

**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.
- 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 public streets and private alleys 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.
- 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 and/or the North Carolina Department of Transportation.
- As depicted on the Rezoning Plan, the Site will be served by a local residential medium public street, a local residential narrow public street 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.

**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.
- 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.
- Each single family attached dwelling unit to be located on the Site shall have a minimum 2 car garage.

**E. Streetscape and Landscaping**

- 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 planting strip shall not be required in those locations on which on-street parking will be located.
- A minimum 4 foot wide planting strip and a minimum 6 foot wide sidewalk shall be installed on both sides of the new local residential narrow 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 sidewalk, or portions thereof, may be located in a sidewalk utility easement.

**F. Open Space**

- 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.
- Notwithstanding the terms of paragraph 1 above, private open space shall not be required if private open space is not required by the Ordinance in effect on the date on which permit applications are submitted.

**G. 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.

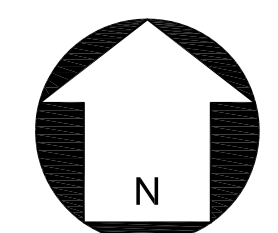
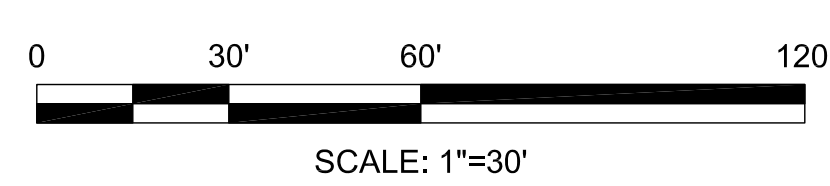
**H. Environmental Features**

- 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.

**I. 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.
- Except as otherwise provided in paragraph F.2 above, 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.

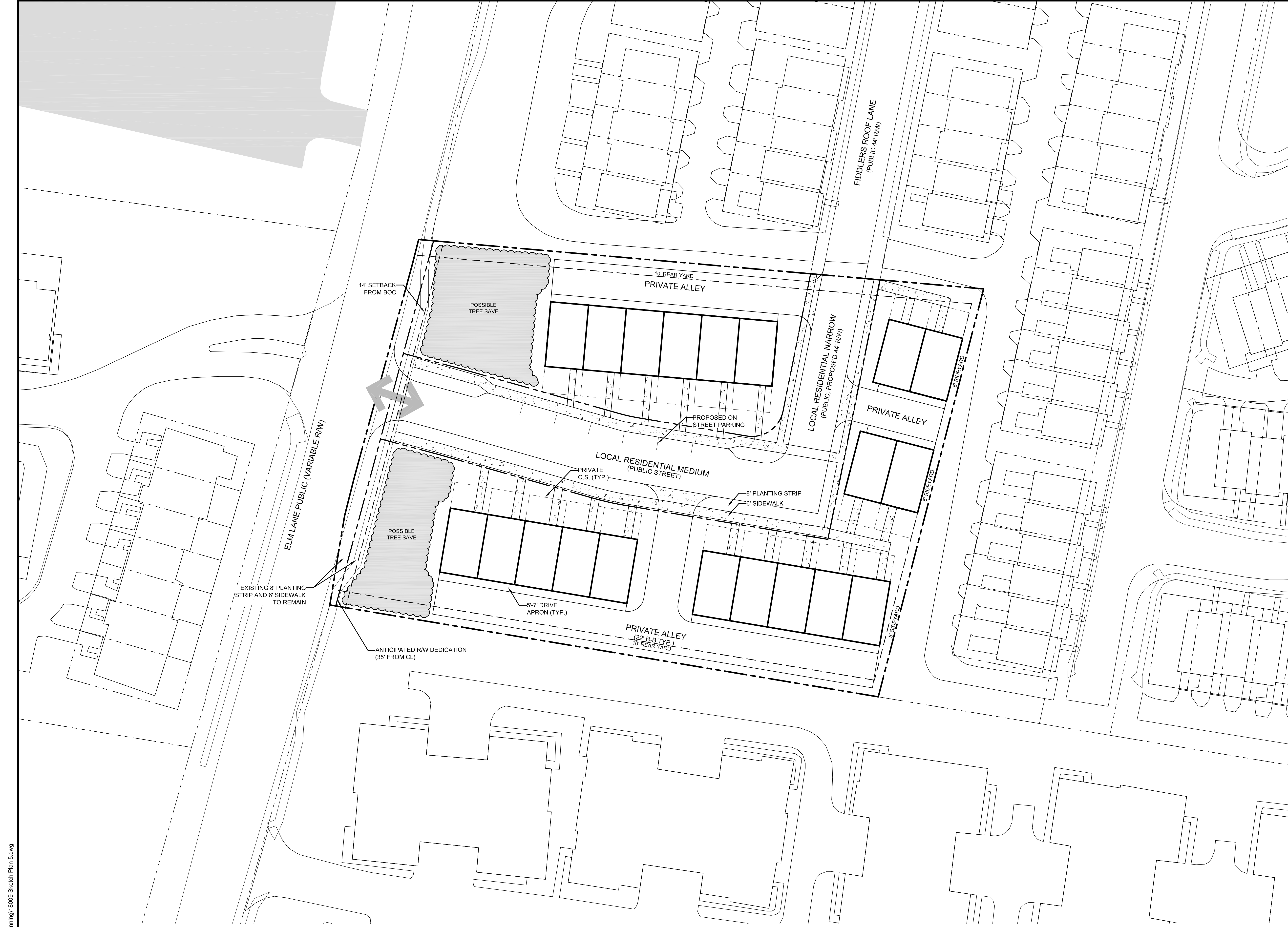
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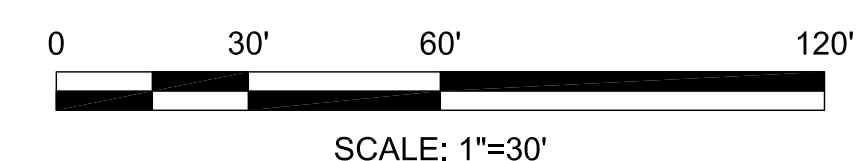
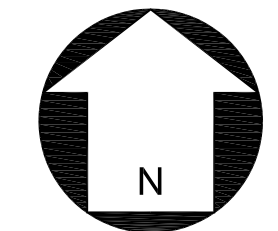
REVISIONS:

No.	Date	By	Description

**DEVELOPMENT DATA:**  
 Site Area: +/- 2.0 acres  
 Tax Parcels: 22910104  
 Existing Zoning: R-12M(CD)  
 Proposed Zoning: UR-2(CD)  
 Existing Use: SF Residential  
 Proposed Uses: Up to 20 Townhome Units  
 Density Proposed: 10.0 Units/sf  
 Min. Setback: 14' from BOC.  
 Min. Side Yard: 5'  
 Min. Rear Yard: 10'  
 Maximum Building Height: Per Ordinance  
 Max. Floor Area Ratio: 1.0  
 Parking Required: 1.5 Spaces per unit  
 Parking Provided: 2.0 Spaces per unit plus on-street  
 Min. Private Open Space: 400 s.f./unit as required by ordinance  
 Tree Save: 15% required, 15% min. provided  
 PCCO: Per Ordinance (Underground)



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