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FOR PUBLIC HEARING

2017-XXX

REZONING PETITION

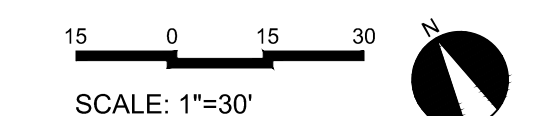
# RUNNYMEDE – MYERS PARK

## CHARLOTTE, NORTH CAROLINA

**VILDE MILK**  
CHARLOTTE, NORTH CAROLINA

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

## SCHEMATIC SITE PLAN



PROJECT #: 598-006  
DRAWN BY: NB

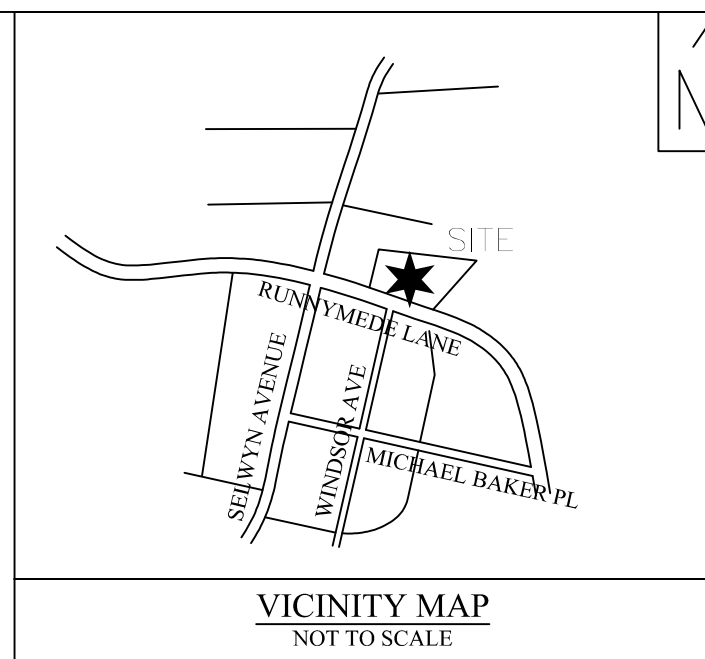
NOVEMBER 21, 2017

REVISIONS:

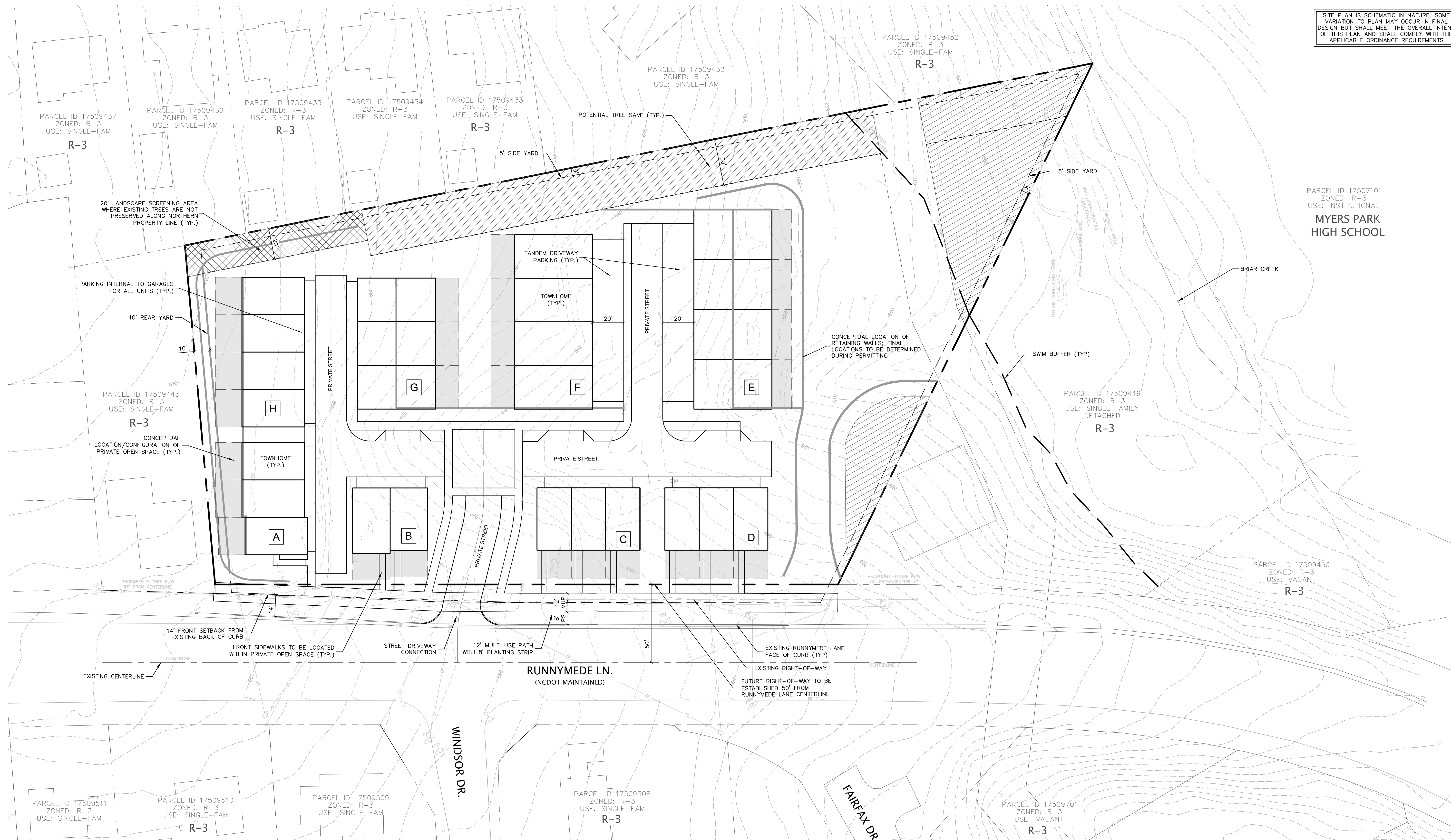
RZ 1.0

### SITE DEVELOPMENT DATA

SITE ACREAGE:	±3.01 ACRES (131,124 SQ FT)
TAX PARCEL #:	17509444, 17509445, 17509446, 17509447 AND 17509448
EXISTING ZONING:	R-3
PROPOSED ZONING:	UR-2 (CD)
EXISTING USE:	SINGLE FAMILY DETACHED HOUSES
PROPOSED USE:	SINGLE FAMILY ATTACHED TOWNHOMES
PROPOSED UNITS:	±26 UNITS
PROPOSED DENSITY:	±8.64 UNITS PER ACRE
TREE SAVE:	SHALL MEET ORDINANCE REQUIREMENTS
BUILDING HEIGHT:	SHALL MEET ORDINANCE REQUIREMENTS
PARKING PROVIDED:	SHALL MEET ORDINANCE REQUIREMENTS



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



\\SDSPROD\1598-006 RUNNYMEDE TOWNS MP\DMC\DRG - BASE DRAWINGS\B-SP.DWG

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A. GENERAL PROVISIONS

1. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY HOPPER

1. 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 3.01 ACRE SITE LOCATED ON THE NORTH SIDE OF RUNNYMEDE LANE AT THE INTERSECTION OF WINDSOR DRIVE AND RUNNYMEDE LANE, WHICH SITE IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN 9,(THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL NOS. 175-094-44, 175-094-45, 175-094-46, 175-094-47 AND 175-094-48.
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 (CD) 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 BUILDING FOOTPRINTS AS WELL AS THE INTERNAL DRIVES AND PARKING AREAS 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.

1. THE SITE MAY BE DEVOTED ONLY TO A RESIDENTIAL COMMUNITY CONTAINING A MAXIMUM OF 26 FOR SALE SINGLE FAMILY ATTACHED

1. THE SITE MAY BE DEVOTED ONLY TO A RESIDENTIAL COMMUNITY CONTAINING A MAXIMUM OF 26 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.

1. VEHICULAR ACCESS TO THE SITE SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF

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 AND/OR THE NORTH CAROLINA 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. EACH SINGLE FAMILY ATTACHED DWELLING UNIT SHALL HAVE A MINIMUM 2 CAR GARAGE THAT IS ACCESSED FROM AN INTERNAL PRIVATE DRIVE.
4. THE PARKING SPACES LOCATED IN THE GARAGES SHALL BE COUNTED WHEN DETERMINING WHETHER THE SITE MEETS THE MINIMUM PARKING REQUIREMENTS OF THE UR-2 ZONING DISTRICT. HOWEVER, THE PARKING SPACES LOCATED IN THE GARAGES SHALL NOT BE CONSIDERED WHEN DETERMINING WHETHER THE SITE EXCEEDS THE MAXIMUM NUMBER OF PARKING SPACES ALLOWED IN THE UR-2 ZONING DISTRICT.
5. 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.

