

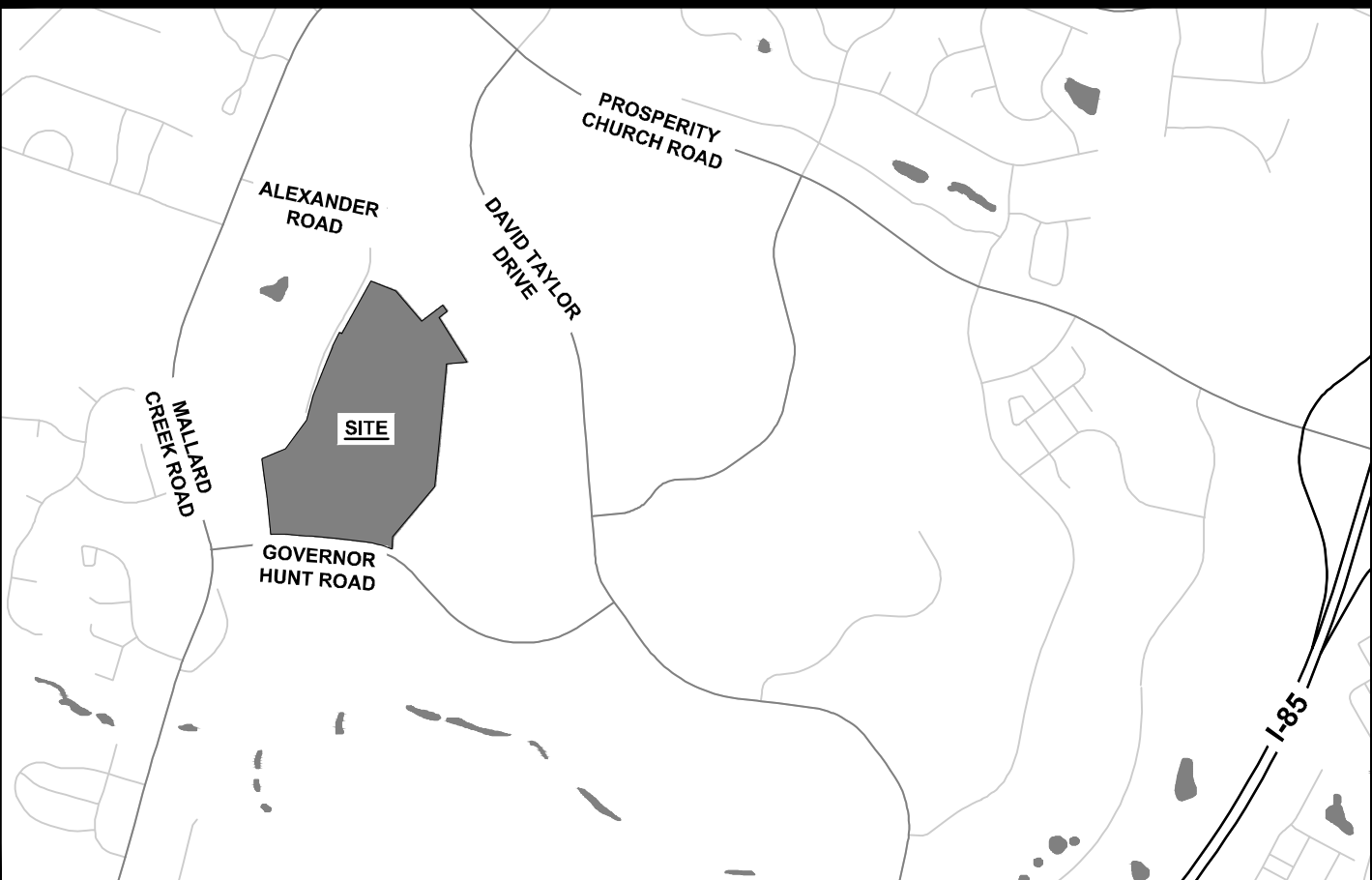
Mallard Creek Road Site
Conditional District Rezoning - Petition # 2017-133

Located In:
City of Charlotte / Mecklenburg County, North Carolina

INDEX OF SHEETS			
SHEET NO.	SHEET NAME	ORIGINAL DATE	REVISED DATE
1 of 5	CONCEPTUAL SITE PLAN	8/23/2017	04/23/2018
2 of 5	TECHNICAL DATA SHEET & OPEN SPACE CONCEPTS	8/23/2017	04/23/2018
3 of 5	MASTER PLAN	8/23/2017	04/23/2018
4 of 5	CONCEPTUAL MASTER PLAN	8/23/2017	04/23/2018
5 of 5	ARCHITECTURAL ELEVATIONS	8/23/2017	04/23/2018

Property Owners			
	PID:	Owner:	Zoning
	04716828	Crescent Communities, LLC	RE-1
	04715239	Crescent Communities, LLC	RE-1
	04715237	Crescent Communities, LLC	RE-1

Adjacent Property Owners			
	PID:	Owner:	Zoning
1	04715216	SUMMIT AVENUE URP LLC	RE-1
2	04715215	JOE BROWN STRUBE & SARAH STRUBE	R-3
3	04715245	SARAH ANN LAMBERT & BOBBY RAY	R-3
4	04715246	HAROLD A SMITH & MIRIAM SMITH	R-3
5	04715232	LANE C SEAFORD & NANCY S SEAFORD	R-3
6	04715233	RICHARD E JACOBSON & JINMEI JACOBSON	R-3
7	04715234	KENNETH M KYZER & DEBORAH O KYZER	R-3
8	04715235	BOBBY NICHOLS & SUSAN MARSHALL	R-3
9	04715236	CALFRED R GULLA & AMY C GULLA	R-3
10	04715222	BRIAN VLADYKA	R-3
11	04716827	FOUR RESOURCE SQUARE LLC & CENTRE C/O RAIT FINANCIAL TRUST CIRA	RE-1
12	04716801	TDCA RESOURCE SQUARE LLC C/O THE DILWEG COMPANIES LLC ATTENTION: JEFFREY A BENSON	RE-1
13	04715244	% TAX DEPARTMENT MERCK & COMPANY INC.	RE-2
14	04715247	H5 DATA CENTERS-CHARLOTTE DEVELOPMENT LLC	RE-2
15	04713104	SUMMIT AVENUE URP LLC	RE-1
16	04741201	SUMMIT AVENUE URP LLC	RE-1



Vicinity Map
Not to Scale



Site Data

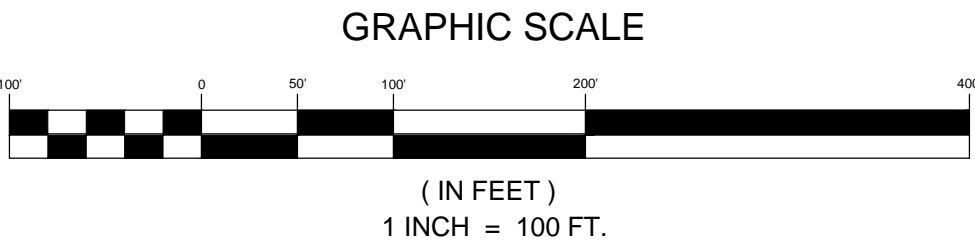
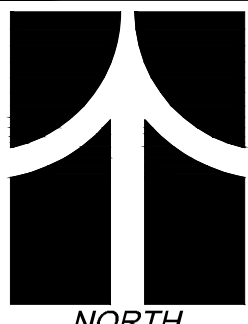
Tax Parcels:	04716828, 04715239 & 04715237
Total Acreage:	+/- 37.94 Acres (Per GIS)
Location:	City of Charlotte
Existing Zoning:	RE-1
Proposed Zoning:	UR-2 (CD) with 5 year vested rights
Existing Use:	Vacant
Proposed Use:	Single Family Residential (Attached)
Permitted # of Units:	Up to 167 For-Sale Townhome Units
Proposed Density:	Not to Exceed +/- 4.40 DU/AC
Maximum Building Height:	Forty-five (45) feet
Parking:	Shall Satisfy or Exceed UR-2 Minimum Requirements
Private Open Space:	Minimum of 400 SF per Unit
Amenitized Open Space:	+/- 4.6 Acres (Minimum)
Tree Save:	
Required:	+/- 5.69 Acres (15%)
Provided:	+/- 5.69 Acres (15%) Minimum

General Notes

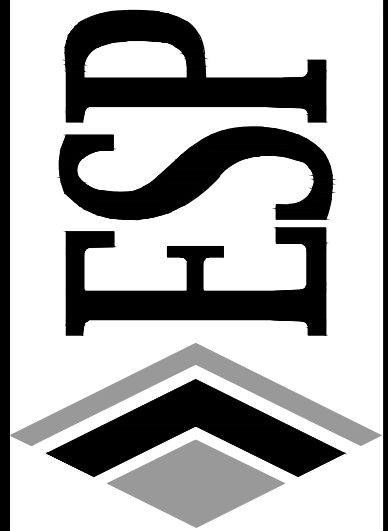
- Base information obtained from Mecklenburg County GIS.
- Stream / Wetland Information is based on "Crescent Tract A Charlotte, North Carolina, CWS Project No. 2017-0378" wetlands report provided by Carolina Wetland Services dated August 1, 2017.

