

VICINITY MAP
NTS

SITE DEVELOPMENT DATA:

- Average: 1.889 acres
- Tax Parcel No: 173-041-66
- Existing Zoning: R-22MF
- Proposed Zoning: UR-2 (CD)
- Existing Uses: Vacant
- Proposed Uses: Residential dwelling units as permitted by right, and under prescribed conditions, together with accessory uses, as allowed in the UR-2 zoning district
- Maximum Number of Residential Dwelling Units: 33 single family attached dwelling units
- Maximum Building Height: As required by the Ordinance
- Parking: As required by the Ordinance

A. General Provisions

1. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Iona Custom Homes, Inc. (the "Petitioner") to accommodate the development of a residential community on that approximately 1.889 acre site located on north side of Wisteria Drive, just east of the intersection of Wisteria Drive and South Boulevard, which site is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel No. 173-041-66.
2. The 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 UR-2 zoning district shall govern the development and use of the Site.
4. The development depicted on the Rezoning Plan is schematic in nature and intended to depict the general arrangement of uses and improvements on the Site. Accordingly, the configurations, placements and sizes of the building footprints and designs and to any adjustments required for approval by the Charlotte Department of Transportation ("CDOT").
5. Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the Petitioner or owners of the Site in accordance with the provisions of Section 6.207 of the Ordinance.

B. Permitted Uses

1. The Site may be devoted only to a residential community containing a maximum of 33 single family attached dwelling units and to any incidental and accessory uses relating thereto that are allowed in the UR-2 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 ("CDOT").
2. As depicted on the Rezoning Plan, the Site will be served by internal private alleys. Minor adjustments to the location of the internal private alleys shall be allowed during the construction permitting process.
3. Internal sidewalks and pedestrian connections shall be provided on the Site as generally depicted on the Rezoning Plan. The internal sidewalks may meander to save existing trees.
4. All transportation improvements required to be constructed by Petitioner under these Development Standards will be approved and constructed prior to the issuance of the first certificate of occupancy for a new building constructed on the Site.

D. Architectural Standards

1. The maximum height of any building constructed on the Site shall be 40 feet.
2. The primary exterior building materials for the single family attached dwelling units to be constructed on the Site will be a combination of portions of the following: brick veneer or similar masonry products, stone (or its synthetic equivalent), stucco, cementitious siding, fiber cement board and/or other materials approved by the Planning Director.
3. Vinyl, EPS or polystyrene may not be used as an exterior building material on any building to be constructed on the Site. Notwithstanding the foregoing, vinyl may be utilized on windows, doors, garage doors, soffits, trim and ratings.
4. The actual widths of the single family attached dwelling units to be constructed on the Site may vary from the widths depicted on the Rezoning Plan.
5. Each single family attached dwelling unit to be constructed on the Site shall have a garage.
6. The single family attached dwelling units to be constructed on the Site will be rear or alley loaded dwelling units, and the garages shall be accessed from the internal alleys.
7. Pitched roofs, if provided, shall be symmetrically sloped on 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.
8. Canopy awnings shall have a predominant feature of the building design and shall be located on the front and/or side of the building. Awnings may be covered but shall not be attached to the minimum slope dimensions.
9. All corner or end single family attached dwelling units that face a public or private street shall either have a porch or stoop that wraps a portion of the front and side of the unit or provide blank wall enclosures (not the maximum blank wall coverage) to the front and side of the unit.
10. The maximum number of individual single family attached dwelling units that may be located on a building shall be 5.
11. Walkways shall be provided to connect all residential entrances to sidewalks along public or private streets.

E. Streetscape and Landscaping

1. A minimum 8 foot wide planting strip and a minimum 8 foot wide sidewalk shall be installed along the Site's frontage on Wisteria Drive as generally depicted on the Rezoning Plan. The width of the planting strip and/or the sidewalk shall be reduced as necessary to tie into an existing sidewalk.
2. The sidewalk described above in paragraph 1 may be located on a sidewalk within a driveway. A sidewalk within a driveway shall be located 2 feet behind the back of sidewalk where feasible.
3. A minimum 15 foot wide landscape area planted to the standards of a Class C buffer with a 6 foot tall wooden screen fence shall be installed along the northern and eastern boundary lines of the Site as depicted on the Rezoning Plan.

F. Environmental Features

1. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.
2. 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 submitted 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.
3. As generally depicted on the Rezoning Plan, the BMP shall be screened from Wisteria Drive through the installation of shrubs.

