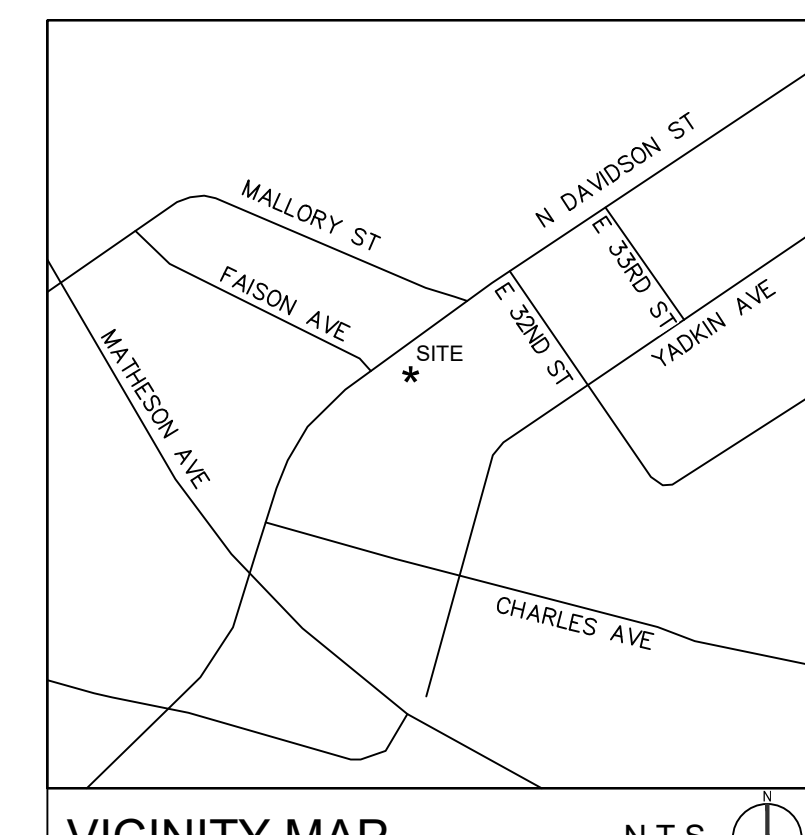


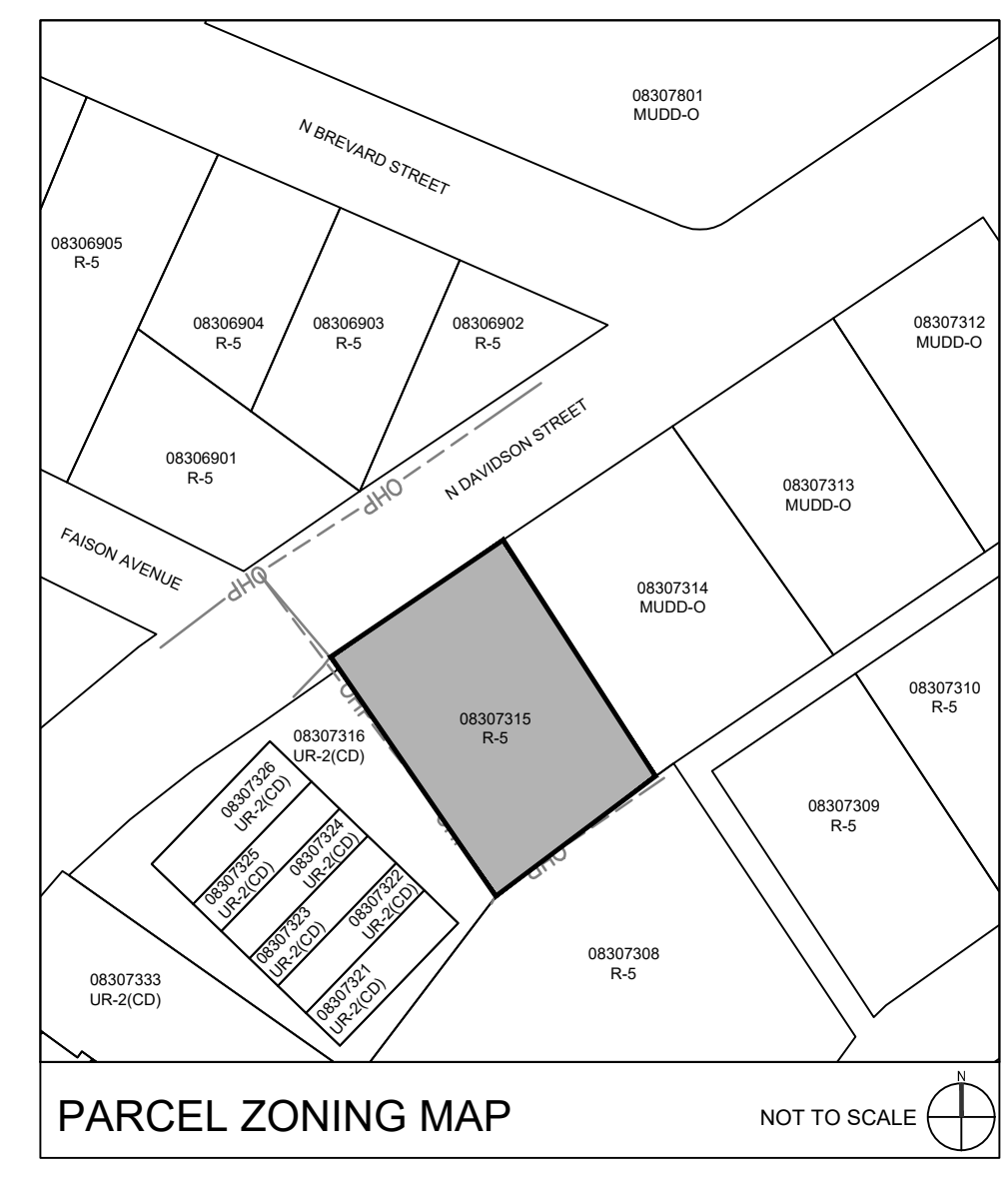
**Bloc Design**  
2923 S. Tryon Street, Suite 320  
Charlotte, NC 28203  
phone: 704-940-2883  
www.bloc-nc.com

landscape architecture | planning | civil engineering



VICINITY MAP N.T.S.

