

REZONING PETITION
 FOR PUBLIC HEARING
 2021-233

REZONING PETITION

ENDHAVEN AND ELM TOWNS
 CHARLOTTE, NC

HOPPER COMMUNITIES
 1616 CLEVELAND AVE
 CHARLOTTE, NC 28203
 704.805.4803

SCHEMATIC
 SITE PLAN

SCALE: 1" = 40'

PROJECT #: 598-032
 DRAWN BY: JG
 CHECKED BY: NB

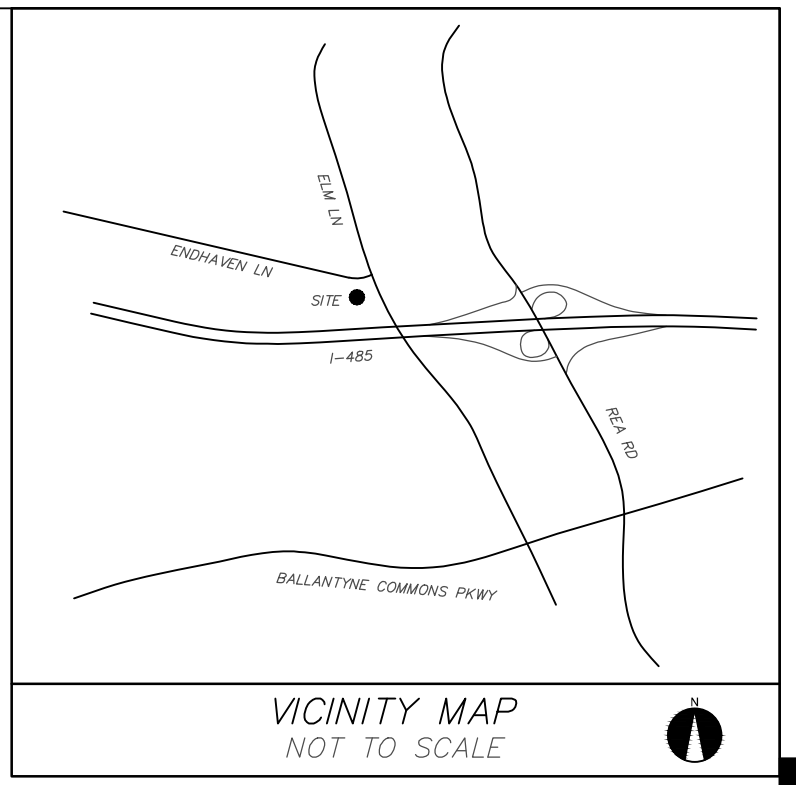
SEPTEMBER 24, 2021

REVISIONS:
 1. 3/14/22 - PER REVIEW COMMENTS
 2. 4/21/22 - PER REVIEW COMMENTS

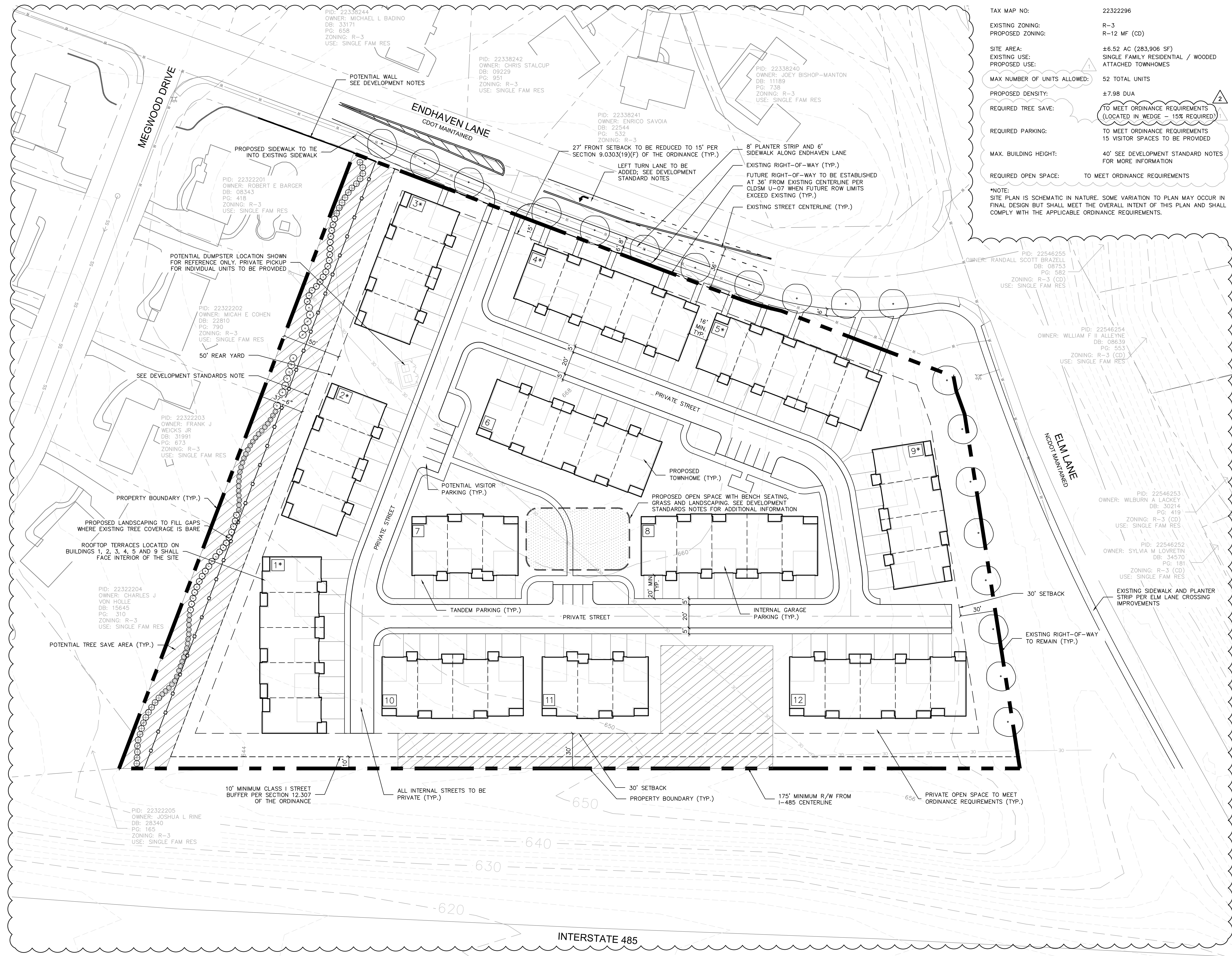
SITE DATA

TAX MAP NO: 22322296
 EXISTING ZONING: R-3
 PROPOSED ZONING: R-12 MF (CD)
 SITE AREA: ±6.52 AC (283,906 SF)
 EXISTING USE: SINGLE FAMILY RESIDENTIAL / WOODED ATTACHED TOWNHOMES
 PROPOSED USE:
 MAX NUMBER OF UNITS ALLOWED: 52 TOTAL UNITS
 PROPOSED DENSITY: ±7.98 DUA
 REQUIRED TREE SAVE: TO MEET ORDINANCE REQUIREMENTS (LOCATED IN WEDGE - 15% REQUIRED) FOR MORE INFORMATION
 REQUIRED PARKING: TO MEET ORDINANCE REQUIREMENTS 15 VISITOR SPACES TO BE PROVIDED
 MAX. BUILDING HEIGHT: 40' SEE DEVELOPMENT STANDARD NOTES FOR MORE INFORMATION
 REQUIRED OPEN SPACE: TO MEET ORDINANCE REQUIREMENTS

*NOTE:
 SITE PLAN IS SCHEMATIC IN NATURE. SOME VARIATION TO PLAN MAY OCCUR IN FINAL DESIGN BUT SHALL MEET THE OVERALL INTENT OF THIS PLAN AND SHALL COMPLY WITH THE APPLICABLE ORDINANCE REQUIREMENTS.



VICINITY MAP
 NOT TO SCALE



C:\Users\jg03\Desktop\08-032 ENDHAVEN\DWG\08-032 ENDHAVEN\SCHEMATIC SITE PLAN.dwg - PLOT SHEET 1 of 2 - 11/17/2021 10:17 PM

SITE DATA

Table with 2 columns: Field Name and Value. Fields include TAX MAP NO., EXISTING ZONING, PROPOSED ZONING, SITE AREA, EXISTING USE, PROPOSED USE, MAX NUMBER OF UNITS ALLOWED, PROPOSED DENSITY, REQUIRED TREE SAVE, REQUIRED PARKING, MAX. BUILDING HEIGHT, and REQUIRED OPEN SPACE.

*NOTE: SITE PLAN IS SCHEMATIC IN NATURE. SOME VARIATION TO PLAN MAY OCCUR IN FINAL DESIGN BUT SHALL MEET THE OVERALL INTENT OF THIS PLAN AND SHALL COMPLY WITH THE APPLICABLE ORDINANCE REQUIREMENTS.

DEVELOPMENT STANDARDS

A. GENERAL PROVISIONS

- 1. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION...
2. THE DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN...
3. UNLESS THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS...
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...
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.

B. PERMITTED USES/DEVELOPMENT LIMITATIONS

- 1. THE SITE MAY BE DEVOTED ONLY TO A RESIDENTIAL COMMUNITY CONTAINING A MAXIMUM OF 52 SINGLE FAMILY ATTACHED DWELLING UNITS AND TO ANY INCIDENTAL AND ACCESSORY USES RELATING THERETO THAT ARE ALLOWED IN THE R-12 MF ZONING DISTRICT.

C. TRANSPORTATION

- 1. VEHICULAR ACCESS TO THE SITE SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN...
2. THE SITE WILL BE SERVED BY INTERNAL PRIVATE STREETS...
3. INTERNAL SIDEWALKS AND PEDESTRIAN CONNECTIONS SHALL BE PROVIDED ON THE SITE AS GENERALLY DEPICTED ON THE REZONING PLAN...
4. PETITIONER SHALL INSTALL A WESTBOUND LEFT TURN LANE ON ENDAHVEN LANE AT THE VEHICULAR ACCESS POINT INTO THE SITE FROM ENDAHVEN LANE...
5. PETITIONER WILL DEDICATE TO THE CITY OF CHARLOTTE OR TO NCDOT AS APPLICABLE VIA FEE SIMPLE CONVEYANCE ANY ADDITIONAL RIGHT-OF-WAY INDICATED ON THE REZONING PLAN AS RIGHT-OF-WAY TO BE DEDICATED...
6. ALL TRANSPORTATION IMPROVEMENTS REQUIRED TO BE CONSTRUCTED BY PETITIONER UNDER THESE DEVELOPMENT STANDARDS WILL BE APPROVED AND CONSTRUCTED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE FIRST NEW BUILDING CONSTRUCTED ON THE SITE...
7. ALL PUBLIC ROADWAY IMPROVEMENTS WILL BE SUBJECT TO THE STANDARDS AND CRITERIA OF CDOT AND NCDOT AS APPLICABLE TO THE ROADWAY IMPROVEMENTS WITHIN THEIR RESPECTIVE ROAD SYSTEM AUTHORITY...
8. A MINIMUM OF 15 VISITOR PARKING SPACES SHALL BE PROVIDED ON THE SITE.

D. ARCHITECTURAL STANDARDS

- 1. THE MAXIMUM HEIGHT IN FEET OF EACH BUILDING CONSTRUCTED ON THE SITE SHALL BE 40 FEET.
2. THE PRIMARY EXTERIOR BUILDING MATERIALS FOR THE SINGLE FAMILY ATTACHED DWELLING UNITS TO BE CONSTRUCTED ON THE SITE WILL BE ONE OR MORE OF THE FOLLOWING: BRICK VENEER OR SIMILAR MASONRY PRODUCTS, STONE, MANUFACTURED STONE, STUCCO AND CEMENTITIOUS SIDING.
3. VINYL, EIFS OR MASONITE MAY NOT BE USED AS AN EXTERIOR BUILDING MATERIAL ON ANY BUILDING TO BE CONSTRUCTED ON THE SITE...
4. THE ACTUAL WIDTHS OF THE SINGLE FAMILY ATTACHED DWELLING UNITS TO BE CONSTRUCTED ON THE SITE MAY VARY FROM THE WIDTHS DEPICTED ON THE REZONING PLAN.
5. PITCHED ROOFS, IF PROVIDED, SHALL BE SYMMETRICALLY SLOPED NO LESS THAN 5:12, EXCEPT THAT ROOFS FOR PORCHES, DORMERS AND ATTACHED SHEDS MAY BE NO LESS THAN 2:12, UNLESS A FLAT ROOF ARCHITECTURAL STYLE IS EMPLOYED.
6. EACH SINGLE FAMILY ATTACHED DWELLING UNIT SHALL HAVE A COVERED FRONT STOOP...
7. WALKWAYS SHALL BE PROVIDED TO CONNECT ALL RESIDENTIAL ENTRANCES TO SIDEWALKS ALONG PUBLIC AND PRIVATE STREETS.
8. EACH SINGLE FAMILY ATTACHED DWELLING UNIT SHALL HAVE A GARAGE.
9. ANY BUILDING ELEVATION THAT FACES ENDAHVEN LANE OR ELM LANE SHALL HAVE WINDOWS OR OTHER ARCHITECTURAL DETAILS THAT LIMIT THE MAXIMUM BLANK WALL EXPANSE TO 10 FEET ON EACH LEVEL OF SUCH ELEVATION.
10. NO PART OF A BUILDING WALL, INCLUDING SUPPORT POSTS FOR PORCHES, MAY BE LOCATED IN THE SETBACK.
11. ROOFTOP TERRACES MAY BE INSTALLED ON THE SINGLE FAMILY ATTACHED DWELLING UNITS TO BE CONSTRUCTED ON THE SITE AT THE OPTION OF PETITIONER... ANY ROOFTOP TERRACES ON BUILDING 1, BUILDING 2, BUILDING 3, BUILDING 4, BUILDING 5 AND BUILDING 9 SHALL FACE THE INTERIOR OF THE SITE.

E. STREETScape AND BUFFERS

- 1. PETITIONER SHALL INSTALL AN 8 FOOT WIDE PLANTING STRIP AND A 6 FOOT WIDE SIDEWALK ALONG THE SITE'S FRONTAGE ON ENDAHVEN ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN.
2. THE EXISTING PLANTING STRIP AND SIDEWALK LOCATED ALONG THE SITE'S FRONTAGE ON ELM LANE SHALL REMAIN IN PLACE.
3. PURSUANT TO TABLE 12.302(B) OF THE ORDINANCE, A 30 FOOT WIDE CLASS C BUFFER IS REQUIRED TO BE ESTABLISHED ALONG THE WESTERN BOUNDARY LINE OF THE SITE...
4. THE 6 FOOT TALL WOODEN SCREEN FENCE REFERENCED ABOVE IN NOTE E.3 SHALL BE LOCATED A MINIMUM OF 20 FEET FROM THE SITE'S WESTERN BOUNDARY LINE.
5. IN THE EVENT THAT AN ADJACENT PARCEL OF LAND IS EITHER REZONED TO A ZONING DISTRICT OR DEVOTED TO A USE THAT ELIMINATES OR REDUCES THE BUFFER REQUIREMENTS ON THE SITE...
6. PETITIONER SHALL EXTEND THE EXISTING 6 FOOT TALL BRICK WALL LOCATED ALONG A PORTION OF THE NORTHERN BOUNDARY OF THE ADJACENT PARCEL OF LAND DESIGNATED AS TAX PARCEL NO. 223-222-01 (THE "ADJACENT PARCEL") FROM THE CURRENT EASTERN TERMINUS OF THE BRICK WALL TO THE 6 FOOT TALL WOODEN SCREEN FENCE IN THE 37.5 FOOT WIDE CLASS C BUFFER LOCATED ALONG THE WESTERN BOUNDARY LINE OF THE SITE AS GENERALLY DEPICTED ON THE REZONING PLAN...
(a) THE OWNERS OF THE ADJACENT PARCEL MUST CONSENT TO THE EXTENSION OF THE PORTION OF THE BRICK WALL LOCATED ON THE ADJACENT PARCEL AND GRANT A TEMPORARY CONSTRUCTION EASEMENT TO PETITIONER...
(b) TO THE EXTENT THAT ANY PORTION OF THE EXISTING BRICK WALL OR ANY PORTION OF THE EXTENDED BRICK WALL IS OR WILL BE LOCATED IN PUBLIC RIGHT OF WAY...
(c) UTILITIES ARE NOT LOCATED IN THE PATH OF THE EXTENDED BRICK WALL THAT WOULD BE REQUIRED TO BE RELOCATED TO ACCOMMODATE THE EXTENSION OF THE BRICK WALL.
(d) THE EXTENSION OF THE BRICK WALL MUST BE PERMITTED UNDER ANY APPLICABLE ORDINANCES.
IF ANY OF THE FOREGOING CONDITIONS ARE NOT SATISFIED PRIOR TO THE ISSUANCE OF THE FIRST BUILDING PERMIT FOR A NEW BUILDING ON THE SITE, THEN PETITIONER SHALL NOT BE OBLIGATED TO EXTEND THE BRICK WALL... IF THE FOREGOING CONDITIONS ARE SATISFIED PRIOR TO THE ISSUANCE OF THE FIRST BUILDING PERMIT FOR A NEW BUILDING ON THE SITE, THEN PETITIONER SHALL COMPLETE THE EXTENSION OF THE BRICK WALL PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A NEW BUILDING CONSTRUCTION ON THE SITE.

F. ENVIRONMENTAL

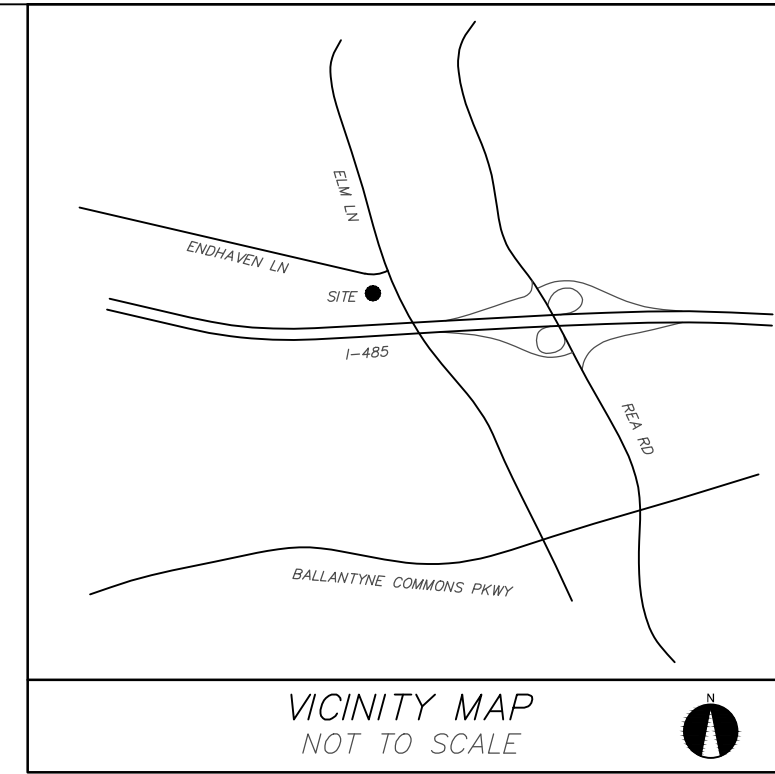
- 1. PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE.
2. DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE TREE ORDINANCE.

G. CENTRAL GREEN/AMENITY SPACE

- 1. THE MINIMUM SIZE OF THE CENTRAL GREEN/AMENITY SPACE SHALL BE 4,000 SQUARE FEET, AND THE CENTRAL GREEN/AMENITY SPACE SHALL, AT A MINIMUM, CONTAIN GRASS, SHRUBS, SHADE TREES, PEDESTRIAN WALKWAYS AND SEATING.

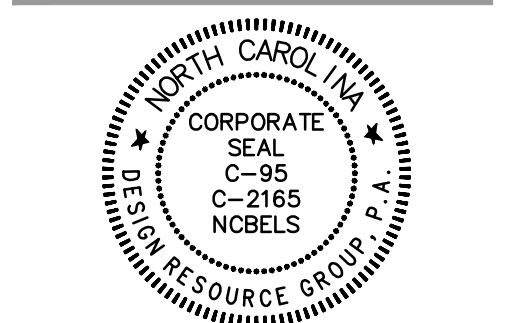
H. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

- 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 MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.
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.



LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
TRANSPORTATION PLANNING

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TECHNICAL DATA SHEET

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