

REZONING PETITION

FOR PUBLIC HEARING

2020-167

REZONING DOCUMENT

N GRAHAM STREET  
CHARLOTTE, NC

HOPPER COMMUNITIES  
1616 CLEVELAND AVE  
CHARLOTTE, NC 28203  
704.805.4803

SCHEMATIC  
SITE PLAN

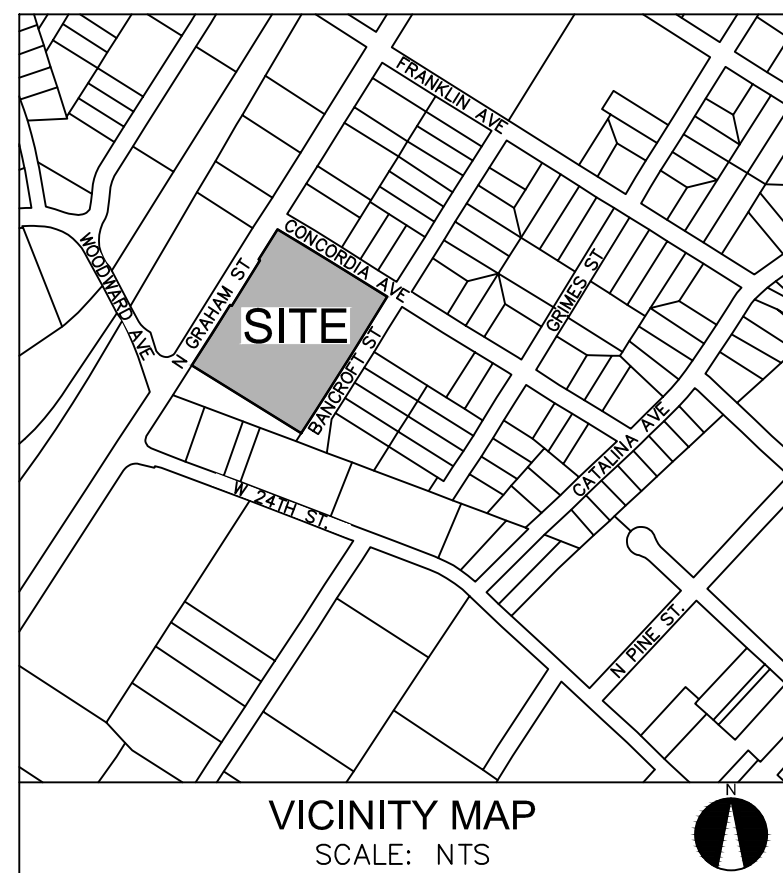
15 0 15 30  
SCALE: 1" = 30'

PROJECT #: 598-023  
DRAWN BY: JG  
CHECKED BY: NB

OCTOBER 7, 2020

REVISIONS:  
1. 01/11/21 - PER REVIEW COMMENTS  
2. 02/24/21 - PER REVIEW COMMENTS  
3. 03/08/21 - PER REVIEW COMMENTS  
4. 03/01/21 - PER SITE UPDATES

**SITE DATA**  
TAX MAP NO: 07909940, 07909941, 07909942, 07909943, 07909931, 07909932, 07909933, 07909946, 07909935, 07909938  
SITE AREA: ±3.08 AC (134,048 SF)  
±2.99 AC (130,076 SF) AFTER ROW DEDICATION  
EXISTING ZONING: I-2 AND R-5  
PROPOSED ZONING: MUDD-0  
EXISTING USES: AUTO REPAIR SHOPS AND SINGLE FAMILY HOMES  
PROPOSED USE: SINGLE FAMILY ATTACHED TOWNHOMES  
PROPOSED UNITS: 69 UNITS  
PROPOSED DENSITY: ±22.04 DUA  
PARKING REQUIRED: SHALL MEET ORDINANCE REQUIREMENTS  
TREE SAVE: SHALL MEET ORDINANCE REQUIREMENTS (SITE LOCATED IN CORRIDOR)  
BUILDING HEIGHT: SHALL MEET ORDINANCE REQUIREMENTS