Legend

	Residential Development Area - Building & Parking Envelope
	71' Public ROW
	56' Public ROW
	56' Public ROW Dedication (Connection Constructed by Others)
	Private Street (30' Clear Zone)
	Proposed Access Location
	Proposed Stub Location
	Proposed Buffer



ESP Associates, Inc.
P.O. Box 7030
Charlotte, NC 28241
3475 Lakemont Blvd.
Fort Mill, SC 29708
704-583-8946 (NC)
803-802-2440 (SC)
www.espasociates.com



NO.	DATE	REVISION	BY
1	10/16/17	Revised Per Staff Comments Received 10/16/17	ZW
2	11/13/17	Revised Per Staff Comments Received 10/30/17	ZW
3	02/22/18	Revised Per Client	GM
4	03/19/18	Revised Per Staff Comments	GM
5	04/23/18	Revised Per Staff Comments	GM

Conditional District Rezoning - UR-2 (CD)
Conceptual Site Plan - Petition # 2017-133

MALLARD CREEK ROAD SITE

Matamy Homes

PROJECT INFORMATION	
PROJECT MANAGER:	MM
DESIGNED BY:	AB
DRAWN BY:	ZW
PROJECT NUMBER:	FR21.100
ORIGINAL DATE:	08/23/17

Mallard Creek Road Site - Petition #2017-133
Conditional District Rezoning - Development Standards

I. General Provisions

1. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Mattamy Homes (the "Petitioner") to accommodate the development of a residential community on that approximately 37.94 acre site located on the south-west side of College View Lane and north of Governor Hunt Road, more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Numbers 047-168-28, 047-152-39, and 047-152-37.
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 zoning district shall govern the development and use of the Site.
4. The development and street layout depicted on the Rezoning Plan are schematic in nature and are intended to depict the general arrangement of such uses and improvements on the Site. Accordingly, the ultimate layout, locations and sizes of the development and site elements depicted on the Rezoning Plan are graphic representations of the proposed development and site elements, and they may be altered or modified in accordance with the setback, yard, landscaping and tree save requirements set forth on this Rezoning Plan and the Development Standards, provided, however, that any such alterations and modifications shall be minor in nature and not materially change the overall design intent depicted on the Rezoning Plan.
5. Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner(s) of the Site in accordance with the provisions of Chapter 6 of the Ordinance. Minor alterations to the Rezoning Plan are subject to Section 6.207 of the Ordinance.

II. Permitted Uses

The Site may be devoted only to a residential community containing a maximum of 167 single-family attached dwelling units and any incidental and accessory uses relating thereto that are allowed in the UR-2 zoning district.

III. Transportation

1. Vehicular access will be as generally depicted on the Rezoning Plan. The placements and configurations of the vehicular access points shown on the Rezoning Plan are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required by CDOT for approval.
2. As depicted on the Rezoning Plan, the Site will be served by internal public and private drives, and minor adjustments to the locations of the internal private drives shall be allowed during the construction permitting process.
3. Petitioner shall dedicate all rights-of-way in fee simple conveyance to the City of Charlotte before the Site's first building certificate of occupancy is issued or phased per the Site's development plan. Rights-of-way shall be set to at least one (1) foot behind the back of sidewalk, where feasible.
4. A street connection to College View Lane shall not be made until such time as the at least two (2) parcels immediately west of College View Lane are rezoned to a zoning district other than the current R-3 zoning district. In order to accommodate that future connection to be constructed by the City or others, the Petitioner shall design, plat and dedicate the right-of-way to provide for the future connection from the Site to College View Lane. The right-of-way dedication for the new street to College View Lane will be dedicated at the time the street is constructed.
5. Petitioner shall substantially complete all transportation improvements before the Site's first building certificate of occupancy is issued.
- a. Substantial completion shall mean completion of the roadway improvements in accordance with the standards set forth herein provided, however, in the event certain non-essential roadway improvements (as reasonably determined by CDOT) are not completed at the time that the Petitioner seeks to obtain a certificate of occupancy for building(s) on the Site in connection with related development phasing described above, then CDOT will instruct applicable authorities to allow the issuance of certificates of occupancy for the applicable buildings, and in such event the Petitioner may be asked to post a letter of credit or a bond for any improvements not in place at the time such a certificate of occupancy is issued to secure completion of the applicable improvements.

IV. Architectural Standards

1. To provide privacy, all residential entrances within fifteen (15) feet of a sidewalk shall be raised from the average sidewalk grade a minimum of twenty-four (24) inches.
2. Pitched roofs, if provided, may be of a contemporary style with asymmetrical low roof slopes of no less than 4:12, with the exception of flat roof accents or parapets, which may be provided in strategic locations.
3. Usable porches or stoops shall form a predominant feature of the building design and be located on the front and/or side of the building. Stoops and entry-level porches may be covered but shall not be enclosed.
4. For all corner/end units that face a public or private street, stoops shall face the public realm and corner units will have enhanced side elevations with a front stoop.
5. Garage doors will be recessed behind a balcony or building projection so that a minimum of two (2) feet of the driveway will be covered by a balcony or building projection to mitigate the appearance of the garage.
6. For townhome units that are alley-loaded, walkways shall be provided to connect all residential entrances to sidewalks along public and private streets. For townhome units that are front-loaded, the walkways shall lead to the driveway in order to ensure landscaping treatment in between driveway entrances.
7. Attached dwelling units shall be limited to a maximum of five (5) townhome units per building.
8. Roof overhangs, eaves, cornices, chimneys, gutters, vents, bay windows, pilasters, pillars, open porches (if provided), and other architectural elements may project up to twenty-four (24) inches into the required setbacks.
9. Refuse collection throughout the Site shall be in the form of roll-out containers, however, in the event that roll-out containers are not utilized, the Site shall be serviced by dumpsters in the proposed locations as shown on the Rezoning Plan.

V. Streetscape and Landscaping

1. The Petitioner shall provide a minimum eight (8) foot wide planting strip and a minimum six (6) foot wide sidewalk along both sides of all proposed public and private streets. A minimum eight (8) foot wide planting strip and a minimum six (6) foot wide sidewalk shall be provided along both sides of all proposed private streets.
2. The Petitioner may subdivide the Site and create lots within the Site with no side or rear yards as part of a unified development plan.
3. Petitioner shall provide a minimum setback of at least twenty (20) feet from the proposed back of curb for front-loaded units fronting public and private streets, a minimum setback of twenty (20) feet from the proposed back of curb for alley-loaded units fronting public streets, and a minimum setback of fourteen (14) feet from the proposed back of curb for alley-loaded units fronting private streets. Stoops and stairs may encroach three (3) feet into the setback as a "transition zone."
4. For alley loaded units, driveway lengths shall be a minimum of 5'-7" or 20' and greater measured from the back of curb to face of garage.
5. For front loaded units, driveway lengths shall be a minimum of 20' measured from the back of sidewalk to face of garage.

VI. Environmental Features

1. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance. The location, size, and type of stormwater management systems depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.

VII. Open Space

1. The Petitioner shall comply with tree save requirements.
2. The Petitioner shall provide a minimum of 4.6 acres of common open space areas within the Site, as generally depicted on the Rezoning Plan, to include amenitized areas which may contain, but not be limited to, decorative features, landscaping, benches, garden artwork, and/or walking paths.

VIII. Lighting

1. All freestanding lighting fixtures installed on the Site (excluding lower, decorative lighting that may be installed along the driveways and sidewalks as 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 pedestrian scale, freestanding lighting fixture installed on the Site, including its base, shall not exceed twenty-one (21) feet.
3. Any lighting fixtures attached to the buildings to be constructed on the site shall be decorative, capped and downwardly directed.

IX. Amendments to Rezoning Plan

Future amendments to the Rezoning Plan and these Development Standards may be applied for by the then Owner or Owners of a particular Tract within the Site involved in accordance with the provisions of Chapter 6 of the Ordinance.

X. Binding Effect of the Rezoning Documents and Definitions

If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under the Rezoning Plan and these Development Standards will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective successors in interest and assigns.