G. Open Space

1. The site shall comply with the open space requirements of the Ordinance.
2. The area designated on the Rezoning Plan as improved open space shall contain grass, shrubs, trees, pedestrian walkways and seating.

H. Blending Effect of the Rezoning Documents and Definitions

1. If this Rezoning Petition 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 Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.
2. Throughout these Development Standards, the term "Petitioner" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Petitioner 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 on the date this Rezoning Petition is approved.

FIRE DEPARTMENT NOTES:

1. FIRE DEPARTMENT ACCESS ROAD SHALL HAVE A MINIMUM OF 20' UNOBSTRUCTED CLEAR WIDTH AND SHALL BE CAPABLE OF SUPPORTING 80,000 LBS.
2. TURN RADIUS 30' INSIDE AND 42' OUTSIDE
3. FOR NON-SPRINKLERED BUILDINGS, FIRE DEPARTMENT MUST BE ABLE TO REACH 150' TO ALL EXTERIOR PORTIONS OF BUILDING.
4. FOR SPRINKLERED BUILDINGS, FIRE DEPARTMENT MUST BE ABLE TO REACH 200' TO ALL EXTERIOR PORTIONS OF A BUILDING.
5. FIRE HYDRANT SHALL BE LOCATED WITHIN 750' TO THE MOST REMOTE POINT OF BUILDING AS TRUCK TRAVELS FOR ALL BUILDINGS.
6. TOWNHOMES NOT EXCEEDING 2 STORES IN HEIGHT, THE REQUIRED FIRE FLOW IS 1500 GPM. TOWNHOMES NOT EXCEEDING 3 STORES IN HEIGHT AND A FIRE AREA OF 2500 S.F. OR LESS, THE REQUIRED FIRE FLOW IS 1750 GPM. TOWNHOMES NOT EXCEEDING 3 STORES IN HEIGHT AND A FIRE AREA OF GREATER THAN 2500 S.F., THE REQUIRED FIRE FLOW IS 2000 GPM.

ADDITIONAL DATA:

COMMON OPEN SPACE (10%): MIN. AREA= 8,229 S.F./0.19 AC.
COMMON OPEN SPACE PROVIDED = 8,233/0.19 AC.
* CONFIGURATION OF COMMON OPEN SPACE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY; FINAL CONFIGURATION TO BE DETERMINED AS PART OF SITE DEVELOPMENT PERMIT PROCESS.
* CONSISTS OF SEATING, LANDSCAPING, AND TABLES

TREE SAVE: MIN. AREA(15%)= 12,342 S.F./0.28 AC.
OR PAYMENT IN LIEU
TREE SAVE PROVIDED = 12,500 S.F./0.29 AC.
* CONFIGURATION OF TREE SAVE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY; FINAL CONFIGURATION TO BE DETERMINED AS PART OF SITE DEVELOPMENT PERMIT PROCESS

PRELIMINARY FOR REVIEW PURPOSES ONLY

REZONING PETITION #:2021-094

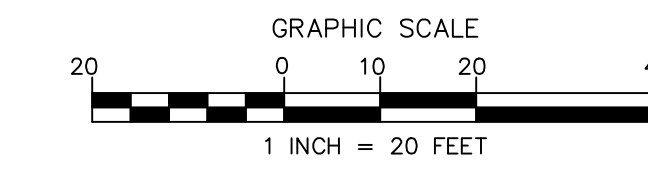
Project: **WISTERIA LANE TOWNHOMES**
CHARLOTTE, NORTH CAROLINA

