

RZP-2021-094

6505 WISTERIA DR, CHARLOTTE NC 28210

11/17/2021 9:58:28 AM



Planning Department

APPROVED BY CITY COUNCIL

RZP-2021-094

General Notes

[Discipline: CHARLOTTE WATER]

Note

Summary: Charlotte Water currently does not have water or sewer system accessible for the rezoning boundary under review. The development will need to donate pipeline infrastructure to CLTWATER to serve this parcel. The applicant should contact Charlotte Water's New Services at (704) 432-2854 for more information regarding access to water system connections.

Charlotte Water currently does not have water system accessible for the rezoning boundary under review. The closest water distribution main is approximately 320 feet west of the rezoning boundary along South Blvd. A developer donated project will be required in cases there is not direct service. The applicant should contact Charlotte Water's New Services at (704) 432-2854 for more information regarding access to water system connections.

Charlotte Water currently does not have sewer system accessible for the rezoning boundary under review. The closest available sewer main is approximately 110 feet north of the rezoning boundary on Hilwood Ct. A developer donated project will be required in cases there is not direct service. The applicant should contact Charlotte Water's New Services at (704) 432-2854 for more information regarding accessibility to sewer system connections.

Development is encouraged to contact Installation Development Services at (704) 336-5499 to review service connection design requirements and City Ordinances (e.g., backflow, separate meter Ordinance, public/private pipeline extensions). Comments: Will need to acquire CAP. Site does not have direct access to water/sewer will need to extend public water & sewer to serve the site. Submit plans to Donated Project for review.

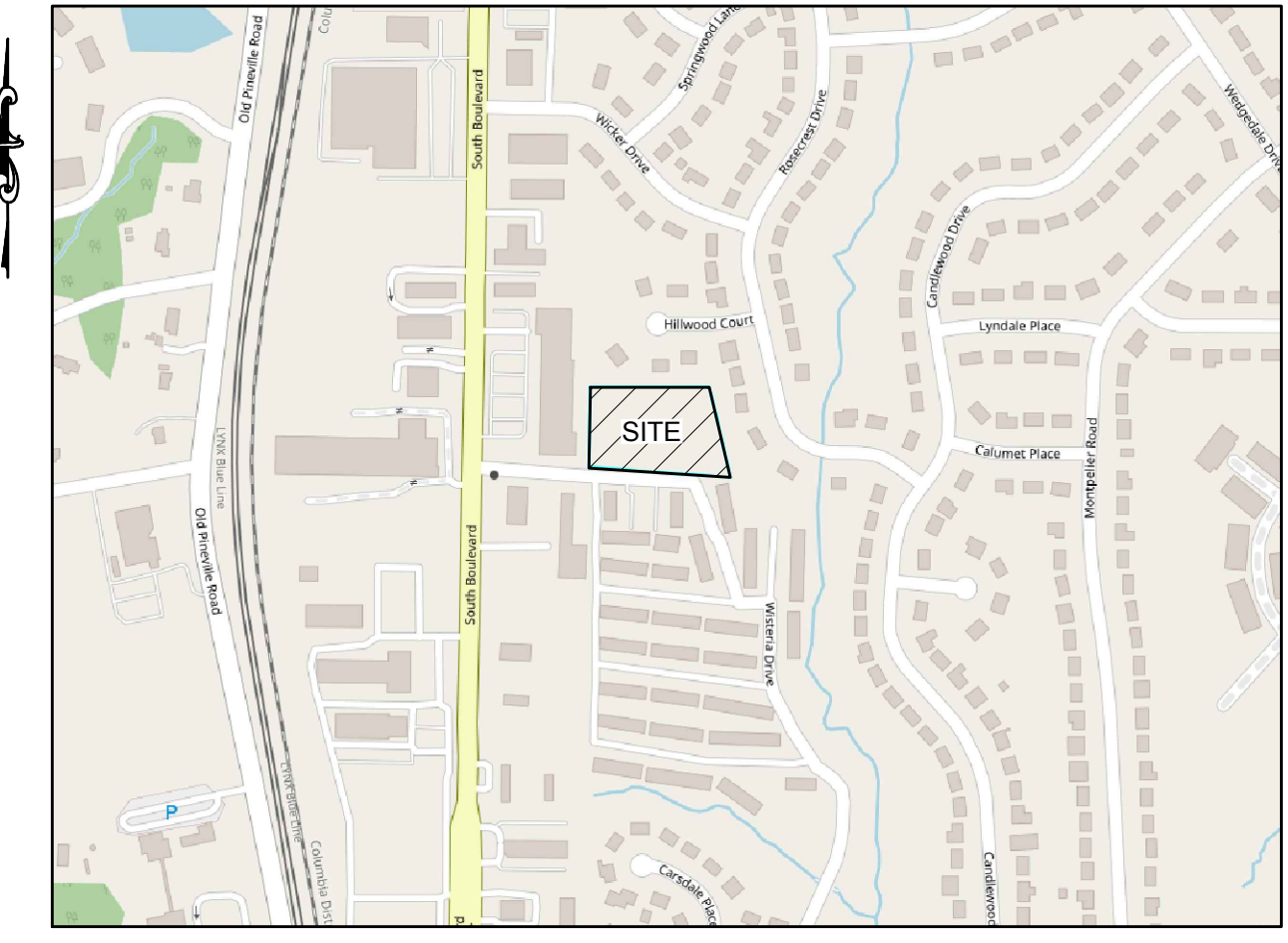
Reservation of sanitary sewer system capacity through the Charlotte Water's Capacity Assurance Program is the responsibility of the customer/development. Contact the New Services Group at (704) 432-2854 for further information on reserving capacity up to 24 months.

