

ColeJenest & Stone

Shaping the Environment
Realizing the Possibilities

Land Planning
Landscape Architecture
Civil Engineering
Urban Design

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229 East Kingston Avenue
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200 WESLEY HEIGHTS WAY TOWNHOMES

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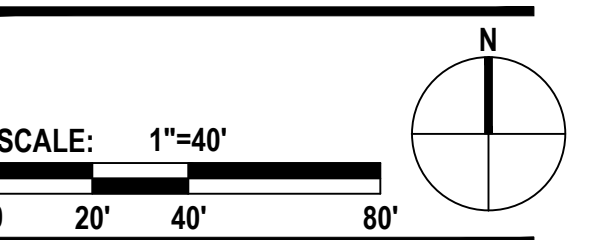
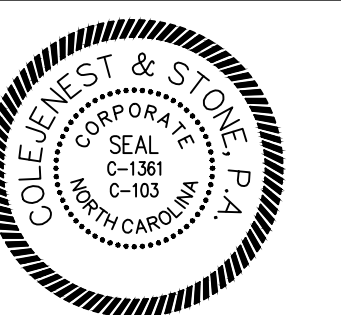
REZONING PLAN

Project No.
4384.00

Issued
11/20/15

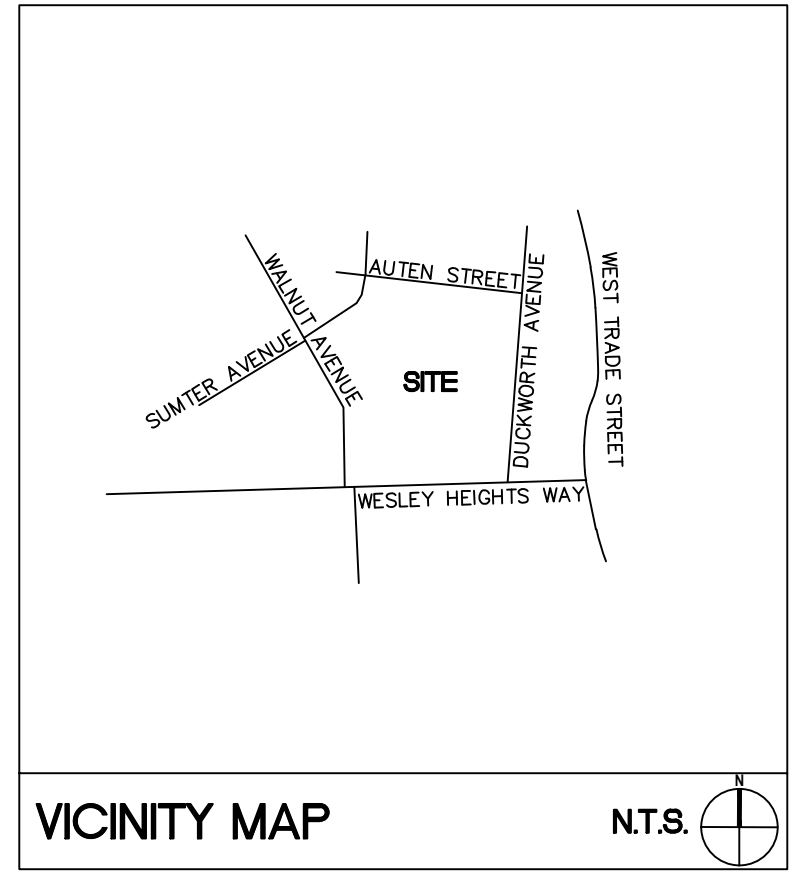
Petition Number
2016-026

Revised
01/15/16 - PER CITY OF CHARLOTTE COMMENTS



RZ1.0

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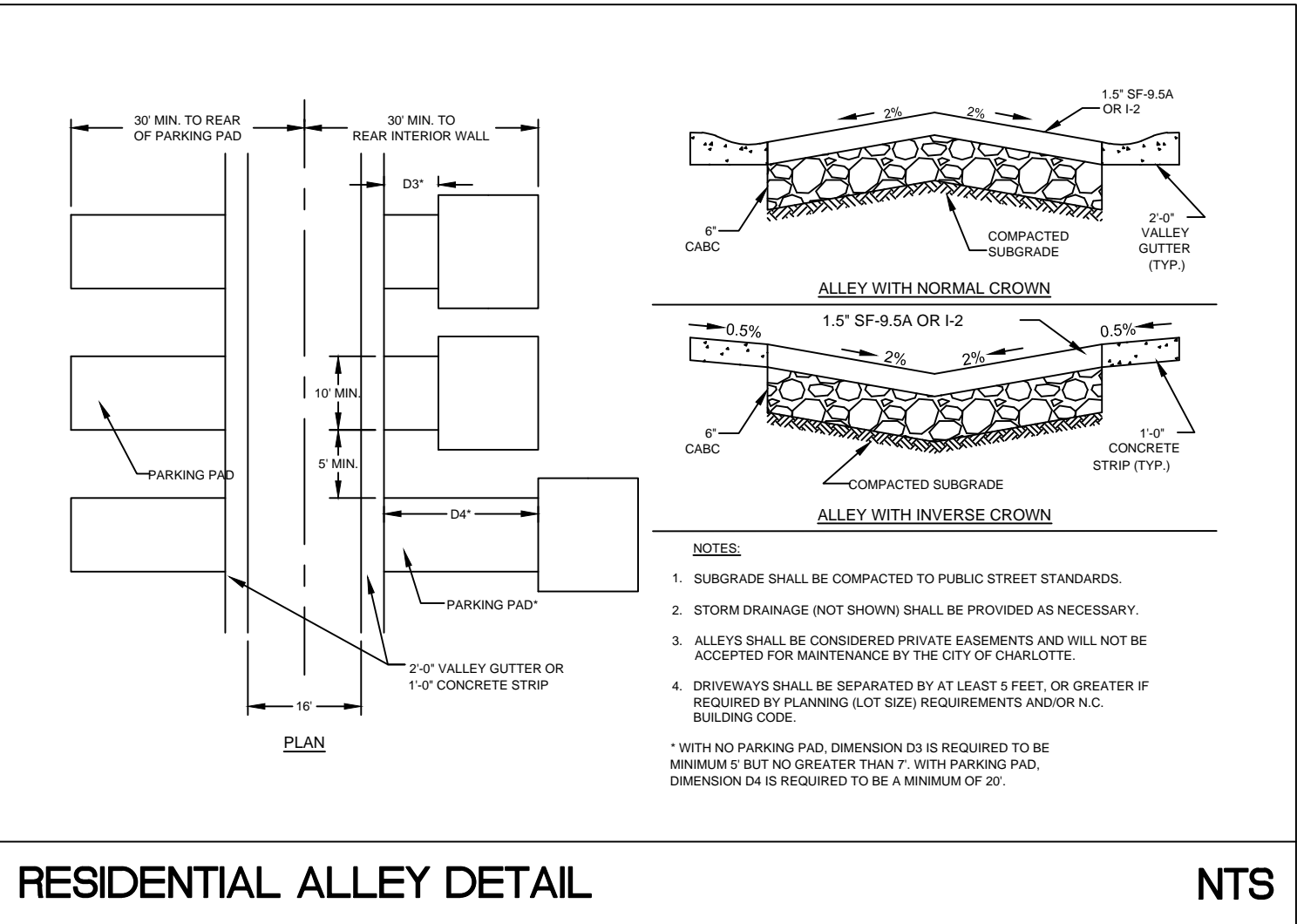


VICINITY MAP

N.T.S.

SURVEY DISCLAIMER

BOUNDARY SURVEY ISSUE DATE NOVEMBER 12, 2015.
PROVIDED BY A.G. ZOUTEWELLE SURVEYORS, 1418 EAST FIFTH STREET, CHARLOTTE, NC 28204, 704-372-9444.



