 GPM.
  - TOWNHOMES NOT EXCEEDING 3 STORIES IN HEIGHT AND A FIRE AREA OF 2,500 SF OR LESS, THE REQUIRED FIRE FLOW IS 1,750 GPM.
  - TOWNHOMES NOT EXCEEDING 3 STORIES IN HEIGHT AND A FIRE AREA GREATER THAN 2,500 SF, THE REQUIRED FIRE FLOW IS 2,000 GPM.



DATE OF SITE PLAN: APRIL 06, 2021  
REZONING PETITION NUMBER: RZP-2021-015

**DEVELOPMENT DATA TABLE**

A. SITE ACREAGE:	2.556 ACRES
B. TAX PARCELS INCLUDING IN REZONING:	11504601 & 11504613
C. EXISTING ZONING:	B-1 (CD)
D. PROPOSED ZONING:	UR2 (CD)
E. EXISTING USE / PROPOSED USE:	UNDEVELOPED / TOWNHOMES (SF ATTACHED)
F. PROPOSED NUMBER OF TOWNHOMES:	29
G. PROPOSED RESIDENTIAL DENSITY:	29 UNITS / 2.556 ACRES = 11.35
H. REQUIRED PARKING:	1 SPACE PER UNIT MIN / 2 MAX
I. PROPOSED PARKING SPACES:	PER ZONING REQUIREMENTS
J. REQUIRED OPEN SPACE:	400 SF / SUBLOR 10% OF SITE
K. PROPOSED OPEN SPACE:	400 SF / SUBLOR
L. JCS:	PER ORDINANCE
M. SOLID WASTE:	TWO (2) CONTAINERS & RECYCLING AREA AS INDICATED ON REZONING PLAN
N. MAXIMUM BUILDING HEIGHT:	40'

**1. GENERAL PROVISIONS**

- THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY EXPONENTIAL EQUITY (THE PETITIONER) TO ACCOMMODATE THE DEVELOPMENT OF A SINGLE-FAMILY ATTACHED (TOWNHOME) RESIDENTIAL COMMUNITY ON THE 2.556-ACRE SITE LOCATED ON THE WEST SIDE OF HOLABIRD LANE AND THE NORTH SIDE OF WEST BOULEVARD, AS MORE PARTICULARLY DEPICTED ON THE REZONING SITE PLAN (THE SITE). THE SITE IS COMPRISED OF TAX PARCELS LISTED ABOVE.
- DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING SITE PLAN. THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE ORDINANCE) SHALL APPLY TO THE SITE.
- 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 STREET 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 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.

**2. PERMITTED USES:**

THE SITE MAY BE DEVOTED ONLY TO A RESIDENTIAL COMMUNITY CONTAINING A MAXIMUM OF TWENTY-NINE (29) SINGLE-FAMILY ATTACHED DWELLING UNITS AND ANY INCIDENTAL AND ACCESSORY USES RELATING THERETO THAT ARE PERMITTED BY RIGHT OR UNDER PRESCRIBED CONDITIONS IN THE UR-2 ZONING DISTRICT.