1. THE MAXIMUM HEIGHT IN STORIES OF THAT BUILDING DESIGNATED AS BUILDING A ON THE REZONING PLAN SHALL BE 3 STORIES. THE

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3. THE MAXIMUM HEIGHT IN STORIES OF THAT BUILDING DESIGNATED AS BUILDING C ON THE REZONING PLAN SHALL BE 3 STORIES WITH AN OCCUPIABLE ROOF TERRACE. THE MAXIMUM HEIGHT IN FEET OF THAT BUILDING DESIGNATED AS BUILDING C ON THE REZONING PLAN SHALL BE 50 FEET.
4. THE MAXIMUM HEIGHT IN STORIES OF THAT BUILDING DESIGNATED AS BUILDING D ON THE REZONING PLAN SHALL BE 3 STORIES WITH AN OCCUPIABLE ROOF TERRACE. THE MAXIMUM HEIGHT IN FEET OF THAT BUILDING DESIGNATED AS BUILDING D ON THE REZONING PLAN SHALL BE 50 FEET.
5. THE MAXIMUM HEIGHT IN STORIES OF THAT BUILDING DESIGNATED AS BUILDING E ON THE REZONING PLAN SHALL BE 3 STORIES WITH AN OCCUPIABLE ATTIC. THE MAXIMUM HEIGHT IN FEET OF THAT BUILDING DESIGNATED AS BUILDING E ON THE REZONING PLAN SHALL BE 45 FEET.
6. THE MAXIMUM HEIGHT IN STORIES OF THAT BUILDING DESIGNATED AS BUILDING F ON THE REZONING PLAN SHALL BE 2 STORIES WITH AN OCCUPIABLE ATTIC. THE MAXIMUM HEIGHT IN FEET OF THAT BUILDING DESIGNATED AS BUILDING F ON THE REZONING PLAN SHALL BE 40 FEET.
7. THE MAXIMUM HEIGHT IN STORIES OF THAT BUILDING DESIGNATED AS BUILDING G ON THE REZONING PLAN SHALL BE 3 STORIES WITH AN OCCUPIABLE ATTIC. THE MAXIMUM HEIGHT IN FEET OF THAT BUILDING DESIGNATED AS BUILDING G ON THE REZONING PLAN SHALL BE 45 FEET.
8. THE MAXIMUM HEIGHT IN STORIES OF THAT BUILDING DESIGNATED AS BUILDING H ON THE REZONING PLAN SHALL BE 3 STORIES. THE MAXIMUM HEIGHT IN FEET OF THAT BUILDING DESIGNATED AS BUILDING H ON THE REZONING PLAN SHALL BE 40 FEET.
9. THE PRIMARY EXTERIOR BUILDING MATERIALS FOR THE BUILDINGS TO BE CONSTRUCTED ON THE SITE WILL BE A COMBINATION OF PORTIONS OF THE FOLLOWING: BRICK AND CEMENTITIOUS SIDING WITH ARCHITECTURAL SHINGLE ROOFING.
10. VINYL 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, SOFFITS, TRIM AND RAILINGS.
11. ATTACHED TO THE REZONING PLAN ARE CONCEPTUAL, ARCHITECTURAL RENDERINGS OF THE BUILDINGS TO BE CONSTRUCTED ON THE SITE THAT ARE INTENDED TO DEPICT THE GENERAL CONCEPTUAL ARCHITECTURAL STYLE AND CHARACTER OF THE BUILDINGS TO BE CONSTRUCTED ON THE SITE. ACCORDINGLY, THE BUILDINGS TO BE CONSTRUCTED ON THE SITE SHALL BE DESIGNED AND CONSTRUCTED SO THAT THE BUILDINGS ARE SUBSTANTIALLY SIMILAR IN APPEARANCE TO THE ATTACHED RELEVANT CONCEPTUAL, ARCHITECTURAL RENDERING WITH RESPECT TO ARCHITECTURAL STYLE AND CHARACTER. NOTWITHSTANDING THE FOREGOING, CHANGES AND ALTERATIONS TO THE EXTERIOR OF THE BUILDINGS TO BE CONSTRUCTED ON THE SITE THAT DO NOT MATERIALLY CHANGE THE OVERALL CONCEPTUAL ARCHITECTURAL STYLE AND CHARACTER SHALL BE PERMITTED.

1. A MINIMUM 8 FOOT WIDE PLANTING STRIP AND A MINIMUM 12 FOOT WIDE CONCRETE MULTI-USE PATH SHALL BE INSTALLED ALONG THE

1. A MINIMUM 8 FOOT WIDE PLANTING STRIP AND A MINIMUM 12 FOOT WIDE CONCRETE MULTI-USE PATH SHALL BE INSTALLED ALONG THE SITE'S FRONTAGE ON RUNNYMEDE LANE AS GENERALLY DEPICTED ON THE REZONING PLAN. NOTWITHSTANDING THE FOREGOING, THE WIDTH OF THE PLANTING STRIP AND THE WIDTH OF THE MULTI-USE PATH MAY BE REDUCED AS REQUIRED WHERE THE MULTI-USE PATH TIES INTO THE EXISTING SIDEWALK LOCATED ON RUNNYMEDE LANE.
2. THE MINIMUM 12 FOOT WIDE CONCRETE MULTI-USE PATH TO BE INSTALLED ALONG THE SITE'S FRONTAGE ON RUNNYMEDE LANE, OR PORTIONS THEREOF, MAY BE LOCATED IN A SIDEWALK UTILITY EASEMENT AS NECESSARY.

