

Parcel ID: #149-122-97  
Zoning: R-12MF (CD)  
Property Use: Multi-Family  
Deed Book 4819 Page 617  
Selwyn Farms Communities Association, Inc.  
One Tryon Center #1500  
Charlotte, NC 28284

Parcel ID: #149-132-07  
Zoning: R-4  
Property Use: Vacant  
Deed Book 9573 Page 314  
The Salvation Army  
P.O. Box 31128 Little Hope Road  
Charlotte, NC 28231

Parcel ID: #149-132-22  
Zoning: R-4  
Property Use: Single-Family  
Deed Book 16102 Page 32  
Carolyn F. Billette  
3312 Little Hope Road  
Charlotte, NC 28209

Parcel ID: #149-132-15  
Zoning: R-4  
Property Use: Single-Family  
Deed Book 3091 Page 013  
Elizabeth A. Grillo  
& Alexandra A. Longstreet  
3000 Idlewood Circle  
Charlotte, NC 28209

Parcel ID: #149-132-14  
Zoning: R-4  
Property Use: Single-Family  
Deed Book 3371 Page 211  
William Givens  
3322 Little Hope Road  
Charlotte, NC 28209

Parcel ID: #149-131-24  
Zoning: R-4  
Property Use: Single-Family  
Deed Book 4789 Page 911  
Betty K. Sowell  
1101 Urban Place  
Charlotte, NC 28209

Parcel ID: #149-131-29  
Zoning: R-4  
Property Use: Single-Family  
Deed Book 3326 Page 123  
Bobby James Young & Ellen A. Young  
3325 Little Hope Road  
Charlotte, NC 28209

Parcel ID: #149-131-30  
Zoning: R-4  
Property Use: Single-Family  
Deed Book 16246 Page 63  
John Heidinger  
1101 Zion Court  
Charlotte, NC 28209

Parcel ID: #149-131-37  
Zoning: R-4  
Property Use: Single-Family  
Deed Book 3488 Page 114  
Horace E. Wilmore & Mary Alice Wilmore  
1109 Zion Court  
Charlotte, NC 28209

Parcel ID: #149-132-01  
Zoning: R-4  
Property Use: Single-Family  
Deed Book 1128 Page 195  
Edmar Dawkins  
3422 Little Hope Road  
Charlotte, NC 28209

Parcel ID: #149-132-09  
Zoning: R-4  
Property Use: Single-Family  
Deed Book 2519 Page 419  
Harold Clawson & Mae Helen Clawson  
3416 Little Hope Road  
Charlotte, NC 28209

- Key/Legend:
- Existing Structure to be Removed
  - Buildable Area of Lot (UR-1 set backs)
  - Existing Tree to Remain
  - Tree to be removed
  - New Tree

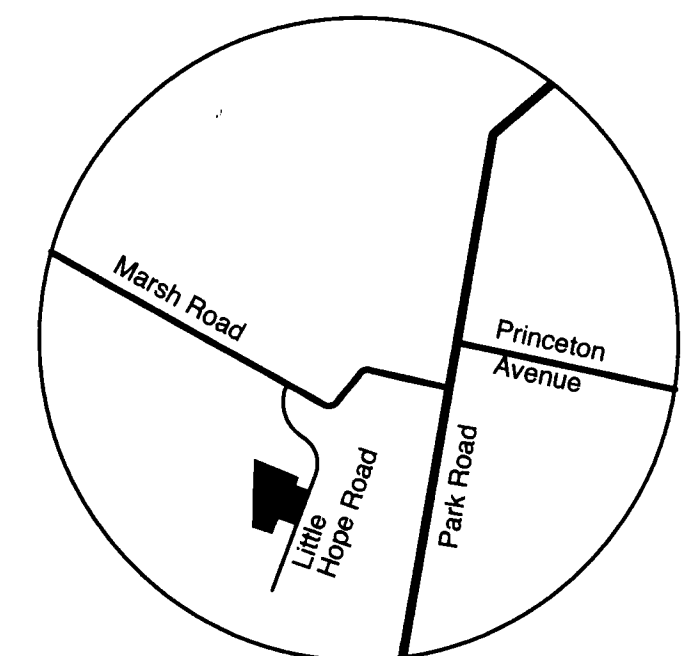
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MAY 26 2006  
BY:

### Zoning Data

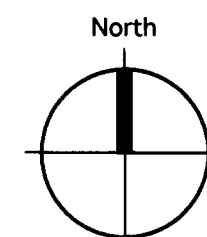
Parcel ID Numbers:  
(to be replatted for subdivision)

#149-132-02  
#149-132-03  
#149-132-04  
#149-132-08  
#149-132-10  
#149-132-11  
#149-132-12  
#149-132-13