This sheet indicates the findings of a cursory review of Utilities System Information for the presence or absence of public water or wastewater infrastructure only. The findings do not imply available capacity in water and sanitary sewer lines, pump stations, or treatment facilities. Reservation of capacity is achieved through the Charlotte Water's Capacity Assurance Program.

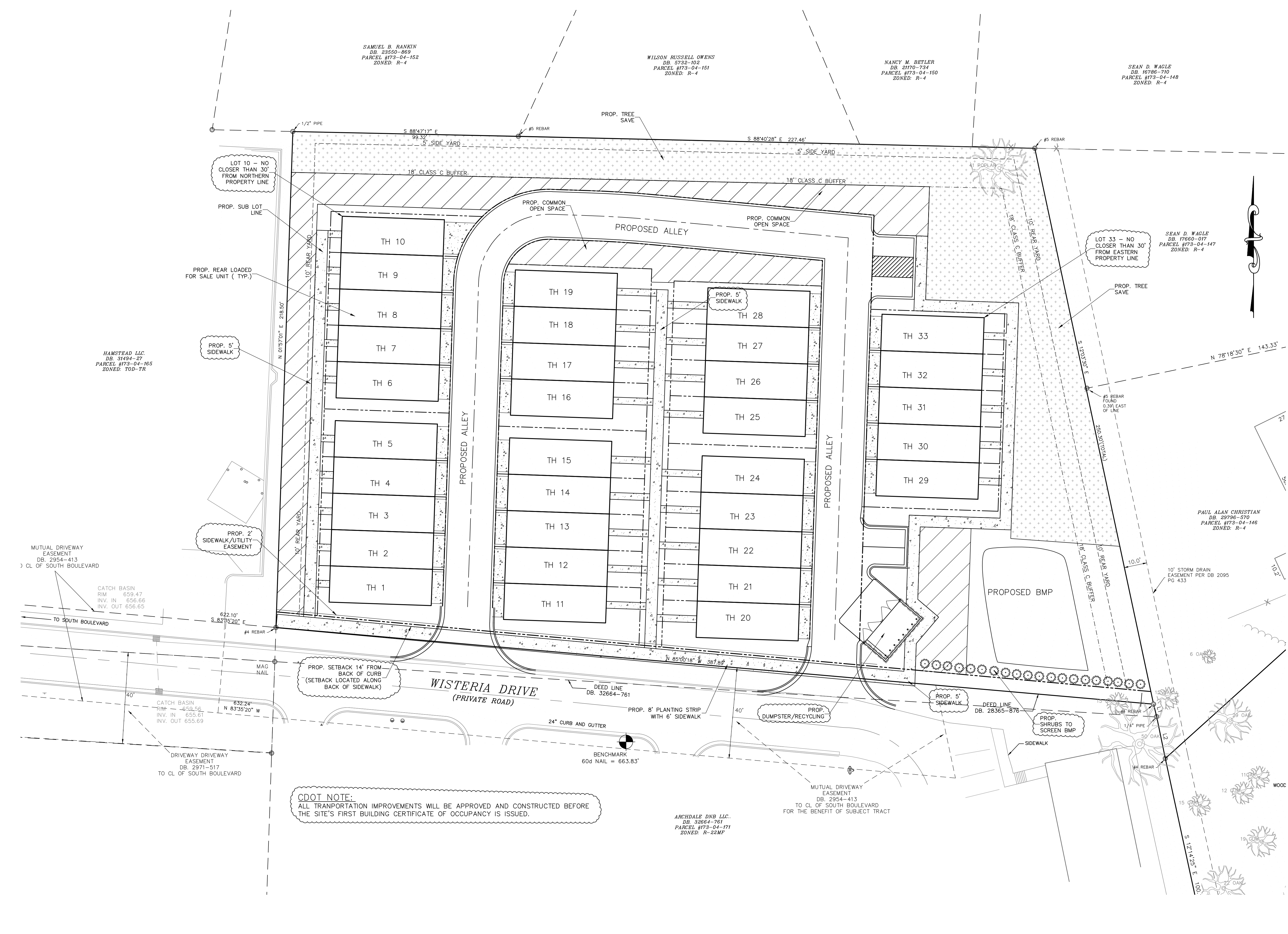
[Discipline: LAND USE]

