

URBAN DESIGN PARTNERS

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urbanpartners.com
ncbels firm no: P-0418
sc coa no: C-03044

Wallace Lane, LLC

4366 South Tryon Street
Charlotte, NC 28217-1734

Wallace Lane

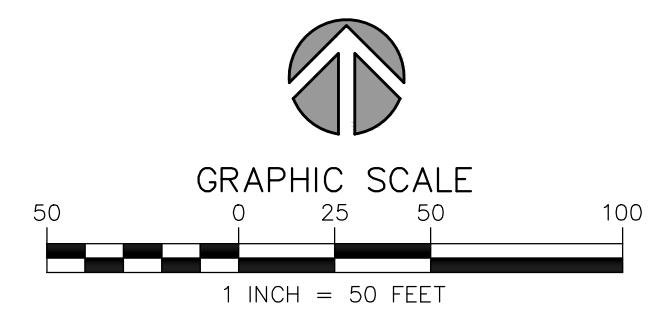
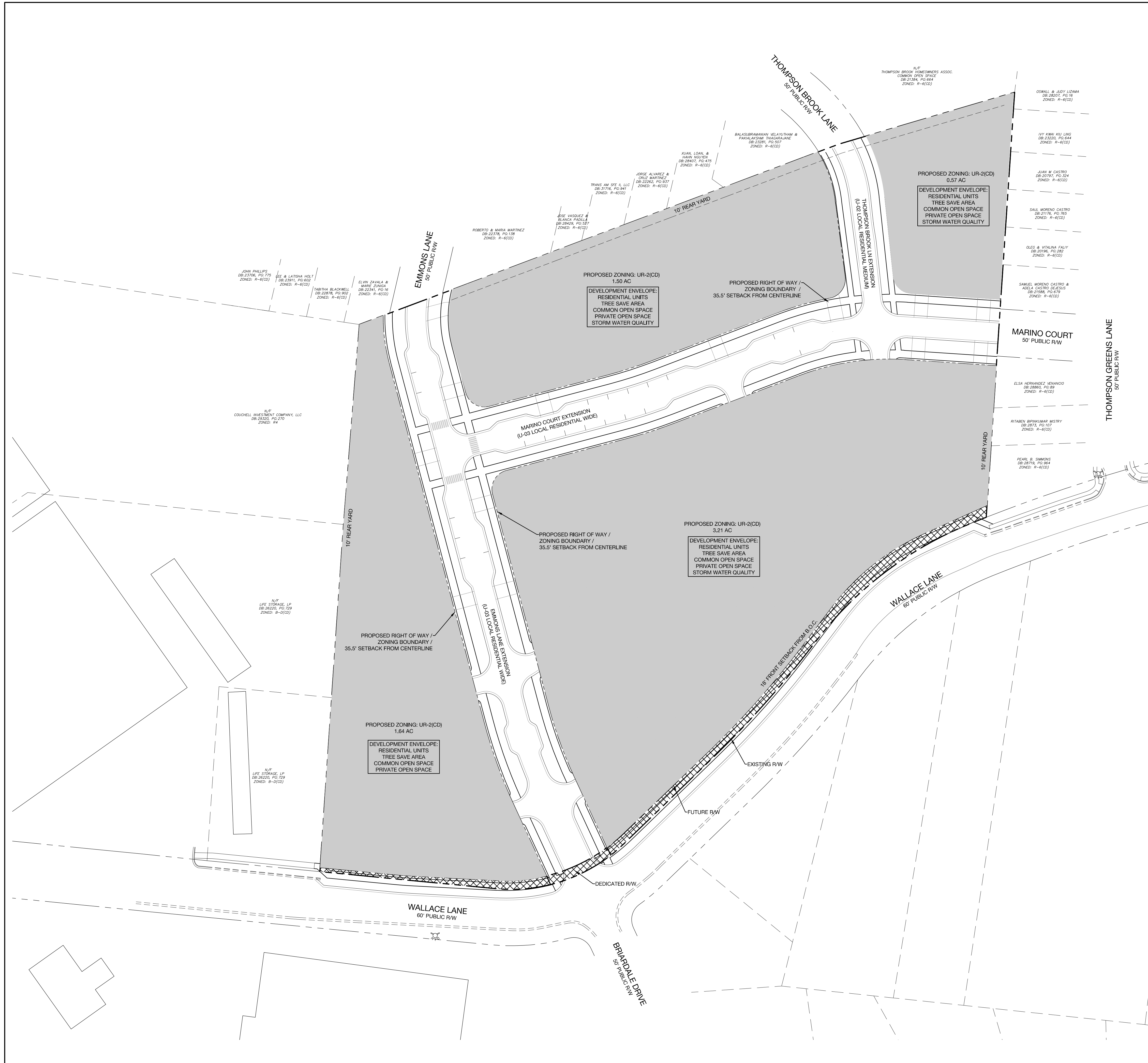
Technical Data Sheet

