

REZONING PETITION #2018-056

GRAPHIC SCALE  
1" = 50'

**URBAN  
DESIGN  
PARTNERS**

1318-w6 central ave. P 704.334.3303  
charlotte, nc 28205 F 704.334.3305  
urbandesignpartners.com  
ncbels firm no: P-0418  
sc coa no: C-03044

Wallace Lane, LLC

4368 South Tryon Street  
Charlotte, NC 28217-1734

Project No: 17-118  
Date: 04/23/2018  
Designed by: udp  
Drawn By: udp  
Scale: 1"=50'  
Sheet No:

NO. DATE: BY: REVISIONS:  
1 06/11/18 UDP PER CITY COMMENTS  
2 08/13/18 UDP PER CITY COMMENTS  
3 09/27/18 UDP PER CITY COMMENTS

**RZ-1.0**

Wallace Lane

Technical Data Sheet  
Wallace Lane, Charlotte, North Carolina



**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 128 (13.9 DUA) Single Family Attached (Townhome) Units
Max. Building Height:	Fifty (50) feet
Density:	Approximately 13.8 Dwelling Units per Acre (DUA)
Guest Parking:	Minimum of 54 additional parking spots

**TREE SAVE CALCULATION:**

Total site acreage:	±9.3 acres
Project area within wedge:	6.45 acres (15% tree save area provided on site, 0.96 acres) *(Tree save to be satisfied with areas of new tree plantings and preservation of existing trees)
Project area within corridor:	2.85 acres (Payment-in-lieu to satisfy tree save requirement)

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**RZ-2.0**

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1	06.11.18	UDP	PER CITY COMMENTS
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3	09.27.18	UDP	PER CITY COMMENTS

GRAPHIC SCALE

50 0 25 50 100

1 INCH = 50 FEET

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**Wallace Lane**

**Rezoning Site Plan**  
Wallace Lane, Charlotte, North Carolina

NO. DATE BY: REVISIONS:

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**RZ-2.0**

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 129 Single Family Attached (Townhome) Units  
Max. Building Height: Fifty (50) feet  
Density: Approximately 13.8 Dwelling Units Per Acre (DUA)  
Guest Parking: Minimum of 54 additional parking spots

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 129 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) Units fronting Wallace Lane shall be oriented toward the street.
- i) 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. Amenities, 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.
- c) The Petitioner shall provide a community space, as generally depicted on the Rezoning Plan in the locations labeled as Amenity Area or Amenity Space, which may include, but shall not be limited to, a pocket park, gazebo, hammock garden, grills, fire pit, benches, and/or picnic tables.

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.

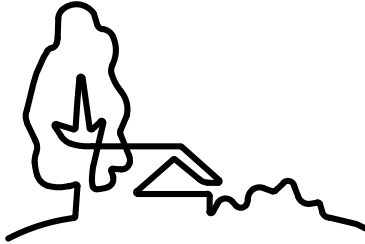
7. Amendments to Rezoning Plan

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.



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Wallace Lane

Development Standards  
Wallace Lane, Charlotte, North Carolina

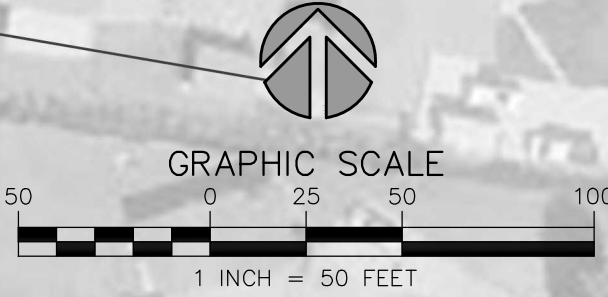
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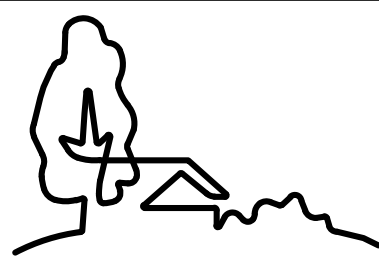
3  
RZ-3.0



ILLUSTRATIVE SITE PLAN PROVIDED FOR  
REFERENCE PURPOSES ONLY. FINAL BUILT  
CONDITION MAY VARY FROM PLAN SHOWN.  
REFERENCE SHEETS RZ-1.0 - RZ-3.0 FOR  
DEVELOPMENT CONDITIONS.



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Wallace Lane, LLC

Wallace Lane

Illustrative Site Plan  
Wallace Lane, Charlotte, North Carolina

NO. DATE BY: REVISIONS:

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