1. EACH INDIVIDUAL SUB-LOT ON WHICH A SINGLE FAMILY ATTACHED DWELLING UNIT IS LOCATED MUST INCLUDE A MINIMUM OF 400 SQUARE

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.

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

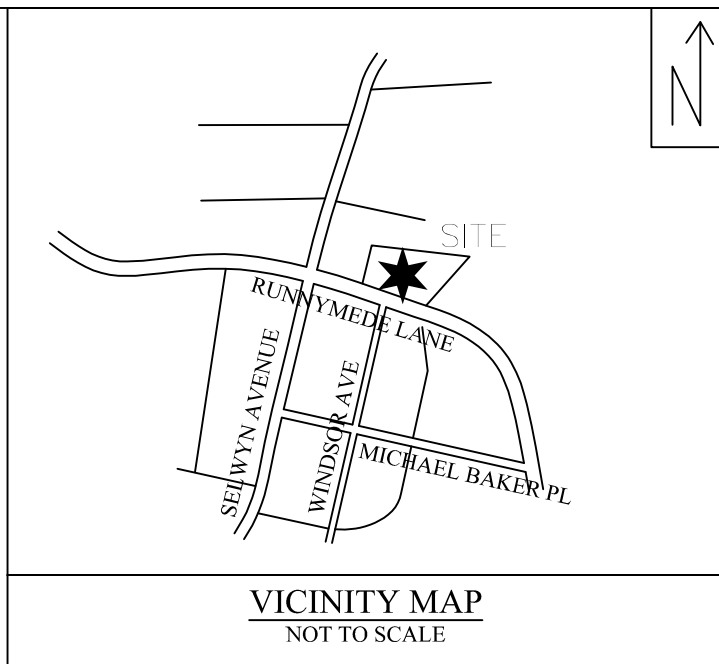
1. ALL FREESTANDING LIGHTING FIXTURES INSTALLED ON THE SITE (EXCLUDING LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS AND SIDEWALKS AND LANDSCAPING LIGHTING) SHALL BE FULLY CAPPED AND SHIELDED AND THE ILLUMINATION DOWNWARDLY DIRECTED SO THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY PROPERTY LINE OF THE SITE.
2. THE MAXIMUM HEIGHT OF 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.

1. DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS

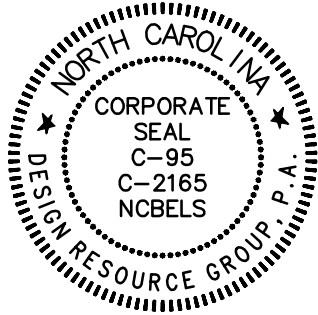
1. DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE.
2. DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE TREE ORDINANCE.

1. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE USE AND DEVELOPMENT OF THE SITE IMPOSED UNDER

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.

The logo for DRG Design Resource Group. It features the letters 'drG' in a large, bold, black sans-serif font, with the 'G' in blue. Below this, the words 'DESIGN', 'RESOURCE', and 'GROUP' are stacked in a smaller, bold, black sans-serif font, with 'GROUP' in blue.LANDSCAPE ARCHITECTURE  
CIVIL ENGINEERING  
TRANSPORTATION PLANNING

2459 Wilkinson Blvd, Ste 200 Charlotte, NC 28208  
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REZONING PETITION

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2017-XXX

REZONING PETITION

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CHARLOTTE, NORTH CAROLINA

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

# DEVELOPMENT STANDARDS NOTES



PROJECT #: 598-006  
DRAWN BY: NB

NOVEMBER 21, 2017

REVISIONS:

RZ 2.0





**FRONT ELEVATION**

**505 DESIGN**

**BOULDER:**  
1360 Walnut Street, 102 telephone 720 565 0505  
CO 80302 facsimile 720 565 0504

**CHARLOTTE:**  
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**SAN FRANCISCO:**  
461 Bush Street, 300 telephone 415 421 9900  
San Francisco, CA 94108





## REAR ELEVATION

### 505 DESIGN

**BOULDER:**  
1360 Walnut Street, 102 telephone 720 565 0505  
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**CHARLOTTE:**  
508 West Fifth St., 250 telephone 704 348 7000  
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**SAN FRANCISCO:**  
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San Francisco, CA 94108





**COURTYARD** VIEW AT REAR PROPERTY LINE

**505 DESIGN**

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