Wallace Lane, Charlotte, North Carolina

NO.	DATE	BY	REVISIONS:
1	06.11.18	UDP	PER CITY COMMENTS
2	08.13.18	UDP	PER CITY COMMENTS

Project No: 17-118
 Date: 04.23.2018
 Designed by: udp
 Drawn By: udp
 Scale: 1"=50'
 Sheet No:

RZ-1.0



REZONING PETITION #2018-056

CONDITIONAL DEVELOPMENT STANDARDS

Site Development Data:
 Acreage: ±9.3 acres
 Tax Parcels: 16507103, 16507104, 16507128, 16507105, 16507130, 16507106
 Existing Zoning: R-4
 Proposed Zoning: UR-2(CD)
 Existing Uses: Single Family Detached
 Proposed Uses: Up to 145 Single Family Attached (Townhome) Units
 Max. Building Height: Fifty (50) feet.



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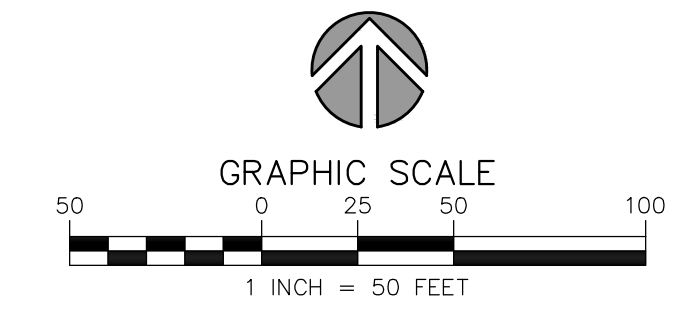
Rezoning Site Plan (Option 1)

Wallace Lane, Charlotte, North Carolina

NO.	DATE	BY	REVISIONS:
1	06.11.18	UDP	PER CITY COMMENTS
2	08.13.18	UDP	PER CITY COMMENTS

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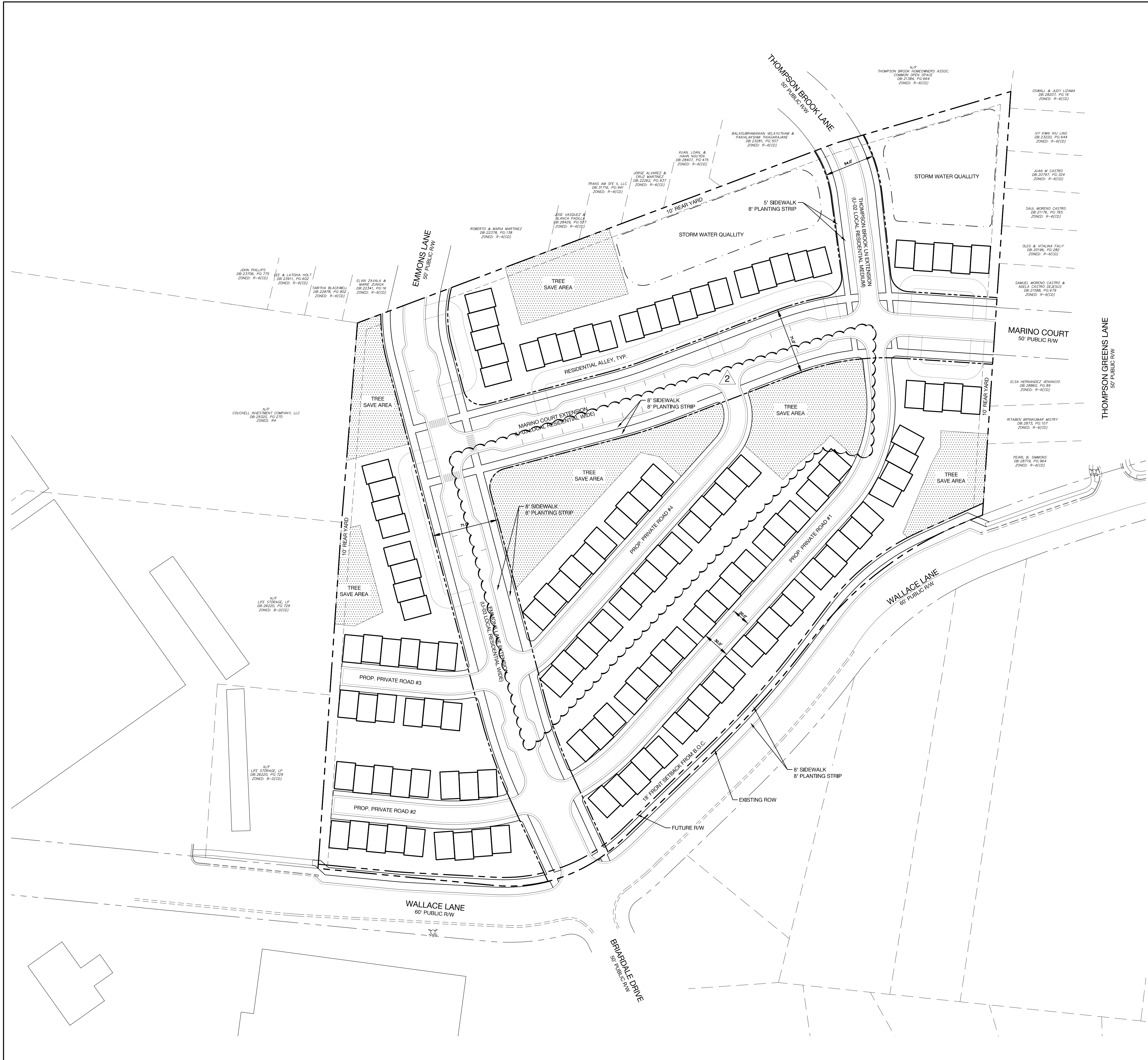
RZ-2.0



