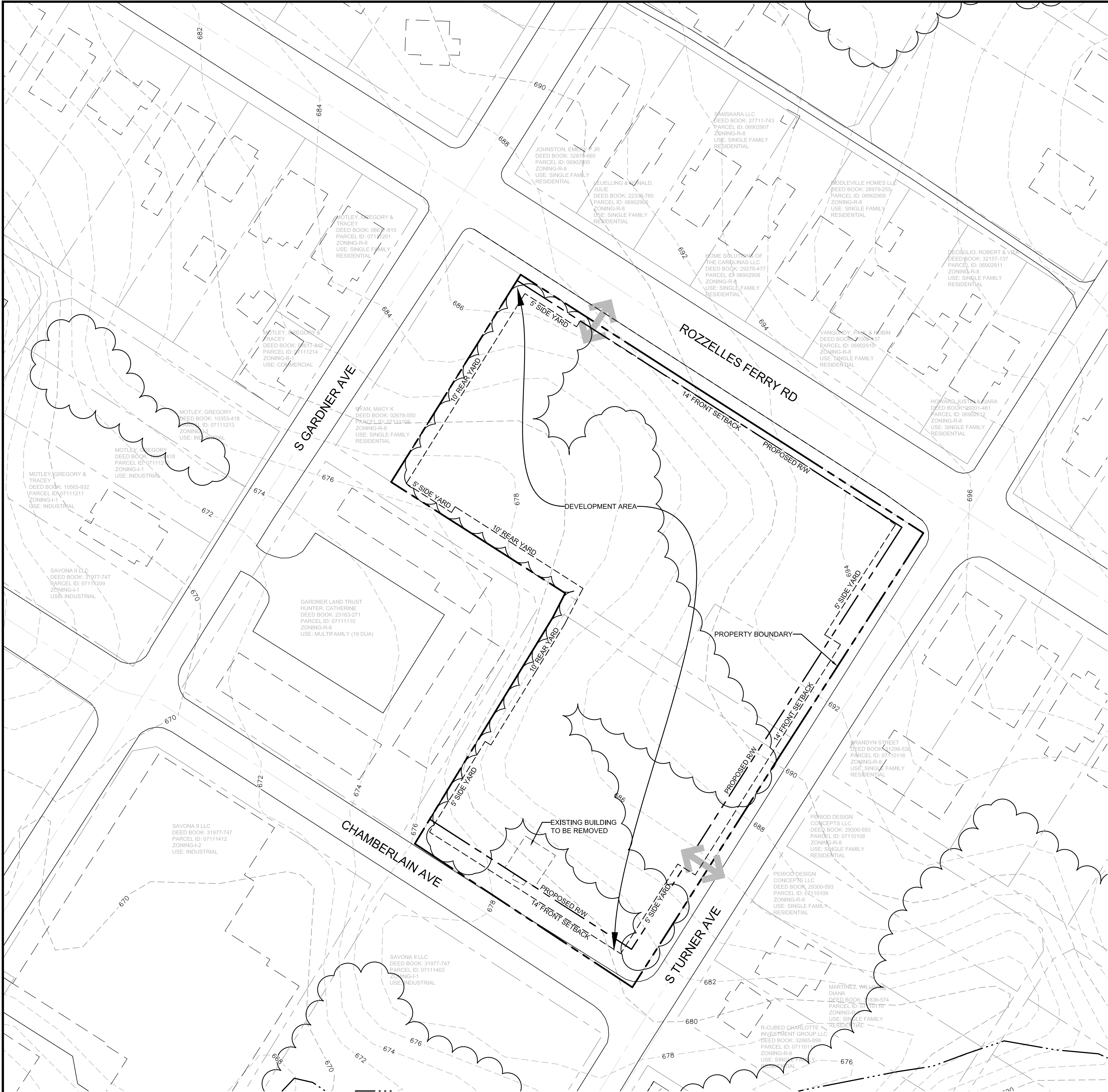
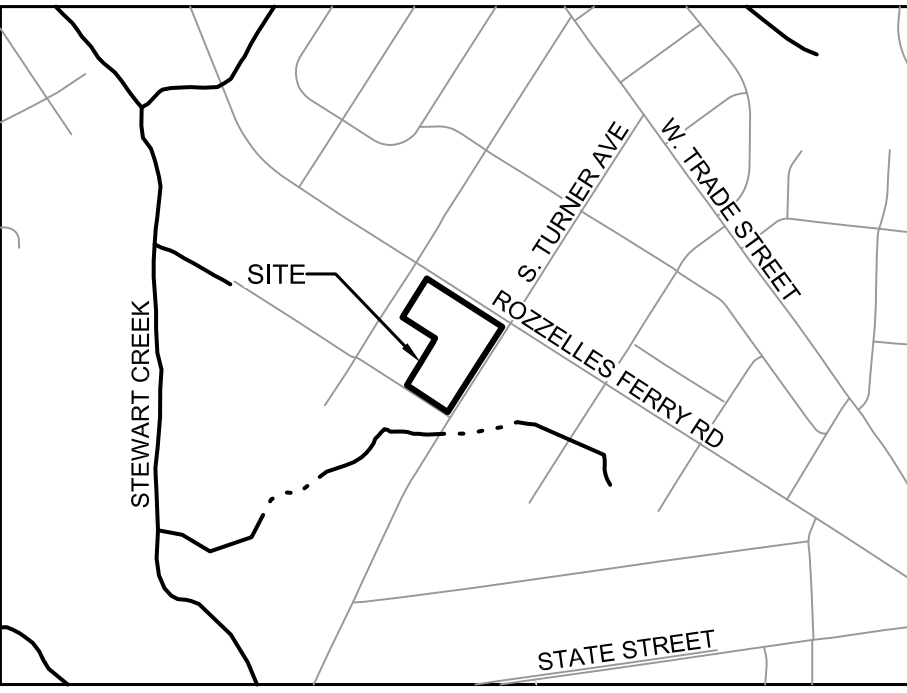
