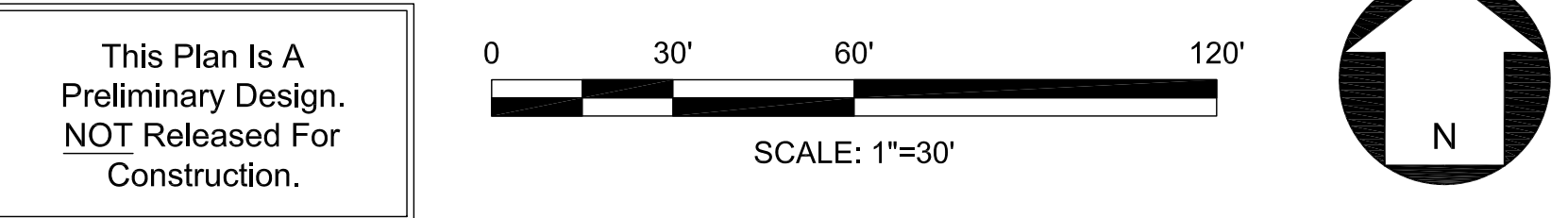


Development Standards

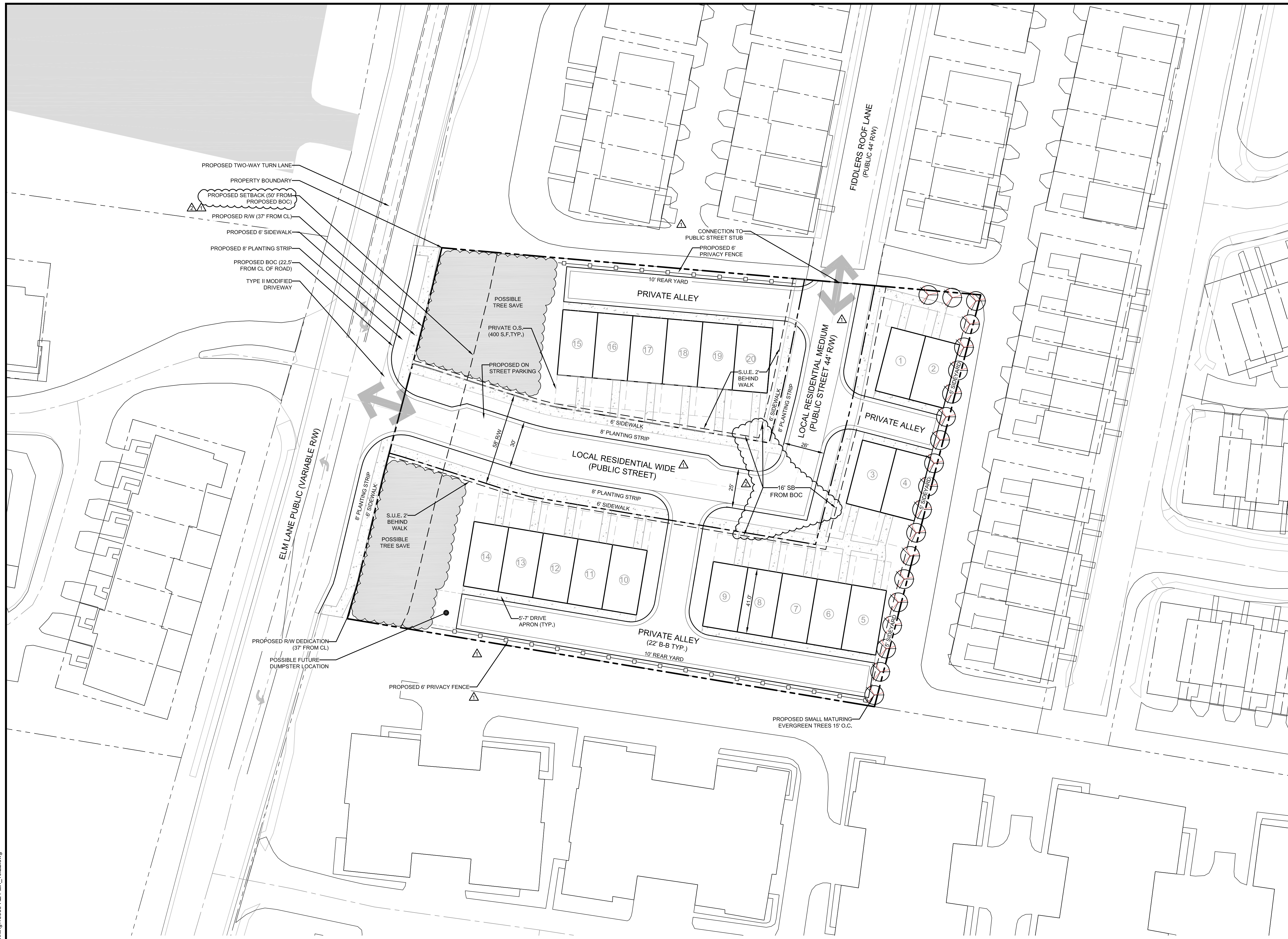
- A. General Provisions**
- These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Hopper Communities (the "Petitioner") to accommodate the development of a residential community on that approximately 2.03-acre site located on the east side of Elm Lane, north of the intersection of Elm Lane and Windsor Ridge Drive, which site is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel No. 229-101-04.
 - 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 UR-2 (CD) zoning district shall govern the development and use of the Site.
 - 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/Development Limitations**
- The Site may be devoted only to a residential community containing a maximum of 20 for sale single family attached dwelling units and to any incidental and accessory uses relating thereto that are allowed in the UR-2 (CD) 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 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 ("CDOT") and/or the North Carolina Department of Transportation ("NCDOT").
 - As depicted on the Rezoning Plan, the Site will be served by a local residential wide public street (from Elm Lane, a local residential medium public street from Fiddlers Roof Lane and private alleys. Minor adjustments to the locations of the internal public streets and private alleys 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.
 - 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 or to NCDOT (subject to a reservation for any necessary utility easements) those portions of the Site located immediately adjacent to Elm Lane as required to provide right of way measuring 37 feet from the centerline of existing Elm Lane, to the extent that such right of way does not already exist.
 - Subject to and conditioned upon the approval of CDOT and/or NCDOT and prior to the issuance of the first certificate of occupancy for a new building constructed on the Site, Petitioner shall convert (by way of striping) Elm Lane to a 3 lane cross section from the vehicular entrance into the Site from Elm Lane north to the intersection of Elm Lane and Millwright Lane. The center lane shall function as a two-way left turn lane.
 - The transportation improvements set out in this Section C of the Development Standards shall be approved and constructed prior to the issuance of the first certificate of occupancy for a new building constructed on the Site.
- D. Architectural Standards**
- 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. Notwithstanding the foregoing, rooftop terraces shall not be located on those single family attached dwelling units designated on the Rezoning Plan as Unit 1, Unit 2, Unit 3 and Unit 4.
 - The maximum height in feet of the single family attached dwelling units to be located on the Site shall be 45 feet.
 - The primary exterior building materials for the single family attached dwelling units to be located 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.
 - Vinyl, EIFS or masonry 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 may vary from the widths depicted on the Rezoning Plan.