Title: **REZONING PLAN**

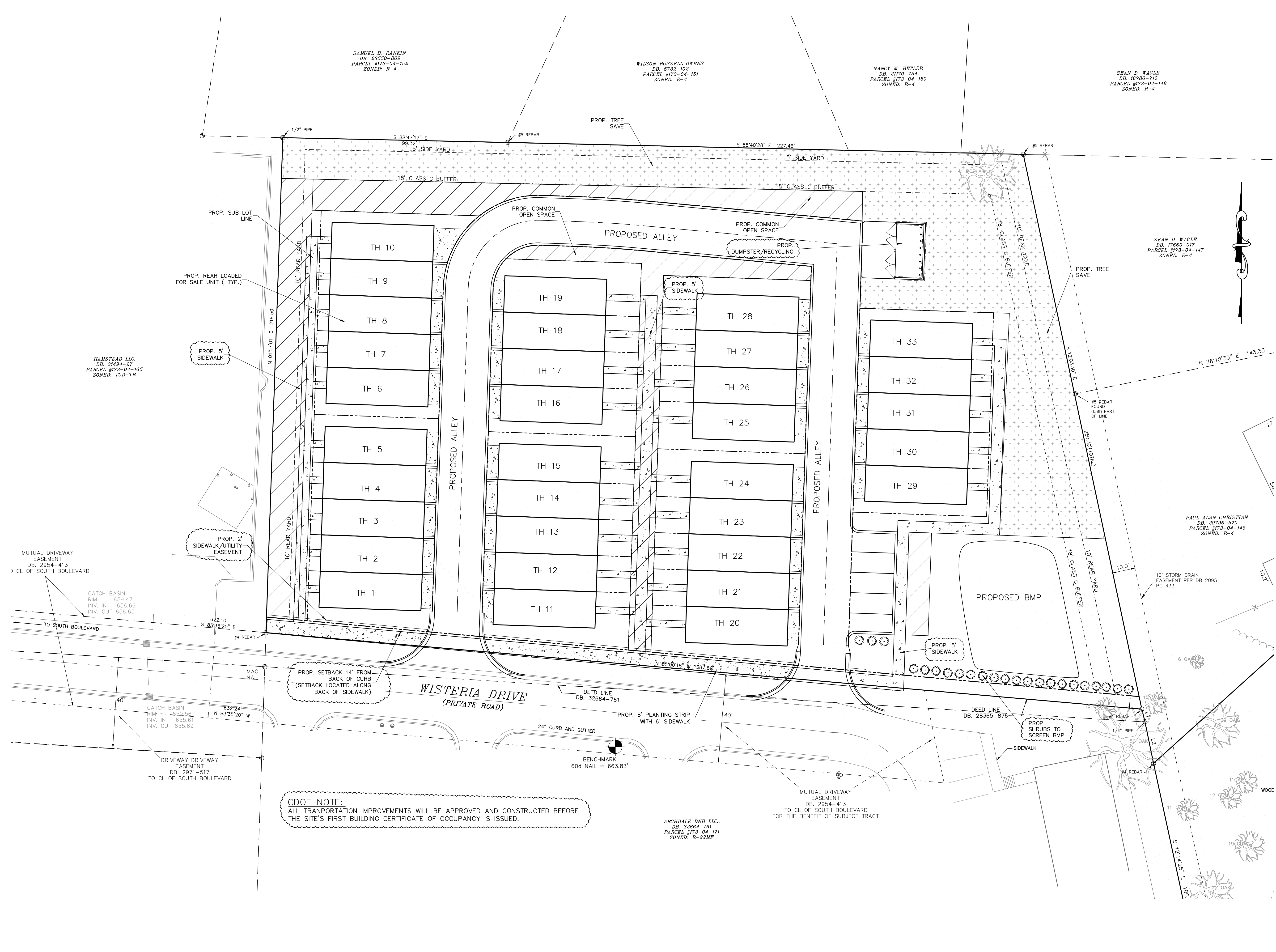
File #: 2020-REZONING-DWG Date: 03/29/21 Project Egr: FBL
LW Design By: FBL
Drawn By: FBL
Scale: 1" = 20'

8720 RED OAK BOULEVARD, SUITE 420
CHARLOTTE, N.C. 28217
PHONE (704) 527-3440 FAX (704) 527-8335

RZ1.0



NO.	BY	DATE	REVISION
1	FBL	09/12/21	PER CITY COMMENTS



CDOT NOTE:
ALL TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED.

ARCHDALE DNB LLC.
DB: 33664-781
PARCEL: 873-04-171
ZONED: R-22MF

HAMSTEAD LLC.
DB: 31494-27
PARCEL: 873-04-165
ZONED: TOD-FR

MUTUAL DRIVEWAY EASEMENT
DB: 2954-413
CL OF SOUTH BOULEVARD

CATCH BASIN
RW: 659.47
INV. IN: 656.66
INV. OUT: 656.65

DRIVEWAY DRIVEWAY EASEMENT
DB: 2971-517
TO CL OF SOUTH BOULEVARD

CATCH BASIN
RW: 656.66
INV. IN: 655.81
INV. OUT: 655.69

DRIVEWAY DRIVEWAY EASEMENT
DB: 2971-517
TO CL OF SOUTH BOULEVARD

MAG NAIL

DEED LINE DB: 32664-761

DEED LINE DB: 28365-876

BENCHMARK
60d NAIL = 663.83

MUTUAL DRIVEWAY EASEMENT
DB: 2954-413
TO CL OF SOUTH BOULEVARD
FOR THE BENEFIT OF SUBJECT TRACT

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