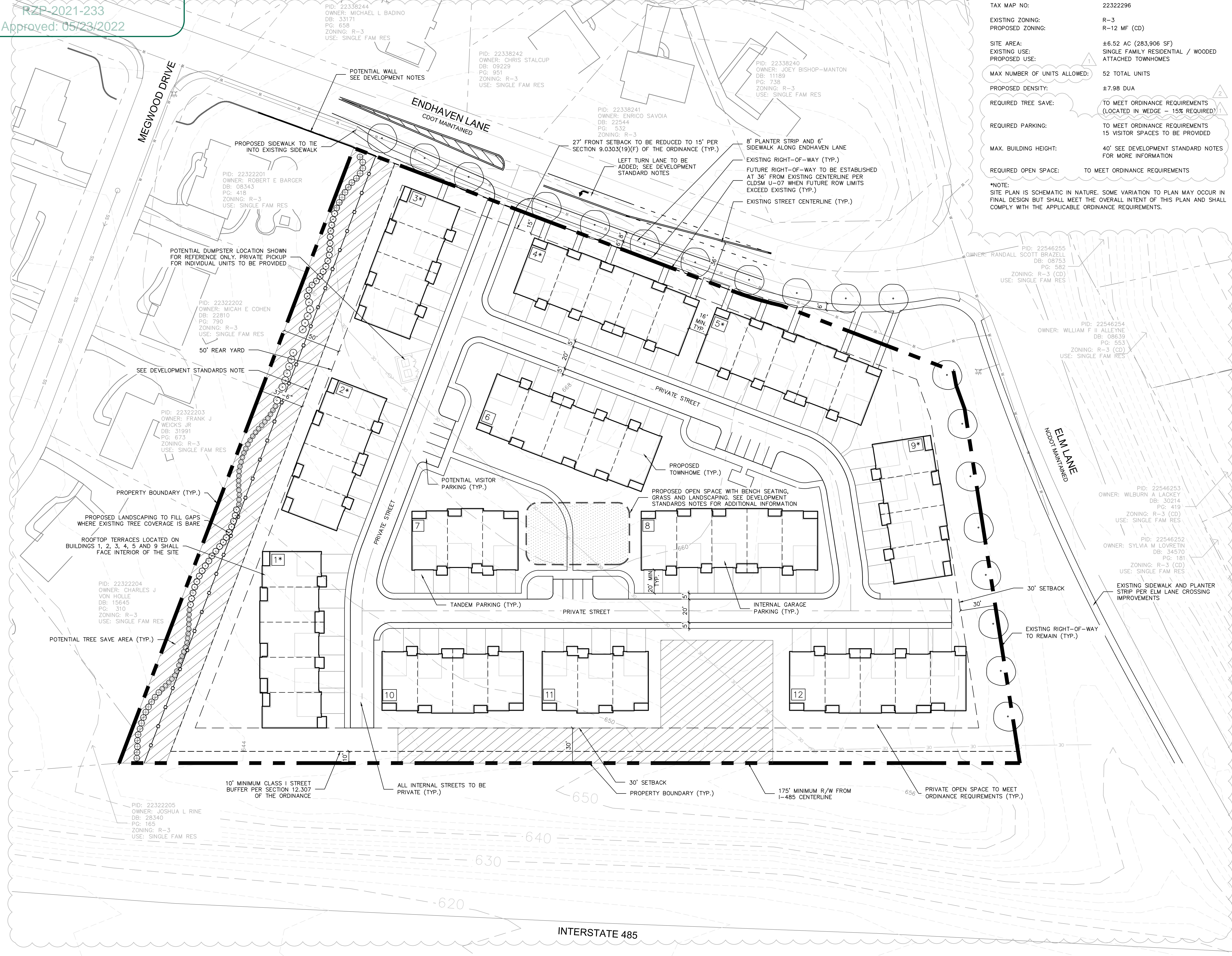


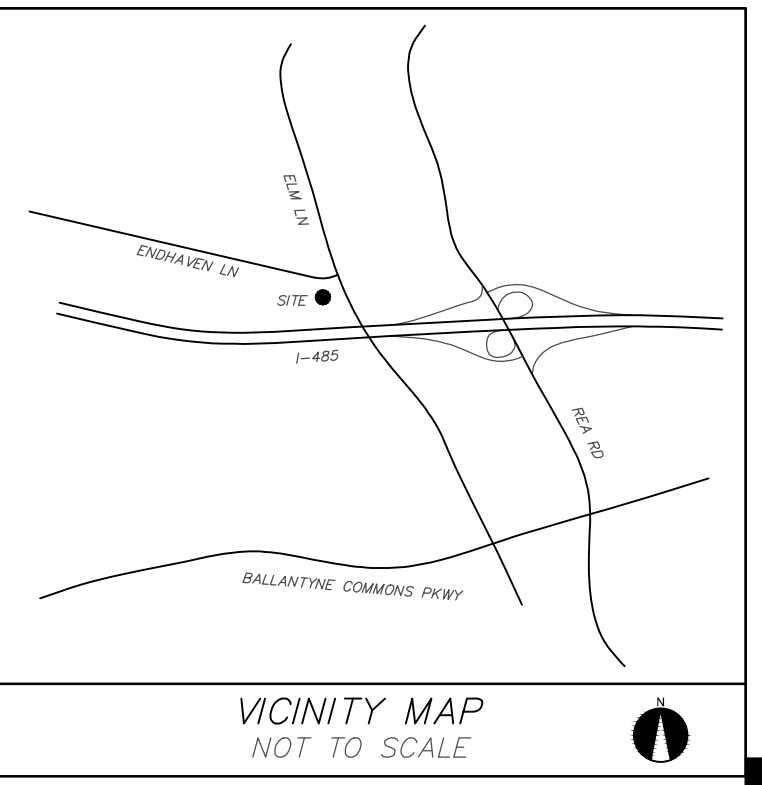
RZP-2021-233
Approved: 05/23/2022



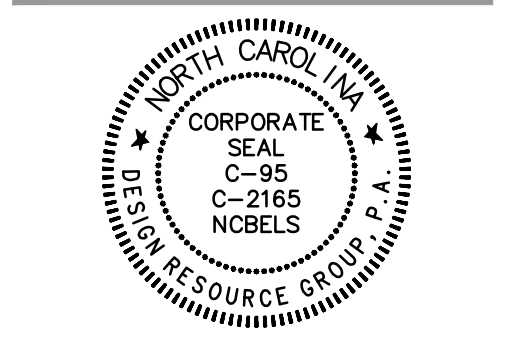
SITE DATA

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.




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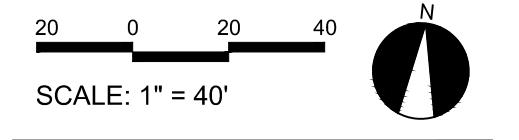


REZONING PETITION FOR PUBLIC HEARING 2021-233

REZONING PETITION

ENDHAVEN AND ELM TOWNS
 CHARLOTTE, NC
HOPPER COMMUNITIES
 1616 CLEVELAND AVE
 CHARLOTTE, NC 28203
 704.805.4803

SCHEMATIC SITE PLAN



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

SEPTEMBER 24, 2021

- REVISIONS:
- 3/14/22 - PER REVIEW COMMENTS
 - 4/21/22 - PER REVIEW COMMENTS
 - 5/4/22 - PER REVIEW COMMENTS

Planning Department

SITE DATA

TAX MAP NO. 22322286

APPROVED BY CITY COUNCIL

EXISTING ZONING: R-3

PROPOSED ZONING: RZP-202-2233 (CD)

SITE AREA: 6.52 AC (283,006 SF)

EXISTING USE: SINGLE FAMILY RESIDENTIAL / WOODED

PROPOSED USE: ATTACHED TOWNHOMES

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)

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.