- A. GENERAL PROVISIONS**
- 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 3.08 ACRE SITE LOCATED ON THE SOUTHEAST CORNER OF THE INTERSECTION OF NORTH GRAHAM STREET AND CONCORDIA AVENUE, WHICH SITE IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL NOS. 079-099-38, 079-099-40, 079-099-41, 079-099-42, 079-099-43, 079-099-31, 079-099-32, 079-099-33, 079-099-46 AND 079-099-35.
  - 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"). SUBJECT TO THE OPTIONAL PROVISIONS SET OUT BELOW, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE MIXED USE DEVELOPMENT DISTRICT ("MUDD") ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THE SITE.
  - 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 ALLEYS/STREETS 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.
  - 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. OPTIONAL PROVISIONS**
- THE OPTIONAL PROVISION SET OUT BELOW SHALL APPLY TO THE SITE.
- EACH SINGLE FAMILY ATTACHED DWELLING UNIT SHALL COMPLY WITH THE BUILDING ENTRANCE REQUIREMENTS OF SECTION 9.8506(2)(H) OF THE ORDINANCE OR, ALTERNATIVELY, 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.
- C. PERMITTED USES**
- THE SITE MAY BE DEVOTED ONLY TO A RESIDENTIAL COMMUNITY CONTAINING A MAXIMUM OF 69 SINGLE FAMILY ATTACHED DWELLING UNITS AND TO ANY INCIDENTAL AND ACCESSORY USES RELATING THERETO THAT ARE ALLOWED IN THE MUDD ZONING DISTRICT.
- D. TRANSPORTATION**
- 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 AND CONSTRUCTION PLANS AND DESIGNS AND TO ANY ADJUSTMENTS REQUIRED, FOR APPROVAL BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION ("CDOT") AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION ("NCDOT").
  - THE SOUTHERNMOST VEHICULAR ACCESS POINT LOCATED ON BANCROFT STREET SHALL BE LIMITED TO EMERGENCY FIRE ACCESS ONLY. REMOVABLE BOLLARDS SHALL BE INSTALLED AT THIS VEHICULAR ACCESS POINT IN COMPLIANCE WITH IFC 312 AND SHALL HAVE A KNOX PAD LOCK AT THE BASE TO BE REMOVED BY THE RESPONDING FIRE APPARATUS. ANY ALTERATIONS TO BE COORDINATED WITH THE CHARLOTTE FIRE DEPARTMENT DURING PERMITTING.
  - AS DERIVED ON THE REZONING PLAN, THE SITE WILL BE SERVED BY INTERNAL PRIVATE ALLEYS. MINOR ADJUSTMENTS TO THE LOCATIONS OF THE INTERNAL PRIVATE ALLEYS SHALL BE ALLOWED DURING THE CONSTRUCTION PERMITTING PROCESS.
  - 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.
  - SUBJECT TO THE APPROVAL OF CDOT, NCDOT AND ANY OTHER GOVERNMENTAL AGENCIES, PETITIONER SHALL, PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE FIRST NEW BUILDING CONSTRUCTED ON THE SITE, CONSTRUCT AN ADJACENT BUS WAITING PAD PER LAND DEVELOPMENT STANDARD 60.01B WITHIN THE REQUIRED PLANTING STRIP ALONG THE SITE'S FRONTAGE ON NORTH GRAHAM STREET. THE EXACT LOCATION OF THE WAITING PAD SHALL BE DETERMINED DURING THE SITE DESIGN AND PERMITTING PROCESS, AND THE WAITING PAD SHALL BE LOCATED ENTIRELY WITHIN RIGHT-OF-WAY. IN THE EVENT THAT PETITIONER CANNOT OBTAIN ALL APPROVALS AND PERMITS REQUIRED TO CONSTRUCT THE WAITING PAD, THEN PETITIONER SHALL HAVE NO OBLIGATION TO CONSTRUCT THE WAITING PAD. CATS SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF A BENCH OR SHELTER ON THE WAITING PAD.
  - PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE FIRST NEW BUILDING CONSTRUCTED ON THE SITE, PETITIONER SHALL DEDICATE AND CONVEY TO THE CITY OF CHARLOTTE OR TO NCDOT AS APPLICABLE (SUBJECT TO A RESERVATION FOR ANY NECESSARY UTILITY EASEMENTS) THOSE PORTIONS OF THE SITE LOCATED IMMEDIATELY ADJACENT TO NORTH GRAHAM STREET AS REQUIRED TO PROVIDE RIGHT OF WAY MEASURING 40 FEET FROM THE EXISTING CENTERLINE OF NORTH GRAHAM STREET, TO THE EXTENT THAT SUCH RIGHT OF WAY DOES NOT ALREADY EXIST.
  - SUBJECT TO THE AVAILABILITY OF EXISTING RIGHT OF WAY TO ACCOMMODATE THE FOLLOWING IMPROVEMENTS, PETITIONER SHALL EXTEND SIDEWALK AND CURB AND GUTTER ALONG BANCROFT STREET FROM THE NORTHERN BOUNDARY OF THE SITE TO THE EXISTING SIDEWALK AND GUTTER STRIP ADJACENT TO TAX PARCEL NO. 079-099-36. THE EXTENDED SIDEWALK SHALL BE LOCATED BACK OF CURB. IF THERE IS NOT EXISTING RIGHT OF WAY TO ACCOMMODATE THE FOREGOING IMPROVEMENTS, PETITIONER SHALL NOT BE REQUIRED TO INSTALL THE SAME.
  - THE CURB AND GUTTER ALONG THE SITE'S FRONTAGE ON NORTH GRAHAM STREET SHALL BE LOCATED 32.5 FEET FROM THE EXISTING CENTERLINE OF NORTH GRAHAM STREET. THE RELOCATED CURB AND GUTTER SHALL ACCOMMODATE AN 8 FOOT WIDE BUFFERED BIKE LANE ALONG THE SITE'S FRONTAGE ON NORTH GRAHAM STREET.
  - 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, AND THE ADDITIONAL RIGHT-OF-WAY WILL BE DEDICATED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE FIRST NEW BUILDING CONSTRUCTED ON THE SITE. THE PETITIONER WILL PROVIDE A PERMANENT SIDEWALK EASEMENT FOR ANY OF THE PROPOSED SIDEWALKS LOCATED ALONG THE PUBLIC STREETS LOCATED OUTSIDE OF THE RIGHT-OF-WAY. THE PERMANENT SIDEWALK EASEMENT WILL BE LOCATED A MINIMUM OF TWO (2) FEET BEHIND THE SIDEWALK WHERE FEASIBLE.
  - ALL TRANSPORTATION IMPROVEMENTS REQUIRED TO BE CONSTRUCTED BY PETITIONER UNDER THESE DEVELOPMENT STANDARDS, INCLUDING THE STREETScape IMPROVEMENTS DESCRIBED IN PARAGRAPHS F.1 AND F.2 BELOW, WILL BE APPROVED AND CONSTRUCTED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE FIRST NEW BUILDING CONSTRUCTED ON THE SITE.