 - The front elevation of each dwelling unit shall have windows or other architectural details that limit the maximum blank wall expanse to 15 feet on each level of the dwelling unit.
 - All corner or end 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 dwelling unit.
 - Each single family attached dwelling unit to be located on the Site shall have a minimum 2 car garage.
 - Each single family attached dwelling unit to be located on the Site will be alley loaded.
- E. Private Open Space**
- A minimum 8 foot wide planting strip and a minimum 6 foot wide sidewalk shall be installed on both sides of the new local residential wide public street to be located on the Site as generally depicted on the Rezoning Plan. A planting strip shall not be required in those locations on those on-street parking to be located.
 - A minimum 8 foot wide planting strip and a minimum 6 foot wide sidewalk shall be installed on both sides of the new local residential medium public street to be located on the Site as generally depicted on the Rezoning Plan.
 - A minimum 8 foot wide planting strip and a minimum 6 foot wide sidewalk shall be installed along the Site's frontage on Elm Lane 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 sidewalks located to the north and south of the Site on Elm Lane.
 - The sidewalks described in this Section E of the Development Standards, or portions thereof, may be located in a sidewalk utility easement.
 - A minimum 6 foot tall screen fence or wall shall be installed along the southern boundary line of the Site as generally depicted on the Rezoning Plan.
 - A minimum 6 foot tall screen fence or wall shall be installed along the northern boundary line of the Site as generally depicted on the Rezoning Plan.
 - Small maturing evergreen trees shall be installed along the eastern boundary line of the Site. The small maturing evergreen trees shall be planted 15 feet on center.
- F. Lighting**
- All freestanding lighting fixtures installed on the Site (excluding lower, decorative lighting that may be installed along the driveways, alleys, sidewalks and community green 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.
 - The maximum height of any freestanding lighting fixture installed on the Site, including its base, shall not exceed 21 feet.
- G. Environmental Features**
- Development of the Site shall comply with the City of Charlotte Tree Ordinance.
 - 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.
 - The area within the 50' setback from Elm Lane shall be common open space and/or tree save areas.
 - Petitioner shall comply with the Charlotte City Council approved and adopted Post-Construction Stormwater Ordinance. For adjoining parcels receiving stormwater discharge from the proposed BMP/water quality feature, Petitioner shall analyze the adequacy of the existing stormwater conveyance on the adjoining parcels. If the existing stormwater conveyance on the adjoining parcels is found to be inadequate, Petitioner shall make a good faith effort with the property owner(s) to improve the stormwater conveyance or mitigate the stormwater discharge onto adjoining parcels.
- 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.



