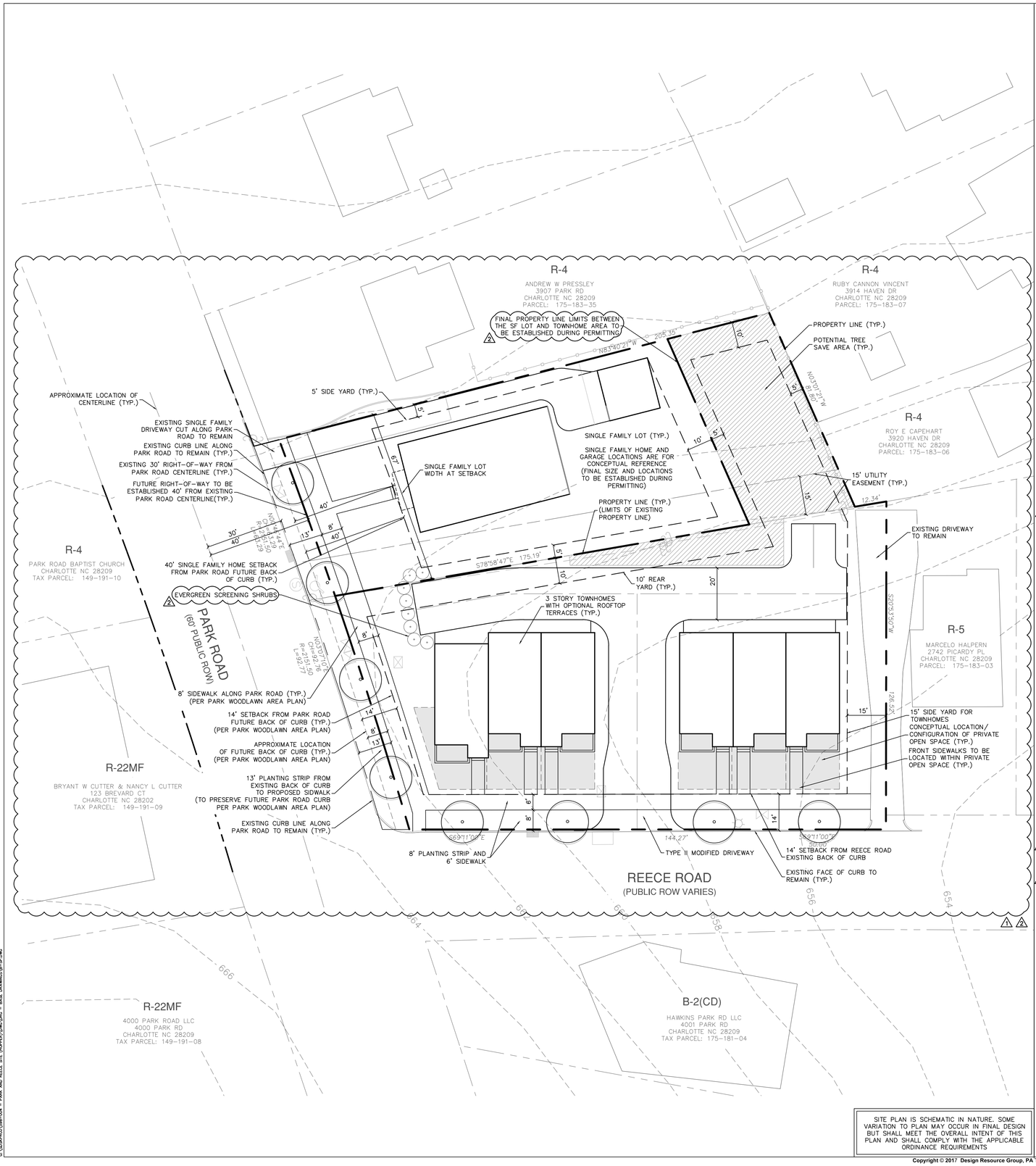
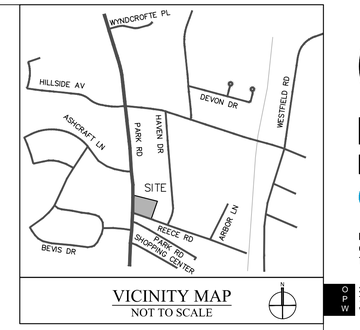


SITE PLAN IS SCHEMATIC IN NATURE. SOME VARIATION TO PLAN MAY OCCUR IN FINAL DESIGN BUT SHALL MEET THE OVERALL INTENT OF THIS PLAN AND SHALL COMPLY WITH THE APPLICABLE ORDINANCE REQUIREMENTS

