



**Charlotte-Mecklenburg Planning, Design, & Development**

**DATE:** July 19, 2019

**TO:** Sonja Sanders  
Zoning Supervisor

**FROM:** Taiwo Jaiyeoba  
Planning Director

**SUBJECT:** Administrative Approval for Petition No. 2017-183 Hopper Communities, Inc.

Attached is the revised site plan for the petition above. This request allows the modification of the proposed site plan as listed below. Since these changes do not alter the intent of the development and meets the requirements of the Charlotte Zoning Ordinance Section 6.207 Alterations to Approval, minor changes, I am administratively approving this plan. Please use these plans when evaluating requests for building permits and certificates of occupancy.

- Allow an increase of one unit per section 6.207.
- Allow a modification to a proposed building.

Staff supports of the request because:

- The site plan complies with the conditional notes and still meets the intent of the original approval by the City Council.

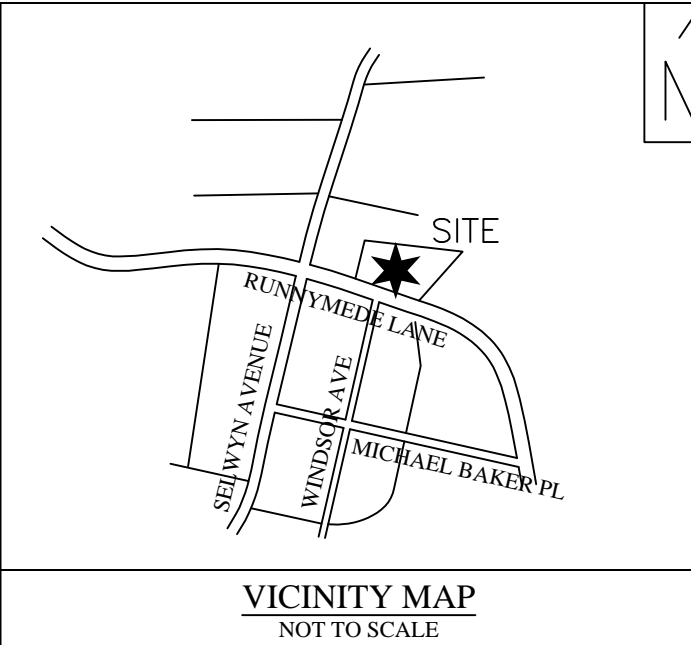
**Note: All other Zoning, Subdivision, Tree, PCSO Ordinances, conditional requirements and building codes still apply.**



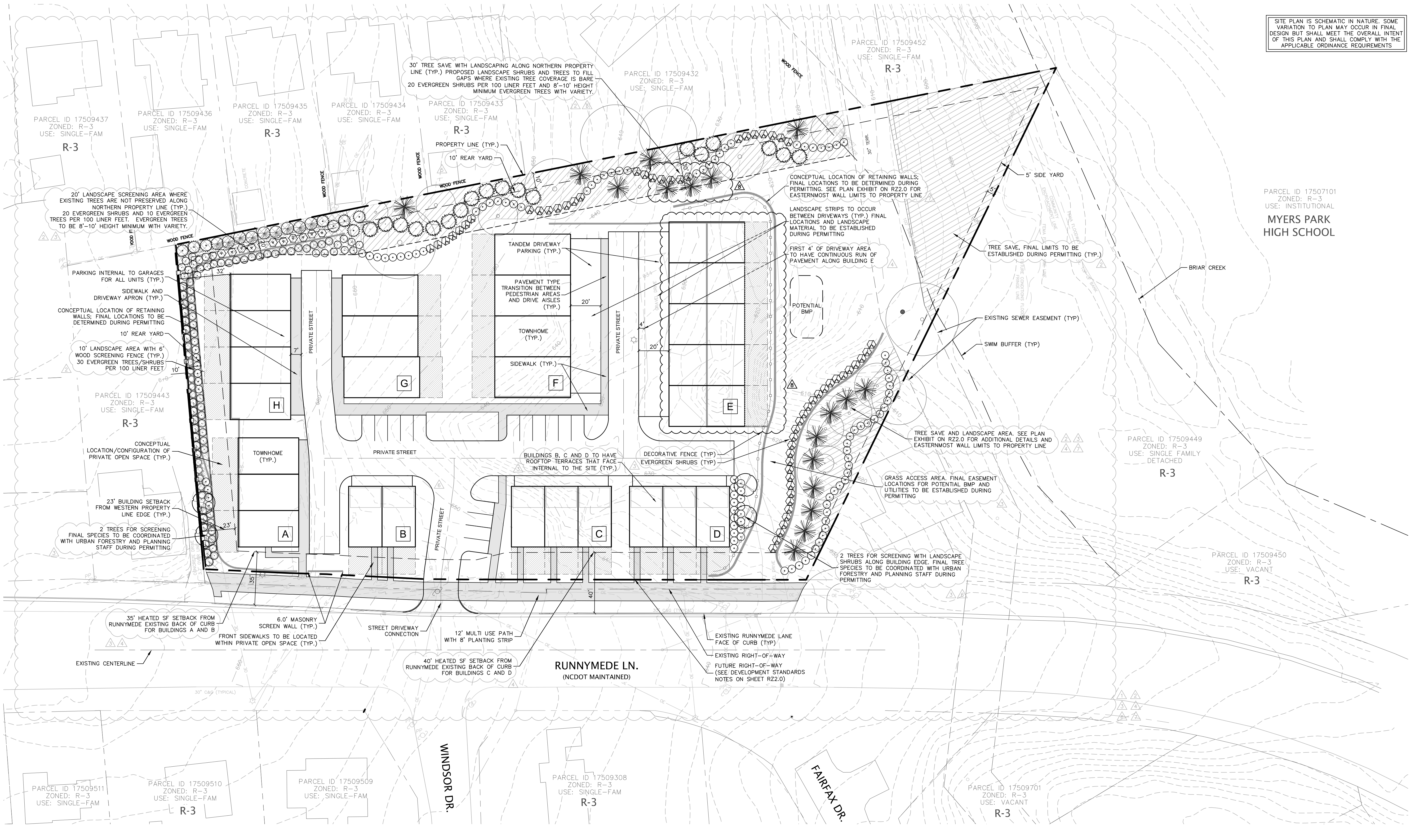
Attached to Administrative  
Approval

*Solomon A. Fortune* \$  
**Solomon A. Fortune**

SITE DEVELOPMENT DATA	
SITE ACREAGE:	±3.01 ACRES (±131,124 SQ FT)
TAX PARCEL #:	17509444, 17509445, 17509446, 17509447 AND 17509448
EXISTING ZONING:	R-3
PROPOSED ZONING:	UR-2 (CD)
EXISTING USE:	SINGLE FAMILY DETACHED HOUSES
PROPOSED USE:	SINGLE FAMILY ATTACHED TOWNHOMES
PROPOSED UNITS:	27 UNITS MAXIMUM
PROPOSED DENSITY:	±8.97 UNITS PER ACRE
TREE SAVE:	SHALL MEET ORDINANCE REQUIREMENTS
PARKING PROVIDED:	SHALL MEET ORDINANCE REQUIREMENTS