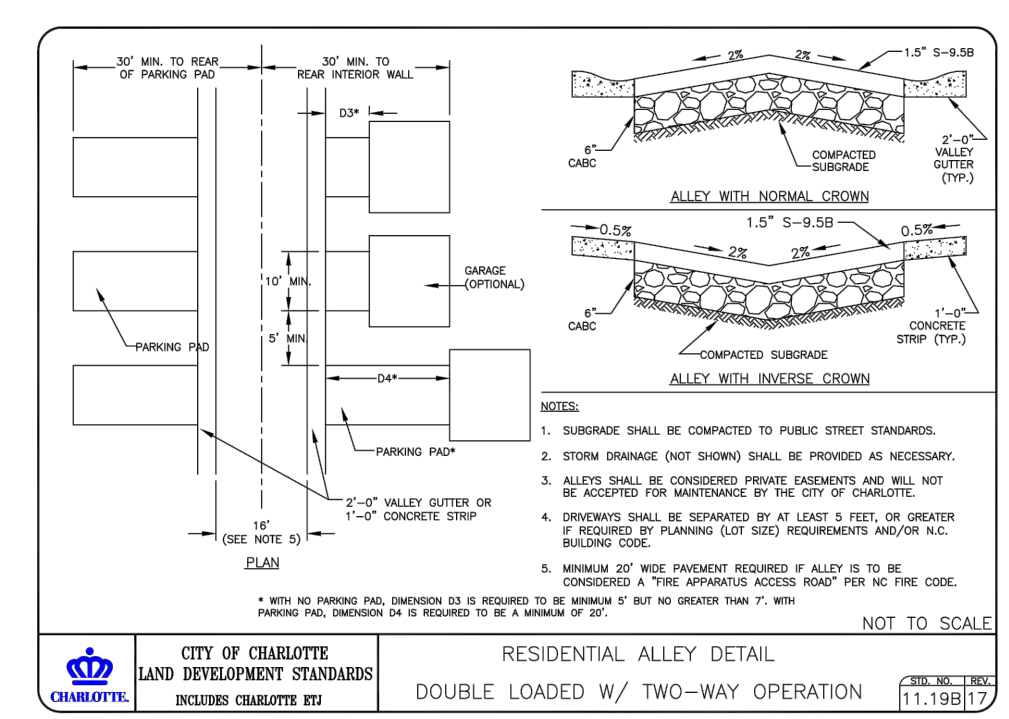
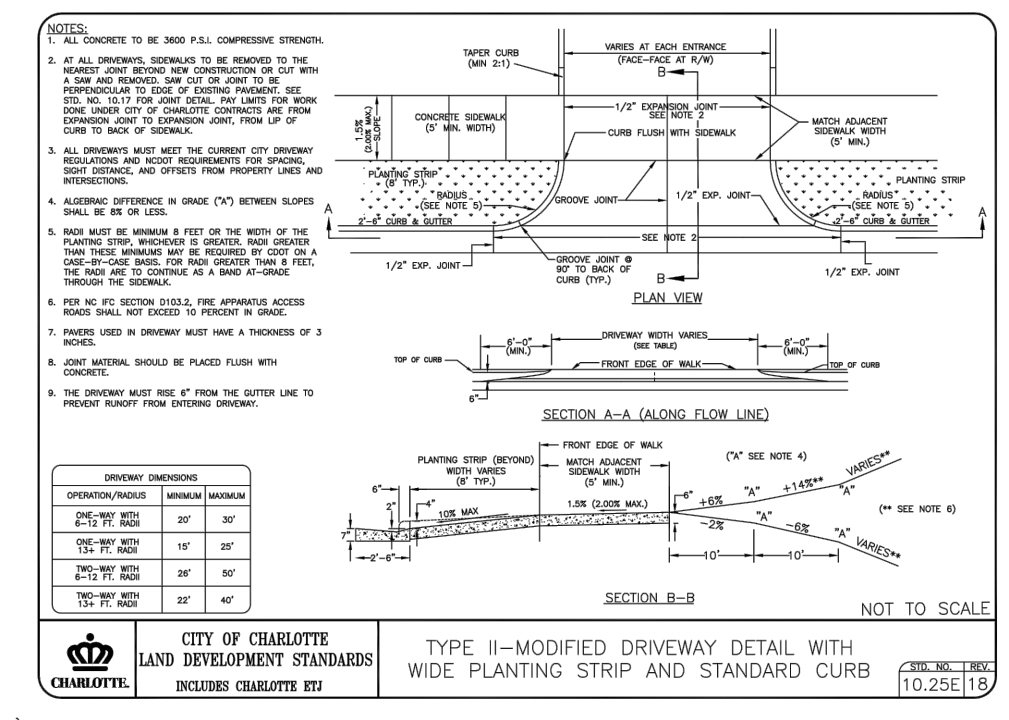
**SURVEY DISCLAIMER**  
TOPOGRAPHIC SURVEY DATED JULY 6, 2021 PROVIDED BY CAROLINA SURVEYORS, INC.



