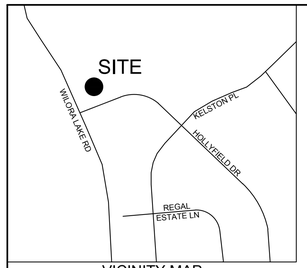
REZONING PETITION 2021-202



VICINITY MAP
N.T.S.

General Provisions:
These Development Standards form part of the Rezoning Plan associated with the Rezoning Petition filed by Trade Street Townhomes, LLC (the "Petitioner") to accommodate the development of a residential community on an approximate 0.474 acre site located at 6109 Wilora Lake Road, which is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of tax parcel number 10311218.

Development of the Site shall be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). 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 all development taking place on the Site. The configurations, placements and sizes of the buildings, parking areas, tree save area, common open space, private roads and ancillary site elements depicted on the Rezoning Plan are schematic in nature and therefore are subject to refinements as part of the total design process. Since the project has not undergone the design development and construction phases, it is intended that this Rezoning Plan provide for flexibility in allowing some alterations or modifications from the graphic representations of the Development/Site Elements.

Permitted Uses:
1) Uses allowed within the rezoning area shall be limited to residential uses allowable within the UR-2 zoning district. Allowable residential uses shall be limited on site as described within the following descriptions and as generally illustrated within the Site plan.
a) A maximum of Two (2) buildings which may include up to (10) total attached single family residential units, as depicted on the Site plan.
b) Maximum height shall not exceed forty (40') feet measured as set forth in the Zoning Ordinance.

Transportation:
1) Vehicular and pedestrian access to the site from Wilora Lake Road will be as generally depicted on the Rezoning Plan.
2) The placement and configuration of the vehicular access points shown on the Rezoning Plan is subject to any minor modifications required to accommodate final site and construction plans and designs.
3) Internal vehicular access to the site provided as generally depicted on the Site Plan.
4) Public sidewalk improvements shall include 8' landscape strip and 8' sidewalk along Wilora Lake Road and Hollyfield Dr.
5) All transportation improvements within the public right of way shall be approved and constructed before the site's first building certificate of occupancy is issued.
6) The petitioner shall either dedicate fee simple conveyance of all rights of way and sidewalks to the City of Charlotte, or, provide an easement of all rights of way and sidewalks to the City of Charlotte prior to the Site's first building certificate of occupancy is issued.
8) A minimum of two (2) parking spaces per residential unit on site as generally depicted on the site plan.
9) Subject to the approval of CDOT, and if not already completed by other means prior to the Petitioner obtaining a certificate of occupancy, Petitioner shall stripe the crosswalks at the intersection of Wilora Lake Road and Hollyfield Drive and support the change of the intersection to a four way stop.

Architectural and Design Standards:
1) In addition to design provisions contained within the district regulations of the Zoning Ordinance, 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. The proposed single-family attached buildings shall be designed to provide architectural elements that follow the design provisions noted below.
a) Maximum building height shall be a maximum of forty (40') feet in height as measured by the applicable Ordinance standards.
b) To provide privacy, all residential entrances shall be raised from the average sidewalk grade a minimum of 24 inches.
c) Pitched roofs, if provided, shall be symmetrically sloped no less than 5:12, except that roofs for porches and attached sheds may be no less than 2:12, unless a flat roof architectural style is employed.
d)Usable porches and stoops shall form a predominant feature of the building design and be located on the front and/or side of the building. Usable front porches shall be at least 5 feet deep and covered but shall not be enclosed.
e) All corner/end 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 limit the maximum blank wall expanse to 15 feet on all building levels.
f) Garage doors visible from public or private streets should minimize the visual impact by providing a setback of 12 to 24 inches from the front wall plane and additional architectural treatments such as translucent windows and projecting elements over the garage door opening.
g) Walkways shall be provided to connect front residential entrances to the public sidewalk..

Streetscape and Landscaping:
1) The Petitioner shall provide an 8 ft planting strip and an 8 ft sidewalk on Wilora Lake Rd. and Hollyfield Dr.as generally shown on the site plan.
2) Petitioner shall comply with the City of Charlotte Tree Ordinance.