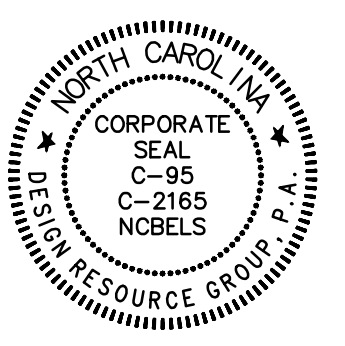


SITE PLAN IS SCHEMATIC IN NATURE. SOME VARIATION TO PLAN MAY OCCUR IN FINAL DESIGN BUT SHALL MEET THE OVERALL INTENT OF THIS PLAN AND SHALL COMPLY WITH THE APPLICABLE ORDINANCE REQUIREMENTS



LANDSCAPE ARCHITECTURE  
CIVIL ENGINEERING  
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2459 Wilkinson Blvd, Ste 200 Charlotte, NC 28208  
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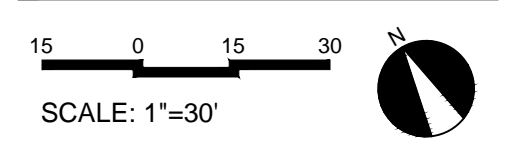
REZONING PETITION  
FOR PUBLIC HEARING  
2017-183

REZONING PETITION

**RUNNYMEDE - MYERS PARK**  
CHARLOTTE, NORTH CAROLINA

**HOPPER COMMUNITIES**  
229 E. KINGSTON AVE.  
CHARLOTTE, NC 28203  
704-805-4802

**SCHEMATIC  
SITE PLAN**



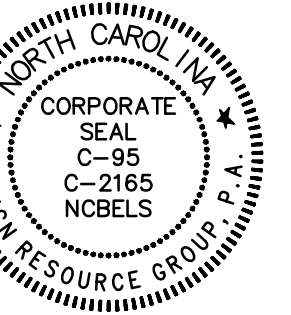
PROJECT #: 598-006  
DRAWN BY: NB

DECEMBER 21, 2017

- REVISIONS:
- 01/16/18 - PER SITE UPDATES
  - 02/12/18 - PER SITE UPDATES
  - 03/26/18 - PER SITE UPDATES
  - 04/23/18 - PER SITE UPDATES
  - 05/01/18 - PER SITE UPDATES
  - 05/02/18 - PER SITE UPDATES
  - 05/18/18 - PER SITE UPDATES
  - 06/14/18 - ADMINISTRATIVE AMENDMENT

RZ 1.0





Attached to Administrative  
Approval

*Solomon A. Fortune* **Solomon A. Fortune**

REZONING PETITION  
FOR PUBLIC HEARING  
2017-183

REZONING PETITION

**RUNNYMEDE - MYERS PARK**  
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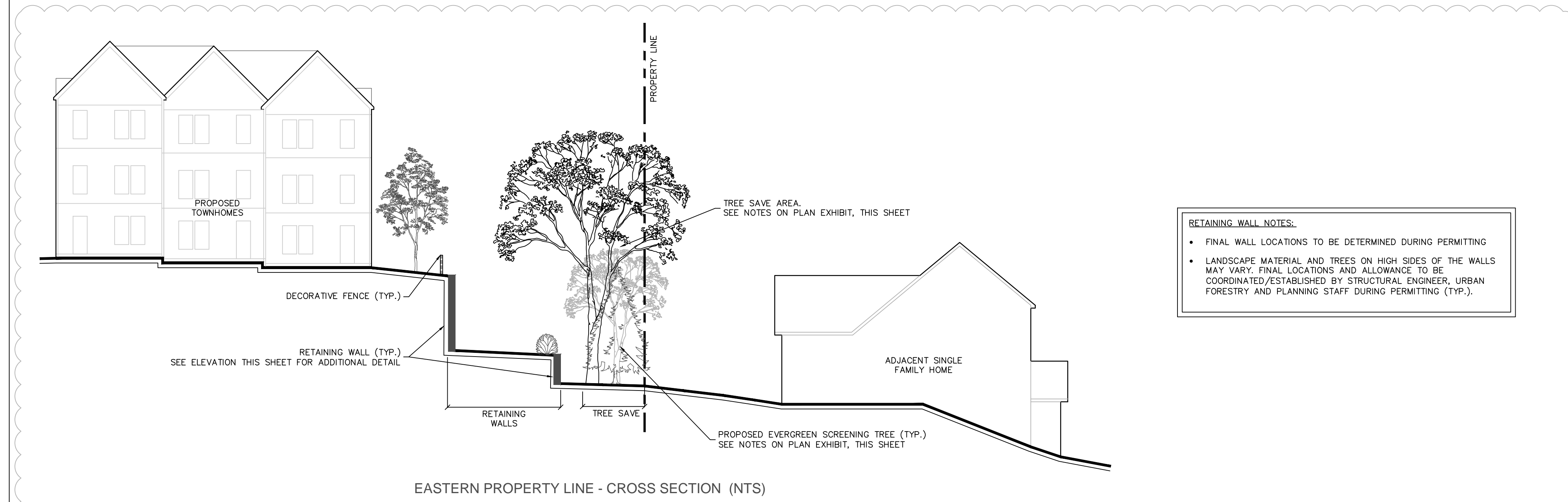
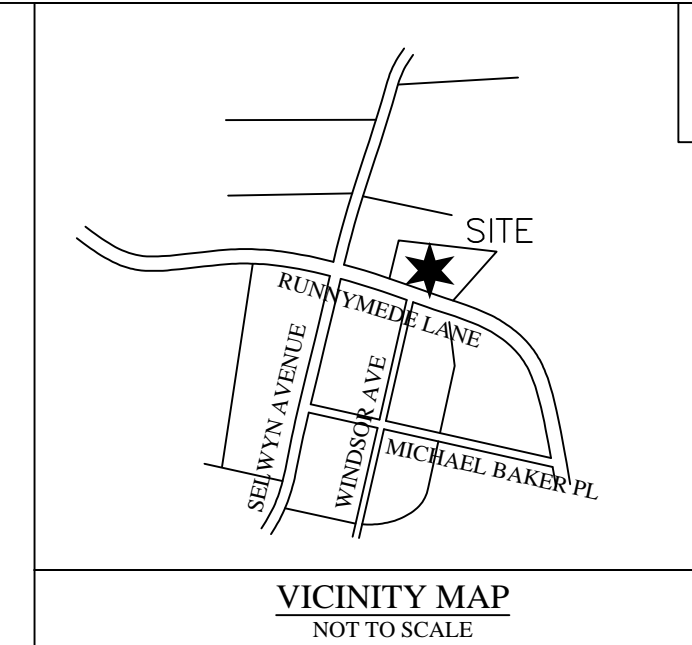
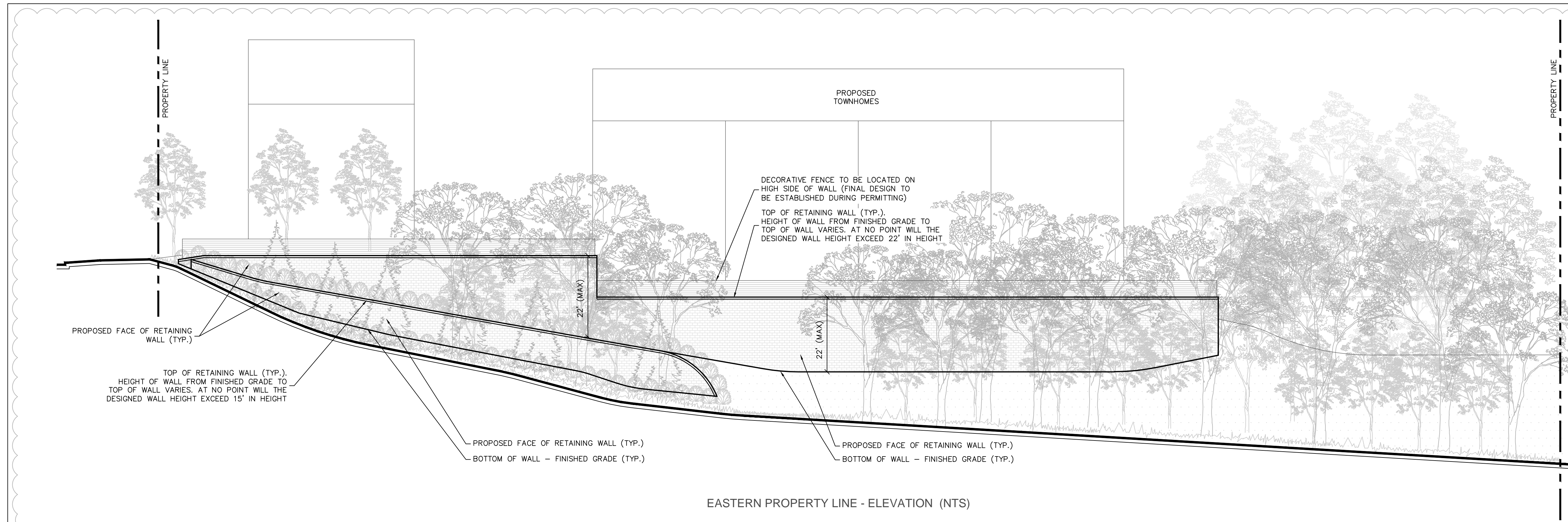
DEVELOPMENT  
STANDARDS &  
SECTIONS