PARCEL ZONING MAP NOT TO SCALE

**DEVELOPMENT STANDARDS**  
August 10th, 2021

- 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 0.23-ACRE SITE LOCATED AT 2802 NORTH DAVIDSON STREET, AS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL NUMBERS 08307315.
  - 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 SHADE 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 OWNERS OF THE SITE IN ACCORDANCE WITH THE ORDINANCE. MINOR ALTERATIONS TO THE REZONING PLAN ARE SUBJECT TO SECTION 6.207 OF THE ORDINANCE.
- PERMITTED USES**
  - 1. THE SITE MAY BE DEVOTED ONLY TO A RESIDENTIAL COMMUNITY CONTAINING A MAXIMUM OF SIX (6) 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.
- 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 ALLEYS SHALL BE ALLOWED DURING THE CONSTRUCTION PERMITTING PROCESS.
  - 2. A MAXIMUM OF ONE (1) ACCESS POINT SHALL BE PROVIDED ALONG N DAVIDSON STREET, AS GENERALLY DEPICTED ON THE REZONING PLAN.
- 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 CHAMBRANLE 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. FITTED 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 STAIRS SHALL FORM A PREDOMINANT FEATURE OF THE BUILDING DESIGN FOR UNITS FRONTING NORTH DAVIDSON STREET, AND SHALL BE LOCATED ON THE FRONT AND/OR SIDE OF THE BUILDING. STAIRS MAY BE COVERED BUT SHALL NOT BE ENCLOSED. THERE SHALL BE NO MINIMUM STAIR DIMENSION.
  - 5. ALL CORNER/END UNITS THAT FACE NORTH DAVIDSON STREET 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 THREE (3) 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.
- 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.
- LIGHTING**
  - 1. 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.
- 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 SHALL 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.



**DEVELOPMENT SUMMARY:**

**OWNER NAME:** ANITA CORDON  
**OWNER ADDRESS:** 4315 WINDLEDALE LANE, CHARLOTTE, NC 28206  
**OWNER PHONE:** 980-337-4813

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

**TAX PARCEL NUMBER:** 08307315  
**TOTAL PARCEL SIZE:** 0.230 ACRES (BASED ON SURVEY)

**EXISTING ZONING:** R-5  
**EXISTING USE:** VACANT

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

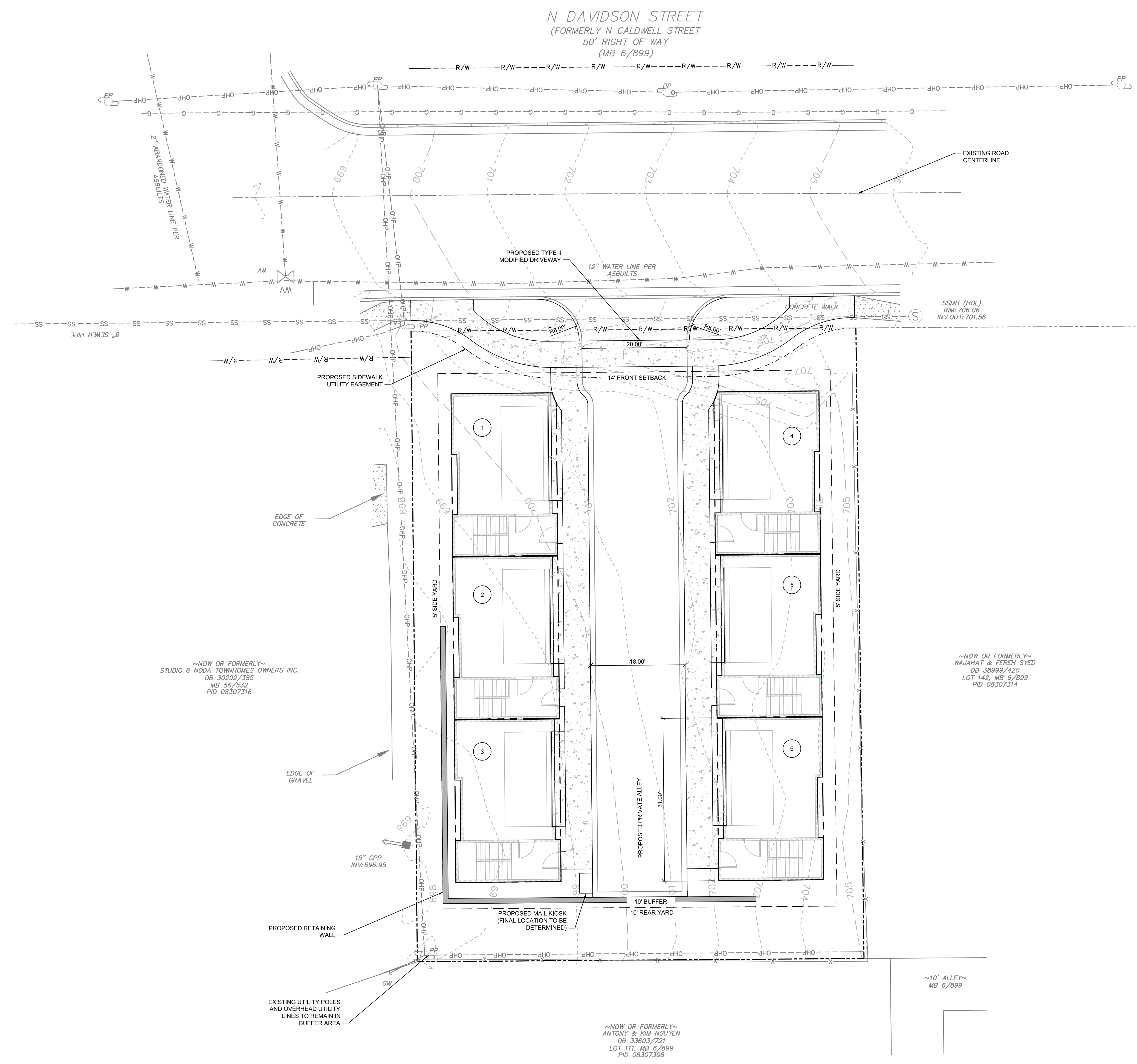
**REQUIRED OPEN SPACE:** 400 SF PER SUBLOT, OR 10% OF DEVELOPMENT AREA  
**PROPOSED OPEN SPACE:** 400 SF PER SUBLOT

