

ATTN: CHIEF OPERATING OFFICER BOARD
OF EDUCATION CHARLOTTE MECKLENBURG
DB/PG: 31503-146
TAX #: 10304142
ZONING: R-4

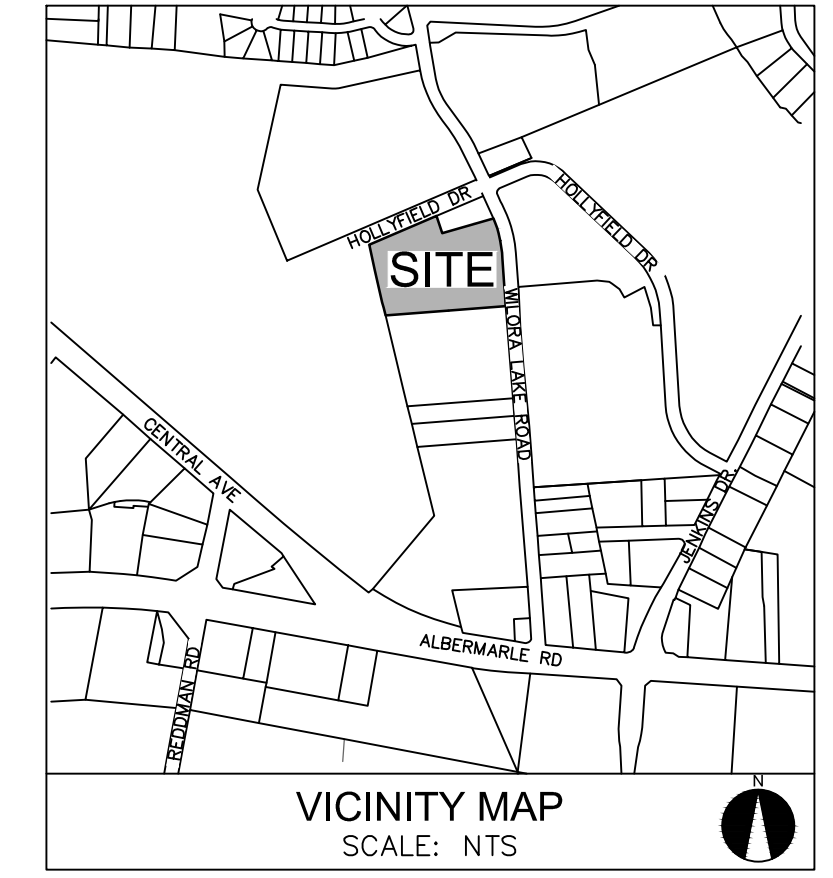
MARY LOU OLANO
FREDY OLANO
DB/PG: 23336-71
TAX #: 10304115
ZONING: R-4

ATTN: OZ COHEN
6000 REGAL ESTATE LANE
LP
DB/PG: 32082-150
TAX #: 10311117
ZONING: R-17MF(CD)

ATTN: OZ COHEN
6000 REGAL ESTATE
LANE LP
DB/PG: 32082-150
TAX #: 10311121
ZONING: R-17MF(CD)

ICBNC INC
DB/PG: 23017-637

CITY OF CHARLOTTE
DB/PG: 27628-851
TAX #: 10304199
ZONING: MUDD-O



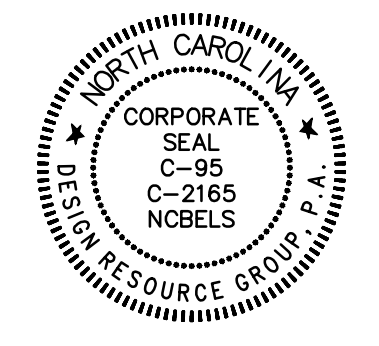
SITE DATA

TAX MAP NO:	10304112 & 10304114
SITE AREA:	±4.57 AC (198,957 SF)
EXISTING ZONING:	R-4
PROPOSED ZONING:	MUDD-O
EXISTING USE:	VACANT (WOODED LOT)
PROPOSED USE:	SINGLE FAMILY ATTACHED TOWNHOMES
PROPOSED UNITS:	89 UNITS
PROPOSED DENSITY:	19.47 DU/A
PARKING REQUIRED:	SHALL MEET ORDINANCE REQUIREMENTS
TREE SAVE:	SHALL MEET ORDINANCE REQUIREMENTS (LOCATED IN CENTER)
MAX BUILDING HEIGHT:	55'; SEE DEVELOPMENT STANDARD NOTES FOR MORE INFORMATION