PROJECT #: 598-006  
DRAWN BY: NB

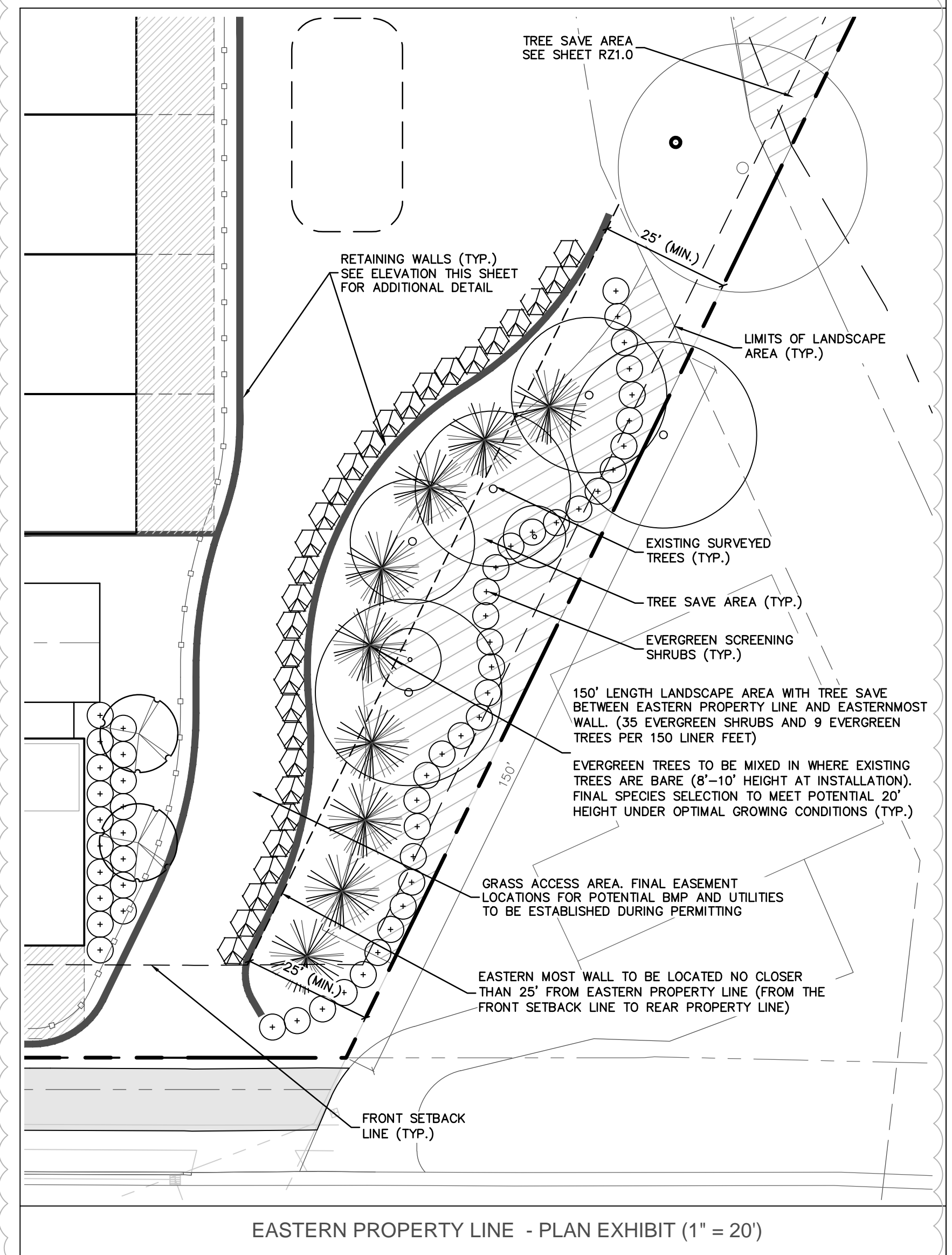
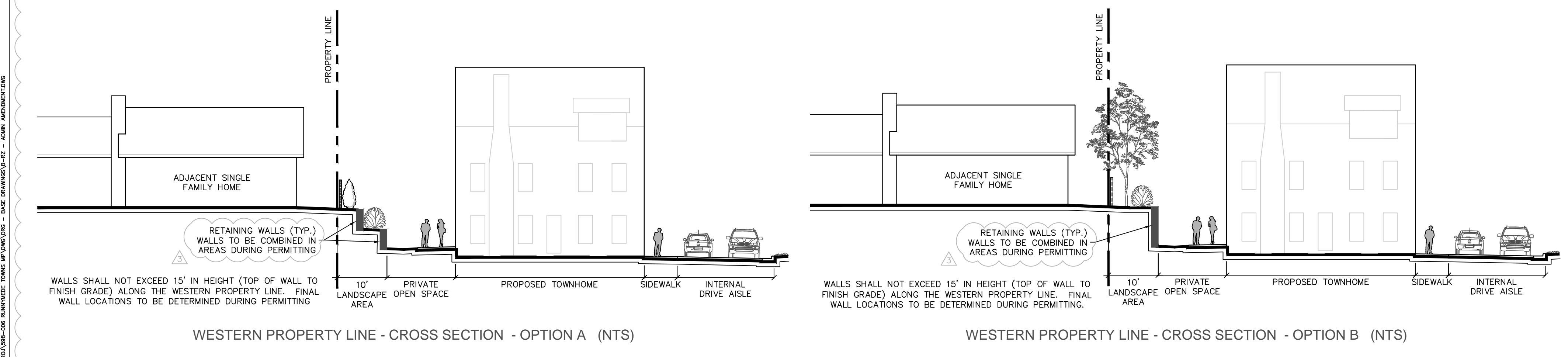
NOVEMBER 21, 2017