**PROPOSED ZONING REQUIREMENTS:**  
MINIMUM FRONT SETBACK: 14' FROM EXISTING BACK OF CURB  
MINIMUM REAR YARD: 10'  
MINIMUM SIDE YARDS: 5'  
MINIMUM LOT WIDTH: 31'  
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: 6 UNITS  
PROPOSED GROSS DENSITY: 26.09 DUA

**TREE SAVE REQUIREMENTS:**  
TO BE BOUGHT OUT OF



~NOW OR FORMERLY~  
STUDIO 6 NODA TOWNHOMES OWNERS INC.  
DB 33293/2385  
MB 56/532  
PID 08307316

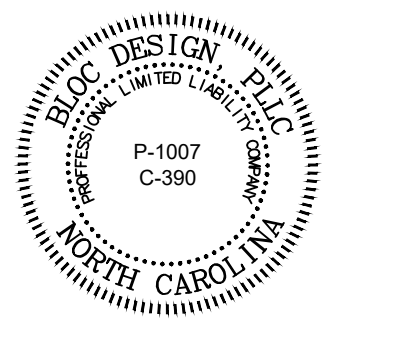
~NOW OR FORMERLY~  
WALJAHAT & FEREH SYED  
DB 38999/420  
LOT 142, MB 6/899  
PID 08307314

~NOW OR FORMERLY~  
ANTONY & KIM NGUYEN  
DB 33603/771  
LOT 111, MB 6/899  
PID 08307308

**REVISIONS**

NO.	DATE	DESCRIPTION

stamp / seal:

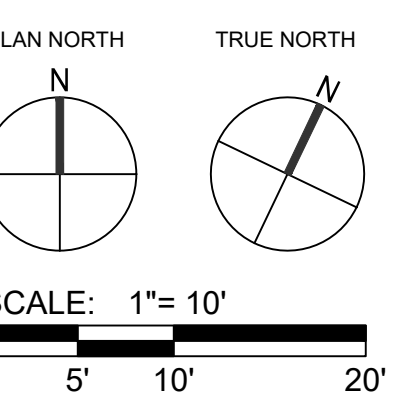


NOT FOR CONSTRUCTION

REZONING PETITION 2021-XXX

**NODA Nest Townhomes**

2802 N Davidson Street  
Charlotte, NC 28205



DATE: 08/10/20	MPIC: CCB
DRAWN BY: MJA	CHECKED BY: DCT
PROJECT NUMBER: 00889-00	
SCALE: 1" = 10'	
TITLE: CONCEPTUAL SITE PLAN	

SHEET NO:  
**RZ-1**