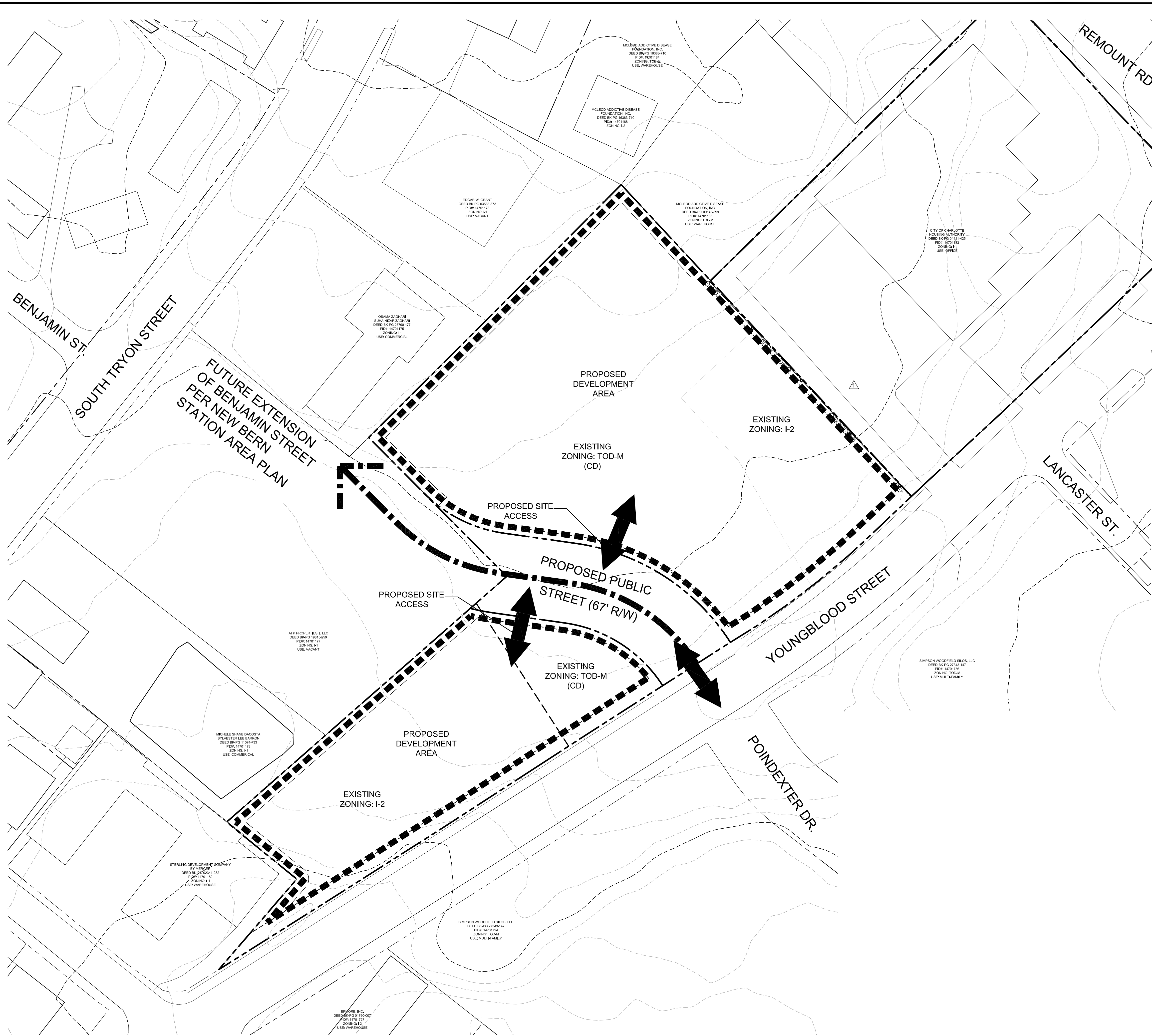


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HOPPER

COMMUNITIES

228 East Blvd., Suite 200

Charlotte, NC 28203

(704) 805-4801

- Development Standards
1. Development Data Table

SITE AREA:

147.011-01

EXISTING ZONING:

TOD-M(CD) and I-2

PROPOSED ZONING:

TOD-MO

EXISTING USE:

Parking/vacant

PROPOSED USE:

For sale single family attached dwelling units

MAXIMUM UNITS PROPOSED:

54

MINIMUM UNITS PROPOSED:

37 (See Optional Provisions)

MAXIMUM PROPOSED DENSITY:

16.8 Units Per Acre

MINIMUM PROPOSED DENSITY:

11.5 Units Per Acre (See Optional Provisions)

SETBACK:

22' from BOC per adopted streetscape plan

MIN. SIDE YARD:

5'

REAR YARD:

5'

MAXIMUM PROPOSED BUILDING HEIGHT:

50'

PARKING REQUIRED:

Min. = 1 per unit; Max. = 1.6 per unit (unless structured parking)

PARKING PROVIDED:

Up to 2 parking spaces per unit may be provided on the site due to the use of structured parking (garages).

2. General Provisions

a) 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 in these development standards and on the rezoning plan, the regulations established under the Ordinance for the Transit Oriented Development Mixed-Use Oriented ("TOD-M") zoning district shall govern the development of the site.

b) The development depicted on this rezoning plan is intended to reflect the arrangement of proposed uses on the site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the Ordinance during the design development and construction phases as allowed under the provisions of Section 6.2 of the Ordinance.

c) The terms "Owner", "Owners", "Petitioner" or "Petitioners," shall, with respect to the Site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assignees of the owner or owners of the Site who may be involved in its development from time to time.

3. Optional Provisions

a) The site may be developed with a minimum density of 11.5 dwelling units per acre.

4. Permitted Uses

a) The site may be devoted only to for sale single family attached dwelling units, together with any incidental or accessory uses associated therewith that are permitted under the Ordinance in the TOD-M zoning district.

5. Transportation

a) The site will have access via two driveways connecting to a proposed public street extension of Poindexter Drive, as generally depicted on the rezoning plan. The placement and configuration of each access point are subject to any minor modifications required to accommodate final site and construction plans and designs and any adjustments required for approval by the Charlotte Department of Transportation.

b) Parking areas shall be located as generally depicted on the rezoning plan.

c) Up to 2 parking spaces per unit may be provided on the site due to the use of structured parking (garages).

6. Architectural Standards

a) The development of the site will be governed by the district regulations of the Ordinance for the TOD-M zoning district and by the conditions included as part of this rezoning plan.

b) The exterior finishes of the buildings shall be composed of a combination of brick, stone or similar masonry products and/or hard-plank/fiber cement board.

c) No vinyl, EIFS or masonry may be used for siding materials but vinyl may be used for soffits and trim, including window and door trim.

d) Balcony railings, if appropriate to the design, will be of durable prefinished material and will not be painted pressure treated lumber.

e) Windows will be provided on all levels of the end units visible from Youngblood Street and the proposed public street.

7. Streetscape and Landscaping

a) Petitioner shall install an 8 foot planting strip and an 8 foot sidewalk along the site's frontage on Youngblood Street.

b) Petitioner shall install an 8 foot planting strip and an 8 foot sidewalk along both sides of the proposed extension of Poindexter Drive.

c) Ends of alleys visible from Youngblood Street shall be screened with architectural and/or landscape screening.

d) The Petitioner proposes to provide a 10' landscape strip along side and rear property lines where adjacent to industrial use and or zoning, except where adjacent to the existing City of Charlotte Housing Authority property, northeast of the site. At that location, the Petitioner proposes a 5' landscape strip plus a 6' opaque screen fence.

8. Lighting

a) Lighting on the site will utilize full cut-off luminaries and freestanding lighting will be limited to 20' in total height, but architectural lighting will be permitted.