SITE DEVELOPMENT DATA

TOTAL SITE AREA:	±0.86 AC (±37,573 SQ FT) BEFORE ROW-OF-WAY DEDICATION
	±0.83 AC (±35,999 SQ FT) NET OF EXISTING ROW-OF-WAY
TOWN HOME:	±0.60 AC (±25,856 SQ FT)
SINGLE FAMILY LOT:	±0.23 AC (±10,143 SQ FT)
TAX PARCEL #:	175-183-01, 175-183-02 AND 175-183-36
EXISTING ZONING:	R-5
PROPOSED ZONING:	UR-2 (CD)
EXISTING USE:	SINGLE FAMILY RESIDENTIAL HOMES
PROPOSED USE:	SINGLE FAMILY TOWNOMES AND 1 SINGLE FAMILY DETACHED
NUMBER OF UNITS:	6 TOWNHOMES, 1 SINGLE FAMILY DETACHED HOME
DENSITY PROPOSED:	8 UNITS PER ACRE
BUILDING HEIGHT:	PER THE ORDINANCE
PARKING PROVIDED:	SHALL MEET ORDINANCE REQUIREMENTS
OPEN SPACE:	SHALL MEET ORDINANCE REQUIREMENTS
TREE SAVE:	SHALL MEET ORDINANCE REQUIREMENTS



VICINITY MAP
NOT TO SCALE

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 ("PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF A RESIDENTIAL COMMUNITY ON THAT APPROXIMATELY 0.86 ACRE SITE LOCATED ON THE NORTHEAST CORNER OF THE INTERSECTION OF PARK ROAD AND REECE ROAD, WHICH SITE IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL NOS. 175-183-36, 175-183-01 AND 175-183-02.
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 (THE "ORDINANCE").
3. UNLESS THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE UR-2 ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THE SITE.
4. 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 PRINCIPAL AND ACCESSORY BUILDING FOOTPRINTS AS WELL AS THE INTERNAL DRIVES 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.
5. 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. PERMITTED USES

1. THE SITE MAY BE DEVOTED ONLY TO A RESIDENTIAL COMMUNITY CONTAINING A MAXIMUM OF 6 FOR SALE SINGLE FAMILY ATTACHED DWELLING UNITS AND A MAXIMUM OF 1 FOR SALE SINGLE FAMILY DETACHED DWELLING UNIT AND TO ANY INCIDENTAL AND ACCESSORY USES RELATING THERETO THAT ARE ALLOWED IN THE UR-2 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.
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. A MINIMUM OF 2 PARKING SPACES PER DWELLING UNIT SHALL BE PROVIDED ON THE SITE. PARKING SPACES LOCATED IN GARAGES ASSOCIATED WITH THE DWELLING UNITS ON THE SITE SHALL COUNT TOWARDS THE MINIMUM AMOUNT OF REQUIRED PARKING.
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 (SUBJECT TO A RESERVATION FOR ANY NECESSARY UTILITY EASEMENTS) THOSE PORTIONS OF THE SITE LOCATED IMMEDIATELY ADJACENT TO PARK ROAD AS REQUIRED TO PROVIDE RIGHT OF WAY MEASURING 40 FEET FROM THE EXISTING CENTERLINE OF PARK ROAD, TO THE EXTENT THAT SUCH RIGHT OF WAY DOES NOT ALREADY EXIST.
5. ANY RIGHT OF WAY REQUIRED TO BE DEDICATED AND CONVEYED BY PETITIONER TO THE CITY SHALL BE DEDICATED AND CONVEYED PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A NEW BUILDING CONSTRUCTED ON THE SITE.
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.