DRG
DESIGN
RESOURCE
GROUP

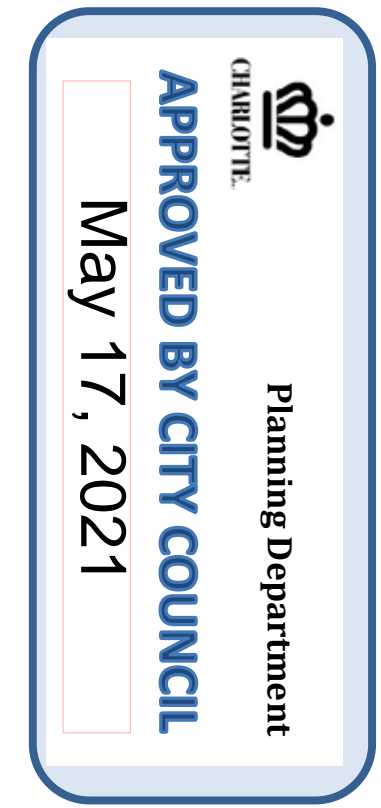
LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
TRANSPORTATION PLANNING

2459 Wilkinson Blvd, Ste 200 Charlotte, NC 28208
704.343.0608
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REZONING PETITION
FOR PUBLIC HEARING
2021-012
REZONING DOCUMENT

WILORA LAKE RD SITE
CHARLOTTE, NC
HOPPER COMMUNITIES
1616 CLEVELAND AVENUE
CHARLOTTE, NC 28203
704.805.4810

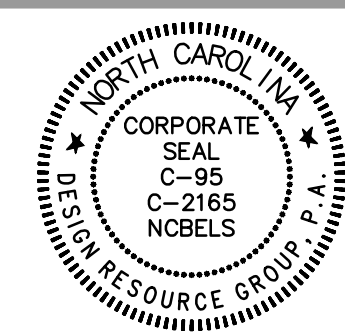


SCHEMATIC
SITE PLAN
SCALE: 1" = 30'

PROJECT #: 598-022
DRAWN BY: JG
CHECKED BY: NB
NOVEMBER 30, 2020

REVISIONS:
1. 03/15/21 - PER REVIEW COMMENTS
2. 04/26/21 - PER REVIEW COMMENTS
3. 04/29/21 - PER REVIEW COMMENTS
4. 05/18/21 - PER REVIEW COMMENTS

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



REZONING PETITION

FOR PUBLIC HEARING

2021-012

REZONING DOCUMENT

WILORA LAKE RD SITE
CHARLOTTE, NC

HOPPER COMMUNITIES
1616 CLEVELAND AVENUE
CHARLOTTE, NC 28203
704.805.4810

TECHNICAL
DATA SHEET

PROJECT #: 598-022
DRAWN BY: JG
CHECKED BY: NB

NOVEMBER 30, 2020

- REVISIONS:
- 1. 03/15/21 - PER REVIEW COMMENTS
 - 2. 04/26/21 - PER REVIEW COMMENTS
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 - 4. 05/18/21 - PER REVIEW COMMENTS

SITE DATA

TAX MAP NO: 10304112 & 10304114
SITE AREA: ±4.57 AC (198,957 SF)
EXISTING ZONING: R-4
PROPOSED ZONING: MUDD-0
EXISTING USE: VACANT (WOODED LOT)
PROPOSED USE: SINGLE FAMILY ATTACHED TOWNHOMES
PROPOSED UNITS: 89 UNITS
PROPOSED DENSITY: 19.47 DU/A
PARKING REQUIRED: SHALL MEET ORDINANCE REQUIREMENTS
TREE SAVE: SHALL MEET ORDINANCE REQUIREMENTS (LOCATED IN CENTER)

MAX BUILDING HEIGHT: 55'; SEE DEVELOPMENT STANDARD NOTES FOR MORE INFORMATION

A. GENERAL PROVISIONS

1. 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 4.57 ACRE SITE LOCATED ON THE WEST SIDE OF WILORA LAKE ROAD BETWEEN HOLLYFIELD DRIVE AND ALBEMARLE ROAD, WHICH SITE IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL NOS. 103-041-12 AND 103-041-14.
2. 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.
3. 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.
4. 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 PROVISIONS SET OUT BELOW SHALL APPLY TO THE SITE.
1. 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.
 2. THE EXISTING SIDEWALK AND PLANTING STRIP LOCATED ALONG THE SITE'S FRONTAGE ON HOLLYFIELD DRIVE MAY REMAIN IN PLACE.

