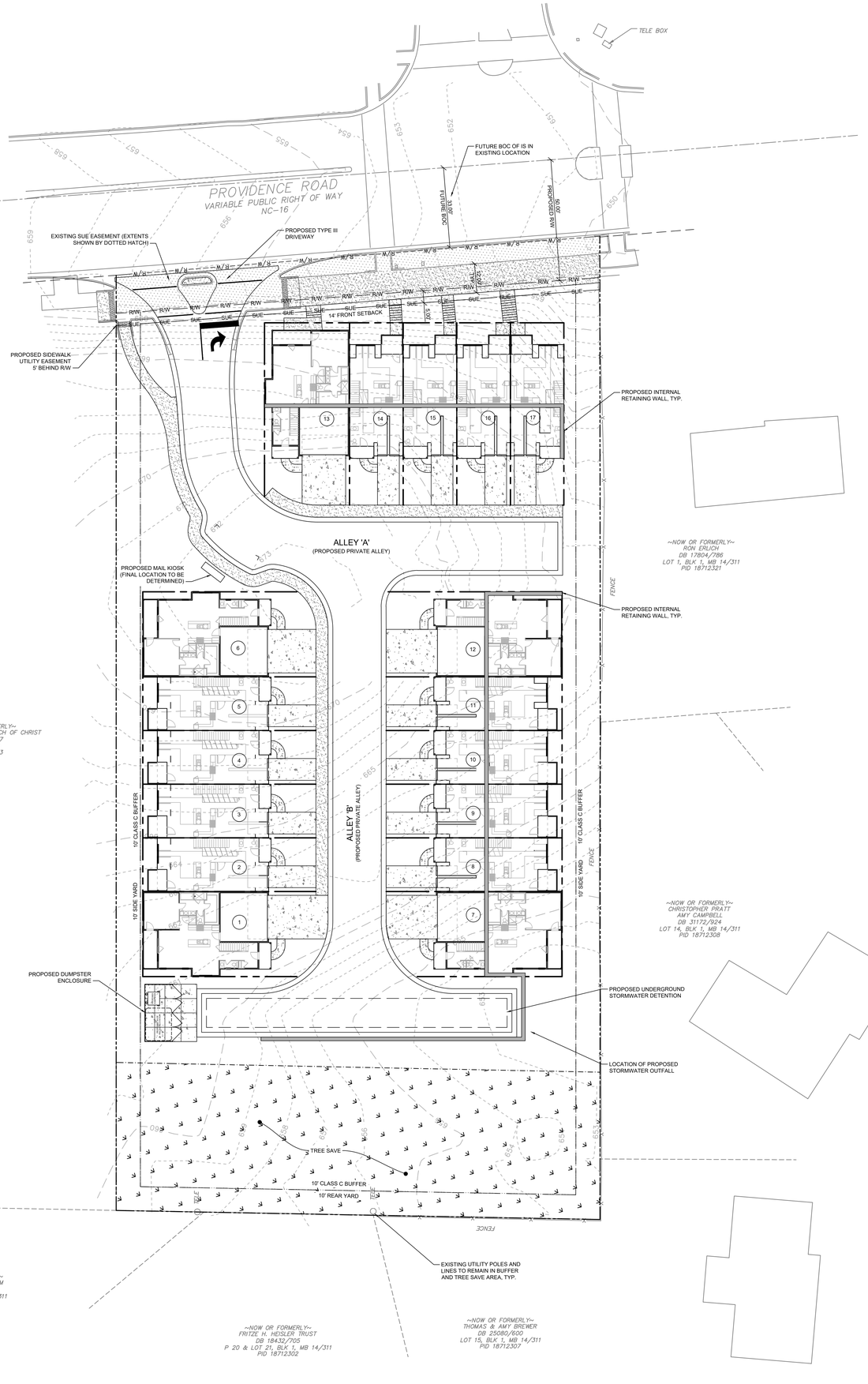
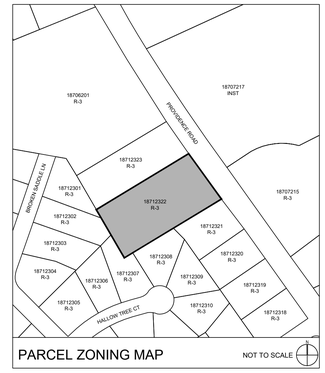
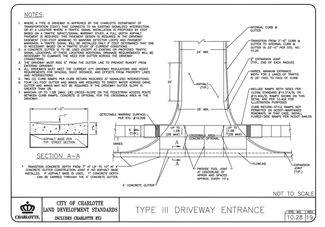
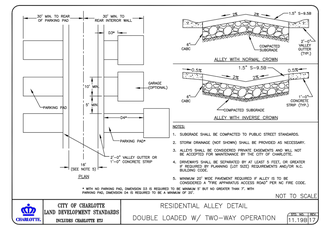




PARCEL ZONING MAP — NOT TO SCALE





DEVELOPMENT STANDARDS

February 1st, 2023

I. GENERAL PROVISIONS

1. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY NEST HOME COMMUNITIES, LLC (THE "PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF A SINGLE-FAMILY ATTACHED (TOWNHOME) RESIDENTIAL COMMUNITY ON THAT APPROXIMATELY 1.816-ACRE SITE LOCATED AT 4934 PROVIDENCE ROAD, AS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL NUMBERS 18712322.
2. 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 AND PRIVATE 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.
5. FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY 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.
6. THE DEVELOPER RESERVES THE RIGHT TO MODIFY THE PLAN IN A MANNER THAT REMAINS CONSISTENT WITH THE CHARLOTTE ZONING ORDINANCE FOR ALL ASPECTS OF THIS PLAN NOT SPECIFICALLY SEEKING RELIEF FROM REQUIREMENTS OF THE CITY UNIFIED DEVELOPMENT ORDINANCE, OR LISTED AS A CONDITION OF THE REZONING REQUEST.