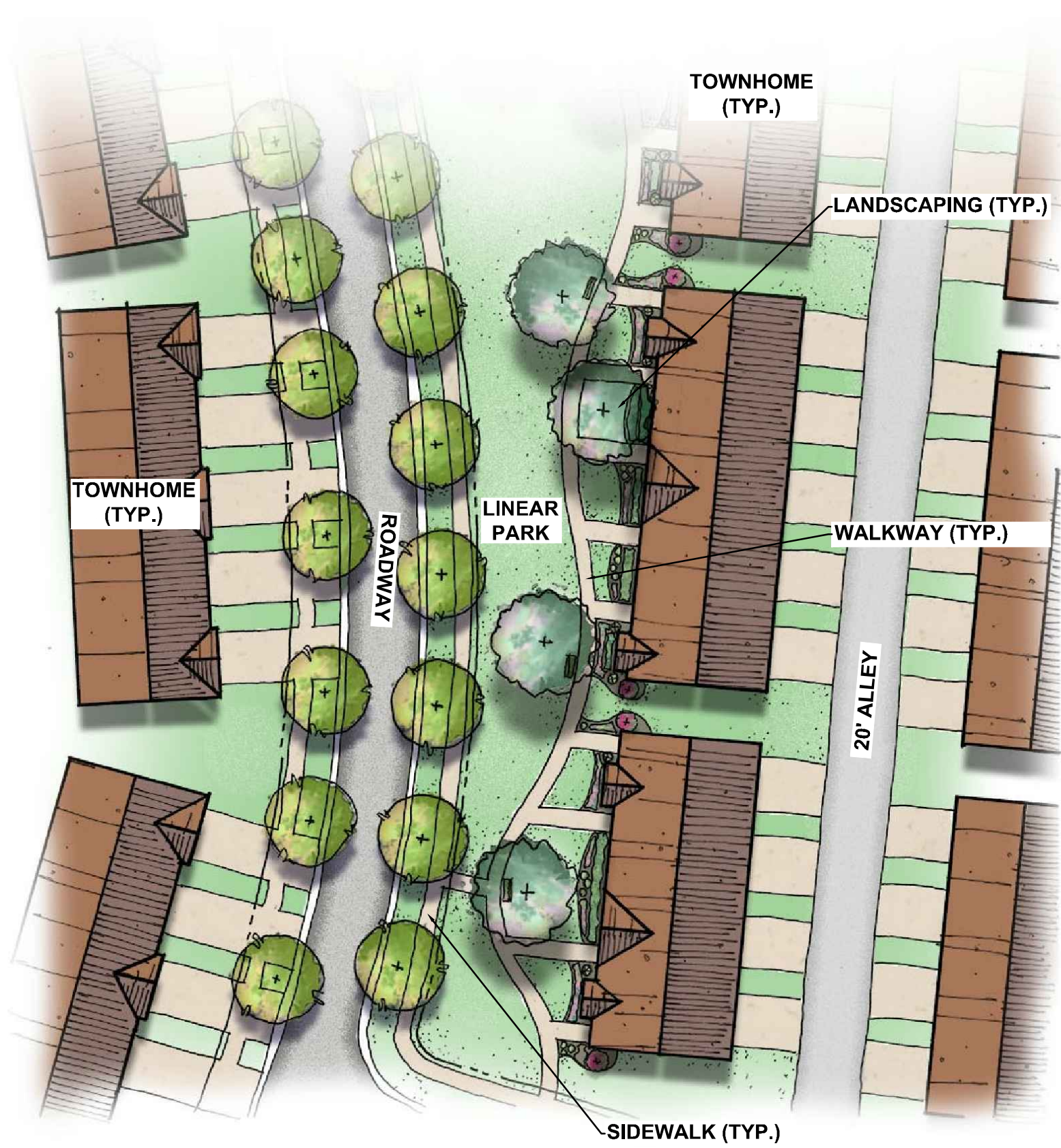
Throughout these Development Standards, the terms, "Petitioner" and "Owner" or "Owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owner or owners of any part of the Site from time to time who may be involved in any future development thereof.

