

August 10th, 2021

- GENERAL PROVISIONS**
- THESE DEVELOPMENT STANDARDS SHALL BE CONSIDERED A PART OF THE ZONING PETITION FILED BY THE APPLICANT WITH THE REZONING PETITION FILED BY THE APPLICANT TO ACCOMMODATE THE DEVELOPMENT OF THE PROPERTY BY THE APPLICANT'S FAMILY AS SET FORTH IN THE PETITION AND SUPPLEMENTAL INFORMATION SUBMITTED TO THE CITY PLANNING DEPARTMENT THAT APPROXIMATELY 1816-ACRE SITE LOCATED AT 4034 PROVIDENCE ROAD, CHARLOTTE, NORTH CAROLINA 28217. THIS DEVELOPMENT IS SUBJECT TO THE CITY OF CHARLOTTE ZONING MAP ("SITE"), THE SITE IS COMPRISED OF TAX PARCEL NUMBERS 19712322.
2. DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN, THESE DEVELOPMENT STANDARDS, AND THE CITY OF CHARLOTTE ZONING ORDINANCE ("ORDINANCE").
3. THE REZONING PLAN AND THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS; THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE IUR-Z ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT OF THE SITE.
4. THE DEVELOPMENT AND PRIVATE STREET LAYOUT DEPICED ON THE REZONING PLAN SHALL BE CONSIDERED A PART OF THE REZONING PETITION.
5. THE ARRANGEMENT OF SUCH UTILITIES AND IMPOVEMENTS ON THE SITE SHALL BE ACCORDING TO THE UTILITY LINES AND LOCATIONS AS SHOWN ON THE REZONING PLAN AND THE SITE LAYOUT AND LOCATIONS AS SHOWN ON THE REZONING PLAN. GRAPHIC REPRESENTATIONS OF THE PROPOSED DEVELOPMENT AND ITS IMPROVEMENTS ARE PROVIDED FOR YOUR REVIEW ONLY. THEY DO NOT GUARANTEE THE SETBACK, WYUO, LANDSCAPING AND TREE SAVE REQUIREMENTS SET FORTH IN THE ORDINANCE OR ANY OTHER CITY OF CHARLOTTE ORDINANCES.
6. HOWEVER, THAT ANY SUCH ALTERATIONS AND MODIFICATIONS SHALL BE MINOR IN NATURE AND NOT MATERIALLY CHANGE THE OVERALL DESIGN INTENT OF THE REZONING PLAN.
7. FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE REQUIRED BY THE CITY OF CHARLOTTE PLANNING DEPARTMENT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE.
8. MINOR ALTERATIONS TO THE REZONING PLAN ARE SUBJECT TO SECTION 6.2.02 OF THE ORDINANCE.
9. THE DEVELOPER RESERVES THE RIGHT TO MODIFY THE PLAN IN A MANNER CONSISTENT WITH THE CITY OF CHARLOTTE PLANNING DEPARTMENT CRITERIA FOR ALL ASPECTS OF THIS PLAN NOT SPECIFICALLY SEEKING RELIEF FROM THE CITY OF CHARLOTTE PLANNING DEPARTMENT OR LISTED AS AN EXCEPTION TO A CONDITION OF THE REZONING REQUEST.

THE SITE MAY BE DEVOTED ONLY TO A RESIDENTIAL COMMUNITY CONTAINING A MAXIMUM OF SEVENTEEN (17) 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.

1. AS DEPICTED ON THE REZONING 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.
2. A MAXIMUM OF ONE (1) ACCESS POINT SHALL BE PROVIDED ALONG PROVIDENCE ROAD, AS GENERALLY DEPICTED ON THE REZONING PLAN.