Total Acreage: 3.603 acres (156,983.37 sf)  
Existing Zoning: R-4  
Proposed Zoning: UR-1 (CD)  
Proposed Use: Single-Family & Two-Family Detached  
Minimum Lot Size: 6,306 sf  
Minimum Setback: 14' from back of curb  
Minimum Side Yard: 5'  
Minimum Rear Yard: 10'  
Maximum Height: 40'  
Minimum Lot Width: 20'  
Floor Area Ratio (F.A.R.): .25 (or as allowed in 9.106(1) of the Zoning Ordinance)  
Off-Street Parking Req'd: 1 car min. / 2 car max. per residence  
Dwelling Units: max. 13 single-family, 4 two-family  
New Lot Plats: 13 single-family & 2 two-family



Vicinity Map



0 10 25 50 100 ft

For Zoning Petition Process Only

Rezoning Petition #2006 - 077

Date: 03.27.06  
Filing Date: 05.19.06  
Revision/Issue: Revision 1

Developer: Modern Dwellings, LLC  
909 Central Avenue  
Charlotte, NC 28205  
(704) 560.4604  
Architect: Peter L. Wong, Architect  
1713 Tipton Avenue  
Charlotte, NC 28205  
(704) 277. 8115

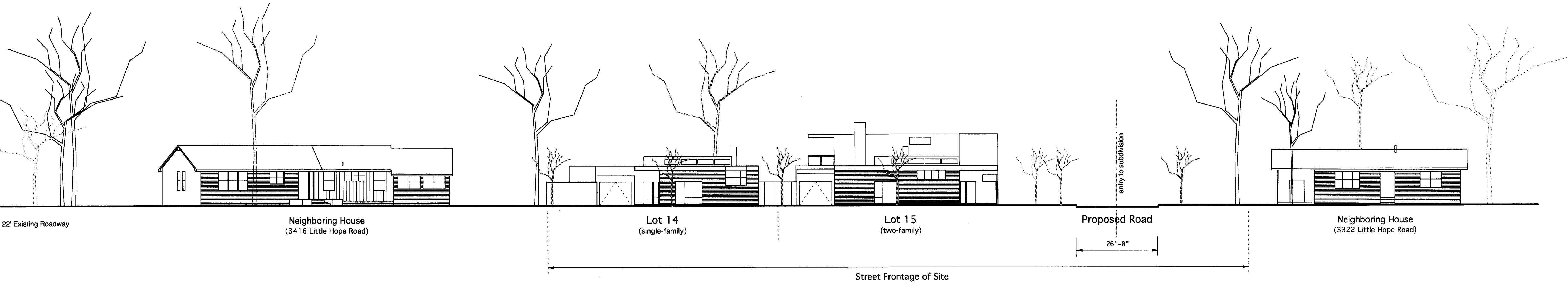
Urban Dwellings

Rezoning Site Plan

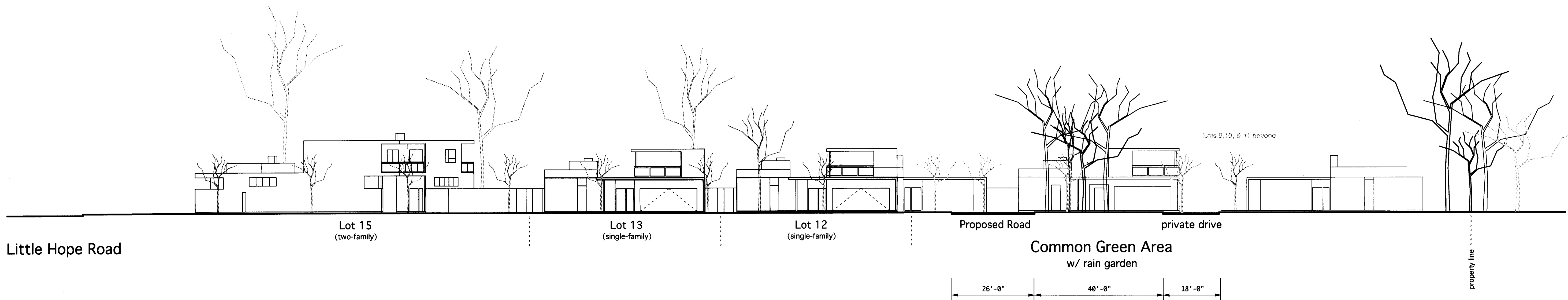
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RZ 1.0

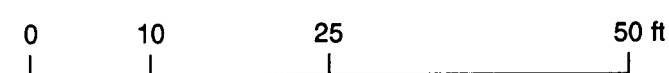
For Public Hearing  
Petition #2006-077



**Little Hope Road Street Elevations**  
viewing West



**Street Elevations @ New Proposed Street**  
viewing South



DEVELOPMENT STANDARDS

03/27/06: Filing Date  
05/19/06: Revision 1 (revisions noted w/ struck through and underlined text)

I. GENERAL COMMITMENT:

These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Modern Dwellings, LLC to accommodate the development of an approximately 3.603 acre parcel of land located on Little Hope Road at its intersection with Urban Place, which parcel of land is more particularly depicted on the Rezoning Plan (hereinafter referred to as the "Site").