**3. TRANSPORTATION**

- AS DEPICTED ON THE REZONING SITE PLAN, THE SITE WILL BE SERVED BY AN INTERNAL PRIVATE DRIVE AND ALLEYS, AND MINOR ADJUSTMENTS TO THE LOCATION OF THE INTERNAL DRIVE AND/OR ALLEYS SHALL BE ALLOWED DURING THE CONSTRUCTION PERMITTING PROCESS.
- A MAXIMUM OF TWO (2) ACCESS POINTS SHALL BE PROVIDED ALONG HOLABIRD LANE AS GENERALLY DEPICTED ON THE REZONING SITE PLAN.
- THE PETITIONER SHALL DEDICATE ALL NECESSARY RIGHTS-OF-WAY IN FEE SIMPLE CONVEYANCE TO THE CITY OF CHARLOTTE BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED.
  - 50.5 FEET OF RIGHT-OF-WAY MEASURED FROM THE CENTERLINE OF WEST BLVD
  - 35.5 FEET OF RIGHT-OF-WAY MEASURED FROM THE CENTERLINE OF HOLABIRD LANE
- ON-STREET PARKING WILL BE CONSTRUCTED IN ACCORDANCE WITH CLDSM DETAILS 50.09C AND 50.09D.
- AN 8-FOOT BIKE LANE, 3 FOOT BUFFER WITH 5-FOOT TRAVEL LANE ALONG THE SITE'S WEST BLVD FRONTAGE WILL BE CONSTRUCTED.
- THE SITE IS LOCATED ALONG CATS LOCAL BUS ROUTES #10 AND #235 ALONG WEST BLVD. PETITIONER SHALL CONSTRUCT AN ADA COMPLIANT BUS AND SHELTER PAD PER LAND DEVELOPMENT STANDARD 60.03A. THE FINAL LOCATION WILL BE COORDINATED WITH CATS THROUGH THE PERMITTING PROCESS.
- ALL TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED. THE PETITIONER MAY PHASE TRANSPORTATION IMPROVEMENTS IF SAID IMPROVEMENTS AND PHASING ARE EXPLICITLY DESCRIBED IN SITE PLAN NOTES.

**4. ARCHITECTURAL STANDARDS & NOTES**

- PREFERRED EXTERIOR BUILDING MATERIALS: ALL PRINCIPAL AND ACCESSORY BUILDINGS SHALL BE COMPRISED OF A COMBINATION OF PORTIONS OF BRICK NATURAL STONE (OR ITS SYNTHETIC EQUIVALENT), STUCCO, CEMENTITIOUS SIDING, FIBER CEMENT SIDING, MARBLE/LAMINAR AND/OR OTHER MATERIALS AS APPROVED BY THE PLANNING DIRECTOR.
- PROHIBITED EXTERIOR BUILDING MATERIALS: (1) VINYL SIDING, EXCLUDING VINYL HANDRAILS, WINDOWS, SOFFITS, DOORS OR DOOR TRIM, AND (2) CONCRETE MASONRY UNITS NOT ARCHITECTURALLY FINISHED.
- TO PROVIDE PRIVACY, ALL RESIDENTIAL ENTRANCES WITHIN 15 FEET OF THE SIDEWALKS ALONG HOLABIRD LANE SHALL BE RAISED FROM THE AVERAGE SIDEWALK GRADE A MINIMUM OF 24 INCHES.
- PITCHED ROOFS, IF PROVIDED, SHALL BE SYMMETRICALLY SLOPED NO LESS THAN 4:12, EXCEPT THAT ROOFS FOR PORCHES AND ATTACHED SHEDS MAY BE NO LESS THAN 2:12, UNLESS A FLAT ROOF ARCHITECTURAL STYLE IS EMPLOYED.
- USABLE PORCHES AND STOOPS SHALL FORM A PREDOMINANT FEATURE OF THE BUILDINGS ALONG HOLABIRD LANE AND BE LOCATED ON THE FRONT AND/OR SIDE OF THE BUILDING. STOOPS AND ENTRY-LEVEL PORCHES MAY BE COVERED BUT SHALL NOT BE ENCLOSED. THERE SHALL BE NO MINIMUM STOOP DIMENSION.
- ALL CORNERED UNITS THAT FACE HOLABIRD LANE SHOULD HAVE A PORCH/STOOP THAT WRAPS A PORTION OF THE FRONT AND SIDE OF THE UNIT OR PROVIDE BLANK WALL PROVISIONS THAT LIMIT THE MAXIMUM BLANK WALL EXPANSION TO 10 FEET ON ALL BUILDING LEVELS.
- ATTACHED DWELLING UNITS SHALL BE LIMITED TO A MAXIMUM OF FIVE (5) UNITS PER BUILDING OR FEWER WHEN FRONTING HOLABIRD LANE.
- WALKWAYS SHOULD BE PROVIDED TO CONNECT ALL RESIDENTIAL ENTRANCES TO SIDEWALKS ALONG PUBLIC AND PRIVATE STREETS.
- DRIVEWAY LENGTHS SHALL EITHER BE BETWEEN FIVE (5) AND SEVEN (7) FEET IN LENGTH OR A MINIMUM OF TWENTY (20) FEET IN LENGTH.