REVISIONS:  
1. 01/16/18 - PER SITE UPDATES  
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6. 05/02/18 - PER SITE UPDATES  
7. 05/18/18 - PER SITE UPDATES  
8. 06/14/18 - ADMINISTRATIVE AMENDMENT

RE Z.0



- RETAINING WALL NOTES:**
- FINAL WALL LOCATIONS TO BE DETERMINED DURING PERMITTING
  - LANDSCAPE MATERIAL AND TREES ON HIGH SIDES OF THE WALLS MAY VARY. FINAL LOCATIONS AND ALLOWANCE TO BE COORDINATED/ESTABLISHED BY STRUCTURAL ENGINEER, URBAN FORESTRY AND PLANNING STAFF DURING PERMITTING (TYP.).



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**SITE DEVELOPMENT DATA**

Table with 2 columns: Field Name and Value. Fields include SITE ACREAGE, TAX PARCEL #, EXISTING ZONING, PROPOSED ZONING, EXISTING USE, PROPOSED USE, PROPOSED UNITS, PROPOSED DENSITY, TREE SAVE, and PARKING PROVIDED.

**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...
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...
3. UNLESS THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE UR-2 (CD) ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THE SITE.

**B. PERMITTED USES/DEVELOPMENT LIMITATIONS**

- 1. THE SITE MAY BE DEVOTED ONLY TO A RESIDENTIAL COMMUNITY CONTAINING A MAXIMUM OF 26 FOR SALE SINGLE FAMILY ATTACHED DWELLING UNITS AND TO ANY INCIDENTAL AND ACCESSORY USES RELATING THERETO THAT ARE ALLOWED IN THE UR-2 (CD) 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 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 AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
2. AS DEPICTED ON THE REZONING PLAN, THE SITE WILL BE SERVED BY INTERNAL PRIVATE DRIVES, AND MINOR ADJUSTMENTS TO THE LOCATIONS OF THE INTERNAL PRIVATE DRIVES SHALL BE ALLOWED DURING THE CONSTRUCTION PERMITTING PROCESS.
3. EACH SINGLE FAMILY ATTACHED DWELLING UNIT SHALL HAVE A MINIMUM 2 CAR GARAGE THAT IS ACCESSED FROM AN INTERNAL PRIVATE DRIVE.
4. PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A NEW BUILDING CONSTRUCTED ON THE SITE, PETITIONER SHALL DEDICATE AND CONVEY TO THE CITY OF CHARLOTTE OR TO THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (SUBJECT TO A RESERVATION FOR ANY NECESSARY UTILITY EASEMENTS) THOSE PORTIONS OF THE SITE LOCATED IMMEDIATELY ADJACENT TO RUNNYMEDE LANE THAT ARE NECESSARY TO EXTEND THE EXISTING RIGHT OF WAY FOR RUNNYMEDE LANE TO THAT POINT THAT IS LOCATED 2 FEET BEHIND THE 12 FOOT WIDE MULTI-USE PATH TO BE INSTALLED ALONG THE SITE'S FRONTAGE ON RUNNYMEDE LANE WHERE FEASIBLE. IF IT IS NOT FEASIBLE TO EXTEND THE RIGHT OF WAY TO THAT POINT THAT IS LOCATED 2 FEET BEHIND THE 12 FOOT WIDE MULTI-USE PATH TO BE INSTALLED ALONG THE SITE'S FRONTAGE ON RUNNYMEDE LANE, THEN PORTIONS OF THE 12 FOOT WIDE MULTI-USE PATH MAY BE LOCATED IN A SIDEWALK UTILITY EASEMENT. IT WILL NOT BE CONSIDERED TO BE FEASIBLE TO EXTEND THE RIGHT OF WAY TO THAT POINT THAT IS LOCATED 2 FEET BEHIND THE 12 FOOT WIDE MULTI-USE PATH TO BE INSTALLED ALONG THE SITE'S FRONTAGE ON RUNNYMEDE LANE IF THE EXTENSION OF THE RIGHT OF WAY WOULD REQUIRE ANY RELOCATION OF THE BUILDINGS LOCATED ON THE SITE FROM THE LOCATIONS DEPICTED ON THE REZONING PLAN.

- 5. 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.
6. PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A NEW BUILDING CONSTRUCTED ON THE SITE, PETITIONER SHALL PAY THE SUM OF TWENTY FIVE THOUSAND DOLLARS (\$25,000.00) TO THE CITY OF CHARLOTTE TO BE USED FOR TRANSPORTATION IMPROVEMENTS IN THE AREA. THIS \$25,000 PAYMENT SHALL BE HELD BY THE CITY OF CHARLOTTE FOR THE 5 YEAR PERIOD COMMENCING ON THE DATE OF THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A NEW BUILDING CONSTRUCTED ON THE SITE. IF TRANSPORTATION IMPROVEMENTS HAVE NOT BEEN INSTALLED WITHIN THIS 5 YEAR PERIOD, THEN THE \$25,000 PAYMENT SHALL BE RETURNED TO PETITIONER. CDOT AND PETITIONER SHALL ENTER INTO AN ESCROW AGREEMENT TO DOCUMENT THIS AGREEMENT