Open Space Locations and Concepts
Not to Scale



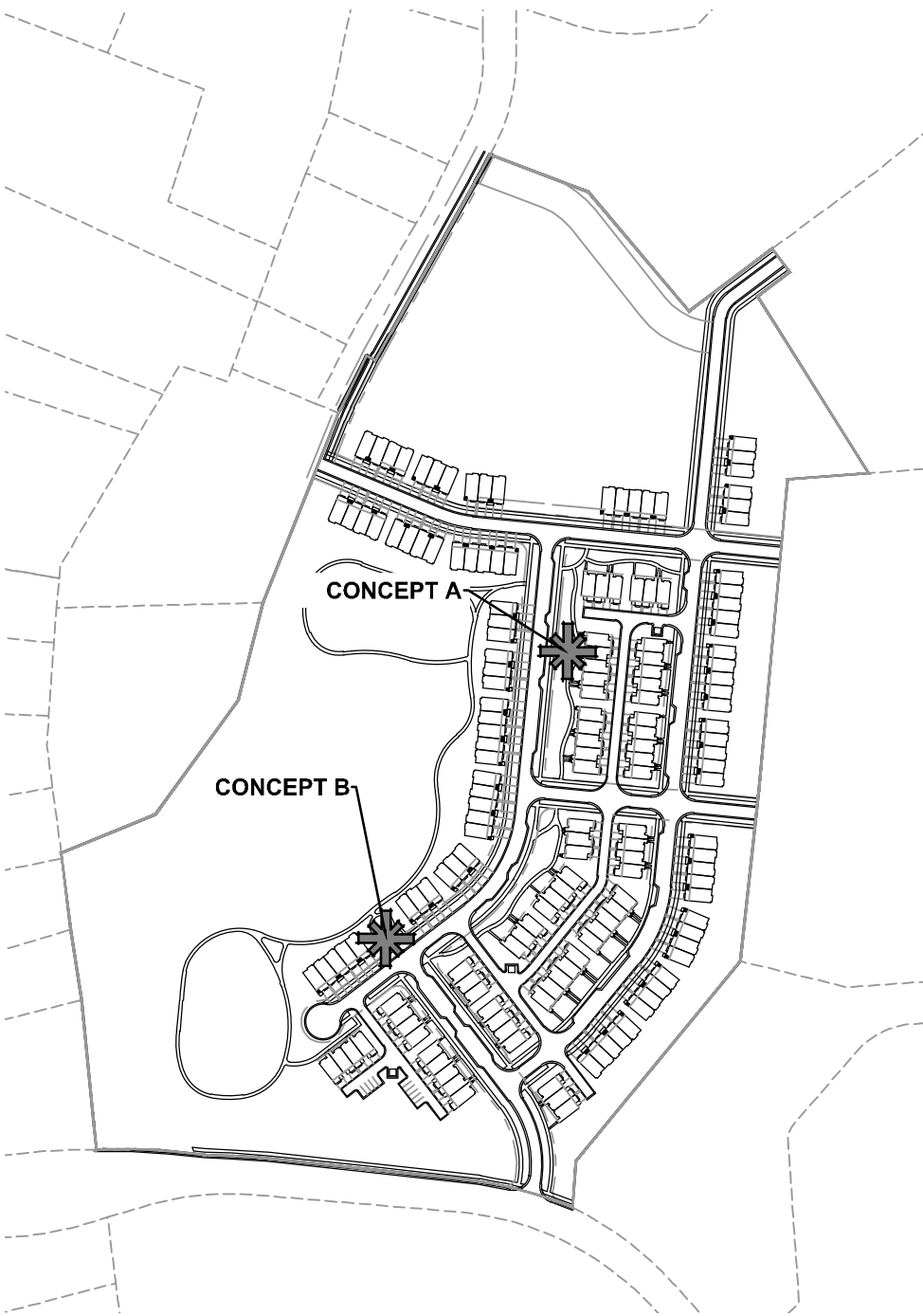
CONCEPT A

Linear Park Concept



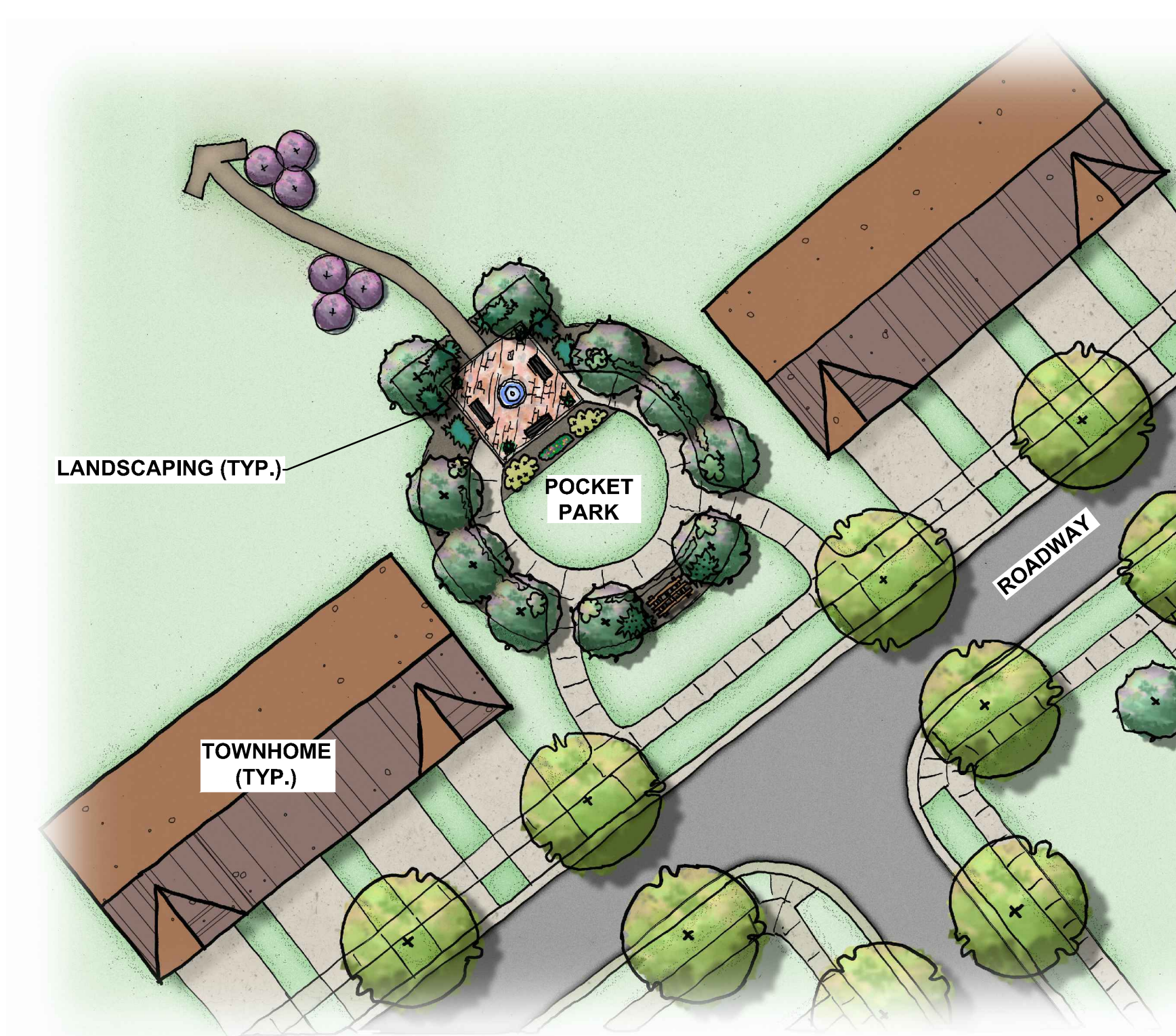
LOCATION MAP

NOT TO SCALE



CONCEPT B

Pocket Park Concept



ESP Associates Inc.
P.O. Box 7030
Charlotte, NC 28241
3475 Lakemont Blvd.
Fort Mill, SC 29708
704-583-1946 (NC)
803-802-2440 (SC)
www.espaceassociates.com

Conditional District Rezoning - UR-2 (CD)
Technical Data Sheet & Open Space Concepts -
Petition # 2017-133