DEVELOPMENT STANDARDS

- 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 6.52 ACRE SITE LOCATED ON THE SOUTH SIDE OF ENDHAVEN ROAD AT THE INTERSECTION OF ENDHAVEN ROAD AND ELM LANE, WHICH SITE IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL NO. 223-222-96.
 - 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").
 - UNLESS THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE R-12 MF 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 AND PLACEMENTS AND SIZES OF THE BUILDING FOOTPRINTS AS WELL AS THE INTERNAL PRIVATE STREETS 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. PERMITTED USES/DEVELOPMENT LIMITATIONS**
- 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**
- 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") AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION ("NCDOT").
 - THE SITE WILL BE SERVED BY INTERNAL PRIVATE STREETS. MINOR ADJUSTMENTS TO THE LOCATIONS OF THE INTERNAL PRIVATE STREETS 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.
 - PETITIONER SHALL INSTALL A WESTBOUND LEFT TURN LANE ON ENDHAVEN LANE AT THE VEHICULAR ACCESS POINT INTO THE SITE FROM ENDHAVEN LANE IN ACCORDANCE WITH THE CITY'S DRIVEWAY REGULATIONS.
 - 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 A PUBLIC STREET 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 WILL BE APPROVED AND CONSTRUCTED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE FIRST NEW BUILDING CONSTRUCTED ON THE SITE.
 - 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. IT IS UNDERSTOOD THAT SUCH IMPROVEMENTS MAY BE UNDERTAKEN BY PETITIONER ON ITS OWN OR IN CONJUNCTION WITH OTHER DEVELOPMENT OR ROADWAY PROJECTS TAKING PLACE WITHIN THE BROAD SOUTH MECKLENBURG AREA, BY WAY OF A PRIVATE/PUBLIC PARTNERSHIP EFFORT OR OTHER PUBLIC SECTOR PROJECT SUPPORT.
 - A MINIMUM OF 15 VISITOR PARKING SPACES SHALL BE PROVIDED ON THE SITE.
- D. ARCHITECTURAL STANDARDS**
- THE MAXIMUM HEIGHT IN FEET OF EACH BUILDING CONSTRUCTED ON THE SITE SHALL BE 40 FEET.
 - 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.
 - 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.
 - 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.
 - 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.
 - 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.
 - WALKWAYS SHALL BE PROVIDED TO CONNECT ALL RESIDENTIAL ENTRANCES TO SIDEWALKS ALONG PUBLIC AND PRIVATE STREETS.
 - EACH SINGLE FAMILY ATTACHED DWELLING UNIT SHALL HAVE A GARAGE.
 - ANY BUILDING ELEVATION THAT FACES ENDHAVEN 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.
 - NO PART OF A BUILDING WALL, INCLUDING SUPPORT POSTS FOR PORCHES, MAY BE LOCATED IN THE SETBACK.
 - 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

- PETITIONER SHALL INSTALL AN 8 FOOT WIDE PLANTING STRIP AND A 6 FOOT WIDE SIDEWALK ALONG THE SITE'S FRONTAGE ON ENDHAVEN ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN.
- THE EXISTING PLANTING STRIP AND SIDEWALK LOCATED ALONG THE SITE'S FRONTAGE ON ELM LANE SHALL REMAIN IN PLACE.
- PURSUANT TO TABLE 12.302(B) OF THE ORDINANCE, A 36 FOOT WIDE CLASS C BUFFER IS REQUIRED TO BE ESTABLISHED ALONG THE WESTERN BOUNDARY LINE OF THE SITE. NOTWITHSTANDING THE REQUIREMENTS OF TABLE 12.302(B) OF THE ORDINANCE, PETITIONER SHALL ESTABLISH A 37.5 FOOT WIDE CLASS C BUFFER WITH A 6 FOOT TALL WOODEN SCREEN FENCE ALONG THE SITE'S WESTERN BOUNDARY LINE AS DEPICTED ON THE REZONING PLAN, AND SUCH BUFFER SHALL CONFORM TO THE STANDARDS OF SECTION 12.302 OF THE ORDINANCE. THE PLANTING REQUIREMENT FOR THIS BUFFER SHALL BE 7 TREES PER 100 LINEAR FEET AND 20 SHRUBS PER 100 LINEAR FEET. EXISTING TREES THAT MEET THE REQUIREMENTS OF THE ORDINANCE MAY BE USED TO MEET THE TREE PLANTING REQUIREMENTS FOR THIS BUFFER.
- 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.
- 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, PETITIONER MAY REDUCE OR ELIMINATE, AS THE CASE MAY BE, THE RELEVANT BUFFER AREAS SET OUT ON THE REZONING PLAN ACCORDINGLY.
- 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. THE EXTENDED BRICK WALL SHALL BE 6 FEET IN HEIGHT. PETITIONER'S OBLIGATION TO EXTEND THE BRICK WALL SHALL BE SUBJECT TO THE SATISFACTION OF EACH OF THE CONDITIONS SET OUT BELOW.
 - 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 (WITHOUT THE PAYMENT OF ANY COMPENSATION FROM PETITIONER TO THE OWNERS OF THE ADJACENT PARCEL) TO ACCOMMODATE THE EXTENSION OF THE BRICK WALL ON THE ADJACENT PARCEL. THE CONSTRUCTION EASEMENT AGREEMENT WILL PROVIDE THAT THE PORTION OF THE EXTENDED BRICK WALL LOCATED ON THE ADJACENT PARCEL WILL BE A PART OF THE ADJACENT PARCEL AND MAINTAINED BY THE OWNERS OF THE ADJACENT PARCEL. PETITIONER SHALL USE REASONABLE AND GOOD FAITH EFFORTS TO OBTAIN THE CONSENT OF THE OWNERS OF THE ADJACENT PARCEL AND A TEMPORARY CONSTRUCTION EASEMENT FROM THE OWNERS OF THE ADJACENT PARCEL.
 - 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, THE CITY OF CHARLOTTE MUST AGREE TO ENTER INTO AN ENCROACHMENT AGREEMENT TO PERMIT A PORTION OF THE BRICK WALL TO BE LOCATED IN PUBLIC RIGHT OF WAY.
 - 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.
 - 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 CONSTRUCTED ON THE SITE.