**D. ARCHITECTURAL STANDARDS**

- 1. THE MAXIMUM HEIGHT IN FEET OF THAT BUILDING DESIGNATED AS BUILDING A ON THE REZONING PLAN SHALL BE 40 FEET. BUILDING A MAY NOT HAVE AN OCCUPIABLE ROOF TERRACE.
2. THE MAXIMUM HEIGHT IN FEET OF THAT BUILDING DESIGNATED AS BUILDING B ON THE REZONING PLAN SHALL BE 48 FEET. BUILDING B MAY HAVE AN OCCUPIABLE ROOF TERRACE. THE OCCUPIABLE ROOF TERRACE SHALL BE LOCATED ON THE NORTHERN PORTION OF BUILDING B AND SHALL FACE THE INTERIOR OF THE SITE.
3. THE MAXIMUM HEIGHT IN FEET OF THAT BUILDING DESIGNATED AS BUILDING C ON THE REZONING PLAN SHALL BE 48 FEET. BUILDING C MAY HAVE AN OCCUPIABLE ROOF TERRACE. THE OCCUPIABLE ROOF TERRACE SHALL BE LOCATED ON THE NORTHERN PORTION OF BUILDING C AND SHALL FACE THE INTERIOR OF THE SITE.
4. THE MAXIMUM HEIGHT IN FEET OF THAT BUILDING DESIGNATED AS BUILDING D ON THE REZONING PLAN SHALL BE 48 FEET. BUILDING D MAY HAVE AN OCCUPIABLE ROOF TERRACE. THE OCCUPIABLE ROOF TERRACE SHALL BE LOCATED ON THE NORTHERN PORTION OF BUILDING D AND SHALL FACE THE INTERIOR OF THE SITE.
5. THE MAXIMUM HEIGHT IN FEET OF THAT BUILDING DESIGNATED AS BUILDING E ON THE REZONING PLAN SHALL BE 40 FEET. BUILDING E MAY NOT HAVE AN OCCUPIABLE ROOF TERRACE.
6. THE MAXIMUM HEIGHT IN FEET OF THAT BUILDING DESIGNATED AS BUILDING F ON THE REZONING PLAN SHALL BE 35 FEET. BUILDING F MAY NOT HAVE AN OCCUPIABLE ROOF TERRACE.
7. THE MAXIMUM HEIGHT IN FEET OF THAT BUILDING DESIGNATED AS BUILDING G ON THE REZONING PLAN SHALL BE 35 FEET. BUILDING G MAY NOT HAVE AN OCCUPIABLE ROOF TERRACE.
8. THE MAXIMUM HEIGHT IN FEET OF THAT BUILDING DESIGNATED AS BUILDING H ON THE REZONING PLAN SHALL BE 40 FEET. BUILDING H MAY NOT HAVE AN OCCUPIABLE ROOF TERRACE.
9. THE MAXIMUM NUMBER OF STORES OF THE BUILDINGS TO BE CONSTRUCTED ON THE SITE ARE GENERALLY DEPICTED ON THE ARCHITECTURAL PERSPECTIVES DESCRIBED BELOW IN PARAGRAPH 10.
10. ATTACHED TO THE REZONING PLAN ARE A SERIES OF CONCEPTUAL, ARCHITECTURAL PERSPECTIVES OF THE BUILDINGS TO BE CONSTRUCTED ON THE SITE THAT ARE INTENDED TO DEPICT THE GENERAL CONCEPTUAL ARCHITECTURAL STYLE AND CHARACTER OF THE BUILDINGS TO BE CONSTRUCTED ON THE SITE. ACCORDINGLY, THE BUILDINGS TO BE CONSTRUCTED ON THE SITE SHALL BE DESIGNED AND CONSTRUCTED SO THAT THE BUILDINGS ARE SUBSTANTIALLY SIMILAR IN APPEARANCE TO THE ATTACHED RELEVANT CONCEPTUAL ARCHITECTURAL PERSPECTIVES WITH RESPECT TO ARCHITECTURAL STYLE, DESIGN AND CHARACTER. NOTWITHSTANDING THE FOREGOING, CHANGES AND ALTERATIONS TO THE EXTERIOR OF THE BUILDINGS TO BE CONSTRUCTED ON THE SITE THAT DO NOT MATERIALLY CHANGE THE OVERALL CONCEPTUAL ARCHITECTURAL STYLE AND CHARACTER SHALL BE PERMITTED.
11. THE PRIMARY EXTERIOR BUILDING MATERIALS FOR THE BUILDINGS TO BE CONSTRUCTED ON THE SITE WILL BE A COMBINATION OF PORTIONS OF THE FOLLOWING: BRICK, CEMENTITIOUS PANELS AND ARCHITECTURAL SHINGLE ROOFING.
12. VINYL 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, SOFFITS, TRIM AND RAILINGS.
13. THE PERMITTED PRIMARY EXTERIOR BUILDING MATERIALS FOR THE BUILDINGS TO BE CONSTRUCTED ON THE SITE ARE DESIGNATED AND LABELLED ON THE CONCEPTUAL, ARCHITECTURAL PERSPECTIVES OF THE BUILDINGS ATTACHED TO THE REZONING PLAN.
14. A MINIMUM OF 66% OF THE EXTERIOR SURFACE AREA OF THE COMBINED OR AGGREGATED FACADES OF EACH BUILDING BELOW THE ROOFLINE SHALL BE CONSTRUCTED OF BRICK. "BELOW THE ROOFLINE" IS DEFINED AS THE ENTIRE EXTERIOR SURFACE AREA BELOW THE ROOFLINE EXCLUDING WINDOWS, DOORS, BALCONIES AND TRIM, SO THAT WINDOWS, DOORS, BALCONIES AND TRIM ARE NOT CONSIDERED WHEN CALCULATING THE MINIMUM PERCENTAGE OF BRICK MATERIALS REQUIRED.
15. NOTWITHSTANDING PARAGRAPH 14 ABOVE, AT LEAST 80% OF THE EXTERIOR SURFACE AREA OF THE NORTHERN FACADES (THE HASSELL PLACE FACING FACADES) OF BUILDINGS E, F, G AND H BELOW THE ROOFLINE SHALL BE CONSTRUCTED OF BRICK. "BELOW THE ROOFLINE" IS DEFINED AS THE ENTIRE EXTERIOR SURFACE AREA BELOW THE ROOFLINE EXCLUDING WINDOWS, DOORS, BALCONIES AND TRIM, SO THAT WINDOWS, DOORS, BALCONIES AND TRIM ARE NOT CONSIDERED WHEN CALCULATING THE MINIMUM PERCENTAGE OF BRICK MATERIALS REQUIRED.
16. DOORS, PATIOS AND DECKS SHALL NOT BE PERMITTED ON THE NORTHERN FACADES (THE HASSELL PLACE FACING FACADES) OF BUILDINGS E, F, G AND H.
17. HVAC UNITS AND MECHANICAL EQUIPMENT SHALL NOT BE PERMITTED ON THE NORTHERN SIDES (THE HASSELL PLACE FACING SIDES) OF BUILDINGS E, F, G AND H.
18. NOTWITHSTANDING PARAGRAPH 14 ABOVE, AT LEAST 80% OF THE EXTERIOR SURFACE AREA OF THE EASTERN FACING FACADE OF BUILDING D BELOW THE ROOFLINE SHALL BE CONSTRUCTED OF BRICK. "BELOW THE ROOFLINE" IS DEFINED AS THE ENTIRE EXTERIOR SURFACE AREA

- BELOW THE ROOFLINE EXCLUDING WINDOWS, DOORS, BALCONIES AND TRIM, SO THAT WINDOWS, DOORS, BALCONIES AND TRIM ARE NOT CONSIDERED WHEN CALCULATING THE MINIMUM PERCENTAGE OF BRICK MATERIALS REQUIRED.
19. NOTWITHSTANDING PARAGRAPH 14 ABOVE, AT LEAST 50% OF THE EXTERIOR SURFACE AREA OF THE EASTERN FACING FACADE OF BUILDING E BELOW THE ROOFLINE SHALL BE CONSTRUCTED OF BRICK. "BELOW THE ROOFLINE" IS DEFINED AS THE ENTIRE EXTERIOR SURFACE AREA BELOW THE ROOFLINE EXCLUDING WINDOWS, DOORS, BALCONIES AND TRIM, SO THAT WINDOWS, DOORS, BALCONIES AND TRIM ARE NOT CONSIDERED WHEN CALCULATING THE MINIMUM PERCENTAGE OF BRICK MATERIALS REQUIRED.
20. DOORS, PATIOS AND DECKS SHALL NOT BE PERMITTED ON THE EASTERN FACADE OF BUILDING D.
21. HVAC UNITS AND MECHANICAL EQUIPMENT SHALL NOT BE PERMITTED ON THE EASTERN SIDE OF BUILDING D.
22. THE FRONT ENTRANCES FROM RUNNYMEDE LANE INTO THE SINGLE FAMILY ATTACHED DWELLING UNITS LOCATED IN BUILDING B, BUILDING C AND BUILDING D SHALL BE RAISED FROM THE AVERAGE SIDEWALK GRADE A MINIMUM OF 24 INCHES.