9. Other

a) The site will utilize roll-out containers and private trash and recycling service.

REVISIONS:				
No.	Date	By	Description	
1	5/16/14	MDL	REVISIONS PER STAFF COMMENTS	
2	6/20/14	MDL	REVISIONS PER STAFF COMMENTS	

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

YOUNGBLOOD ST. TOWNHOMES

HOPPER COMMUNITIES

YOUNGBLOOD STREET & REMOUNT ROAD

CHARLOTTE, NC

REZONING PETITION: 2014-047

TECHNICAL DATA SHEET

seals

Project Manager: MDL
Drawn By: MDL
Checked By:
Date: 2/15/14
Project Number: 13021

Sheet Number:

RZ-1

SHEET # 1 OF 2

Landworks

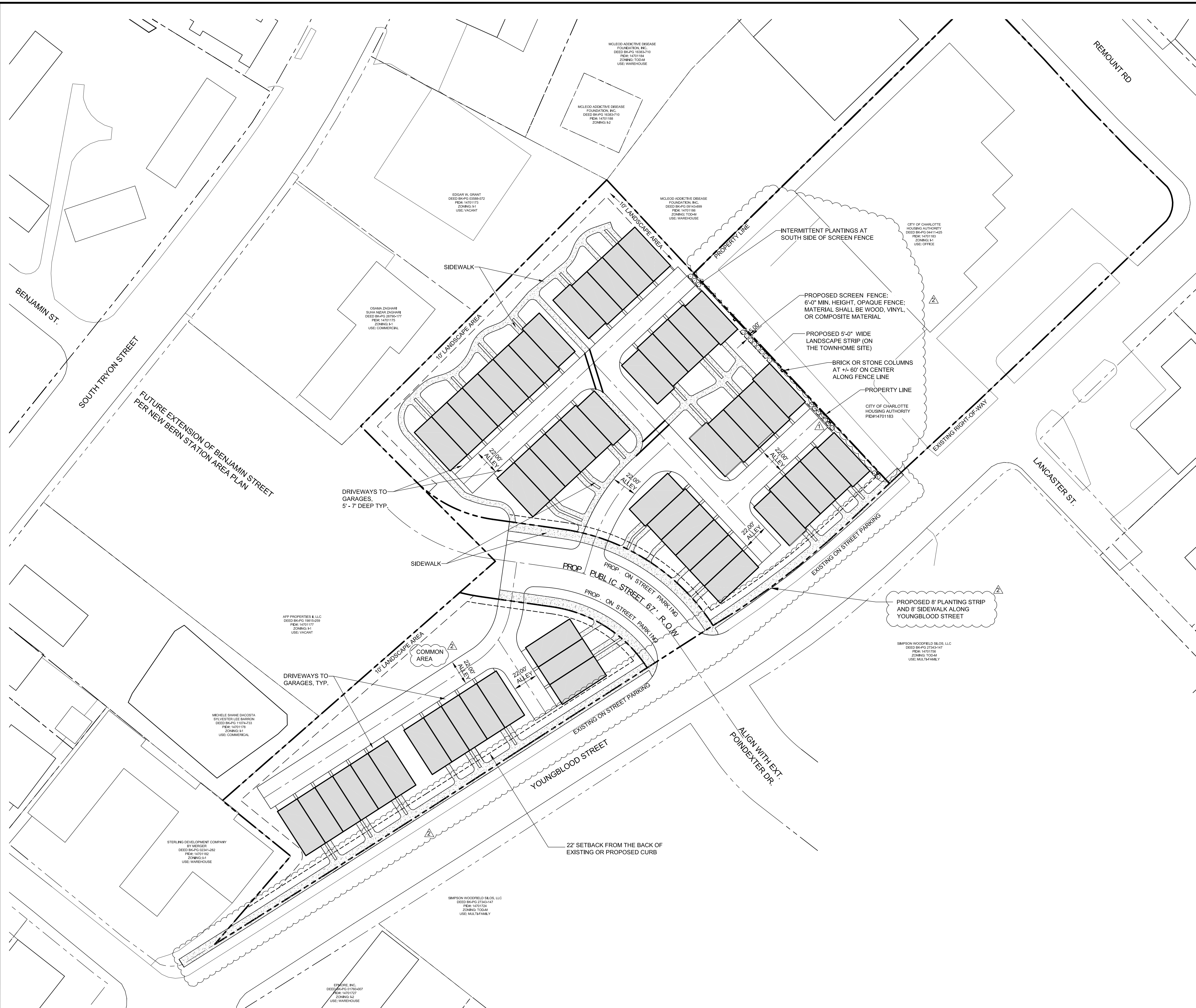
Design Group, P.A.