RESIDENTIAL ALLEY DETAIL

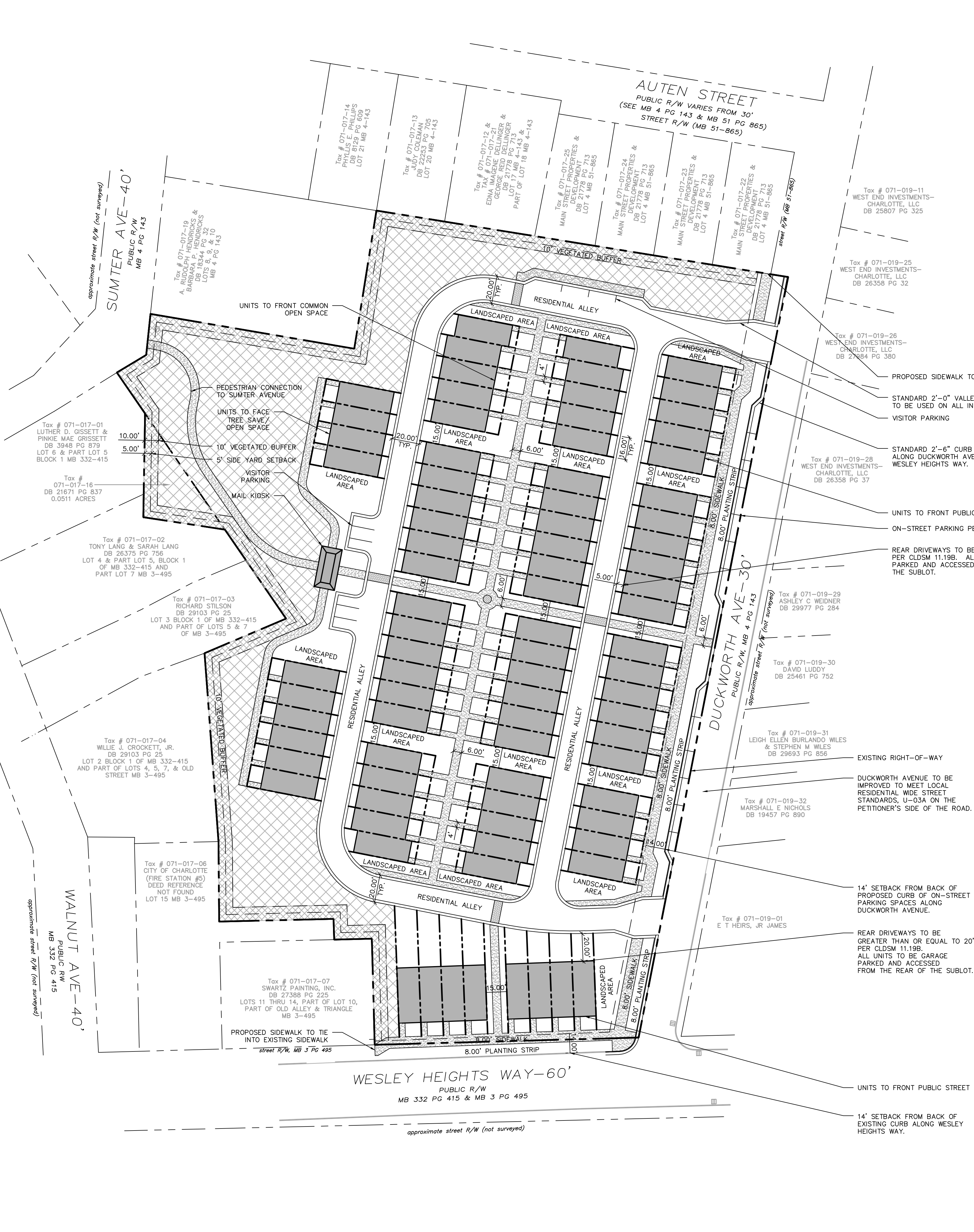
N.T.S.

- LEGEND**
- | | |
|--|--|
| | PROPOSED VALLEY CURB PER CLDSM |
| | PROPOSED SIDEWALK |
| | PROPOSED STANDARD VERTICAL CURB AND GUTTER PER CLDSM |
| | PROPOSED TREE SAVE AREA |
| | PROPOSED 10' VEGETATED BUFFER |



ZONING EXHIBIT

SCALE: 1"=100'
0 50' 100' 200'



REZONING SUMMARY

PETITIONER:	HOPPER COMMUNITIES 228 EAST KINGSTON AVENUE CHARLOTTE, NC 28203
PROPERTY OWNER:	NEW BETHEL CHURCH MINISTRIES 1520 LITTLE ROCK ROAD CHARLOTTE, NC 28214
REZONING SITE AREA:	4.5548 ACRES ±
TAX PARCEL #:	071-017-16, 071-017-20 071-017-10, 071-017-08
EXISTING ZONING:	UR-3 (CD), UR-3 (CD)PED-O & R-8
PROPOSED ZONING:	UR-3 (CD)PED-O & UR-3 (CD)PED-O S.P.A.
EXISTING USE:	VACANT
PROPOSED USE:	ATTACHED SINGLE FAMILY
NUMBER OF UNITS:	85 UNITS ±
PROPOSED DENSITY:	18.66 DUA
PROPOSED FAR:	PER ORDINANCE STANDARDS
MINIMUM SETBACK:	PER ORDINANCE STANDARDS
OPEN SPACE:	PER ORDINANCE STANDARDS
TREE SAVE:	PER ORDINANCE STANDARDS
MAX. BUILDING HEIGHT:	50.00 FEET

SEE SHEET RZ11 FOR DEVELOPMENT NOTES



- CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAG MEN, ETC. AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
- ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS.
- SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMENDED.