**E. STREETScape AND LANDSCAPING**

- 1. A MINIMUM 8 FOOT WIDE PLANTING STRIP AND A MINIMUM 12 FOOT WIDE CONCRETE MULTI-USE PATH SHALL BE INSTALLED ALONG THE SITE'S FRONTAGE ON RUNNYMEDE LANE AS GENERALLY DEPICTED ON THE REZONING PLAN. NOTWITHSTANDING THE FOREGOING, THE WIDTH OF THE PLANTING STRIP AND THE WIDTH OF THE MULTI-USE PATH MAY BE REDUCED AS REQUIRED WHERE THE MULTI-USE PATH TIES INTO THE EXISTING SIDEWALK LOCATED ON RUNNYMEDE LANE.
2. THE MINIMUM 12 FOOT WIDE CONCRETE MULTI-USE PATH TO BE INSTALLED ALONG THE SITE'S FRONTAGE ON RUNNYMEDE LANE, OR PORTIONS THEREOF, MAY BE LOCATED IN A SIDEWALK UTILITY EASEMENT AS NECESSARY.
3. A MINIMUM 30 FOOT WIDE TREE SAVE AND LANDSCAPED AREA SHALL BE ESTABLISHED ALONG THOSE PORTIONS OF THE SITE'S NORTHERN BOUNDARY LINE THAT ARE MORE PARTICULARLY DEPICTED ON THE REZONING PLAN. A MIXTURE OF EVERGREEN TREES AND SHRUBS SHALL BE INSTALLED WITHIN THIS MINIMUM 30 FOOT WIDE TREE SAVE AND LANDSCAPED AREA AS GENERALLY DEPICTED ON THE REZONING PLAN. THE MINIMUM HEIGHT OF THE EVERGREEN TREES AT THE TIME OF INSTALLATION SHALL BE 8 TO 10 FEET.
4. A MINIMUM 20 FOOT WIDE LANDSCAPED AREA SHALL BE ESTABLISHED ALONG THOSE PORTIONS OF THE SITE'S NORTHERN BOUNDARY LINE THAT ARE MORE PARTICULARLY DEPICTED ON THE REZONING PLAN. A MIXTURE OF EVERGREEN TREES AND SHRUBS SHALL BE INSTALLED WITHIN THIS MINIMUM 20 FOOT WIDE LANDSCAPED AREA AS GENERALLY DEPICTED ON THE REZONING PLAN. THE MINIMUM HEIGHT OF THE EVERGREEN TREES AT THE TIME OF INSTALLATION SHALL BE 8 TO 10 FEET.
5. THE MINIMUM BUILDING SETBACKS FROM THE WESTERN BOUNDARY LINE OF THE SITE FOR BUILDING A AND BUILDING H ARE DEPICTED ON THE REZONING PLAN. WITHIN THESE SETBACK AREAS, A MINIMUM 10 FOOT WIDE LANDSCAPED AREA SHALL BE ESTABLISHED ALONG THOSE PORTIONS OF THE SITE'S WESTERN BOUNDARY LINE THAT ARE MORE PARTICULARLY DEPICTED ON THE REZONING PLAN. A MIXTURE OF EVERGREEN TREES AND SHRUBS SHALL BE INSTALLED WITHIN THIS LANDSCAPED AREA AS GENERALLY DEPICTED ON THE REZONING PLAN. THE EVERGREEN TREES SHALL HAVE A MINIMUM HEIGHT OF 6 FEET AT THE TIME OF INSTALLATION. ADDITIONALLY, TWO TREES SHALL BE INSTALLED IN THIS LANDSCAPED AREA IN THE GENERAL LOCATIONS SHOWN ON THE REZONING PLAN TO ENHANCE THE SCREENING OF BUILDING A. THE SPECIES OF THESE TWO TREES SHALL BE DETERMINED IN COORDINATION WITH URBAN FORESTRY AND THE PLANNING STAFF DURING THE PERMITTING PROCESS.
6. A MINIMUM 6 FOOT TALL WOODEN SCREEN FENCE SHALL BE INSTALLED ALONG THE WESTERN BOUNDARY LINE OF THE SITE AS GENERALLY DEPICTED ON THE REZONING PLAN.
7. A TREE SAVE AREA SHALL BE ESTABLISHED ALONG THE EASTERN BOUNDARY LINE OF THE SITE, NORTH OF THE UTILITY EASEMENT, AS GENERALLY DEPICTED ON THE REZONING PLAN.
8. A TREE SAVE AND LANDSCAPED AREA SHALL BE ESTABLISHED ALONG THE EASTERN BOUNDARY LINE OF THE SITE, SOUTH OF THE UTILITY EASEMENT, AS GENERALLY DEPICTED ON THE REZONING PLAN. A MIXTURE OF EVERGREEN TREES AND SHRUBS SHALL BE INSTALLED WITHIN THIS TREE SAVE AND LANDSCAPED AREA AS GENERALLY DEPICTED ON THE REZONING PLAN. IN ADDITION TO THE TREES THAT SHALL BE INSTALLED, A MINIMUM OF 35 EVERGREEN SHRUBS AND 9 EVERGREEN TREES SHALL BE INSTALLED PER 150 LINEAL FEET IN THIS TREE SAVE AND LANDSCAPED AREA. THE MINIMUM HEIGHT OF THE EVERGREEN TREES AT THE TIME OF INSTALLATION SHALL BE 8 TO 10 FEET. THE SPECIES OF THE EVERGREEN TREES TO BE INSTALLED SHALL BE A SPECIES THAT MAY ACHIEVE A HEIGHT OF 20 FEET AT MATURITY UNDER OPTIMAL GROWING CONDITIONS.
9. TWO TREES AND EVERGREEN SHRUBS SHALL BE INSTALLED BETWEEN THE EASTERN EDGE OF BUILDING D AND THE GRASS ACCESS DRIVE TO THE BMP AS GENERALLY DEPICTED ON THE REZONING PLAN TO ENHANCE THE SCREENING OF BUILDING D. THE SPECIES OF THESE TWO TREES SHALL BE DETERMINED IN COORDINATION WITH URBAN FORESTRY AND THE PLANNING STAFF DURING THE PERMITTING PROCESS.
10. THE DRIVE AND ACCESS EASEMENT LOCATED BETWEEN BUILDING D AND THE EASTERN BOUNDARY LINE OF THE SITE THAT WILL PROVIDE VEHICULAR ACCESS FROM RUNNYMEDE LANE TO THE BMP SHALL NOT BE PAVED AND SHALL HAVE A GRASS OR TURF SURFACE.
11. THE HEIGHTS OF THE TWO RETAINING WALLS LOCATED ON THE EASTERN PORTION OF THE SITE SHALL VARY AS GENERALLY DEPICTED ON SHEET RZ2.0 OF THE REZONING PLAN. AT NO POINT MAY THE MAXIMUM HEIGHT OF ANY PORTION OF THE WESTERMOST RETAINING WALL EXCEED 22 FEET AS MEASURED FROM FINISHED GRADE OF THE RETAINING WALL TO THE TOP OF THE RETAINING WALL, AND AT NO POINT MAY THE MAXIMUM HEIGHT OF ANY PORTION OF THE EASTERMOST RETAINING WALL EXCEED 15 FEET AS MEASURED FROM FINISHED GRADE OF THE RETAINING WALL TO THE TOP OF THE RETAINING WALL.
12. THE EASTERMOST RETAINING WALL TO BE CONSTRUCTED ON THE SITE AND THE WESTERMOST RETAINING WALL TO BE CONSTRUCTED ON THE SITE WILL BE CONSTRUCTED WITH THE SAME EXTERIOR MATERIALS, AND THE EXTERIOR MATERIALS WILL BE OF THE SAME COLOR.
13. A MINIMUM 25 FOOT RETAINING WALL SETBACK LINE FROM THE EASTERN BOUNDARY LINE OF THE SITE IS DEPICTED ON THE REZONING PLAN. THIS MINIMUM 25 FOOT RETAINING WALL SETBACK LINE COMMENCES AT THE SETBACK FROM RUNNYMEDE LANE AND RUNS TO THE NORTHERN MOST PART OF THE EASTERN BOUNDARY LINE OF THE SITE. NO RETAINING WALL SHALL BE CONSTRUCTED ON THE SITE WEST OF OR LOCATED TO THE EAST OF THE 25 FOOT RETAINING WALL SETBACK LINE. A RETAINING WALL MAY BE LOCATED CLOSER THAN 25 FEET TO THE EASTERN BOUNDARY LINE OF THE SITE WITHIN THE SETBACK FROM RUNNYMEDE LANE AS GENERALLY DEPICTED ON THE REZONING PLAN.