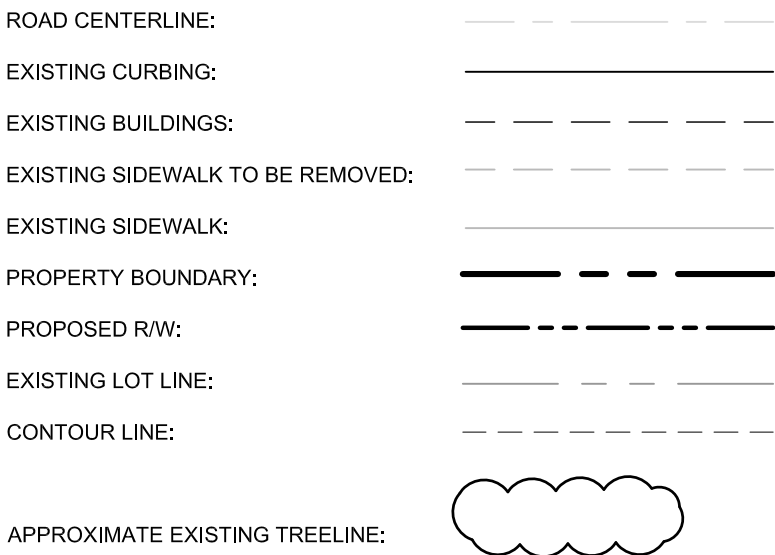