Land Use

The land use for the subject parcel is RESID22 (Residential up to 22 DUA). The parcel is in the Tyvola & Archdale Transit Station Area Plan.



VICINITY MAP
NTS



- SITE DEVELOPMENT DATA:**
- Average: 1.889 acres
 - Tax Parcel No: 173481-66
 - Existing Zoning: R-22MF
 - Proposed Zoning: UR-2 (CD)
 - Existing Uses: 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 specified below
 - Parking: Min. of 4 spaces per garage
- A. General Provisions**
- These Development Standards form a part of the Rezoning Petition associated with the Rezoning 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 Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel No. 173481-66.
 - The 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").
 - 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.
 - The development depicted on the Rezoning 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 Rezoning 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.
 - Future amendments to the Rezoning 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 Use**
- The Site may be developed 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**
- Vehicular access to the Site shall be as generally depicted on the Rezoning 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 ("CDOT").
 - As depicted on the Rezoning 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.
 - Internal sidewalks and pedestrian connections shall be provided on the Site as generally depicted on the Rezoning Plan. The internal sidewalks may require to save existing trees.
 - All transportation improvements required to be constructed by Petitioner under these Development Standards will be approved and constructed prior to the issuance of the first certificate of occupancy for a new building constructed on the Site.
- D. Architectural Standards**
- The maximum height of any building constructed on the Site shall be 40 feet.
 - 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 veneer or similar masonry products, stone (or its synthetic equivalent), stucco, cementitious siding, fiber cement board and/or other materials approved by the Planning Director.
 - Vinyl, PVC or aluminum 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.
 - The actual width of the single family attached dwelling units to be constructed on the Site may vary from the widths depicted on the Rezoning Plan.
 - Each single family attached dwelling unit to be constructed on the Site shall have a garage.
 - The garage shall be attached to the main structure of the building and shall be located on the rear or side of the building.
 - Practical needs of residents shall be accommodated by providing for a minimum of 41.5 cubic feet of storage space for each unit, which shall be provided in a manner that is not readily accessible to the public.
 - Slopes with a maximum size of 5 feet by 3 feet shall form a graduation feature of the building facade and shall be located on the front and/or side of the building. Slopes may be vertical but shall not be enclosed.
 - All corner or end single family attached dwelling 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 provide blank wall provisions that limit the maximum blank wall exposure to 10 feet on all building levels.
 - The maximum number of individual single family attached dwelling units that may be located in a building shall be 5.
- E. Sidewalks**
- Sidewalks shall be provided to connect all residential entrances to sidewalks along public or private streets.
- F. Environmental Features**
- The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.
 - The location, size and type of storm water management systems depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submitted and are not implicitly approved with this rezoning.
 - Adjustments to the location, size and type of storm water management systems and natural site discharge points.
- G. Screening**
- As generally depicted on the Rezoning Plan, the BMP shall be screened from Wisteria Drive through the installation of shrubs.
- H. Development of the Site shall comply with the City of Charlotte Tree Ordinance.**
- I. Open Space**
- The site shall comply with the open space requirements of the Ordinance.
 - The area designated on the Rezoning Plan as improved open space shall contain grass, shrubs, trees, pedestrian walkways and seating.
- J. Binding Effect of the Rezoning Documents and Definitions**
- If this Rezoning Petition is approved, all conditions applicable to the use and development of the Site imposed under these Development Standards and the Rezoning 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.
 - 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.
 - Any reference to the Ordinance herein shall be deemed to refer to the requirements of the Ordinance in effect as of the date this Rezoning Petition is approved.