MALLARD CREEK ROAD SITE

City of Charlotte

Mattamy Homes

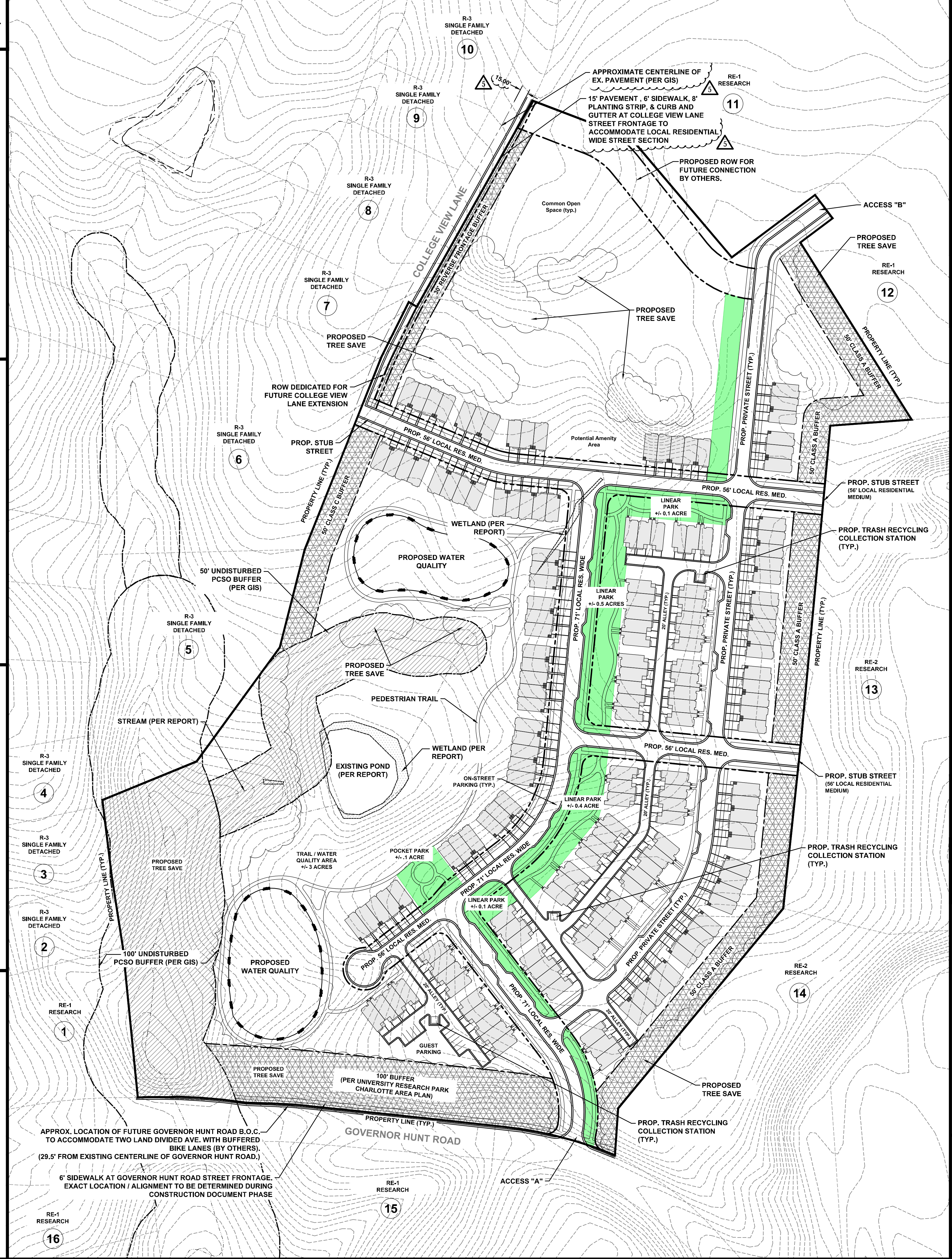
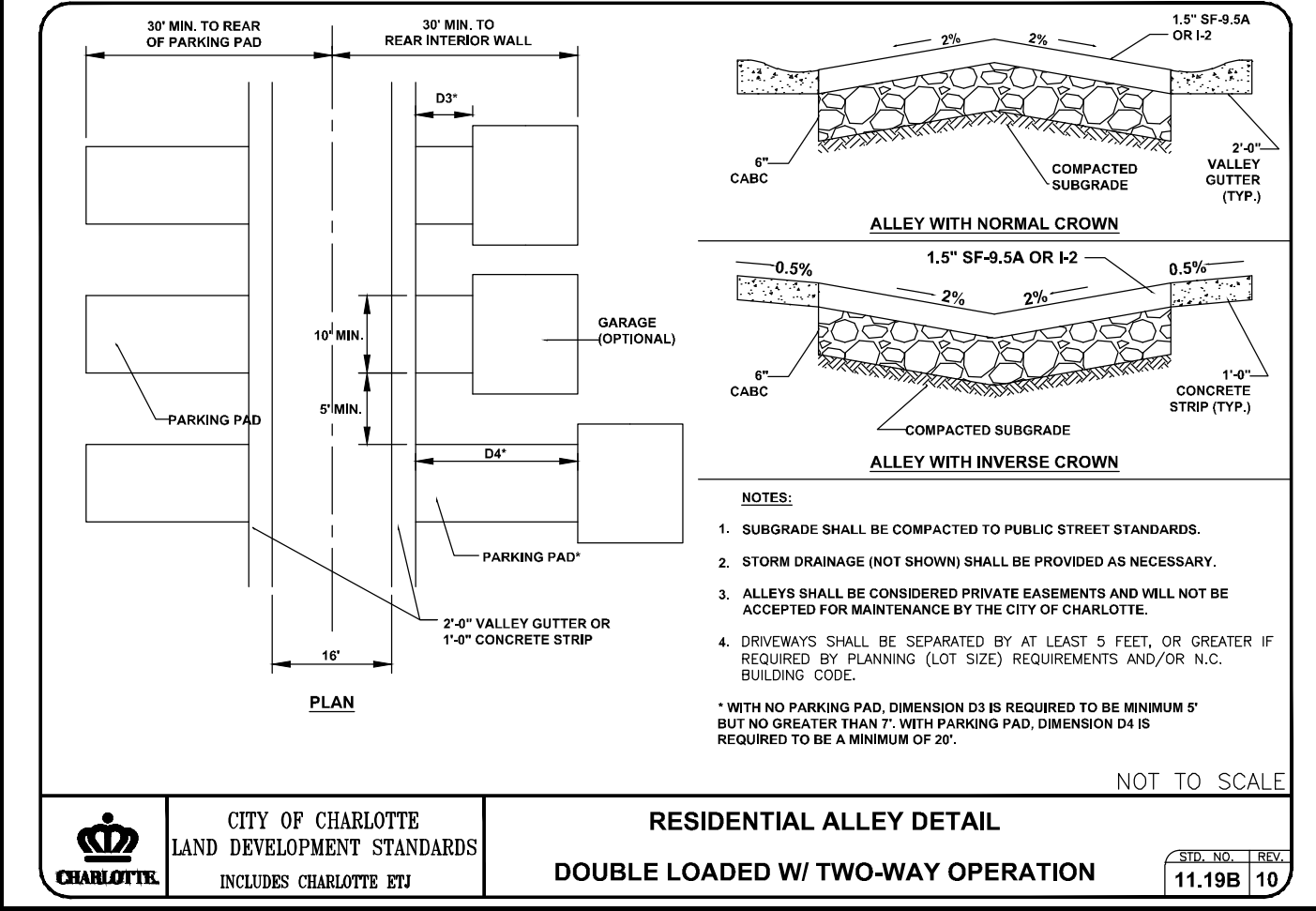
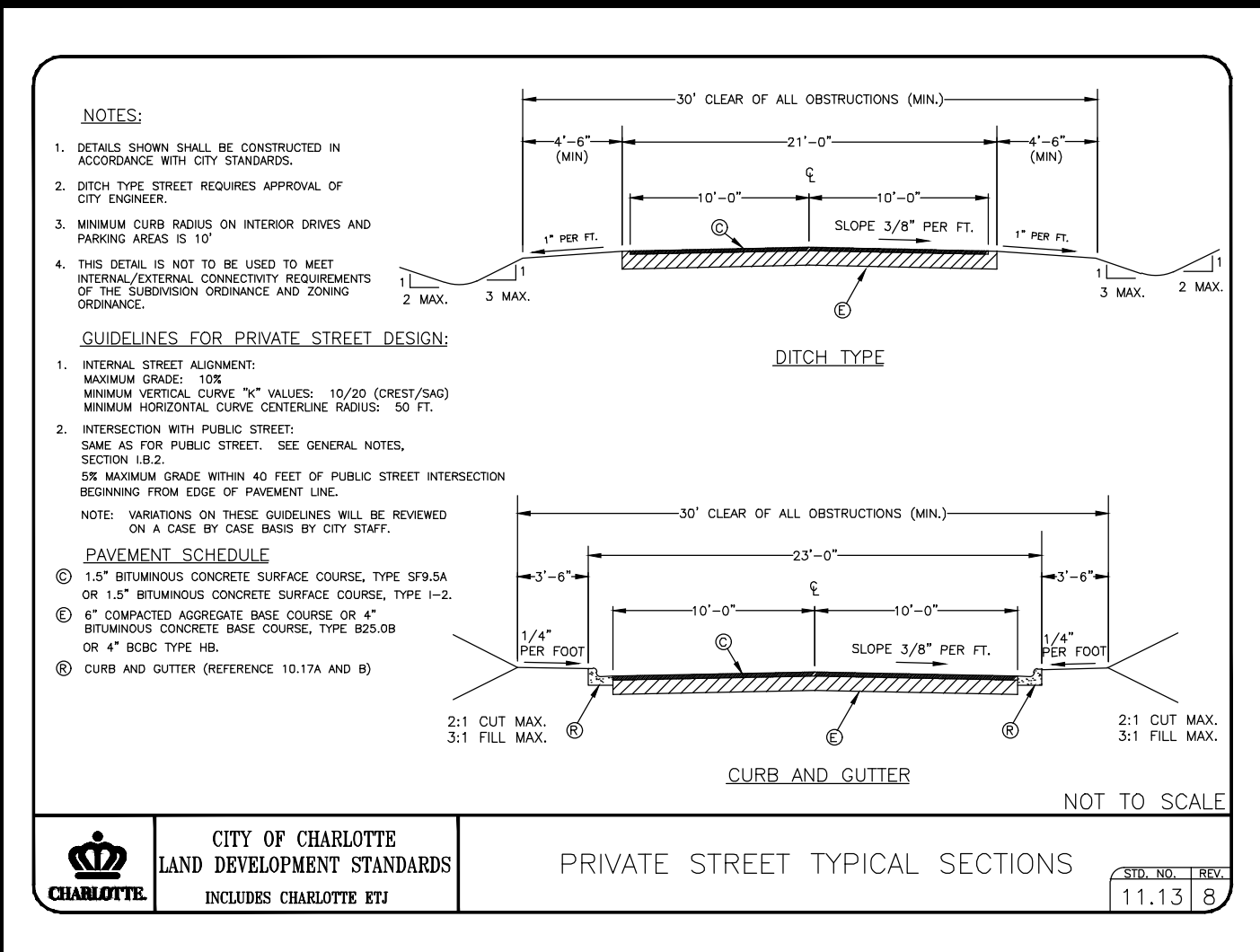
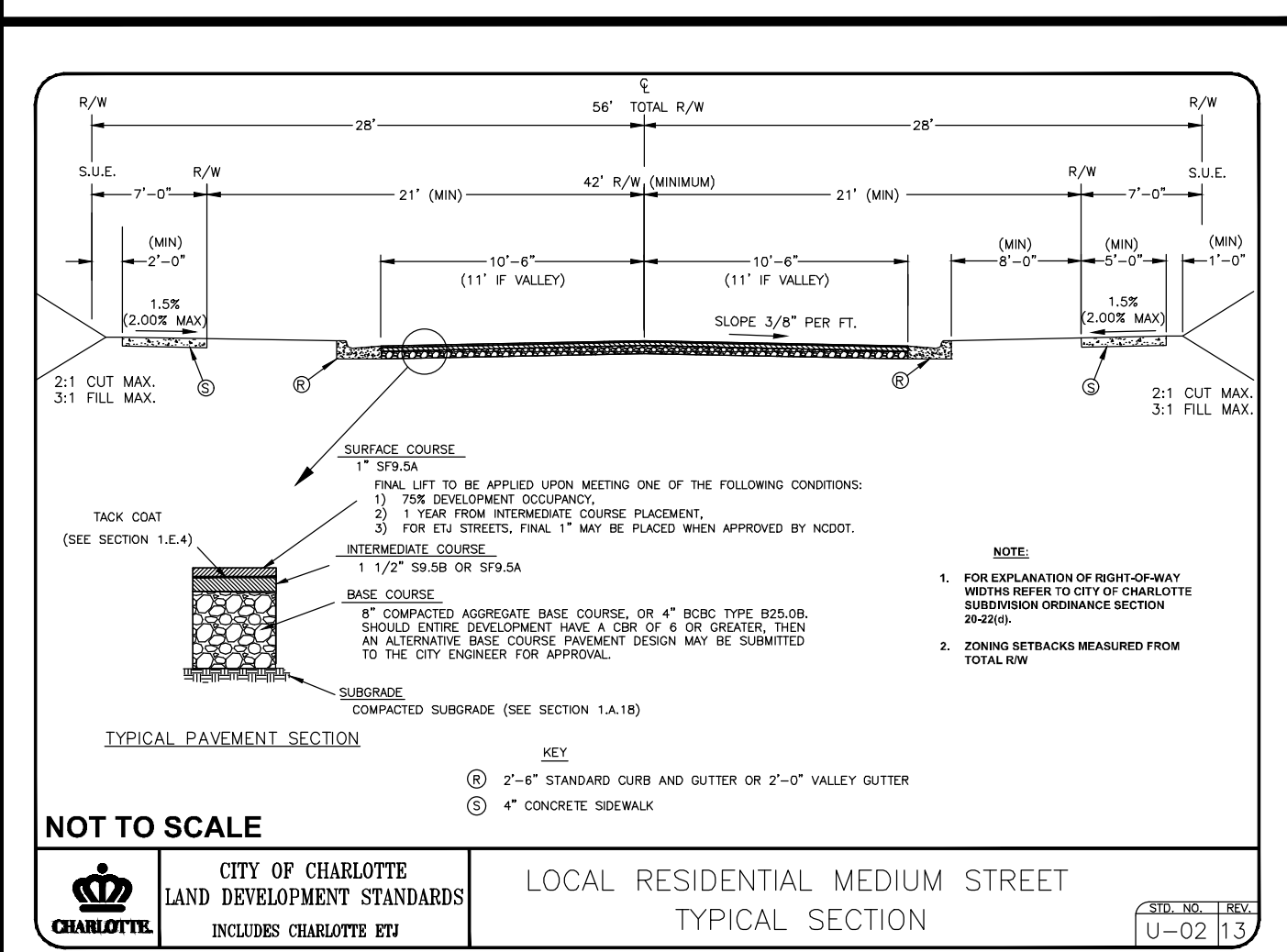
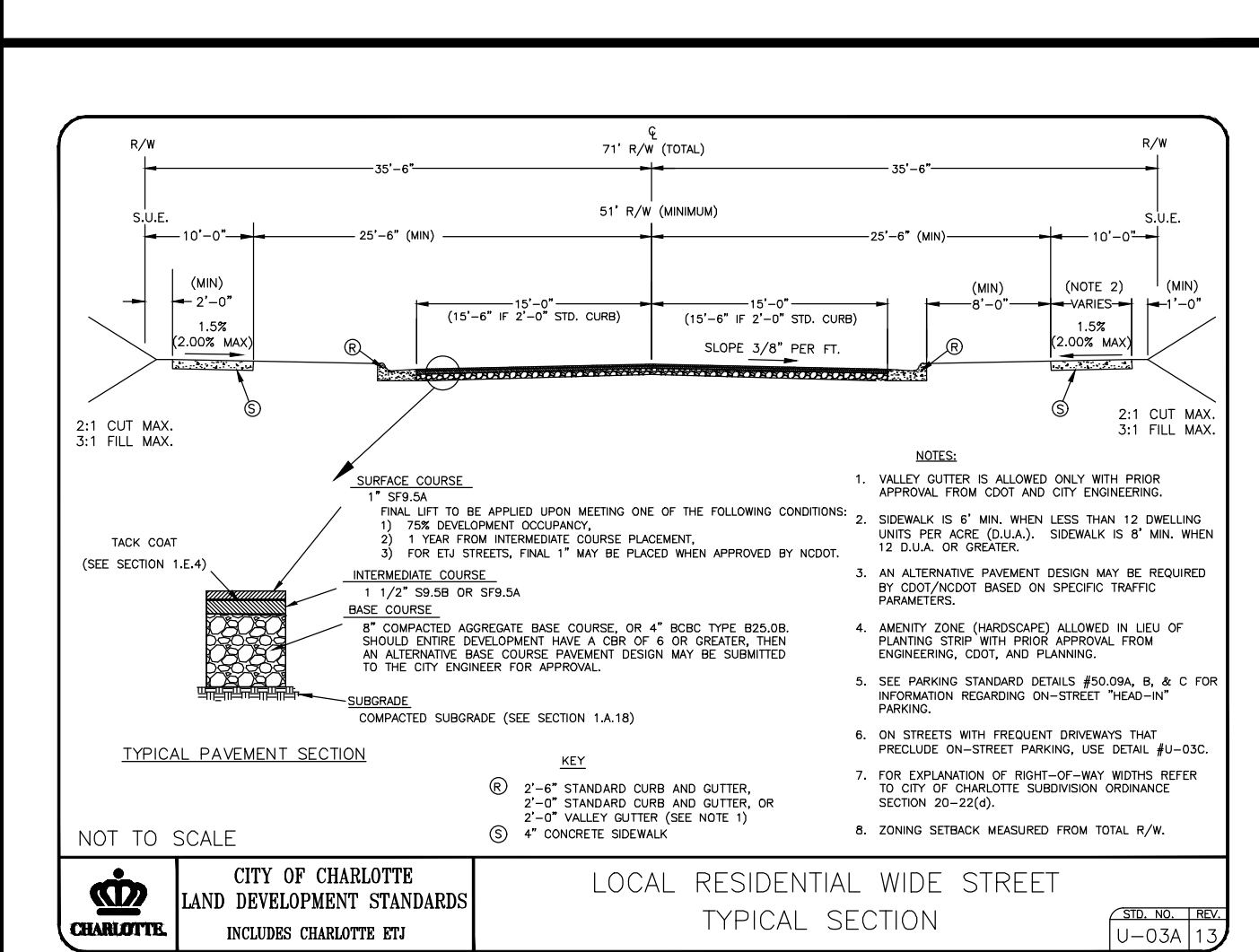
PROJECT INFORMATION