F. ENVIRONMENTAL

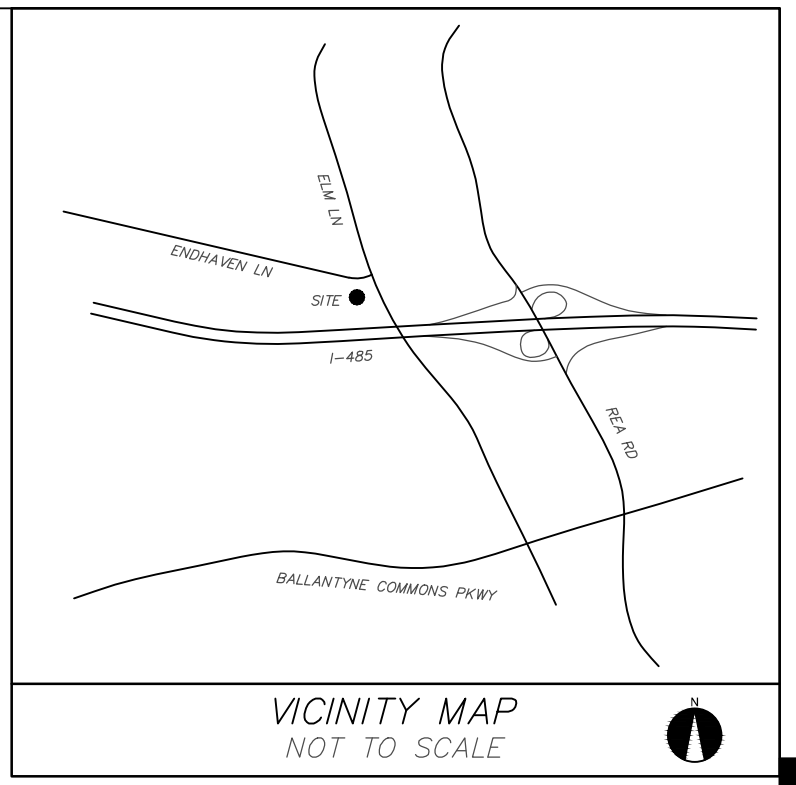
- PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE.
- DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE TREE ORDINANCE.

G. CENTRAL GREEN/AMENITY SPACE

- 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

- 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.
- 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.
- 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.

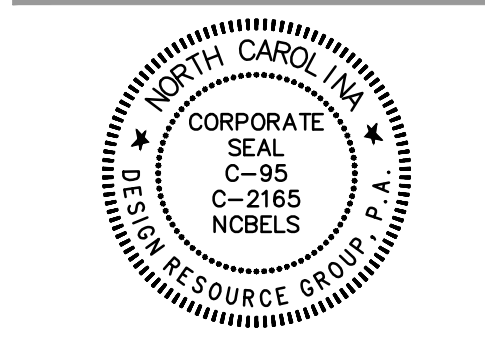


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REZONING PETITION
FOR PUBLIC HEARING
2021-233

REZONING PETITION

ENDHAVEN AND ELM TOWNS
CHARLOTTE, NC

HOPPER COMMUNITIES
1616 CLEVELAND AVE
CHARLOTTE, NC 28203
704.805.4803

TECHNICAL DATA SHEET

SCALE: NTS

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

SEPTEMBER 24, 2021

- REVISIONS:
- 3/14/22 - PER REVIEW COMMENTS
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RZ 2.0