D. ARCHITECTURAL STANDARDS

1. THE MAXIMUM HEIGHT IN STORIES OF THE SINGLE FAMILY ATTACHED DWELLING UNITS TO BE LOCATED ON THE SITE SHALL BE 3 STORIES WITH OPTIONAL ROOFTOP TERRACES.
2. THE MAXIMUM HEIGHT IN FEET OF THE SINGLE FAMILY ATTACHED DWELLING UNITS TO BE LOCATED ON THE SITE SHALL BE 40 FEET.
3. THE MAXIMUM HEIGHT IN STORIES OF THE SINGLE FAMILY DETACHED DWELLING UNIT TO BE LOCATED ON THE SITE SHALL BE 3 STORIES.
4. THE MAXIMUM HEIGHT IN FEET OF THE SINGLE FAMILY DETACHED DWELLING UNIT TO BE LOCATED ON THE SITE SHALL BE 40 FEET.
5. PURSUANT TO THE DEFINITION OF "HEIGHT" FOUND IN SECTION 2.201 OF THE ORDINANCE, THE ROOFTOP STRUCTURES OR HEAD HOUSES THAT COVER THE STAIRS THAT PROVIDE ACCESS TO ROOFTOP TERRACES AND COVER THE MECHANICAL EQUIPMENT SHALL NOT BE INCLUDED OR CONSIDERED WHEN DETERMINING THE HEIGHT OF THE BUILDINGS CONTAINING THE SINGLE FAMILY ATTACHED DWELLING UNITS. THE OTHER EXCLUSIONS SET OUT IN THE DEFINITION OF "HEIGHT" SHALL ALSO BE APPLICABLE.
6. SET OUT ON SHEET RZ2.0 OF THE REZONING PLAN IS A CONCEPTUAL ARCHITECTURAL RENDERING OF THE FRONT ELEVATIONS OF THE SINGLE FAMILY ATTACHED DWELLING UNITS THAT WILL BE LOCATED ON THE SITE THAT IS INTENDED TO DEPICT THE GENERAL CONCEPTUAL ARCHITECTURAL STYLE AND CHARACTER OF THE FRONT ELEVATIONS OF THE SINGLE FAMILY ATTACHED DWELLING UNITS. ACCORDINGLY, THE FRONT ELEVATIONS OF THE SINGLE FAMILY ATTACHED DWELLING UNITS THAT WILL BE LOCATED ON THE SITE SHALL BE DESIGNED AND CONSTRUCTED SO THAT THESE FRONT ELEVATIONS ARE SUBSTANTIALLY SIMILAR IN APPEARANCE TO THE CONCEPTUAL ARCHITECTURAL RENDERING WITH RESPECT TO ARCHITECTURAL STYLE AND CHARACTER. NOTWITHSTANDING THE FOREGOING, CHANGES AND ALTERATIONS WHICH DO NOT MATERIALLY CHANGE THE OVERALL CONCEPTUAL ARCHITECTURAL STYLE AND CHARACTER SHALL BE PERMITTED.
7. SET OUT ON SHEET RZ2.0 OF THE REZONING PLAN IS A CONCEPTUAL ARCHITECTURAL RENDERING OF THE SIDE ELEVATION (THE PARK ROAD FACING ELEVATION) OF THE SINGLE FAMILY ATTACHED DWELLING UNIT THAT IS LOCATED IMMEDIATELY ADJACENT TO PARK ROAD THAT IS INTENDED TO DEPICT THE GENERAL CONCEPTUAL ARCHITECTURAL STYLE AND CHARACTER OF THIS SIDE ELEVATION. ACCORDINGLY, THIS SIDE ELEVATION SHALL BE DESIGNED AND CONSTRUCTED SO THAT IT IS SUBSTANTIALLY SIMILAR IN APPEARANCE TO THE CONCEPTUAL ARCHITECTURAL RENDERING WITH RESPECT TO ARCHITECTURAL STYLE AND CHARACTER. NOTWITHSTANDING THE FOREGOING, CHANGES AND ALTERATIONS WHICH DO NOT MATERIALLY CHANGE THE OVERALL CONCEPTUAL ARCHITECTURAL STYLE AND CHARACTER SHALL BE PERMITTED.
8. THE PRIMARY EXTERIOR BUILDING MATERIALS FOR THE NEW 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.
9. VINYL, EIFS OR MASONITE MAY NOT BE USED AS AN EXTERIOR BUILDING MATERIAL ON THE NEW DWELLING UNITS TO BE CONSTRUCTED ON THE SITE. NOTWITHSTANDING THE FOREGOING, VINYL MAY BE UTILIZED ON WINDOWS, DOORS, GARAGE DOORS, SOFFITS, TRIM AND RAILINGS.
10. THE ACTUAL WIDTHS OF THE SINGLE FAMILY ATTACHED DWELLING UNITS AND THE SINGLE FAMILY DETACHED DWELLING UNIT MAY VARY FROM THE WIDTHS DEPICTED ON THE REZONING PLAN.
11. THE SINGLE FAMILY ATTACHED DWELLING UNITS THAT ABUT REECE ROAD SHALL FRONT REECE ROAD.
12. A NEW SINGLE FAMILY DETACHED DWELLING UNIT THAT ABUTS PARK ROAD SHALL FRONT PARK ROAD.
13. EACH SINGLE FAMILY ATTACHED DWELLING UNIT CONSTRUCTED ON THE SITE SHALL HAVE A MINIMUM 2 CAR GARAGE THAT IS ACCESSED FROM AN INTERNAL PRIVATE DRIVE.
14. A NEW SINGLE FAMILY DETACHED DWELLING UNIT CONSTRUCTED ON THE SITE SHALL BE SETBACK A MINIMUM OF 30 FEET FROM THE BACK OF FUTURE CURB ALONG PARK ROAD.
15. IN LIEU OF CONSTRUCTING A NEW SINGLE FAMILY DETACHED DWELLING UNIT ON THE SITE, PETITIONER MAY, AT ITS OPTION, RETAIN THE EXISTING SINGLE FAMILY DETACHED DWELLING UNIT LOCATED ON THE SITE.