REZONING PETITION #2018-056



2



CONDITIONAL DEVELOPMENT STANDARDS

Site Development Data:

Acreage:	±9.3 acres
Tax Parcels:	16507103, 16507104, 16507128, 16507105, 16507130, 16507106
Existing Zoning:	R-4
Proposed Zoning:	UR-2(CD)
Existing Uses:	Single Family Detached
Proposed Uses:	Up to 145 Single Family Attached (Townhome) Units
Max. Building Height:	Fifty (50) feet

*RESIDENTIAL UNITS SHOWN DO NOT REPRESENT ALLOWABLE MAXIMUM DENSITY. REFERENCE CONDITIONAL DEVELOPMENT STANDARDS #2 FOR MAXIMUM ALLOWABLE DENSITY PROPOSED.



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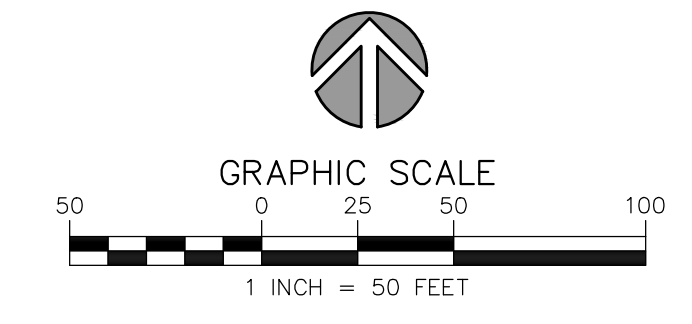
4388 South Tryon Street
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Wallace Lane

Rezoning Site Plan (Option 2)

Wallace Lane, Charlotte, North Carolina

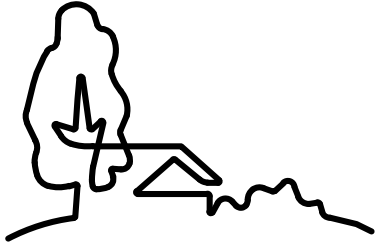
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REZONING PETITION #2018-056

Project No: 17-118
 Date: 04.23.2018
 Designed by: udp
 Drawn by: udp
 Scale: 1"=50'
 Sheet No:

RZ-3.0



**URBAN
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Wallace Lane

Rezoning Site Plan
Wallace Lane, Charlotte, North Carolina

NO.	DATE	BY	REVISIONS:
2	08.13.18	UDP	PER CITY COMMENTS

Project No: 17-118
Date: 04.23.2018
Designed by: udp
Drawn By: udp
Scale: 1"=50'
Sheet No:

RZ-4.0

CONDITIONAL DEVELOPMENT STANDARDS

Site Development Data:

Acreage: ±9.3 acres
Tax Parcels: 16507103, 16507104, 16507128, 16507105, 16507130, 16507106
Existing Zoning: R-4
Proposed Zoning: UR-2(CD)
Existing Uses: Single Family Detached
Proposed Uses: Up to 145 Single Family Attached (Townhome) Units
Max. Building Height: Fifty (50) feet

1. General Provisions

These Development Standards form part of the Rezoning Plan associated with the Rezoning Petition filed by Wallace Lane, LLC (the "Petitioner") to accommodate the development of a residential townhome community on that approximately 9.3 acre site located on Wallace Lane, which is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Numbers 16507103, 16507104, 16507128, 16507105, 16507130, and 16507106.

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 and parking areas depicted on the Rezoning Plan are schematic in nature and therefore are subject to refinements as part of the total design process.

2. Permitted Uses and Maximum Development

The Site may be developed with up to 145 single-family attached dwelling units (townhomes), together with any incidental and accessory uses related thereto that are allowed in the UR-2 zoning district.

3. Transportation

a) Vehicular access will be as generally depicted on the Rezoning Plan. The placement and configuration of the vehicular access point shown on the Rezoning Plan is subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required by CDOT for approval.

b) As depicted on the Rezoning Plan, the Site will be served by public and/or private streets.

c) Internal sidewalks and pedestrian connections shall be provided along all public and private streets throughout the Site. The internal sidewalks may meander to save existing trees.

d) Where necessary, Petitioner shall dedicate and convey in fee simple all rights-of-way to the City of Charlotte before the Site's first building certificate of occupancy is issued or phased per the Site's development plan.

e) The Petitioner shall dedicate in fee simple conveyance all rights of way to the City of Charlotte before the Site's first building certificate of occupancy is issued.

f) The Petitioner shall install a bus pad on Wallace Lane adjacent to the Site.

g) All transportation improvements shall be approved and constructed before the site's first building certificate of occupancy is issued.

4. Architectural Standards

a) The principal buildings used for residential uses constructed on the Site may use a variety of building materials. The building materials used for buildings will be a combination of the following: glass, brick, stone, simulated stone, pre-cast stone, pre-cast concrete, synthetic stone, stucco, cementitious siding (such as Hardi-plank), vinyl, EIFS or wood.

b) 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.

c) Petitioner shall provide blank wall provisions that limit the maximum blank wall expanse to 20 feet on all building levels, including but not limited to doors, windows, awnings, and/or architectural design elements.

d) Walkways will be provided to connect all residential entrances to sidewalks along public and private streets, as generally depicted on the Rezoning Plan.

e) Townhouse buildings will be limited to six (6) individual units or fewer.

f) Garage doors shall be of "craftsman" style with painted doors and elements of glass.

g) Façade articulation or variation will be utilized to differentiate townhome units within each building. All front facades will vary with accent siding both horizontally and vertically.

h) Petitioner will comply with the four hundred square foot private open space requirement in Section 9.406 of the Ordinance if required in the UR-2 zoning district at the time of permitting.

5. Streetscape and Landscaping

a) The Petitioner may subdivide the Site and create sublots within the Site with no side or rear yards as part of a unified development plan.

b) The Petitioner shall comply with the Tree Ordinance and Post Construction Stormwater Ordinance.

6. Environmental Features

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 stormwater treatment requirements and natural site discharge points.

7. Amendments to Rezoning Plan

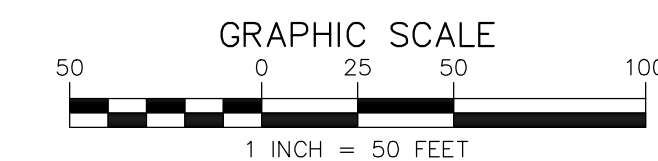
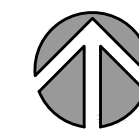
Future amendments to the Technical Data Sheet or these Development Standards may be applied for by the then Owner or Owners of the parcel or parcels within the Site involved in accordance with the provisions of Chapter 6 of the Ordinance.

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.

8. Binding Effect of the Rezoning Documents and Definitions

(a) 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.

(b) Throughout these Development Standards, the terms, "Petitioner" and "owner" and "owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owners of the Site from time to time who may be involved in any future development thereof.



REZONING PETITION #2018-056