7671 Little Avenue, Suite 111

Charlotte, NC 28226

704-441-1804 fax: 704-441-1804

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Preliminary Design.
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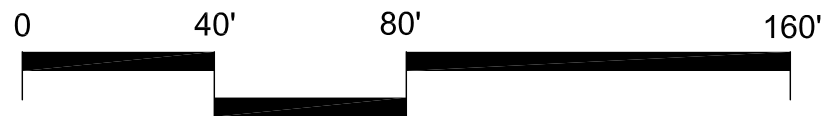
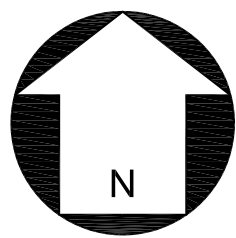
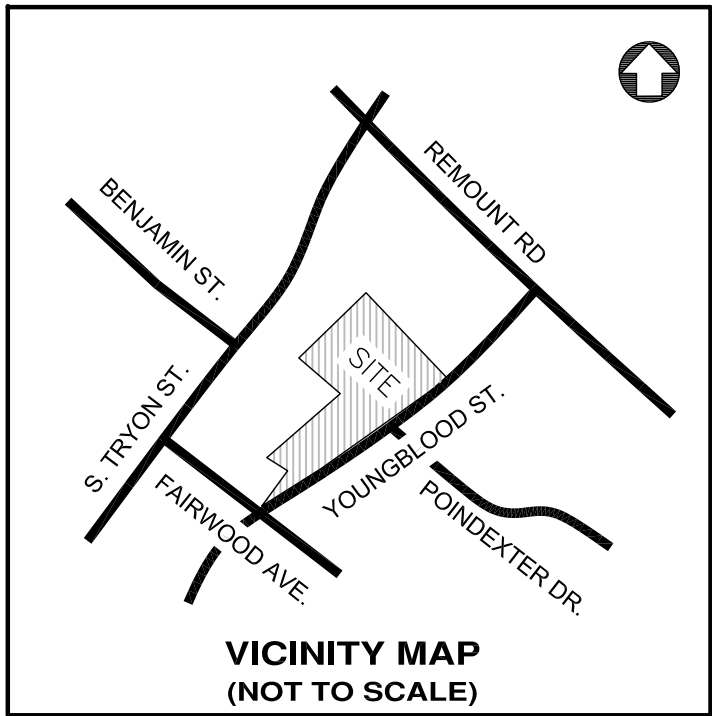
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YOUNGBLOOD ST. TOWNHOMES
HOPPER COMMUNITIES
YOUNGBLOOD STREET & REMOUNT ROAD
CHARLOTTE, NC
REZONING PETITION: 2014-047

CONCEPTUAL
SITE PLAN

seals



REVISIONS:				
No.	Date	By	Description	
1	5/16/14	MDL	REVISIONS PER STAFF COMMENTS	
2	6/20/14	RNR	REVISIONS PER STAFF COMMENTS	

Project Manager:

MDL

Drawn By:

MDL

Checked By:

Date: 2/15/14

Project Number:

13021

Sheet Number:

RZ-2

SHEET # 2 OF 2