

VICINITY MAP  
NTS

**SITE DEVELOPMENT DATA:**

- Average: 1.889 acres
- Tax Parcel: 173461-66
- Existing Zoning: R-22MF
- Proposed Zoning: UR-2 (CD)
- Existing Use: Vacant
- Proposed Use: 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 ZONING PLAN ASSOCIATED WITH THE ZONING PETITION FILED BY ICON CUSTOM MASONRY, 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 ZONING PLAN (THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL NO. 173461-66.
2. THE DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE ZONING PLAN STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE").
3. UNLESS THE ZONING 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 ZONING 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 AS WELL AS THE INTERNAL PRIVATE ALLEYS DEPICTED ON THE ZONING PLAN ARE SCHEMATIC IN NATURE AND SUBJECT TO THE TERMS OF THESE DEVELOPMENT STANDARDS AND THE ORDINANCE, ARE SUBJECT TO MINOR ALTERATIONS OR MODIFICATIONS DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES.
5. FUTURE AMENDMENTS TO THE ZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER 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 ZONING 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 ("DOT").
2. AS DEPICTED ON THE ZONING PLAN, THE SITE WILL BE SERVED BY INTERNAL PRIVATE ALLEYS. MINOR ADJUSTMENTS TO THE LOCATIONS 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 ZONING 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 INTERVIEW 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 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, VINYL OR SIMILAR MASONRY PRODUCTS, STONE, MANUFACTURED STONE, AND CEMENTITIOUS SIDING.
2. VINYL, IRIS OR MASONITE 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 RAILINGS.
3. THE ACTUAL WIDTHS OF THE SINGLE FAMILY ATTACHED DWELLING UNITS TO BE CONSTRUCTED ON THE SITE MAY VARY FROM THE WIDTHS DEPICTED ON THE ZONING PLAN.
4. EACH SINGLE FAMILY ATTACHED DWELLING UNIT TO BE CONSTRUCTED ON THE SITE SHALL HAVE A GARAGE.
5. THE SINGLE FAMILY ATTACHED DWELLING UNITS TO BE CONSTRUCTED ON THE SITE WILL BE FRONT LOADED DWELLING UNITS, AND THE GARAGES SHALL BE ACCESSIBLE FROM THE INTERNAL ALLEYS.
6. 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.
7. EACH SINGLE FAMILY ATTACHED DWELLING UNIT SHALL HAVE A COVERED FRONT STOOP. THE FRONT STOOP MAY BE COVERED BY AN AWNING, CANOPY, ROOF EXTENSION OR OTHER ARCHITECTURAL FEATURE CHOSEN BY PETITIONER.
8. ALL CORNER OR END SINGLE FAMILY ATTACHED DWELLING UNITS THAT FACE A PUBLIC OR PRIVATE STREET MAY HAVE A PORCH OR 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.
9. THE MAXIMUM NUMBER OF INDIVIDUAL SINGLE FAMILY ATTACHED DWELLING UNITS THAT MAY BE LOCATED IN A BUILDING SHALL BE 5.

**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 FRONTAGE ON WISTERIA DRIVE AS GENERALLY DEPICTED ON THE ZONING PLAN. THE WIDTH OF THE PLANTING STRIP AND/OR THE SIDEWALK MAY BE REDUCED AS NECESSARY TO THE FIT AN EXISTING SIDEWALK.
2. THE SIDEWALK DESCRIBED ABOVE IN PARAGRAPH 1 MAY BE LOCATED IN A SIDEWALK UTILITY EASEMENT.
3. A MINIMUM 8 FOOT WIDE LANDSCAPE AREA PLANTED TO THE STANDARD OF A CLASS C BUFFER WITH A 4 FOOT TALL WOODEN SCREED FENCE SHALL BE INSTALLED ALONG THE NORTHERN AND EASTERN BOUNDARY LINES OF THE SITE AS DEPICTED ON THE ZONING PLAN.

**F. ENVIRONMENTAL FEATURES**

1. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE.
2. DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE CITY OF CHARLOTTE TREE ORDINANCE.