REVISIONS:

No.	Date	By	Description
1	9/10/18	SJC	PER STAFF COMMENTS
2	10/22/18	MDH	PER STAFF AND OWNER COMMENTS

P:\2018 Jobs\18009 - Elm Lane Site - Hopper\CAD\Sketch Planning\18009 RZ Plan_10.22.dwg



- LEGEND:**
- ROAD CENTERLINE:
 - EXISTING CURBING:
 - EXISTING BUILDINGS TO BE REMOVED:
 - EXISTING BUILDING:
 - PROPERTY BOUNDARY:
 - PROPOSED CURB & GUTTER:
 - PROPOSED RW:
 - PROPOSED SIDEWALK:
 - SIDEWALK UTILITY EASEMENT:
 - EXISTING LOT LINE:
 - CONTOUR LINE:
 - YARD SETBACK:
 - PROPOSED P.O.S.:
 - PROPOSED BUILDING:
 - TREE SAVE AREA:
 - PROPOSED EVERGREEN TREE:

DEVELOPMENT DATA:

Site Area: +/- 2.0 acres
 Tax Parcels: 22310104
 Existing Zoning: R-12MF(CD)
 Proposed Zoning: UR-2(CD)
 Existing Use: SF Residential
 Proposed Uses: Up to 20 Single Family Attached Units
 Min. Setback: See Plan
 Min. Side Yard: See Plan
 Min. Rear Yard: See Plan
 Maximum Building Height: 8'
 Max. Floor Area Ratio: 1.0
 Parking Provided: 2.0 Spaces per unit plus on-street
 Min. Private Open Space: 400 s.f./unit as required by ordinance
 Tree Save: Per Ordinance 15% Required 15% Provided
 PCCO: See Ordinance (Underground)
 See Development Standards

NOTE:
 TREE SAVE WAS CALCULATED USING GIS PARCEL DATA. TREE SAVE WILL BE RECALCULATED BASED ON SURVEY BOUNDARY DURING SITE PERMITTING PHASE
 2 AC X .15 = 13,068 SF REQUIRED TREE SAVE

11831 ELM LANE SITE
 JBH DEVELOPMENT, LLC
 CHARLOTTE, NC

REZONING SITE PLAN
 REZONING PETITION:
 2018-094

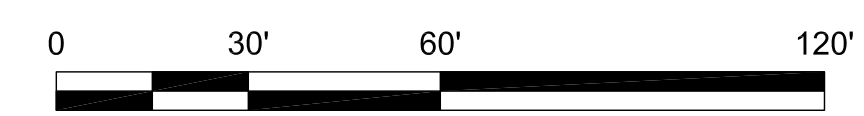
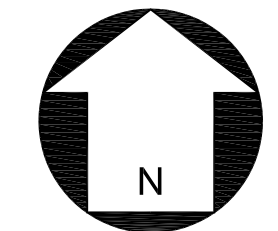
CORPORATE CERTIFICATIONS
 NC PE - C-2930 NC LA - C-253
 SC ENG - NO. 3599 SC LA - NO. 211

Project Manager: MDL
 Drawn By: MDH
 Checked By: LHC
 Date: 07/10/2018
 Project Number: 18009

Sheet Number:

RZ-2

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



SCALE: 1"=30'

REVISIONS:

No.	Date	By	Description
1	9/10/18	SJC	PER STAFF COMMENTS
2	10/22/18	MDH	PER STAFF AND OWNER COMMENTS