- FIRE DEPARTMENT NOTES:**
- FIRE DEPARTMENT ACCESS ROAD SHALL HAVE A MINIMUM OF 20' UNOBSTRUCTED CLEAR WIDTH AND SHALL BE CAPABLE OF SUPPORTING 80,000 LBS.
 - TURN RADIUS 30' INSIDE AND 42' OUTSIDE
 - FOR NON-SPRINKLERED BUILDINGS, FIRE DEPARTMENT MUST BE ABLE TO REACH 150' TO ALL EXTERIOR PORTIONS OF BUILDING.
 - FOR SPRINKLERED BUILDINGS, FIRE DEPARTMENT MUST BE ABLE TO REACH 200' TO ALL EXTERIOR PORTIONS OF A BUILDING.
 - FIRE HYDRANT SHALL BE LOCATED WITHIN 750' TO THE MOST REMOTE POINT OF BUILDING AS TRUCK TRAVELS FOR ALL BUILDINGS.
 - TOWNHOMES NOT EXCEEDING 2 STORES IN HEIGHT, THE REQUIRED FIRE FLOW IS 1500 GPM. TOWNHOMES NOT EXCEEDING 3 STORES IN HEIGHT AND A FIRE AREA OF 2500 S.F. OR LESS, THE REQUIRED FIRE FLOW IS 1750 GPM. TOWNHOMES NOT EXCEEDING 3 STORES IN HEIGHT AND A FIRE AREA OF GREATER THAN 2500 S.F., THE REQUIRED FIRE FLOW IS 2000 GPM.

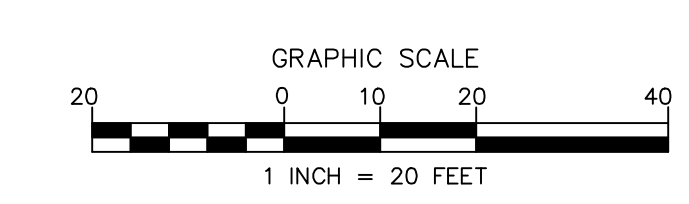
ADDITIONAL DATA:

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.
 *CONSISTS OF SEATING, LANDSCAPING, AND TABLES

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 #:2021-094



WISTERIA LANE TOWNHOMES
 CHARLOTTE, NORTH CAROLINA

REZONING PLAN

File # 2020-REZONING-DWG Date: 03/29/21 Project Egr: FBL
 LU: 1 FBL 09/12/21 PER CITY COMMENTS Design By: FBL
 CIVL ENGINEERING DESIGN AND SURVEYING Drawn By: FBL
 Scale: 1" = 20'
 8720 RED OAK BOULEVARD, SUITE 420
 CHARLOTTE, N.C. 28217
 PHONE (704) 527-3440 FAX (704) 527-8355

ISAACS
 CIVIL ENGINEERING DESIGN AND SURVEYING

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