PROJECT MANAGER: MM
DESIGNED BY: AB
DRAWN BY: ZW
PROJECT NUMBER: FR21.100
ORIGINAL DATE: 08/23/2017

SHEET:
2 of 5

Typical Street Sections & Land Development Standards

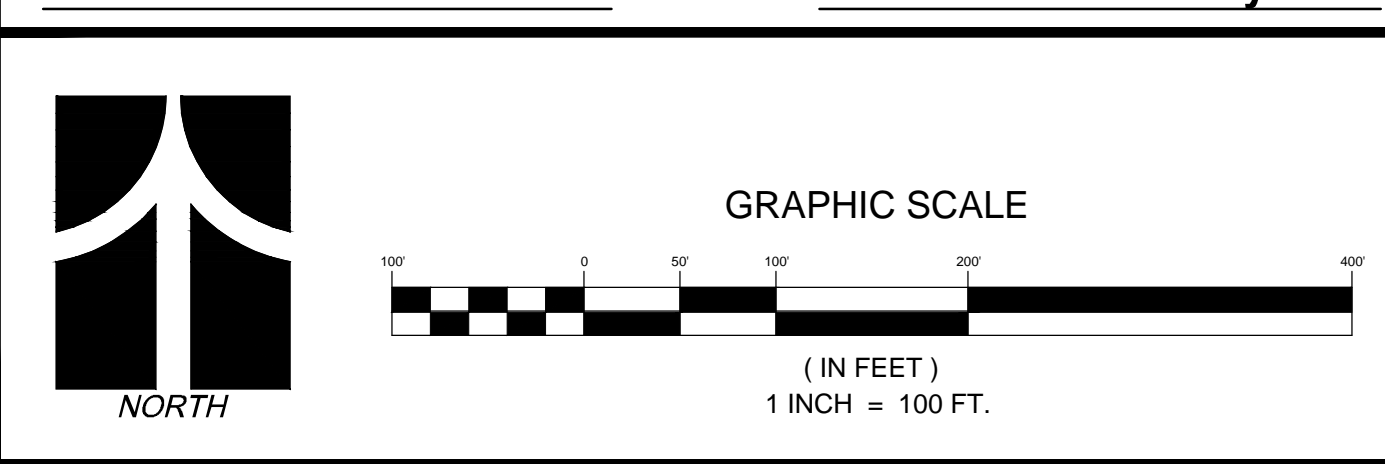
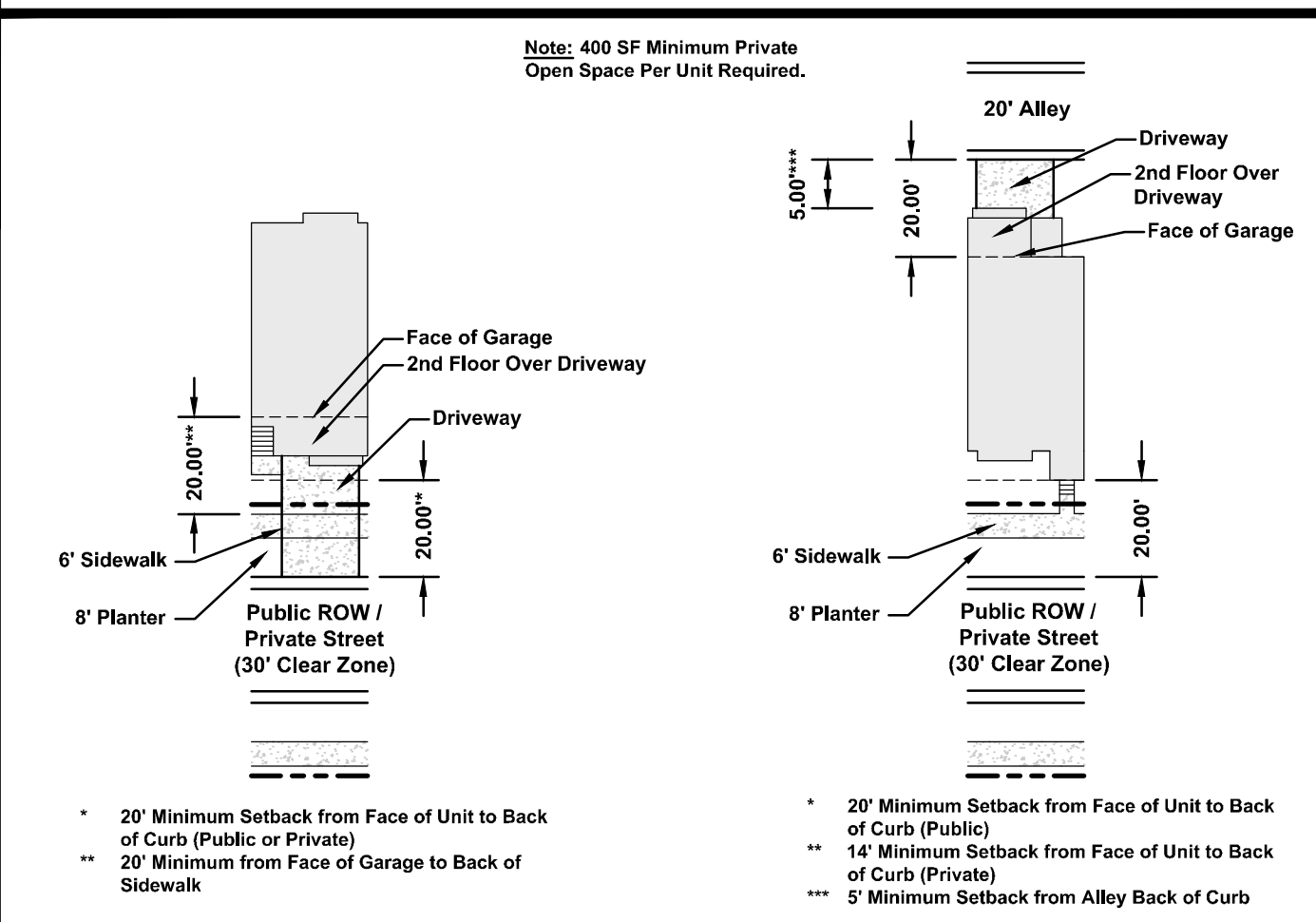
Not to Scale