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 4.55 ACRE SITE LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF WESLEY HEIGHTS WAY AND DUCKWORTH AVENUE, WHICH SITE IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE "SITE").
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 UR-3 (PED-O) ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THE SITE.
3. AT THE OPTION OF THE PETITIONER, THE WIDTH OF SOME OR ALL OF THE SINGLE FAMILY ATTACHED DWELLING UNIT LOTS MAY BE INCREASED FROM THE WIDTH DEPICTED ON THE REZONING PLAN, WHICH WOULD RESULT IN FEWER SINGLE FAMILY ATTACHED DWELLING UNITS BEING DEVELOPED ON THE SITE. IN THE EVENT THAT THIS OCCURS, THE WIDTH AND CONFIGURATION OF THE 15 FOOT WIDE OPEN SPACE AREAS LOCATED BETWEEN THE BUILDINGS MAY BE REDUCED AND MODIFIED, AND SUCH OPEN SPACE AREAS MAY NOT BE LINEAR AND UNOBSTRUCTED AS CURRENTLY DEPICTED ON THE REZONING PLAN. NOTWITHSTANDING THE FOREGOING, A PEDESTRIAN CONNECTION THROUGH THE SITE FROM DUCKWORTH AVENUE TO SUMTER AVENUE SHALL BE PROVIDED.
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 CHAPTER 6 OF THE ORDINANCE. ALTERATIONS TO THE REZONING PLAN ARE SUBJECT TO SECTION 6.207 OF THE ORDINANCE.

B. OPTIONAL PROVISIONS

THE FOLLOWING OPTIONAL PROVISIONS SHALL APPLY TO THE DEVELOPMENT OF THE SITE:

1. THE MAXIMUM HEIGHT OF THE SINGLE FAMILY ATTACHED DWELLING UNITS SHALL BE 50 FEET.
2. THE PEDESTRIAN CONNECTION FROM THE SITE TO SUMTER AVENUE DEPICTED ON THE REZONING PLAN MAY BE GATED AT THE OPTION OF PETITIONER.

C. PERMITTED USES

1. THE SITE MAY BE DEVOTED ONLY TO A RESIDENTIAL COMMUNITY CONTAINING A MAXIMUM OF 85 FOR SALE SINGLE FAMILY ATTACHED DWELLING UNITS AND TO ANY INCIDENTAL AND ACCESSORY USES RELATING THERETO THAT ARE ALLOWED IN THE UR-3 (PED-O) 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. ON-STREET PARKING SHALL BE INSTALLED ALONG THE SITE'S FRONTAGE ON DUCKWORTH AVENUE AS GENERALLY DEPICTED ON THE REZONING PLAN.
3. EACH SINGLE FAMILY ATTACHED DWELLING UNIT SHALL HAVE A MINIMUM 2 CAR GARAGE.
4. AS DEPICTED ON THE REZONING PLAN, THE SITE WILL BE SERVED BY INTERNAL RESIDENTIAL ALLEYS.
5. THE ALIGNMENTS OF THE INTERNAL RESIDENTIAL ALLEYS ARE SUBJECT TO MINOR ALTERATIONS AS REQUIRED DURING THE PERMITTING PROCESS.
6. 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.

E. ARCHITECTURAL STANDARDS

1. THE MAXIMUM HEIGHT OF THE SINGLE FAMILY ATTACHED DWELLING UNITS SHALL BE 50 FEET.
2. A MINIMUM OF 2 WINDOWS OR OTHER ARCHITECTURAL DETAILS SHALL BE INSTALLED ON EACH FLOOR OF THE SIDE ELEVATION OF AN END UNIT WHERE THE SIDE ELEVATION OF SUCH END UNIT IS ADJACENT TO A PUBLIC STREET TO AVOID BLANK WALLS.

F. STREETSCAPE AND LANDSCAPING/BUFFER

1. INTERNAL LANDSCAPED AREAS SHALL BE INSTALLED ON THE SITE AS DEPICTED ON THE REZONING PLAN.
2. A MINIMUM 8 FOOT PLANTING STRIP AND A MINIMUM 8 FOOT SIDEWALK SHALL BE INSTALLED ALONG THE SITE'S FRONTAGES ON WESLEY HEIGHTS WAY AND DUCKWORTH AVENUE. SIDEWALKS MAY MEANDER TO SAVE EXISTING TREES.
3. A MINIMUM 10 FOOT WIDE BUFFER THAT MEETS THE REQUIREMENTS OF SECTION 10.812(5) OF THE ORDINANCE SHALL BE ESTABLISHED ALONG THOSE PORTIONS OF THE SITE'S BOUNDARY LINES THAT ARE MORE PARTICULARLY DEPICTED ON THE REZONING PLAN.