C. PERMITTED USES

1. THE SITE MAY BE DEVOTED ONLY TO A RESIDENTIAL COMMUNITY CONTAINING A MAXIMUM OF 89 SINGLE FAMILY ATTACHED DWELLING UNITS AND TO ANY INCIDENTAL AND ACCESSORY USES RELATING THERETO THAT ARE ALLOWED IN THE MUDD ZONING DISTRICT.

D. 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.
2. AS DEPICTED ON THE REZONING PLAN, THE SITE WILL BE SERVED BY INTERNAL PRIVATE ALLEYS/STREETS. MINOR ADJUSTMENTS TO THE LOCATIONS OF THE INTERNAL PRIVATE ALLEYS/STREETS 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. PETITIONER WILL DEDICATE TO THE CITY OF CHARLOTTE 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.
5. ALL TRANSPORTATION IMPROVEMENTS REQUIRED TO BE CONSTRUCTED BY PETITIONER UNDER THESE DEVELOPMENT STANDARDS, INCLUDING THE STREETSCAPE IMPROVEMENTS, WILL BE APPROVED AND CONSTRUCTED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE FIRST NEW BUILDING CONSTRUCTED ON THE SITE.
6. SUBJECT TO THE APPROVAL OF CDOT, PETITIONER SHALL INSTALL TWO (2) ADDITIONAL STOP SIGNS AT THE INTERSECTION OF WILORA LAKE ROAD AND HOLLYFIELD DRIVE. THE INSTALLATION OF THE TWO (2) ADDITIONAL STOP SIGNS AT THIS INTERSECTION SHALL CONVERT THIS INTERSECTION TO A FOUR (4) WAY STOP INTERSECTION.

SUBJECT TO THE APPROVAL OF CDOT, PETITIONER SHALL STRIPE FOUR CROSSWALKS AT THE INTERSECTION OF WILORA LAKE ROAD AND HOLLYFIELD DRIVE, WITH A CROSSWALK BEING STRIPED ON EACH OF THE FOUR LEGS OF THIS INTERSECTION. ALL WORK WILL ONLY BE REQUIRED TO BE PERFORMED WITHIN EXISTING RIGHT OF WAY.

E. ARCHITECTURAL STANDARDS

1. THE MAXIMUM HEIGHT OF ANY BUILDING CONSTRUCTED ON THE SITE SHALL BE 55 FEET AS MEASURED UNDER THE ORDINANCE.
2. THE PRIMARY EXTERIOR BUILDING MATERIALS FOR THE SINGLE FAMILY ATTACHED DWELLING UNITS TO BE CONSTRUCTED 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.
3. VINYL, EPS 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.
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 AND ATTACHED SHEDS MAY BE NO LESS THAN 2:12, UNLESS A FLAT ROOF ARCHITECTURAL STYLE IS EMPLOYED.
6. 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.
7. ALL CORNER OR END SINGLE FAMILY ATTACHED DWELLING UNITS THAT FACE A PUBLIC STREET 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. EACH SINGLE FAMILY ATTACHED DWELLING UNIT TO BE CONSTRUCTED ON THE SITE WILL BE ALLEY OR REAR LOADED.
10. WALKWAYS SHALL BE PROVIDED TO CONNECT ALL RESIDENTIAL ENTRANCES TO SIDEWALKS ALONG PUBLIC/PRIVATE STREETS.

11. THE REQUIREMENT SET OUT BELOW IN SUBPARAGRAPH (A) SHALL APPLY TO THE BUILDINGS THAT ABUT WILORA LAKE ROAD AND ARE DESIGNATED ON THE REZONING PLAN WITH AN ASTERISK.

(a) THE END DWELLING UNIT THAT ABUTS WILORA LAKE ROAD SHALL HAVE A PORCH OR STOOP THAT WRAPS A PORTION OF THE FRONT OR REAR OF THE UNIT AND THE SIDE OF THE UNIT THAT FACES WILORA LAKE ROAD. IF A PORCH IS UTILIZED, IT MAY BE LOCATED ON THE SECOND STORY OF SUCH UNIT.