Environmental Features:
1) The Petitioner shall comply with the City of Charlotte Post Construction Ordinance.

Lighting:
1) All attached and detached lighting will be full cutoff fixtures and downwardly directed. However, upward facing architectural and landscape accent lighting shall be permitted.

Amendments to Rezoning Plan:
1) Future amendments to the Technical Data Sheet or these Development Standards may be applied for by the then Owner or Owners of the parcel or parcels within the Site involved in accordance with the provisions of Chapter 6 of the Ordinance. 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 only be made in accordance with the provisions of Subsections 6.207(1) or (2) of the Ordinance, as applicable.

Binding Effect of the Rezoning Documents and Definitions:
1) 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 inure to the benefit of the Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.
2) Throughout these Development Standards, the terms, "Petitioner" and "owner" and "owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest or assigns.

SITE DEVELOPMENT TABLE:

		REQUIRED PARKING:	1.5 SPACES PER UNIT
TAX MAP NUMBER:	10311218	PROVIDED PARKING:	2 SPACES PER UNIT
EXISTING ZONING:	O-1(CD)	SETBACKS AND YARDS:	
PROPOSED ZONING:	UR-2(CD)	FRONT:	16 FT FROM BOC
		SIDE:	5 FT.
		REAR:	10 FT.
SITE AREA:	0.474	MAX HEIGHT OF BUILDING:	40 FT.
DEED INFORMATION:	DB 16478 PG 935	F.A.R.	1.0
		MIN. LOT WIDTH:	20 FT.
		WATER:	CHARLOTTE WATER (PUBLIC)
PROPOSED USE:	SINGLE FAMILY ATTACHED RESIDENTIAL UNITS	SEWER:	CHARLOTTE WATER (PUBLIC)
PROPOSED UNITS:	10		
DENSITY:	21.1 UNITS/ACRE	UTILITIES:	ALL UTILITIES WILL BE UNDERGROUND AS
TOTAL UNITS ALLOWED:	UNKNOWN		REQUIRED BY CURRENT LAND DEVELOPMENT
			STANDARDS
GARBAGE COLLECTION:	ROLL OUT CONTAINERS		
		POST CONSTRUCTION DISTRICT:	CENTRAL CATAWBA
AVERAGE LOT SIZE:	N/A	WATERSHED:	MCALPINE
		FLOOD DATA:	ZONE 'X' PER COMMUNITY PANEL
TREE SAVE REQUIRED:	10%		371045-7300K, EFF. 2/19/2014
TREE SAVE PROVIDED:	10% OR 15%(PLANTED)	DENSITY:	HIGH
		MAX IMPERVIOUS %:	70%
OPEN SPACE REQUIRED:	10%	SITE IMPERVIOUS:	0.32 AC.
OPEN SPACE PROVIDED:	35%	SITE IMPERVIOUS %:	68.0%

NOTE:
ALL TRASH WILL BE HANDLED THROUGH ROLLOUT CONTAINERS. NO GARBAGE TRUCK SHALL BACK IN THE R/W FOR TURNAROUND PURPOSES.

NOTE:
THIS SITE PLAN IS DEPICTIVE / CONCEPTUAL IN NATURE . MINOR ADJUSTMENTS TO THE LAYOUT MAY BE ALLOWED / NEEDED DURING SITE DESIGN AND DEVELOPMENT AFTER THE REZONING IS APPROVED. THIS SHALL BE ACCEPTABLE AS LONG AS THE INTENT OF THE REZONING IS UPHELD.

NOTE:
UNIT SIZES SHOWN ARE APPROXIMATE. ACTUAL UNIT SIZES MAY VARY WITHIN BUILDING ENVELOPE.

GRAPHIC SCALE
0 10' 20' 40'
(IN FEET)
HORIZONTAL 1 inch = 20 ft.

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PRELIMINARY
NOT FOR CONSTRUCTION

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WILORA LAKE RD TOWNHOMES
PROJECT ADDRESS: 6109 Wilora Lake Rd Charlotte, NC 28212

NO.	BY	DATE	REVISION

PROJECT #: 2021-029 DATE: 3/24/2022
DRAWN BY: JB CHECKED BY: JB

TITLE
REZONING PLAN

SHEET NO.
RZ-1.0

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