**F. OPEN SPACE**

- 1. EACH INDIVIDUAL SUB-LOT ON WHICH A SINGLE FAMILY ATTACHED DWELLING UNIT IS LOCATED MUST INCLUDE A MINIMUM OF 400 SQUARE FEET OF PRIVATE OPEN SPACE.
2. ALL FREESTANDING LIGHTING FIXTURES INSTALLED ON THE SITE (EXCLUDING LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS AND SIDEWALKS 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.
3. THE MAXIMUM HEIGHT OF ANY FREESTANDING LIGHTING FIXTURE INSTALLED ON THE SITE, INCLUDING ITS BASE, SHALL NOT EXCEED 12 FEET. THIS HEIGHT LIMIT SHALL NOT APPLY TO ANY STREET LIGHTS REQUIRED TO BE INSTALLED ALONG THE SITE'S FRONTAGE ON RUNNYMEDE LANE.
4. NO EXTERIOR LIGHTS MAY BE ATTACHED TO THE NORTHERN FACADES (THE HASSELL PLACE FACING FACADES) OF BUILDINGS E, F, G AND H.
5. ANY LIGHTING FIXTURES ATTACHED TO THE BUILDINGS TO BE CONSTRUCTED ON THE SITE SHALL BE DECORATIVE, CAPPED AND DOWNWARDLY DIRECTED.

**G. LIGHTING**

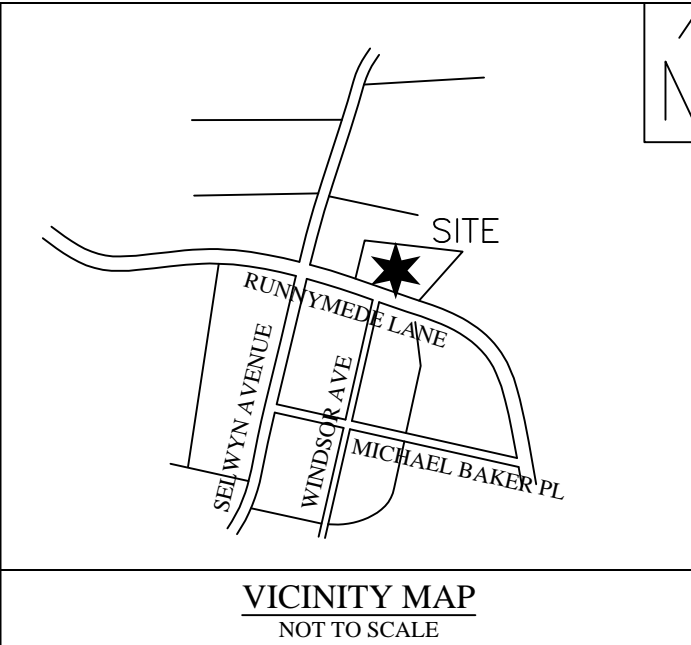
- 1. ALL FREESTANDING LIGHTING FIXTURES INSTALLED ON THE SITE (EXCLUDING LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS AND SIDEWALKS AND LANDSCAPING LIGHTING) SHALL BE FULLY CAPPED AND SHIELDED AND THE ILLUMINATION DOWNWARDLY DIRECTED SO THAT DIRECT ILLUMINATION DOES NOT EXTEND 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 12 FEET. THIS HEIGHT LIMIT SHALL NOT APPLY TO ANY STREET LIGHTS REQUIRED TO BE INSTALLED ALONG THE SITE'S FRONTAGE ON RUNNYMEDE LANE.
3. NO EXTERIOR LIGHTS MAY BE ATTACHED TO THE NORTHERN FACADES (THE HASSELL PLACE FACING FACADES) OF BUILDINGS E, F, G AND H.
4. ANY LIGHTING FIXTURES ATTACHED TO THE BUILDINGS TO BE CONSTRUCTED ON THE SITE SHALL BE DECORATIVE, CAPPED AND DOWNWARDLY DIRECTED.

**H. ENVIRONMENTAL FEATURES**

- 1. THE SITE SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE.
2. THE LOCATION, SIZE AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS
3. DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE TREE ORDINANCE. TREE SAVE AREAS SHALL BE IN THE LOCATIONS GENERALLY DEPICTED ON THE REZONING PLAN.
4. DUMPSTERS AND COMPACTORS SHALL NOT BE PERMITTED ON THE SITE. NOTWITHSTANDING THE FOREGOING, CONSTRUCTION DUMPSTERS SHALL BE PERMITTED ON THE SITE WHEN DEVELOPMENT AND CONSTRUCTION ACTIVITIES ARE TAKING PLACE ON THE SITE.