Site Data	
Tax Parcels:	04716828, 04715239 & 04715237
Total Acreage:	+/- 37.94 Acres (Per GIS)
Location:	City of Charlotte
Existing Zoning:	RE-1
Proposed Zoning:	UR-2 (CD) with 5 year vested rights
Existing Use:	Vacant
Proposed Use:	Single Family Residential (Attached)
Permitted # of Units:	Up to 167 For-Sale Townhome Units
Proposed Density:	Not to Exceed +/- 4.40 DU/AC
Maximum Building Height:	Forty-five (45) feet
Parking:	Shall Satisfy or Exceed UR-2 Minimum Requirements
Private Open Space:	Minimum of 400 SF per Unit
Amenitized Open Space:	+/- 4.6 Acres (Minimum)
Tree Save:	
Required:	+/- 5.69 Acres (15%)
Provided:	+/- 5.69 Acres (15%) Minimum

Typical Unit Details

Not to Scale



ESP Associates Inc.
P.O. Box 7030
Charlotte, NC 28241
3475 Lakemont Blvd.
Fort Mill, SC 29708
704-583-8949 (NC)
803-802-2440 (SC)
www.espasociates.com

ESP

BY	ZW	ZW	ZW	GM	GM
10/16/17	11/13/17	02/12/18	03/19/18	04/23/18	
1	2	3	4	5	

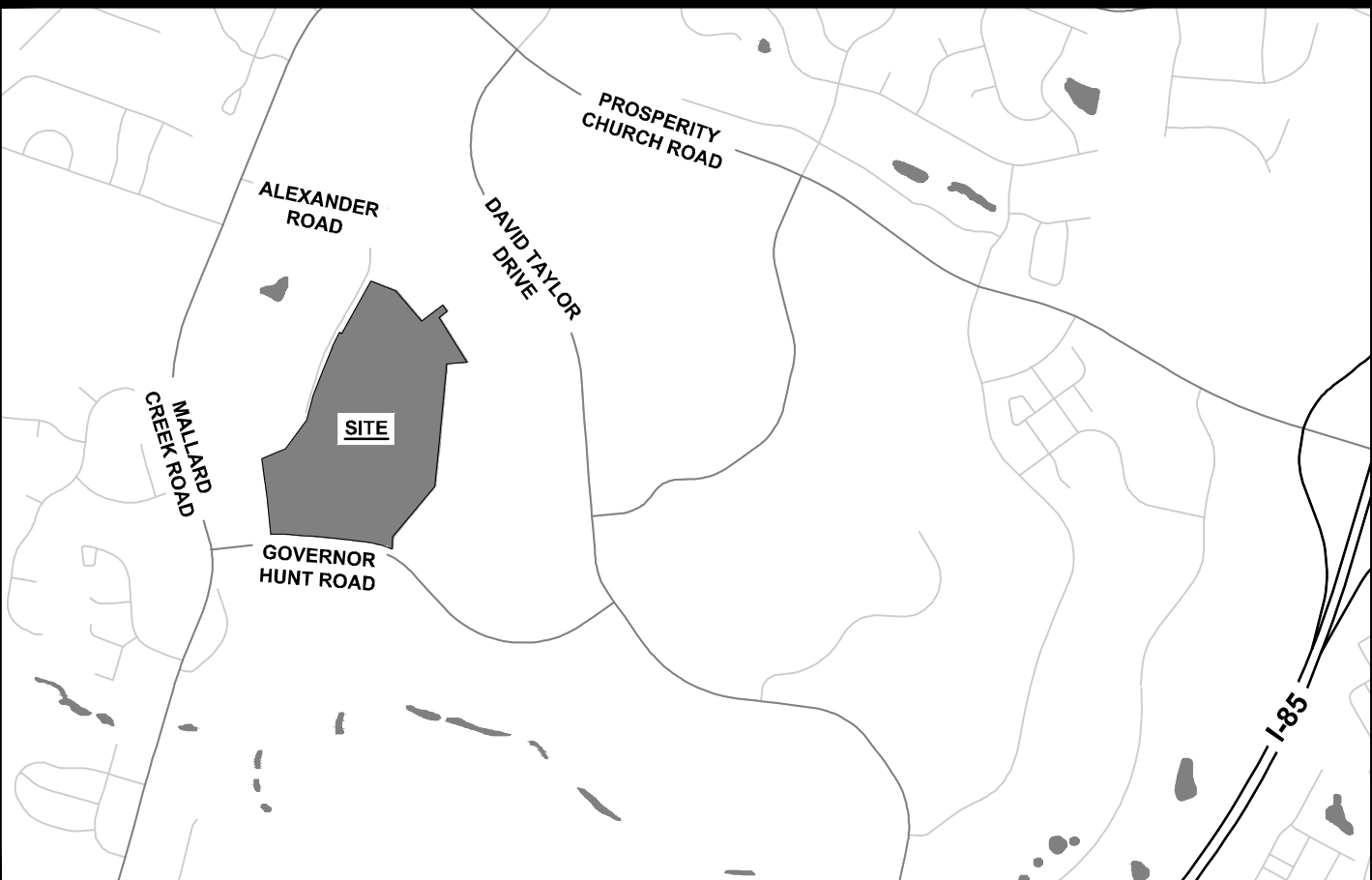
Conditional District Rezoning - UR-2 (CD)
Master Plan - Petition # 2017-133

MALLARD CREEK ROAD SITE

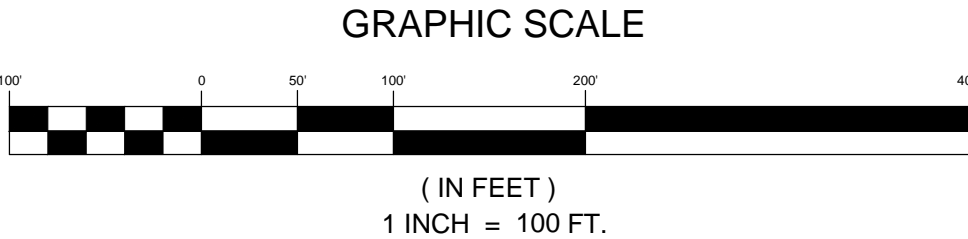
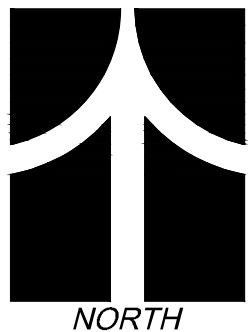
Matany Homes

PROJECT INFORMATION	
PROJECT MANAGER:	MM
DESIGNED BY:	AB
DRAWN BY:	ZW
PROJECT NUMBER:	FR21.100
ORIGINAL DATE:	08/23/2017
SHEET:	3 of 5