**5. STREETSCAPING, LANDSCAPING & AMENITIES**

- THE PETITIONER SHALL CONSTRUCT A MINIMUM SIX (6) FOOT WIDE SIDEWALK AND EIGHT (8) FOOT WIDE PLANTING STRIP ALONG THE SITE'S FRONTAGE OF HOLABIRD LANE, A MINIMUM EIGHT (8) FOOT WIDE SIDEWALK AND EIGHT (8) FOOT PLANTING STRIP ALONG THE SITE'S FRONTAGE OF WEST BLVD. (RELATIVE TO THE FUTURE BACK-OF-CURB LOCATION) AND A MINIMUM SIX (6) FOOT SIDEWALK ALONG INTERNAL FRONTAGES IN THE LOCATIONS GENERALLY DEPICTED ON THE REZONING PLAN.
- THE PETITIONER MAY SUBDIVIDE THE SITE AND CREATE LOTS WITHIN THE SITE WITH NO SIDE OR REAR YARDS AS PART OF A UNIFIED DEVELOPMENT PLAN. IF SUBLOTS ARE CREATED, EACH LOT SHALL HAVE A MINIMUM OF 400 SQUARE FEET OF PRIVATE OPEN SPACE OR 10% OF THE SITE SHALL BE SET ASIDE A USABLE COMMON OPEN SPACE PER ORDINANCE STANDARDS.
- THE PETITIONER SHALL PROVIDE A MINIMUM 3,000 SQUARE FEET OF USABLE COMMON OPEN SPACE, AS GENERALLY DEPICTED IN AREAS INDICATED ON THE REZONING PLAN. THE OPEN SPACE AREAS MAY BE AMENITIZED WITH ELEMENTS SUCH AS BUT NOT LIMITED TO LANDSCAPING, BENCHES OR SEATING AREAS, GARDENS, PET AREAS, TABLES, PASSIVE OR ACTIVE RECREATION USES, AND/OR OTHER SIMILAR AMENITIES.

**6. ENVIRONMENTAL FEATURES**

- THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION STORMWATER ORDINANCE. THE LOCATION, SIZE AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.
- THE PETITIONER SHALL COMPLY WITH THE TREE ORDINANCE.

**9. LIGHTING**

ALL FREESTANDING LIGHTING FIXTURES INSTALLED ON THE SITE GREATER THAN TWENTY ONE (21) FEET IN TOTAL HEIGHT (I.E., EXCLUDING DECORATIVE LIGHTING LESS THAN 21 FEET IN HEIGHT THAT MAY BE INSTALLED ALONG INTERNAL DRIVES AND SIDEWALKS AS PEDESTRIAN/LANDSCAPE 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.

**10. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS**

IF THIS REZONING 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 IN 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.

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CHARLOTTE, NC 28202

**DEVELOPER:**  
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EMAIL:



REVNO.	DESCRIPTIONS	DATE
B	REVISED PER STAFF COMMENTS	04/08/2021
A	REVISED PER STAFF COMMENTS	03/16/2021

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**HOLABIRD LANE & WEST BOULEVARD  
CHARLOTTE, NC  
REZONING PLAN**

DATE: MARCH 2021	SCALE: HORIZONTAL: 1" = 30'	1 OF 1 DRAWING NUMBER B REVISION
MCE PROJ. #: 08142-0002	VERTICAL: N/A	
DRAWN: BBB		
DESIGNED: BBB		
CHECKED: TMM		
PROJ. MGR: TMM		
STATUS: PRELIMINARY DRAWING NOT FOR CONSTRUCTION		