II. PERMITTED USES

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.

III. TRANSPORTATION

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 DPICTED ON THE REZONING PLAN.
3. DEDICATION AND FEE SIMPLE CONVEYANCE OF ALL RIGHTS-OF-WAY TO THE CITY BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED.
4. 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.
5. ALL PUBLIC ROADWAY IMPROVEMENTS WILL BE SUBJECT TO THE STANDARDS AND CRITERIA OF CDOT AND NCDOT, AS APPLICABLE, TO THE ROADWAY IMPROVEMENTS WITHIN THEIR RESPECTIVE ROAD SYSTEM AUTHORITY. IT IS UNDERSTOOD THAT SUCH IMPROVEMENTS MAY BE UNDERTAKEN BY THE PETITIONER ON ITS OWN OR IN CONJUNCTION WITH OTHER DEVELOPMENT OR ROADWAY PROJECTS TAKING PLACE WITHIN THE BROAD SOUTH WESTERN MECKLENBURG AREA, BY WAY OF A PRIVATE/PUBLIC PARTNERSHIP EFFORT OR OTHER PUBLIC SECTOR PROJECT SUPPORT.

IV. ARCHITECTURAL STANDARDS

1. 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 ("HARDIPLANK") AND/OR OTHER MATERIALS APPROVED BY THE PLANNING DIRECTOR.
2. PROHIBITED EXTERIOR BUILDING MATERIALS: (I) VINYL SIDING, EXCLUDING VINYL HANDRAILS, WINDOWS, SOFFITS, DOORS OR DOOR TRIM, AND (II) CONCRETE MASONRY UNITS NOT ARCHITECTURALLY FINISHED.
3. 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.
4. USABLE STOOPS SHALL FORM A PREDOMINANT FEATURE OF THE BUILDING DESIGN FOR UNITS FRONTING PROVIDENCE ROAD, AND SHALL BE LOCATED ON THE FRONT AND/OR SIDE OF THE BUILDING. STOOPS MAY BE COVERED BUT SHALL NOT BE ENCLOSED. THERE SHALL BE A MINIMUM STOOP DIMENSION OF 6'X9'.
5. ALL UNITS THAT FRONT PROVIDENCE ROAD SHALL EITHER 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 EXPANSE TO A MAXIMUM OF TEN (10) FEET ON ALL BUILDING LEVELS.
6. WALKWAYS SHALL BE PROVIDED TO CONNECT ALL RESIDENTIAL ENTRANCES TO SIDEWALKS ALONG PUBLIC OR PRIVATE STREETS.
7. ATTACHED DWELLING UNITS SHALL BE LIMITED TO A MAXIMUM OF SIX (6) UNITS PER BUILDING OR FEWER WHEN FRONTING A PUBLIC STREET.
8. DRIVEWAY LENGTHS SHALL EITHER BE BETWEEN FIVE (5) AND SEVEN (7) FEET IN LENGTH OR A MINIMUM OF TWENTY (20) FEET IN LENGTH.
9. FRONT LOADED UNITS SHALL HAVE THE FOLLOWING GARAGE TREATMENTS: RECESSED DOOR WITH LIGHTS / HIGH WINDOWS IN DOOR.

V. ENVIRONMENTAL FEATURES

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 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.
2. THE PETITIONER SHALL COMPLY WITH THE TREE ORDINANCE.

VI. 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' 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.

VII. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

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.

DEVELOPMENT SUMMARY:

OWNER NAME: MARIAM A GHAZI
OWNER ADDRESS: 2310 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: 18712322
TOTAL PARCEL SIZE: 1.816 (BASED ON GIS)

EXISTING ZONING: R-3
EXISTING USE: RESIDENTIAL

PROPOSED ZONING: UR-2 (CD)
PROPOSED USES: SINGLE FAMILY ATTACHED DWELLING UNITS (TOWNHOME) FOR SALE

REQUIRED OPEN SPACE: EITHER 400 SF OF PRIVATE OPEN SPACE PER SUBLOT OR 10% OF USEABLE COMMON OPEN SPACE MUST BE PROVIDED IN THIS DEVELOPMENT.
PROPOSED OPEN SPACE: EITHER 400 SF OF PRIVATE OPEN SPACE PER SUBLOT OR 10% OF USEABLE COMMON OPEN SPACE MUST BE PROVIDED IN THIS DEVELOPMENT.

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

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

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

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

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.

VISIO VERTERE VIRTUTE

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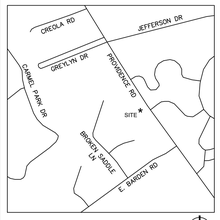

VICINITY MAP — N.T.S.

TOPOGRAPHIC SURVEY DATED JULY 02, 2021 PROVIDED BY CAROLINA SURVEYORS, INC., P.O. BOX 267 PINEVILLE, NC, 28134-0267. 704-889-7601.

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SCALE: 1"= 20'
0 10' 20' 40'

DATE: 02.01.2023	MPIC: WLL
DRAWN BY: MJA	REVIEWED BY: DCT
PROJECT NUMBER: 221022.00	

REZONING PLAN

REVISIONS:

RZ-1

REZONING PETITION 2021-198