Conceptual Master Plan



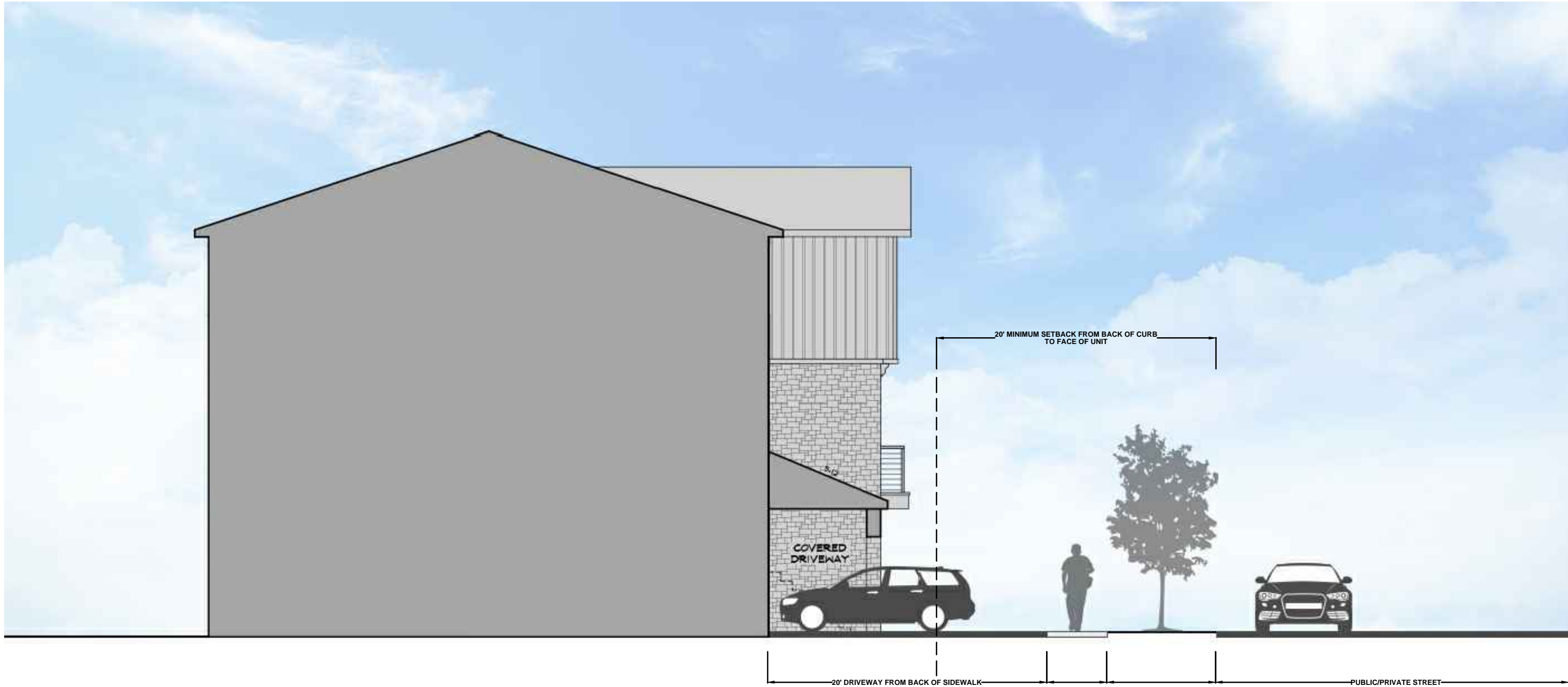
Vicinity Map
Not to Scale



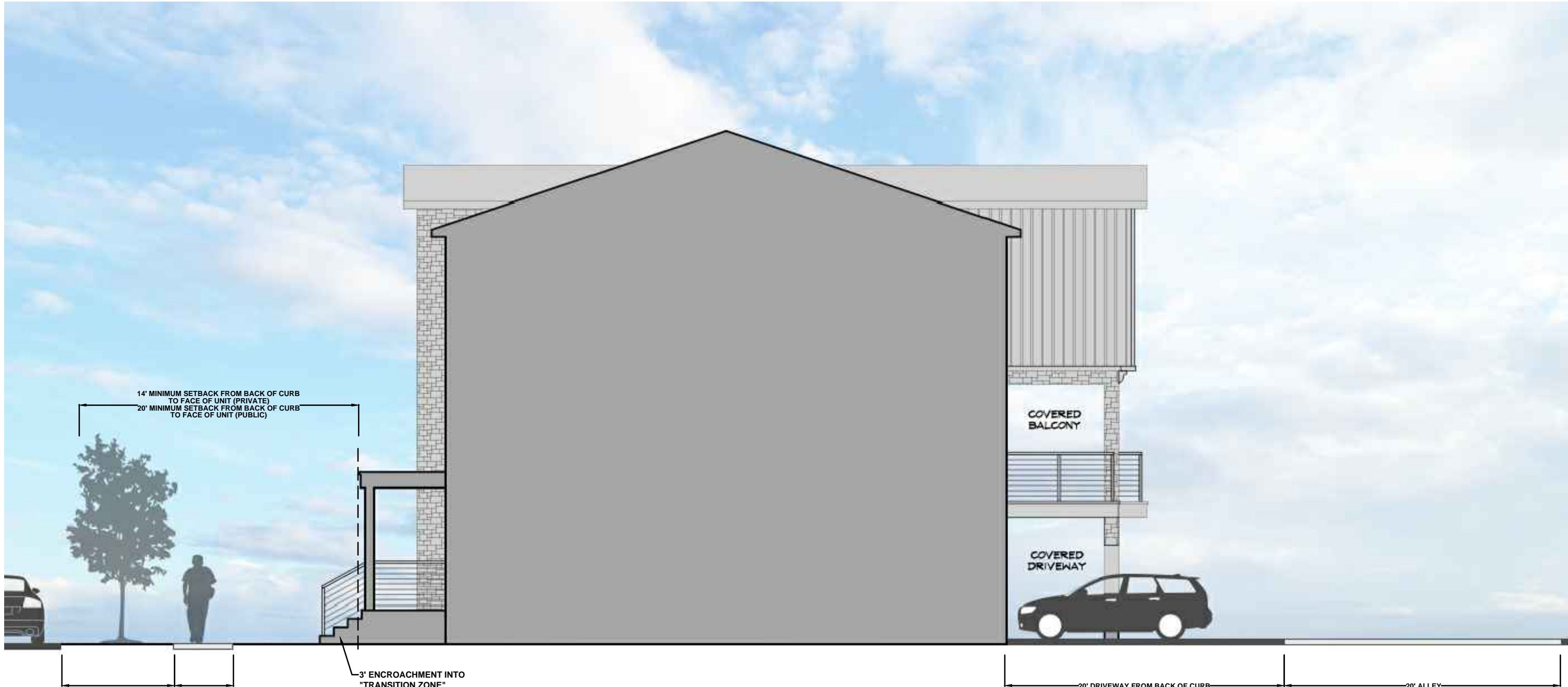
ESP Associates Inc. P.O. Box 7030 Charlotte, NC 28241 3475 Lakemont Blvd. Fort Mill, SC 29708 704-583-8946 (NC) 803-802-2440 (SC) www.espsociates.com			
BY		ZV	
DATE		REVISION	
1		Revised Per Staff Comments Received 10/03/17	
2		Revised Per Staff Comments Received 10/03/17	
3		Revised Per Client	
4		Revised Per Staff Comments	
5		Revised Per Staff Comments	
Conditional District Rezoning - UR-2 (CD) Conceptual Master Plan - Petition # 2017-133		MALLARD CREEK ROAD SITE	
Matamy Homes		City of Charlotte	
PROJECT MANAGER: MM		DESIGNED BY: AB	
DRAWN BY: ZV		PROJECT NUMBER: FR21.100	
ORIGINAL DATE: 08/23/17		SHEET:	
4 of 5			

U:\2017 Projects (FYPR2) Mallard Creek (Mattamy)\Summita\Working Drawings\2018-04-20_Rezoning (6th Summita\DWG\Sheets\FR21 - Mallard Creek Road - Architecture Sheet.dwg, Sheet 3 of 4, gmnse

Front & Alley Loaded Cross Sections



Front Loaded Cross Section - NTS



Alley Loaded Cross Section - NTS

ESP

ESP Associates, Inc.
P.O. Box 7030
Charlotte, NC 28241
3475 Lakemont Blvd
Fort Mill, SC 29708
704-583-4949 (NC)
803-502-2440 (SC)
www.espassociates.com

PROJECT INFORMATION	
PROJECT MANAGER:	MM
DESIGNED BY:	AB
DRAWN BY:	ZW
PROJECT NUMBER:	FR21.100
ORIGINAL DATE:	08/23/2017
SHEET:	
5 of 5	

Conditional District Rezoning - UR-2 (CD) Architectural Elevation Sheet - Petition # 2017-133	
MALLARD CREEK ROAD SITE	
City of Charlotte	

REVISION	
NO.	DATE
1	10/16/17
2	11/13/17
3	02/21/18
4	03/19/18
5	04/23/18

REVISION	
BY	ZW
ZW	ZW
GM	GM
GM	GM
GM	GM

Revised Per Staff Comments Received 10/03/17

Revised Per Staff Comments Received 10/03/17

Revised Per Client

Revised Per Staff Comments

Revised Per Staff Comments