



DEVELOPMENT STANDARDS

I. General Provisions

- These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Hopper Communities (the "Petitioner") to accommodate the development of a single-family attached (townhome) residential community on that approximately 0.917-acre site located on the northwest side of Baltimore Avenue, south of Remount Road, more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Numbers 145-013-18, 145-013-17, 145-013-16, 145-013-15, 145-013-14, and 145-013-06.
- Development of the Site will be governed by 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 and 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 save 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.
- Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner(s) of the Site in accordance with the provisions of Chapter 6 of the Ordinance. Minor alterations to the Rezoning Plan are subject to Section 6.207 of the Ordinance.

II. Permitted Uses

The Site may be devoted only to a residential community containing a maximum of twenty (20) single-family attached dwelling units and any incidental and accessory uses relating thereto that are permitted in the UR-2 zoning district.

III. Transportation

- As depicted on the Rezoning Plan, the Site will be served by internal private alleys, and minor adjustments to the location of these private alleys shall be allowed during the construction permitting process.
- A maximum of two (2) access point shall be provided along Baltimore Avenue, as generally depicted on the Rezoning Plan.
- Petitioner shall provide internal sidewalks and pedestrian connections on the Site as generally depicted on the Rezoning Plan. Internal sidewalks may meander to save existing trees.
- Petitioner will use good faith efforts to coordinate with the Mecklenburg County Park & Recreation Department (MCP&R) and Mecklenburg County Real Estate Services to provide a sidewalk connection from the Site to the intersection of Remount Road and Baltimore Avenue (to connect to sidewalk improvements proposed by RZP 2020-017). The Petitioner further agrees to provide curb and gutter from the project along the MCP&R-owned frontage of Baltimore Avenue to the corner with Remount Road (if requiring no right-of-way dedication) to provide a minimum 10' travel lane. Such improvements shall be constructed prior to the issuance of the twentieth (20th) building certificate of occupancy assuming all necessary easements can be reasonably acquired from MCP&R.
- Petitioner shall dedicate all rights-of-way along Baltimore Avenue in fee simple conveyance to the City of Charlotte before the Site's first building certificate of occupancy is issued.
- Unless stated otherwise in Section III.4, the Petitioner shall ensure that all transportation improvements are substantially completed prior to the issuance of the Site's first building certificate of occupancy.

IV. Architectural Standards

- Preferred Exterior Building Materials: All principal and accessory buildings shall be comprised of a combination of portions of brick, brick veneer, natural stone (or its synthetic equivalent), stucco, cementitious siding, fiber cement ("HardiPlank") and/or other materials approved by the Planning Director.
- Prohibited Exterior Building Materials: (i) vinyl siding, excluding vinyl hand rails, windows, soffits, doors, garage doors, railings, or trim, and (ii) concrete masonry units not architecturally finished.
- 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, unless a flat roof architectural style is employed.
- Corner/end units fronting Baltimore Avenue shall have enhanced side elevations with a front or rear stoop and/or porch. If a porch is utilized, it may be located on the second story of such unit. Additionally, blank wall provisions shall be included to limit blank wall expanses to a maximum of fifteen (15) feet on all building levels.
- The front elevation of each single family attached dwelling unit shall have windows or other architectural details that limit the maximum blank wall expanse to fifteen (15) feet on each level of the unit.
- For all units, Petitioner shall provide blank wall provisions that limit the maximum blank wall expanse to thirty (30) feet on all building levels, including but not limited to doors, windows, awnings, material or color changes, and/or architectural design elements.
- Attached dwelling units shall be limited to a maximum of five (5) units per building.
- All townhome units shall be provided with a garage for a minimum of one (1) car.
- The Petitioner may subdivide the Site and create lots within the Site with no side or rear yards as part of a unified development plan.

V. Environmental Features

- The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance.
- The Petitioner shall comply with the Tree Ordinance.

VI. Lighting

- 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.

VII. 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 will, unless amended in the manner provided under the Ordinance, 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.

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

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This Plan Is A Preliminary Design. NOT Released For Construction.

0 30' 60' 120'

SCALE: 1"=30'

REVISIONS:			
No.	Date	By	Description
1	4/13/20	MMS	REVISIONS PER STAFF COMMENTS
2	6/23/20	MMS	REVISIONS PER STAFF COMMENTS
3	7/15/20	MMS	REVISIONS PER STAFF COMMENTS