G. ENVIRONMENTAL FEATURES

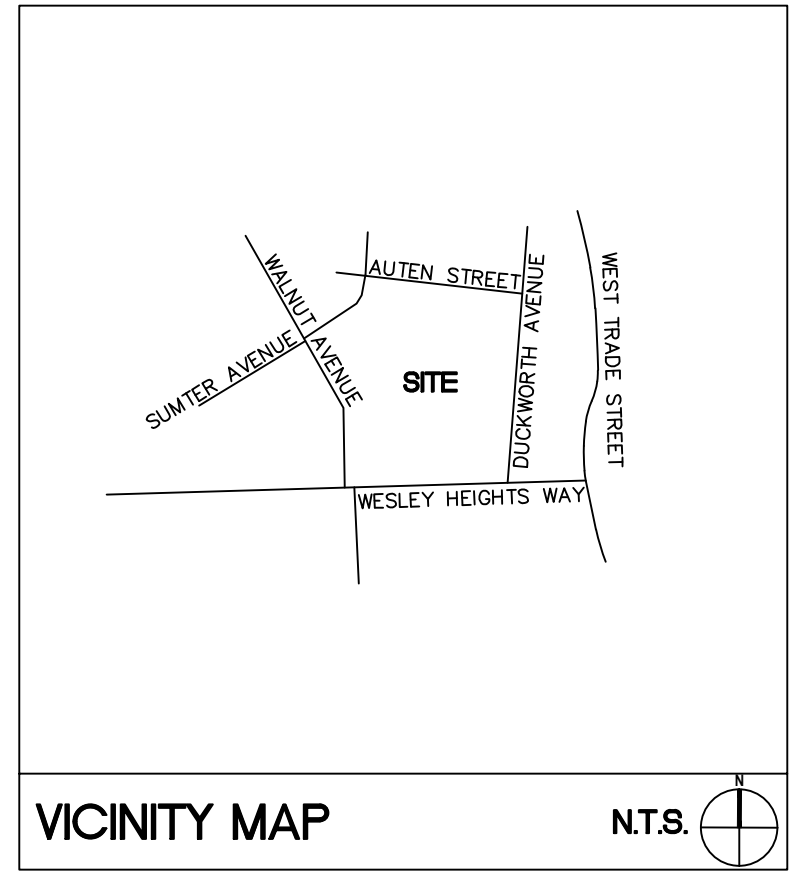
1. DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE CITY OF CHARLOTTE TREE ORDINANCE.

H. LIGHTING

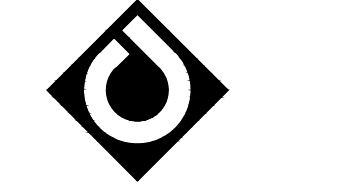
1. ALL FREESTANDING LIGHTING FIXTURES INSTALLED ON THE SITE (EXCLUDING LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS AND SIDEWALKS AND LANDSCAPING LIGHTING) SHALL BE FULLY CAPPED AND SHIELDED AND THE ILLUMINATION DOWNWARDLY DIRECTED SO THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY PROPERTY LINE OF THE SITE.
2. THE MAXIMUM HEIGHT OF THE LIGHT SOURCE (LIGHT BULB) ON A FREESTANDING LIGHTING FIXTURE INSTALLED ON THE SITE SHALL BE 20 FEET.
3. ANY LIGHTING FIXTURES ATTACHED TO THE BUILDINGS TO BE CONSTRUCTED ON THE SITE SHALL BE DECORATIVE, CAPPED AND DOWNWARDLY DIRECTED.

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 THE 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 THE 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.



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BOUNDARY SURVEY ISSUE DATE NOVEMBER 12, 2015.
PROVIDED BY A.G. ZOUTEWELLE SURVEYORS, 1418 EAST FIFTH STREET, CHARLOTTE, NC 28204, 704-372-9444.



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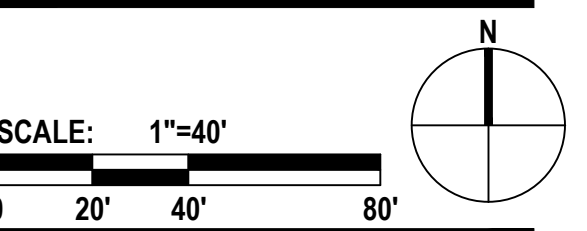
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