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LEGEND:



Development Standards

A. General Provisions

- These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Hopper Communities to accommodate the development of a residential community on that approximately 2.39 acre site located on the south side of Rozzelles Ferry Road between South Gardner Avenue and South Turner Avenue, which site is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Nos. 071-111-01, 071-111-02, 071-111-03, 071-111-04, 071-111-05, 071-111-06, 071-111-07, 071-111-12, 071-111-13, 071-111-14, 071-111-15 and 071-111-16.
- The 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 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 private alleys or 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.
- The Rezoning Plan depicts three buildings on the Site adjacent to and fronting on Rozzelles Ferry Road containing single family attached dwelling units. In the event that the width of the single family attached dwelling units in these buildings is modified, then these three buildings may be combined into two buildings at the option of Petitioner provided that neither of these two buildings contains more than five single family attached dwelling units.
- 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 Section 6.207 of the Ordinance.

B. Permitted Uses

- The Site may be devoted only to a residential community containing a maximum of 47 single family attached dwelling units and to any incidental and accessory uses relating thereto that are allowed in the UR-2 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.
- As depicted on the Rezoning Plan, the Site will be served by internal private alleys or drives. Minor adjustments to the locations of the internal private alleys or drives 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 primary exterior building materials for the single family attached 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.
- 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 to be constructed on the Site may vary from the widths depicted on the Rezoning Plan.
- The front elevation of each single family attached dwelling unit shall have windows or other architectural details that limit the maximum blank wall expanse to 15 feet on each level of the single family attached dwelling unit.
- All corner or end single family attached 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 single family attached dwelling unit.
- Each single family attached dwelling unit to be constructed on the Site shall have a garage.
- Each single family attached dwelling unit to be constructed on the Site will be alley loaded.

E. Streetscape and Landscaping

- A minimum 8 foot wide planting strip and a minimum 6 foot wide sidewalk shall be installed along the Site's public street frontages 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 an existing sidewalk located to the west of the Site on Rozzelles Ferry Road.
- The sidewalks described above in paragraph 1 may be located in a sidewalk utility easement.

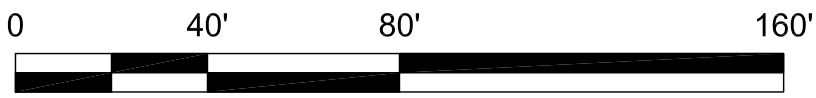
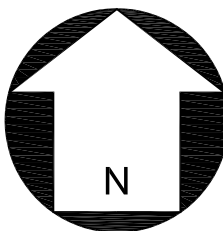
F. Environmental

- In the event that a solid waste enclosure is provided on the Site, the actual location of the solid waste enclosure may be modified during the construction permitting process and it may vary from what is depicted on the Rezoning Plan.

G. 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 "Peticioner" 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.

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



SCALE: 1"=40'

REVISIONS:

No.	Date	By	Description

Project Manager: MDL

Drawn By: AHM

Checked By: MDL

Date: 4/18/19

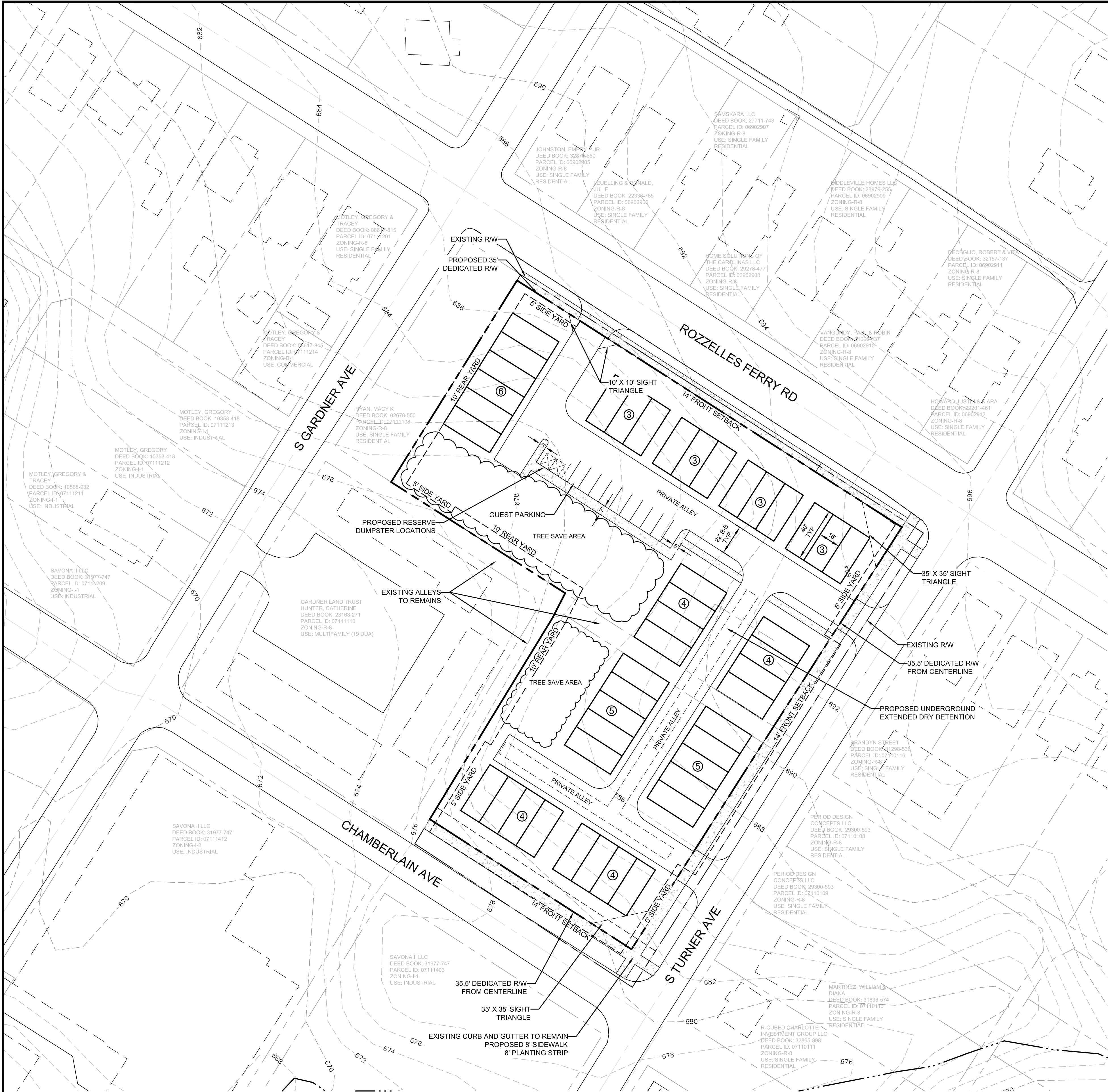
Project Number: 19002

Sheet Number:

**RZ-1**



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DEVELOPMENT DATA:	
Site Area:	+/- 2.39 acres
Tax Parcels:	07111101-07111108, 07111112-07111116
Existing Zoning:	R-8
Proposed Zoning:	UR-2(CD)
Existing Use:	Single Family Residential
Proposed Uses:	44 Townhome Units
Density Proposed:	19.87 Units/AC
Min. Setback:	14' from BOC.
Min. Side Yard:	5'
Min. Rear Yard:	10'
Maximum Building Height:	Per Ordinance
Parking Required:	1.5 Spaces per unit
Parking Provided:	2.0 Spaces per unit (in garages)
Min. Private Open Space:	400 s.f./unit if required by ordinance - (Combination of open space plus rooftop terraces.)
Tree Save:	15% required (15,677 S.F.)
POCO:	16,029 S.F. Provided Per Ordinance

LEGEND:	
ROAD CENTERLINE:	
EXISTING CURBING:	
EXISTING BUILDINGS:	
EXISTING SIDEWALK TO BE REMOVED:	
EXISTING SIDEWALK:	
PROPERTY BOUNDARY:	
PROPOSED R/W:	
EXISTING LOT LINE:	
CONTOUR LINE:	
EXISTING TREELINE:	

**ROZZELLES FERRY  
TOWNHOMES**  
HOPPER COMMUNITIES  
CHARLOTTE, NC  
REZONING PETITION #: 2019-XX

**REZONING  
SITE PLAN**

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

SCALE: 1"=40'

REVISIONS:			
No.	Date	By	Description

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

Project Manager: MDL

Drawn By: AHM

Checked By: MDL

Date: 4/18/19

Project Number: 19002

Sheet Number:

**RZ-2**