12. 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.

F. 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 FRONTAGE ON WILORA LAKE ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN.
2. THE EXISTING SIDEWALK AND PLANTING STRIP LOCATED ALONG THE SITE'S FRONTAGE ON HOLLYFIELD DRIVE SHALL REMAIN IN PLACE.
3. PETITIONER WILL USE REASONABLE AND GOOD FAITH EFFORTS TO OBTAIN RIGHT OF WAY OR AN EASEMENT FROM THE OWNERS OF TAX PARCEL NO. 103-041-15 (THE "ADJACENT PARCEL") PRIOR TO THE ISSUANCE OF THE FIRST BUILDING PERMIT FOR THE SITE FOR THE PURPOSE OF EXTENDING THE MINIMUM 8 FOOT WIDE PLANTING STRIP AND MINIMUM 8 FOOT WIDE SIDEWALK TO BE INSTALLED ALONG THE SITE'S FRONTAGE ON WILORA LAKE ROAD FROM THE NORTHERN BOUNDARY OF THE SITE ON WILORA LAKE ROAD TO THE EXISTING ADA CURB RAMPS LOCATED ON THE SOUTHWEST CORNER OF THE INTERSECTION OF HOLLYFIELD DRIVE AND WILORA LAKE ROAD.

REASONABLE AND GOOD FAITH EFFORTS WILL NOT INCLUDE OR REQUIRE PETITIONER TO PAY ANY COMPENSATION TO THE OWNERS OF THE ADJACENT PARCEL FOR THE RIGHT OF WAY OR EASEMENT TO ACCOMMODATE THE EXTENSION OF THE MINIMUM 8 FOOT WIDE PLANTING STRIP AND MINIMUM 8 FOOT WIDE SIDEWALK ALONG THE ADJACENT PARCEL'S FRONTAGE ON WILORA LAKE ROAD AS DESCRIBED ABOVE.

IF PETITIONER IS UNABLE TO ACQUIRE THE RIGHT OF WAY OR EASEMENT NECESSARY FOR THE EXTENSION OF THE MINIMUM 8 FOOT WIDE PLANTING STRIP AND MINIMUM 8 FOOT WIDE SIDEWALK ALONG THE ADJACENT PARCEL'S FRONTAGE ON WILORA LAKE ROAD PRIOR TO THE ISSUANCE OF THE FIRST BUILDING PERMIT FOR THE SITE, PETITIONER SHALL HAVE NO OBLIGATION TO EXTEND THE MINIMUM 8 FOOT WIDE PLANTING STRIP AND MINIMUM 8 FOOT WIDE SIDEWALK AS DESCRIBED ABOVE.

ANY SUCH RIGHT OF WAY OR EASEMENT SHALL INCLUDE ENOUGH AREA TO ALLOW THE MINIMUM 8 FOOT WIDE SIDEWALK TO MEANDER AROUND EXISTING TREES AND EXISTING UTILITIES AND UTILITY POLES. PETITIONER WILL NOT BE REQUIRED TO RELOCATE ANY EXISTING UTILITIES OR UTILITY POLES IN CONNECTION WITH THE EXTENSION OF THE MINIMUM 8 FOOT WIDE PLANTING STRIP AND MINIMUM 8 FOOT WIDE SIDEWALK AS DESCRIBED ABOVE.

4. THE SIDEWALKS DESCRIBED ABOVE IN PARAGRAPH 1 AND PARAGRAPH 3 MAY BE LOCATED IN A SIDEWALK UTILITY EASEMENT.
5. A MINIMUM 20 FOOT WIDE LANDSCAPE AREA PLANTED TO THE STANDARDS OF A CLASS C BUFFER SHALL BE PROVIDED ON THE SITE AS DEPICTED ON THE REZONING PLAN.

G. ENVIRONMENTAL

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.

H. CENTRAL GREEN/AMENITY SPACE

1. THE MINIMUM SIZE OF THE CENTRAL GREEN/AMENITY SPACE SHALL BE 1,750 SQUARE FEET, AND THE CENTRAL GREEN/AMENITY SPACE SHALL, AT A MINIMUM, CONTAIN GRASS, SHRUBS, TREES, PEDESTRIAN WALKWAYS AND SEATING.

I. 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.