**G. BINDING EFFECT OF THE ZONING DOCUMENTS AND DEFINITIONS**

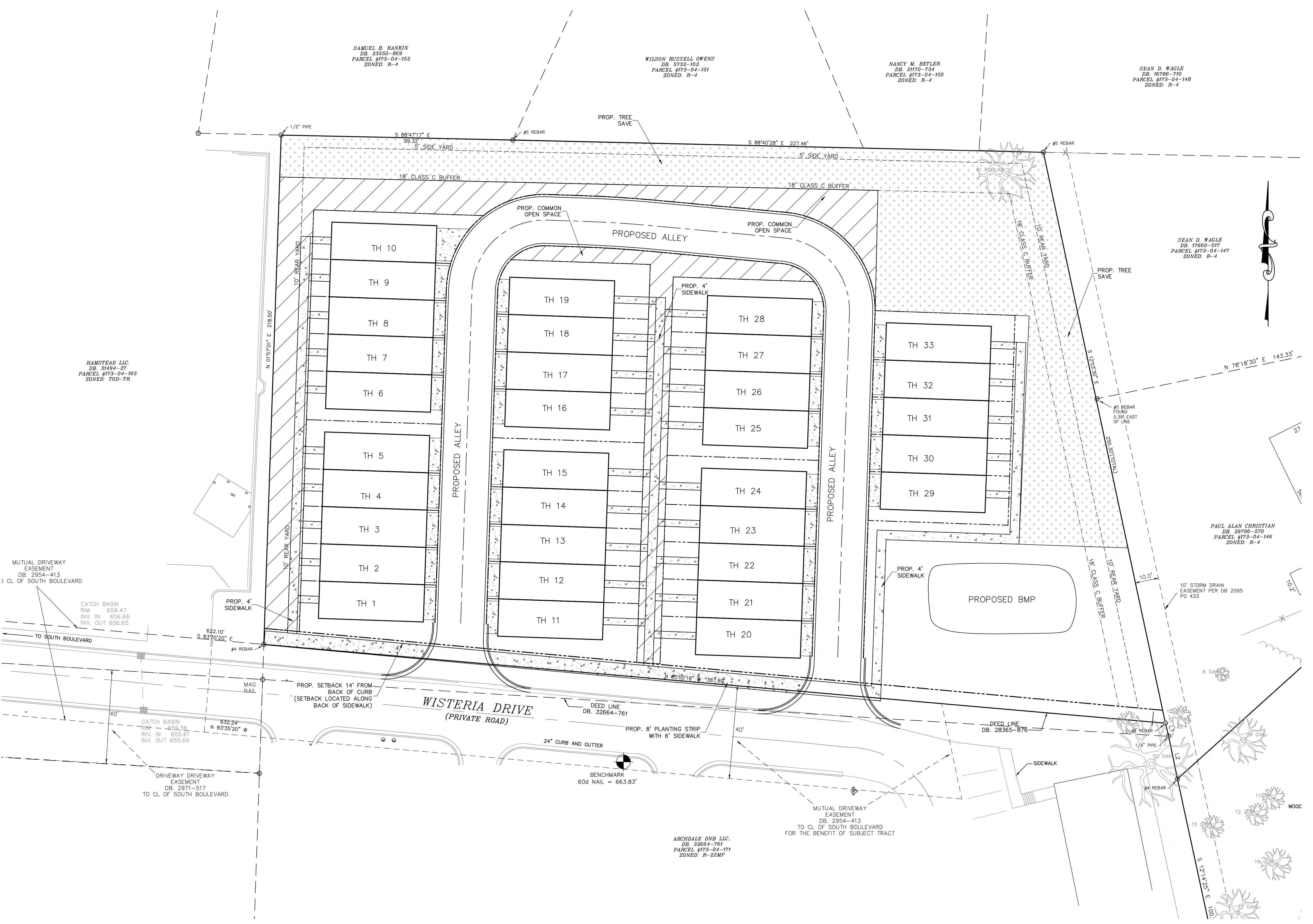
1. IF THIS ZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE USE AND DEVELOPMENT OF THE SITE IMPOSED UNDER THESE DEVELOPMENT STANDARDS AND THE ZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF PETITIONER AND THE CURRENT 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 AS OF THE DATE THIS ZONING 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.

**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.
- 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.

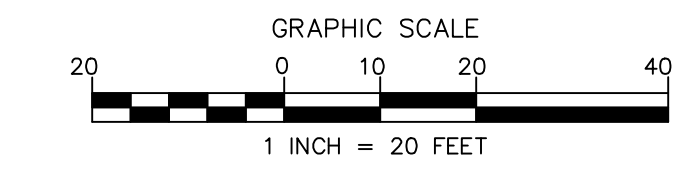


**PRELIMINARY FOR REVIEW PURPOSES ONLY**

REZONING PETITION #:2021-XXX

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

Title: **REZONING PLAN**



NO.	BY	DATE	REVISION

File # 2020-REZONING-DWG Date: 03/29/21 Project Egr: FBL  
 Design By: FBL  
 Drawn By: FBL  
 Scale: 1" = 20'  
**ISAACS** CIVIL ENGINEERING DESIGN AND SURVEYING  
 8720 RED OAK BOULEVARD, SUITE 420 CHARLOTTE, N.C. 28217  
 PHONE (704) 527-3440 FAX (704) 527-8335

**RZ1.0**