The development of the Site will be governed by the Rezoning Plan, these Development Standards and the standards established under the City of Charlotte Zoning Ordinance (the "Ordinance") for the UR-1 zoning district unless more stringent standards are established by these Development Standards or this Rezoning Plan.

II. PERMITTED USES:

The Site may be devoted only to the following uses:

A maximum of 13 for sale single family detached dwelling units, and a maximum of 4 for sale duplex dwelling units, as well as any incidental or accessory use in connection therewith which is permitted by right or under prescribed conditions in the UR-1 zoning district. The duplex dwelling units shall be located on Lots 3 and 15.

III. AREA AND YARD REQUIREMENTS:

- A.

Minimum Lot Area:

6,500 square feet
- B.

Minimum Side Yard:

5 feet
- C.

Minimum Setback:

Lots 1 – 13:

14 feet from back of proposed curb

Lots 14 & 15:

25 feet from Little Hope Road right of way
- D.

Minimum Rear Yard:

10 feet
- E.

Minimum Lot Width:

20 feet

IV. TREE ORDINANCE/TREE SAVE AREAS:

- A.

The Site shall comply with the requirements of the City of Charlotte Tree Ordinance.
- B.

A minimum of ~~At least~~ 10% percent of the Site shall be devoted to tree save areas. ~~Tree save areas may be located on individual lots.~~

V. ARCHITECTURAL COMMITMENTS:

- A.

The maximum height of any dwelling unit constructed on the Site shall be 40 feet.
- B.

All garages shall be setback a minimum of 20 feet from the back of sidewalk.
- C.

~~Attached are schematic architectural elevations of the proposed dwelling units to be constructed on the Site that are intended to depict the general conceptual architectural style, character and elements of the proposed dwelling units. Accordingly, any dwelling unit constructed on the Site must be substantially similar in appearance to the attached schematic architectural elevations in terms of its architectural style, character and elements. Changes and alterations which do not materially change the overall conceptual architectural style and character are permitted based upon final design/construction drawings.~~

VI. LIGHTING:

- A.

All freestanding lighting fixtures installed within the Site shall be uniform in design, and the maximum height of any such lighting fixture, including its base, may not exceed 15 feet.
- B.

All freestanding light fixtures (except street lights along any public or private street) shall be capped and the illumination downwardly directed so that direct illumination does not extend past any property line of the Site. Consideration will be given to the impact of lighting both within and without the perimeter of the Site. Items for consideration will include intensity, cut-off angles, color, energy efficiency and shielding of sources of light, the intent being to eliminate glare towards adjacent properties.

VII. OFF-STREET PARKING:

~~A minimum of 4 and a maximum~~ of 2 off-street parking spaces per dwelling unit shall be provided on the Site.

VIII. SIGNS:

All signs placed on the Site will be erected in accordance with the requirements of the Ordinance.

IX. VEHICULAR ACCESS/STREETS:

- A.

Vehicular access to the Site shall be as generally depicted on the Rezoning Plan. The placement and configuration of the access point are subject to any minor modifications required to accommodate final site plans and designs and to any adjustments required for approval by the Charlotte Department of Transportation.
- B.

The Site shall be served by 2 public streets and 1 private street as depicted on the Rezoning Plan.
- C.

A stub street shall be provided to the parcel of land located on the Site's northern boundary line as depicted on the Rezoning Plan.

X. STORM WATER

- A.

~~Petitioner shall construct water quality best management practices ("BMPs") to achieve 85 percent total suspended solid removal for the entire post development runoff volume for the runoff generated from the first 1-inch of rainfall. BMPs shall be designed and constructed in accordance with the N.C. Department of Environment and Natural Resources (NCDENR) Best Management Practices Manual, April 1999, Section 4.0 (Design Standards shall be met according to the City of Charlotte Best Management Practices Manual, when available). Use of low impact development techniques is optional.~~

XI. SIDEWALKS /CURB AND GUTTER:

- A.

Petitioner shall install an 8 foot planting strip and a 6 foot sidewalk along the Site's frontage on Little Hope Road as depicted on the Rezoning Plan.
- B.

Petitioner shall install an 8 foot planting strip and a 6 foot sidewalk along both sides of the new public streets to be constructed within the Site as depicted on the Rezoning Plan.
- C.

Petitioner shall install ~~an 8 foot planting strip and~~ a 5 foot sidewalk along one side of the internal private street as depicted on the Rezoning Plan.
- D.

~~Street trees shall be planted within the planting strips in accordance with the requirements of the Ordinance.~~
- E.

~~Petitioner shall install curb and gutter along the Site's frontage on Little Hope Road.~~

XII. XI RIGHT OF WAY ABANDONMENT:

The Petitioner intends to request the abandonment of that portion of the 22 foot roadway that bisects the Site in a north-south direction.

XIII. XII AMENDMENTS TO THE REZONING PLAN:

Future amendments to the Rezoning Plan and 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.

XIV. XIII BINDING EFFECT OF THE REZONING PETITION:

If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under this 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 terms, "Petitioner" and "owner" or "owners" 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.