E. STREETSCAPE/SCREENING

1. PETITIONER SHALL INSTALL A MINIMUM 13 FOOT WIDE PLANTING STRIP AND A MINIMUM 8 FOOT WIDE SIDEWALK ALONG THE SITE'S FRONTAGE ON PARK ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN. THE OUTER 5 FEET (STREET SIDE) OF THE 13 FOOT WIDE PLANTING STRIP SHALL BE RESERVED FOR A FUTURE BIKE LANE TO BE INSTALLED BY OTHERS. THE WIDTH OF THE PLANTING STRIP AND/OR THE SIDEWALK MAY BE REDUCED AS NECESSARY TO TIE INTO THE EXISTING SIDEWALK LOCATED TO THE NORTH OF THE SITE ON PARK ROAD. THE SIDEWALK, PLANTING STRIP OR PORTIONS THEREOF MAY BE LOCATED IN A SIDEWALK UTILITY EASEMENT.
2. A MINIMUM 8 FOOT WIDE PLANTING STRIP AND A MINIMUM 6 FOOT WIDE SIDEWALK SHALL BE INSTALLED ALONG THE SITE'S FRONTAGE ON REECE ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN. THE WIDTH OF THE PLANTING STRIP AND/OR THE SIDEWALK MAY BE REDUCED AS NECESSARY TO TIE INTO ANY EXISTING SIDEWALK LOCATED TO THE EAST OF THE SITE ON REECE ROAD. THE SIDEWALK OR PORTIONS THEREOF MAY BE LOCATED IN A SIDEWALK UTILITY EASEMENT.
3. THE INTERNAL DRIVE LOCATED TO THE REAR OF THE SINGLE FAMILY ATTACHED DWELLING UNITS SHALL BE SCREENED FROM PARK ROAD WITH SHRUBS 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.

G. ENVIRONMENTAL FEATURES

1. DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE CITY OF CHARLOTTE TREE ORDINANCE.
2. THE TREE SAVE AREAS DEPICTED ON THE REZONING PLAN ARE CONCEPTUAL, AND THE ACTUAL LOCATIONS OF THE TREE SAVE AREAS ON THE SITE MAY VARY FROM WHAT IS DEPICTED ON THE REZONING PLAN. THE ACTUAL LOCATIONS OF THE TREE SAVE AREAS SHALL BE DETERMINED DURING THE SITE PLAN APPROVAL AND PERMITTING PROCESS.

H. LIGHTING

1. ALL FREESTANDING LIGHTING FIXTURES INSTALLED ON THE SITE (EXCLUDING LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE INTERNAL PRIVATE DRIVES 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 16 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 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.

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REZONING PETITION
FOR PUBLIC HEARING
2017-053

REZONING PETITION

PARK AND REECE SITE

CHARLOTTE, NC

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

SCHEMATIC SITE PLAN

10 0 10 20
SCALE: 1" = 20'

PROJECT #:	598-004
DRAWN BY:	NB
CHECKED BY:	NB

FEBRUARY 27, 2017

REVISIONS:
1. 04/10/17 - PER SITE COMMENTS
2. 05/22/17 - PER SITE COMMENTS

RZ1.0

FMK ARCHITECTS
123 New Bern Street
Charlotte, NC 28203
P - 704.375.9950
F - 704.375.3555

Cementitiuos panel and lap siding at Headhouses.

Brick veneer with water table at base, recessed basket-weave pattern between windows and pre-cast lintels & copings.

Roof Terraces with combination of open metal railing (shown here) and solid parapet walls.

Cementitious trim / brackets at projecting corner bays.

Standing seam metal roofing on bracket-supported shed roof above individual townhome entry doors / stoops.

REZONING PETITION FOR PUBLIC HEARING 2017-053

Park and Reece Site

CHARLOTTE, NORTH CAROLINA

REVISIONS:

Number	Description	Date

10 April 2017
19 May 2017

Scale: 1/8" = 1'-0"

HOPPER COMMUNITIES

Reece Road Streetscape Elevation

Project Number
FMKA.1711

SHEET NAME
Conceptual Reece Road Streetscape Elevation

CRAFT. SOLUTIONS.

SHEET NUMBER
RZ2.0

FMK ARCHITECTS

123 New Bern Street
Charlotte, NC 28203
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Scale: 1/8" = 1'-0"

HOPPER COMMUNITIES

Park Road Elevation

REZONING PETITION FOR PUBLIC HEARING 2017-053

Park and Reece Site

CHARLOTTE, NORTH CAROLINA

REVISIONS:

Number	Description	Date

10 April 2017
19 May 2017

Project Number
FMKA.1711

SHEET NAME
Conceptual Park Road Elevation

CRAFT. SOLUTIONS.

SHEET NUMBER
RZ2.1