

SITE DATA

TAX MAP NO: 08-11-6108, 08-11-6109, 08-11-6106,

AND A PORTION OF PARCELS 08-11-6110, 08-11-6105, 08-116-103

SHALL MEET ORDINANCE REQUIREMENTS

PROPOSED SITE AREA: ± 1.18 AC (± 51,345 SF)

CURRENT ZONING: R-5 AND R-17MF

PROPOSED ZONING: UR-2 (CD)

EXISTING USE: SINGLE FAMILY RESIDENTIAL AND VACANT SINGLE FAMILY ATTACHED (TOWNHOMES) PROPOSED USE: PROPOSED UNITS: 20 UNITS

±16.95 DUA DENSITY: SHALL MEET ORDINANCE REQUIREMENTS

BUILDING HEIGHT: PARKING PROVIDED: SHALL MEET ORDINANCE REQUIREMENTS

TREE SAVE REQUIRED: SHALL MEET ORDINANCE REQUIREMENTS

PARKWOOD E. INDEPENDENCE BLVD

> VICINITY MAP NOT TO SCALE

DEVELOPMENT STANDARDS

A. <u>GENERAL PROVISIONS</u>

1. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY HOPPER COMMUNITIES TO ACCOMMODATE THE DEVELOPMENT OF A RESIDENTIAL COMMUNITY ON THAT APPROXIMATELY 1.18 ACRE SITE LOCATED ON EAST 16 IH STREET, WHICH SITE IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE "SITE"). THE SITE IS COMPRISED OF TAX

2. 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").

PARCEL NOS. 081-161-08, 081-161-09 AND 081-161-06 AND PORTIONS OF TAX PARCEL NOS. 081-161-03, 081-161-05 AND 081-161-10.

- 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 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 ALLEY OR DRIVE AND PARKING AREAS 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.
- 5. 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.

1. THE SITE MAY BE DEVOTED ONLY TO A RESIDENTIAL COMMUNITY CONTAINING A MAXIMUM OF 20 SINGLE FAMILY ATTACHED DWELLING UNITS AND TO ANY INCIDENTAL AND ACCESSORY USES RELATING THERETO THAT ARE ALLOWED IN THE UR-2 ZONING DISTRICT.

C. <u>TRANSPORTATION</u>

- 1. VEHICULAR ACCESS TO THE SITE SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINT 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").
- 2. AS DEPICTED ON THE REZONING PLAN, THE SITE WILL BE SERVED BY AN INTERNAL PRIVATE ALLEY OR DRIVE. MINOR ADJUSTMENTS TO THE LOCATION OF THE INTERNAL PRIVATE ALLEY OR DRIVE SHALL BE ALLOWED DURING THE CONSTRUCTION PERMITTING PROCESS.
- 3. INTERNAL SIDEWALKS AND PEDESTRIAN CONNECTIONS SHALL BE PROVIDED ON THE SITE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE INTERNAL SIDEWALKS MAY MEANDER TO SAVE EXISTING TREES.
- 4. PETITIONER AND THE RELEVANT ADJACENT PROPERTY OWNERS SHALL SUBMIT A PETITION TO CDOT REQUESTING THE ABANDONMENT AND CLOSING OF THE ALLEY LOCATED ON AND ADJACENT TO THE SITE. UPON THE ABANDONMENT AND CLOSING OF THE ALLEY, THE AREA WITHIN THE ABANDONED AND CLOSED ALLEY SHALL BE INCORPORATED INTO THE SITE AND THE RELEVANT ADJACENT PARCELS OF LAND.
- 5. PETITIONER AND THE RELEVANT ADJACENT PROPERTY OWNERS SHALL SUBMIT A PETITION TO CDOT REQUESTING THE ABANDONMENT AND CLOSING OF THE UNOPENED RIGHT OF WAY LOCATED ON THE NORTHERN BOUNDARY OF THE SITE AND THE UNOPENED RIGHT OF WAY LOCATED ON THE EASTERN BOUNDARY OF THE SITE. UPON THE ABANDONMENT AND CLOSING OF THE UNOPENED RIGHT OF WAY LOCATED ON THE NORTHERN BOUNDARY OF THE SITE AND THE UNOPENED RIGHT OF WAY LOCATED ON THE EASTERN BOUNDARY OF THE SITE, THE AREA WITHIN SUCH RIGHTS OF WAY SHALL BE INCORPORATED INTO THE SITE AND THE RELEVANT ADJACENT PARCELS OF LAND.

D. <u>ARCHITECTURAL STANDARDS</u>

- 1. 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, MANUFACTURED STONE, STUCCO
- 2. VINYL, EIFS OR MASONITE 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. 3. THE ACTUAL WIDTHS OF THE SINGLE FAMILY ATTACHED DWELLING UNITS TO BE CONSTRUCTED ON THE SITE MAY VARY FROM THE WIDTHS
- 4. 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 15 FEET ON EACH LEVEL OF THE SINGLE FAMILY ATTACHED DWELLING UNIT.
- 5. EACH SINGLE FAMILY ATTACHED DWELLING UNIT TO BE CONSTRUCTED ON THE SITE SHALL HAVE A GARAGE.
- 6. THE SINGLE FAMILY ATTACHED DWELLING UNITS TO BE CONSTRUCTED ON THE SITE WILL BE ALLEY/REAR LOADED.
- 7. 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.
- 8. EACH SINGLE FAMILY ATTACHED DWELLING UNIT SHALL HAVE A COVERED FRONT STOOP. THE FRONT STOOP MAY BE COVERED BY AN AWNING, CANOPY, ROOF EXTENSION OR OTHER ARCHITECTURAL FEATURE CHOSEN BY PETITIONER.
- 9. THE MAXIMUM NUMBER OF INDIVIDUAL SINGLE FAMILY ATTACHED DWELLING UNITS THAT MAY BE LOCATED IN A BUILDING SHALL BE 5.

E. <u>STREETSCAPE AND LANDSCAPING</u>

- 1. A MINIMUM 8 FOOT WIDE PLANTING STRIP AND A MINIMUM 6 FOOT WIDE SIDEWALK SHALL BE INSTALLED ALONG THE SITE'S FRONTAGE ON EAST 16TH STREET AS GENERALLY DEPICTED ON THE REZONING PLAN. THE WIDTH OF THE PLANTING STRIP AND/OR THE SIDEWALK MAY BE REDUCED AS NECESSARY TO TIE INTO AN EXISTING SIDEWALK.
- 2. THE SIDEWALK DESCRIBED ABOVE IN PARAGRAPH 1 MAY BE LOCATED IN A SIDEWALK UTILITY EASEMENT.

F. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

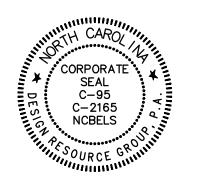
MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.

- 1. 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.
- 2. 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
- 3. 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.

DESIGN **RESOURCE**

> LANDSCAPE ARCHITECTURE CIVIL ENGINEERING TRANSPORTATION PLANNING

459 Wilkinson Blvd, Ste 200 Charlotte, NC 28208 704.343.0608 www.drgrp.com



REZONING PETITION

FOR PUBLIC HEARING

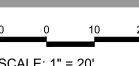
2020-144

REZONING DOCUMENT

COMMUNITIE ELAND AVENUE TTE, NC 28203 S AM PER 1616 CLE CHARL **(**

SCHEMATIC

598-016



PROJECT #:

DRAWN BY: CHECKED BY:

AUGUST 21, 2020

REVISIONS: