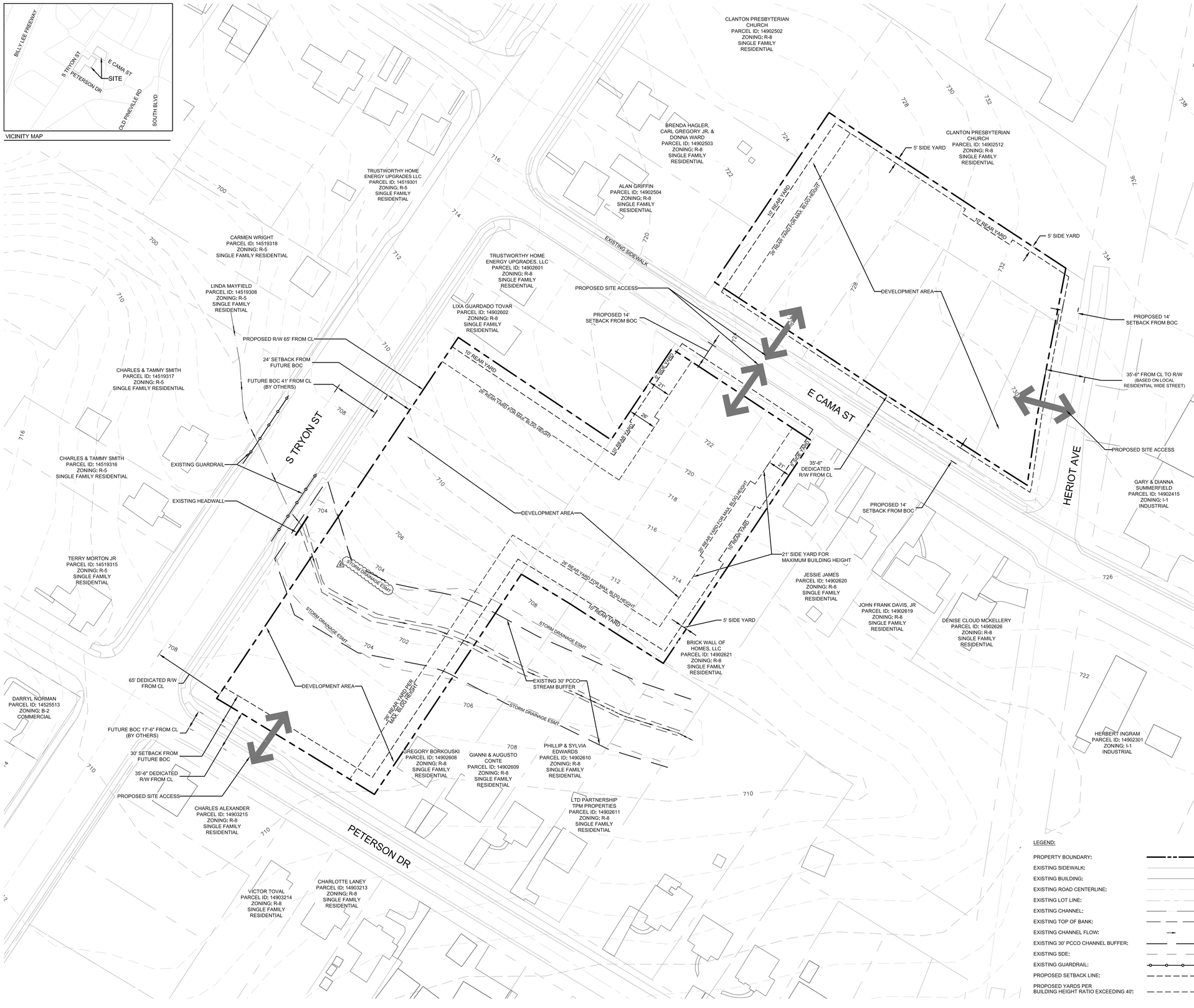

DEVELOPMENT STANDARDS

A. General Provisions

1. 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 residential community on that approximately 4.07 acre site located on the northeast corner of the intersection of South Tryon Street and East Peterson Drive, the south side of East Cama Street between South Tryon Street and Heriot Avenue and the northwest corner of the intersection of East Cama Street and Heriot Avenue, which site is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Nos. 149-026-03, 149-026-04, 149-026-05, 149-026-06, 149-026-24, 149-026-23, 149-026-22, 149-025-11, 149-025-10, 145-025-09, 149-025-08, 149-025-07, 149-025-06 and 149-025-05.
2. 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").
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 streets/private alleys 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 Chapter 6 of the Ordinance. Alterations to the Rezoning Plan are subject to 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 50 single family attached dwelling units and to any incidental and accessory uses relating thereto that are allowed in the UR-2 zoning district.

C. Transportation

1. Vehicular access to the Site shall be as generally depicted on the Rezoning Plan. The placement and configuration of the vehicular access points 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 and/or the North Carolina Department of Transportation.
2. As depicted on the Rezoning Plan, the Site will be served by internal private streets/private alleys. Minor adjustments to the locations of the internal private streets/private alleys 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. Subject to the terms of this paragraph 4, Petitioner shall provide an access easement over the east-west private alley located between Building 5, Building 6, Building 10 and Building 11 and Building 4, Building 7, Building 8 and Building 9 (the "Alley") to provide access from and to South Tryon Street to and from the parcels of land located to the east of the Site (the "Eastern Parcels"). This access easement will only take effect if the Eastern Parcels are redeveloped for residential purposes and an appropriate reciprocal cross-easement agreement is entered into by the owner of the Site and the owner(s) of the Eastern Parcels.

D. Architectural Standards

1. The maximum height of the single family attached dwelling units to be located on the Site shall be 48 feet as measured under the Ordinance.
2. Rooftop terraces may be installed on the single family attached dwelling units to be constructed on the Site at the option of Petitioner.
3. Any rooftop terrace located on Building 5, Building 6 and Building 10 shall face the interior of the Site.
4. The primary exterior building materials for the single family attached dwelling units to be located on the Site will be a combination of portions of the following: brick veneer or similar masonry products, stone, manufactured stone, stucco and cementitious siding.
5. 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.
6. The actual widths of the single family attached dwelling units may vary from the widths depicted on the Rezoning Plan.
7. 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.
8. Each single family attached dwelling unit to be constructed on the Site shall have a garage.
9. The front entrances into the single family attached dwelling units that front on a public street shall be located a minimum of 12 to 24 inches above or below the average grade of the sidewalk located along such public street. This requirement shall not apply to a corner/end unit that faces a public street.
10. 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.
11. The requirement set out below in subparagraph (a) shall apply to each single family attached dwelling unit designated with an asterisk on the Rezoning Plan.
    (a) The dwelling unit shall have a porch or stoop that wraps a portion of the front or rear of the unit and the side of the unit. If a porch is utilized, it may be located on the second story of such unit.
12. The single family attached dwelling units to be constructed on the Site will be alley loaded with the exception that the single family attached dwelling units located in Building 5, Building 6, Building 10 (Building 1) and Building 22 shall be front loaded single family attached dwelling units.
13. The single family attached dwelling units located in Building 12 and Building 13 shall front East Cama Street.
14. Walkways shall be provided to connect all residential entrances to sidewalks along public streets.

E. Streetscape and Landscaping

1. A minimum 8 foot wide planting strip and a minimum 8 foot wide sidewalk shall be installed along the Site's frontages on Heriot Avenue, East Cama Street and East Peterson Drive as generally depicted on the Rezoning Plan.
2. A minimum 8 foot wide planting strip and a minimum 8 foot wide sidewalk shall be installed along the Site's frontage on South Tryon Street except where the existing guardrail and headwall are located as generally depicted on the Rezoning Plan. The minimum 8 foot wide planting strip and minimum 8 foot wide sidewalk may taper in as necessary as these improvement approach the guardrail and headwall.
3. The sidewalks described above, or portions thereof, may be located in a sidewalk utility easement.
4. A minimum 6 foot tall wood screen fence shall be installed along those portions of the Site's boundary lines that are more particularly depicted on the Rezoning Plan.
5. Small maturing evergreen trees shall be installed along those portions of the Site's boundary lines that are more particularly depicted on the Rezoning Plan. The small maturing evergreen trees shall be planted 15 feet on center.

F. Lighting

1. All freestanding lighting fixtures installed on the Site (excluding lower, decorative lighting that may be installed along the driveways, private streets/private alleys and sidewalks, walkways and 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.
2. The maximum height of any freestanding lighting fixture installed on the Site, including its base, shall not exceed 21 feet.

G. Environmental Features

1. Development of the Site shall comply with the City of Charlotte Tree Ordinance.
2. Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance.
3. Petitioner shall complete a pre-development and post-development hydraulic analysis to ensure that there are no adverse impacts to the drainage system and adjacent properties due to the development for up to and including the 100-year design storm event. The analysis shall include the culvert system under South Tryon Street and extend to Heriot Avenue.

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.

LEGEND:

- PROPERTY BOUNDARY:
- EXISTING SIDEWALK:
- EXISTING BUILDING:
- EXISTING ROAD CENTERLINE:
- EXISTING LOT LINE:
- EXISTING CHANNEL:
- EXISTING TOP OF BANK:
- EXISTING CHANNEL FLOW:
- EXISTING 30' PCCO CHANNEL BUFFER:
- EXISTING SDE:
- EXISTING GUARDRAIL:
- PROPOSED SETBACK LINE:
- PROPOSED YARDS PER BUILDING HEIGHT RATIO EXCEEDING 40':

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

N

0' 40' 80' 160'

SCALE: 1"=40'

REVISIONS:

No.	Date	By	Description
1	04/25/19	DRW	Added acreage & revised per staff comments
2	08/12/19	SCJ	Revised per staff comments
3	09/16/19	DRW	Revised per staff comments
4	10/28/19	DRW	Revised per staff comments

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fax: 704-841-1604

LoSo TOWNHOMES
CHARLOTTE, NC
HOPPER COMMUNITIES

TECHNICAL DATA SHEET
PETITION 2018-117

CORPORATE CERTIFICATIONS
NC PE : C=2930 NC LA : C=253
SC ENG : NO. 3599 SC LA : NO. 211

Project Manager: MDL
Drawn By: SCJ
Checked By: MDL
Date: 03/14/19
Project Number: 18033

Sheet Number:

RZ-1

SHEET # 1 OF 2

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SITE DATA:

Site Area:	±4.02 AC (±175,111.20 SF)
Tax Parcels:	149-026-03, 149-026-04, 149-026-05, 149-026-06, 149-026-24, 149-026-23, 149-026-22, 149-025-05, 149-025-06, 149-025-07, 149-025-08, 149-025-09, 149-025-10, 149-025-11
Existing Zoning:	R-8 & MUDD (CD)
Proposed Zoning:	UR-2 (CD)
Existing Use:	Residential
Proposed Uses:	86 Townhome Units
Front Setback:	14' From BOC (S. Tryon St) See Plan for Information (Herlot Ave, Peterson Dr & E Cama St)
Min, Side Yard:	5'
Min, Rear Yard:	10'
Maximum Building Height:	48': For the purposes of computing additional building height above 40 feet, the base setbacks and yards for the district will be utilized.
Common Open Space Required:	10%
Common Open Space Provided:	10% Min.
Parking Required:	1.0 space min./unit; 2.0 spaces max./unit
PCCO:	Per Ordinance
Waste Management:	Dumpster

LEGEND:

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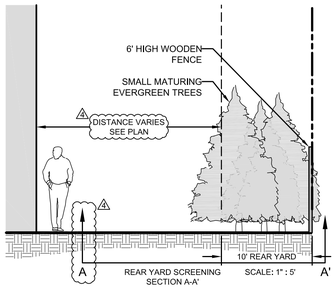
- EXISTING GUARDRAIL:
- PROPOSED ROAD CENTERLINE:
- PROPOSED SIDEWALK:
- PROPOSED SETBACK LINE:
- PROPOSED BUILDING:
- PROPOSED CURB & GUTTER:
- PROPOSED CONCRETE:
- PROPOSED COMMON OPEN SPACE:
- PROPOSED DUMPSTER LOCATION:
- PROPOSED WOODED FENCE:
- PROPOSED YARDS PER BUILDING HEIGHT RATIO EXCEEDING 40':



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EXPANDED SITE PLAN
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SC ENG : NO. 3599 SC LA : NO. 211

Project Manager: MDL
Drawn By: SCJ
Checked By: MDL
Date: 03/14/19
Project Number: 18033

Sheet Number:

RZ-2

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