PREFERRED EXTERIOR BUILDING MATERIALS: ALL PRINCIPAL AND ACCESSORY BUILDINGS SHALL BE CONSTRUCTED OF THE FOLLOWING MATERIALS:

- 1. PERMITTED EXTERIOR BUILDING MATERIALS: BRICK, CONCRETE, NATURAL STONE (OR ITS SYNTHETIC EQUIVALENT), STUCCO, CEMENTITIOUS STUCCO, FIBER CEMENT ("HARDPLANK") AND/OR OTHER MATERIALS APPROVED BY THE BUILDING DEPARTMENT.
- 2. PROHIBITED EXTERIOR BUILDING MATERIALS: (1) VINYL SIDING, EXCLUDING VINYL HANDRAILS, WINDOWS, SIDINGS, DOORS OR DOOR THRESH AND (2) CONCRETE OR STUCCO NOT APPROVED BY THE BUILDING DEPARTMENT.
- 3. PITCHED ROOFS: IF PROVIDED, SHALL BE SYMMETRICALLY SLOPED NO LESS THAN 12:12, EXCEPT THAT ROOFS FOR PORCHES AND ATTACHED SHEDS MAY BE SLOPED AT 6:12, 8:12, 10:12, 12:12, 14:12, 16:12, 18:12, 20:12, 22:12, 24:12, 26:12, 28:12, 30:12, 32:12, 34:12, 36:12, 38:12, 40:12, 42:12, 44:12, 46:12, 48:12, 50:12, 52:12, 54:12, 56:12, 58:12, 60:12, 62:12, 64:12, 66:12, 68:12, 70:12, 72:12, 74:12, 76:12, 78:12, 80:12, 82:12, 84:12, 86:12, 88:12, 90:12, 92:12, 94:12, 96:12, 98:12, 100:12, 102:12, 104:12, 106:12, 108:12, 110:12, 112:12, 114:12, 116:12, 118:12, 120:12, 122:12, 124:12, 126:12, 128:12, 130:12, 132:12, 134:12, 136:12, 138:12, 140:12, 142:12, 144:12, 146:12, 148:12, 150:12, 152:12, 154:12, 156:12, 158:12, 160:12, 162:12, 164:12, 166:12, 168:12, 170:12, 172:12, 174:12, 176:12, 178:12, 180:12, 182:12, 184:12, 186:12, 188:12, 190:12, 192:12, 194:12, 196:12, 198:12, 200:12, 202:12, 204:12, 206:12, 208:12, 210:12, 212:12, 214:12, 216:12, 218:12, 220:12, 222:12, 224:12, 226:12, 228:12, 230:12, 232:12, 234:12, 236:12, 238:12, 240:12, 242:12, 244:12, 246:12, 248:12, 250:12, 252:12, 254:12, 256:12, 258:12, 260:12, 262:12, 264:12, 266:12, 268:12, 270:12, 272:12, 274:12, 276:12, 278:12, 280:12, 282:12, 284:12, 286:12, 288:12, 290:12, 292:12, 294:12, 296:12, 298:12, 300:12, 302:12, 304:12, 306:12, 308:12, 310:12, 312:12, 314:12, 316:12, 318:12, 320:12, 322:12, 324:12, 326:12, 328:12, 330:12, 332:12, 334:12, 336:12, 338:12, 340:12, 342:12, 344:12, 346:12, 348:12, 350:12, 352:12, 354:12, 356:12, 358:12, 360:12, 362:12, 364:12, 366:12, 368:12, 370:12, 372:12, 374:12, 376:12, 378:12, 380:12, 382:12, 384:12, 386:12, 388:12, 390:12, 392:12, 394:12, 396:12, 398:12, 400:12, 402:12, 404:12, 406:12, 408:12, 410:12, 412:12, 414:12, 416:12, 418:12, 420:12, 422:12, 424:12, 426:12, 428:12, 430:12, 432:12, 434:12, 436:12, 438:12, 440:12, 442:12, 444:12, 446:12, 448:12, 450:12, 452:12, 454:12, 456:12, 458:12, 460:12, 462:12, 464:12, 466:12, 468:12, 470:12, 472:12, 474:12, 476:12, 478:12, 480:12, 482:12, 484:12, 486:12, 488:12, 490:12, 492:12, 494:12, 496:12, 498:12, 500:12, 502:12, 504:12, 506:12, 508:12, 510:12, 512:12, 514:12, 516:12, 518:12, 520:12, 522:12, 524:12, 526:12, 528:12, 530:12, 532:12, 534:12, 536:12, 538:12, 540:12, 542:12, 544:12, 546:12, 548:12, 550:12, 552:12, 554:12, 556:12, 558:12, 560:12, 562:12, 564:12, 566:12, 568:12, 570:12, 572:12, 574:12, 576:12, 578:12, 580:12, 582:12, 584:12, 586:12, 588:12, 590:12, 592:12, 594:12, 596:12, 598:12, 600:12, 602:12, 604:12, 606:12, 608:12, 610:12, 612:12, 614:12, 616:12, 618:12, 620:12, 622:12, 624:12, 626:12, 628:12, 630:12, 632:12, 634:12, 636:12, 638:12, 640:12, 642:12, 644:12, 646:12, 648:12, 650:12, 652:12, 654:12, 656:12, 658:12, 660:12, 662:12, 664:12, 666:12, 668:12, 670:12, 672:12, 674:12, 676:12, 678:12, 680:12, 682:12, 684:12, 686:12, 688:12, 690:12, 692:12, 694:12, 696:12, 698:12, 700:12, 702:12, 704:12, 706:12, 708:12, 710:12, 712:12, 714:12, 716:12, 718:12, 720:12, 722:12, 724:12, 726:12, 728:12, 730:12, 732:12, 734:12, 736:12, 738:12, 740:12, 742:12, 744:12, 746:12, 748:12, 750:12, 752:12, 754:12, 756:12, 758:12, 760:12, 762:12, 764:12, 766:12, 768:12, 770:12, 772:12, 774:12, 776:12, 778:12, 780:12, 782:12, 784:12, 786:12, 788:12, 790:12, 792:12, 794:12, 796:12, 798:12, 800:12, 802:12, 804:12, 806:12, 808:12, 810:12, 812:12, 814:12, 816:12, 818:12, 820:12, 822:12, 824:12, 826:12, 828:12, 830:12, 832:12, 834:12, 836:12, 838:12, 840:12, 842:12, 844:12, 846:12, 848:12, 850:12, 852:12, 854:12, 856:12, 858:12, 860:12, 862:12, 864:12, 866:12, 868:12, 870:12, 872:12, 874:12, 876:12, 878:12, 880:12, 882:12, 884:12, 886:12, 888:12, 890:12, 892:12, 894:12, 896:12, 898:12, 900:12, 902:12, 904:12, 906:12, 908:12, 910:12, 912:12, 914:12, 916:12, 918:12, 920:12, 922:12, 924:12, 926:12, 928:12, 930:12, 932:12, 934:12, 936:12, 938:12, 940:12, 942:12, 944:12, 946:12, 948:12, 950:12, 952:12, 954:12, 956:12, 958:12, 960:12, 962:12, 964:12, 966:12, 968:12, 970:12, 972:12, 974:12, 976:12, 978:12, 9

1. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION STORMWATER ORDINANCE. THE LOCATION, SIZE, AND TYPE OF STORMWATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FINAL REZONING 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.
2. THE PETITIONER SHALL COMPLY WITH THE TREE ORDINANCE.

ALL FREESTANDING LIGHTING FIXTURES INSTALLED ON THE SITE GREATER THAN TWENTY-ONE (21) FEET IN TOTAL HEIGHT (I.E., EXCLUDING DECORATIVE LIGHTING LESS THAN 2' IN HEIGHT THAT MAY BE INSTALLED ALONG THE DRIVEWAYS AND SIDEWALKS AS PEDESTRIAN/LANDSCAPING 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.

IF THIS REZONING PETITION 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 UNDER 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.

THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERMS, "PETITIONER" AND "OWNER" OR "OWNERS" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF THE PETITIONER OR THE OWNER OR OWNERS OF ANY PART OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.

OWNER NAME: MARIAM A GHAZI
OWNER ADDRESS: 1310 LA MAISON DR, CHARLOTTE, NC 28226
OWNER PHONE: 980-337-4813

DEVELOPER NAME: NEST HOME COMMUNITIES, LLC
DEVELOPER ADDRESS: 236 RACEWAY DR, SUITE 7, MOORESVILLE, NC 28117

TAX PARCEL NUMBER: 18172322
TOTAL PARCEL SIZE: 1.616 (BASED ON GIS)

EXISTING ZONING: R-3
EXISTING ZONING: RESIDENTIAL

PROPOSED ZONING: UR2 (CD)
PROPOSED USE: SINGLE-FAMILY ATTACHED DWELLING UNITS (TOWNHOME) FOR SALE

REQUIRED OPEN SPACE: 40% OF SF FOOTPRINT, OR 10% OF DEVELOPMENT AREA
REQUIRED OPEN SPACE: 40% OF SF FOOTPRINT TERRACE PER SUBLOT

PROPOSED ZONING REQUIREMENTS:
 MINIMUM FRONT SETBACK: 14' FROM FUTURE BACK OF CURB
 MINIMUM REAR YARD: 10'
 MINIMUM SIDE YARDS: 5'
 MINIMUM LOT WIDTH: 20'
 MAXIMUM BUILDING HEIGHT: 40'
 MIN. BUILDING SEPARATION: 10'

REQUIRED BUFFER: 10' CLASS C
PROPOSED BUFFER: 10' CLASS C

PROPOSED DEVELOPMENT:
PROPOSED LOT TOTAL: 17 UNITS
PROPOSED GROSS DENSITY: 9.36 DUA

REQUIRED TREE SAVE: 79,105 SF * 15% = 11,866 SF
PROPOSED TREE SAVE: 11,866 SF

VICINITY MAP N.T.S.

TOPOGRAPHIC SURVEY DATED MONTH XX, 20XX PROVIDED BY

[COMPANY NAME], [COMPANY ADDRESS], [COMPANY PHONE].

FOR REVIEW ONLY

Disclaimer ©2022:
Information contained in this document is the property of V3 Southeast and the project client listed on this document. The reproduction, copying, and other use without written consent is prohibited and may be subject to legal action to the fullest extent possible.

SCALE: 1" = 20'



A graphic scale bar is shown with markings at 0, 10', 20', and 40'. To the right of the scale bar is a north arrow pointing towards the top-left corner of the page.

DATE: 11.04.2022

DRAWN BY: MJA REVIEWED BY: DCT

PROJECT NUMBER: 221022.00

REVISIONS:

D3.1

RZ-1

REZONING PETITION 2021-198

RZ-1

REZONING PETITION 2021-198

1. CONTRACTOR IS RESPONSIBLE FOR PLACEMENT OF ALL BARRICADES, SIGNAGE, FLAGGERS, SHORING, ETC., TO ENSURE THE SAFETY OF WORKERS AND THE PUBLIC.
2. ALL PAVEMENT CUTS SHALL BE REPLACED ACCORDING TO NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND CHARLOTTE WATER.

PROVIDENCE ROAD
VARIABLE PUBLIC RIGHT OF WAY
NC-16

PROPOSED SIDEWALK
UTILITY EASEMENT

POWER EASEMENT (EXTENTS
SHOWN BY DOTTED HATCH)

PROPOSED TYPE III
DRIVEWAY

14' FRONT SETBACK

PROPOSED MAIL BOX
(FINAL LOCATION TO BE
DETERMINED)

ALLEY 'A'
(PROPOSED PRIVATE ALLEY)

ALLEY 'B'
(PROPOSED PRIVATE ALLEY)

PROPOSED INTERNAL
RETAINING WALL, TYP.

PROPOSED UNDERGROUND
STORMWATER DETENTION

LOCATION OF PROPOSED
STORMWATER OUTFALL

EXISTING UTILITY POLES AND
LINES TO REMAIN IN BUFFER
AND TREE SAVE AREA, TYP.

FENCE

8' SIDE YARD

10' CLASS C BUFFER

10' REAR YARD

TREE SAVE

TELE BOX

~NOW OR FORMERLY~
AARON & KALI BLOOM
DB 34524/418
P 20, BLK 1, MB 14/311
PID 18712301

~NOW OR FORMERLY~
FRITZE H. HEISLER TRUST
DB 18432/705
P 20 & LOT 21, BLK 1, MB 14/311
PID 18712302

~NOW OR FORMERLY~
THOMAS & AMY BREWER
DB 25080/620
LOT 15, BLK 1, MB 14/311
PID 18712307

~NOW OR FORMERLY~
RON ERUCH
DB 17804/786
LOT 1, BLK 1, MB 14/311
PID 18712321

~NOW OR FORMERLY~
CHRISTOPHER PRATT
AMY CAMPBELL
DB 31172/924
LOT 14, BLK 1, MB 14/311
PID 18712308

N:\2022\22-1022 Proj Rd Nest TH Drawings\Production DWGs\Revised\22-1022_Barronville Plan.dwg, 11/4/2022 12:07:11 PM, michael.ambrosio, V3 Southeast