**I. CONSTRUCTION ACTIVITIES**

- 1. CONSTRUCTION ACTIVITIES CONDUCTED ON THE SITE ON MONDAYS, TUESDAYS, WEDNESDAYS, THURSDAYS OR FRIDAYS MAY NOT COMMENCE PRIOR TO 7:00 AM AND MUST CEASE BY 7:00 PM. NOTWITHSTANDING THE FOREGOING, THESE TIME RESTRICTIONS SHALL NOT APPLY TO INTERIOR CONSTRUCTION ACTIVITIES THAT ARE CONDUCTED WITHIN AN ENCLOSED BUILDING.
2. CONSTRUCTION ACTIVITIES CONDUCTED ON THE SITE ON SATURDAYS MAY NOT COMMENCE PRIOR TO 8:00 AM AND MUST CEASE BY 7:00 PM. NOTWITHSTANDING THE FOREGOING, THESE TIME RESTRICTIONS SHALL NOT APPLY TO INTERIOR CONSTRUCTION ACTIVITIES THAT ARE CONDUCTED WITHIN AN ENCLOSED BUILDING.
3. CONSTRUCTION ACTIVITIES MAY NOT BE CONDUCTED ON THE SITE ON SUNDAYS.
4. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS
5. 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.
6. 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.
7. 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.

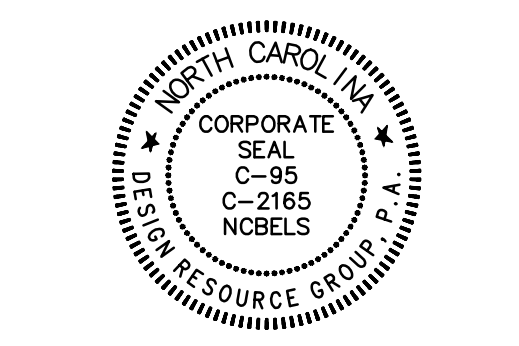


Attached to Administrative Approval

Solomon A. Fortune



LANDSCAPE ARCHITECTURE CIVIL ENGINEERING TRANSPORTATION PLANNING
2459 Wilkinson Blvd, Ste 200 Charlotte, NC 28208
704.343.0608
www.drgp.com



REZONING PETITION FOR PUBLIC HEARING 2017-183

REZONING PETITION

RUNNYMEDE - MYERS PARK CHARLOTTE, NORTH CAROLINA
HOPPER COMMUNITIES
229 E. KINGSTON AVE. CHARLOTTE, NC 28203
704-805-4802

DEVELOPMENT STANDARDS & SECTIONS

PROJECT #: 598-006
DRAWN BY: NB

NOVEMBER 21, 2017

- REVISIONS:
1. 01/16/18 - PER SITE UPDATES
2. 02/12/18 - PER SITE UPDATES
3. 03/26/18 - PER SITE UPDATES
4. 04/23/18 - PER SITE UPDATES
5. 05/01/18 - PER SITE UPDATES
6. 05/02/18 - PER SITE UPDATES
7. 05/18/18 - PER SITE UPDATES
8. 06/14/18 - ADMINISTRATIVE AMENDMENT



## PRIMARY MATERIAL KEY

- A BRICK VENEER (NATURAL, LIMEWASH AND/OR PAINTED)
- B FIBER CEMENT LAP SIDING (PREFIN. OR PAINTED)
- C FIBER CEMENT PANEL / TRIM / ACCENT- TYP.
- D DIMENSIONAL ASPHALT SHINGLE- TYP.

NOTE: PER SUBMITTAL, BRICK AND FIBER CEMENT ARE THE TWO PRIMARY FACADE MATERIALS.

NOTE: 12:12 PITCHES AT GABLES TYPICAL.

## PROPOSED BLDG. HEIGHTS

- BLDG. A 40FT
  - BLDG. B 48FT (REDUCED FROM PREVIOUS SUBMITTAL)
  - BLDG. C 48FT (REDUCED FROM PREVIOUS SUBMITTAL)
  - BLDG. D 48FT (REDUCED FROM PREVIOUS SUBMITTAL)
  - BLDG. H 40FT (SAME AS "A")
  - BLDG. G 35FT (REDUCED FROM PREVIOUS SUBMITTAL)
  - BLDG. F 35FT (REDUCED FROM PREVIOUS SUBMITTAL)
  - BLDG. E 40FT (REDUCED FROM PREVIOUS SUBMITTAL)
- NOTE: TO GRADE/AVG. GRADE PLANE PER ORD.  
NOTE: REFER TO CIVIL SITE PLAN FOR DESIGNATIONS



**SOUTH ELEVATION at RUNNYMEDE LN. R.O.W.**

**595 DESIGN**

**BOULDER:**  
 600 Walnut Street, 102 Telephone: 703-565-0505  
 CO 80302 Facsimile: 703-565-0504

**CHARLOTTE:**  
 508 West Park St., 250 Telephone: 704-348-7000  
 Charlotte, NC 28202 Facsimile: 704-348-7005

**SAN FRANCISCO:**  
 421 Bush Street, 300 Telephone: 415-433-9500  
 San Francisco, CA 94108



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**NORTH ELEVATION** at HASSELL PLACE PROPERTY LINE

**595 DESIGN**

**BOULDER:**  
 500 Walnut Street, 102 Telephone: 303.565.0505  
 CO 80502 Facsimile: 303.565.0504

**CHARLOTTE:**  
 508 West Park St., 250 Telephone: 704.348.7000  
 Charlotte, NC 28202 Facsimile: 704.348.7005

**SAN FRANCISCO:**  
 421 Bush Street, 300 Telephone: 415.433.9500  
 San Francisco, CA 94108



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NOTE: REFER TO CIVIL SITE PLAN FOR DESIGNATIONS



**PERSPECTIVE VIEW** from ACROSS RUNNYMEDE LN. TOWARDS ENTRY DRIVE

**595 DESIGN**

**OWNER:**  
500 Walnut Street, 102 Telephone: 703 565 0505  
Orlando, FL 32802 Facsimile: 703 565 0504

**CHARLOTTE:**  
500 West Park St., 250 Telephone: 704 348 7000  
Charlotte, NC 28202 Facsimile: 704 348 7005

**SAN FRANCISCO:**  
421 Bush Street, 300 Telephone: 415 432 9500  
San Francisco, CA 94108



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 TWO PRIMARY FACADE MATERIALS.  
 NOTE: 12:12 PITCHES AT GABLES TYPICAL.

35' HT. PROPOSED AT F & G

TREESAVE TREELINE NOT  
 DEPICTED IN THIS VIEW



**PERSPECTIVE VIEW** from HASSELL PLACE PROPERTY LINE TOWARDS CENTRAL COURT

**505 DESIGN**

**BOULDER:**  
 500 Walnut Street, 102 Telephone: 303.555.0505  
 CO 80502 Facsimile: 303.555.0504

**CHARLOTTE:**  
 508 West Park St., 250 Telephone: 704.348.7000  
 Charlotte, NC 28202 Facsimile: 704.348.7005

**SAN FRANCISCO:**  
 421 Bush Street, 300 Telephone: 415.435.9500  
 San Francisco, CA 94108