

SECOND COMMUNITY MEETING REPORT

**Petitioner: Mattamy Homes**  
Rezoning Petition No. 2017-133

This Second Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning Commission pursuant to the provisions of the City of Charlotte Zoning Ordinance.

**PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:**

A representative of the Petitioner mailed a written notice of the date, time and location of the Second Community Meeting to the individuals and organizations set out on Exhibit A attached hereto by depositing such notice in the U.S. mail on February 14, 2018. A copy of the written notice is attached hereto as Exhibit B.

**DATE, TIME AND LOCATION OF MEETING:**

The Second Community Meeting was held on Wednesday, March 7, 2018 at 6:00 p.m. at the Piedmont Unitarian Universalist Church, 9704 Mallard Creek Road, Charlotte, NC 28262.

**PERSONS IN ATTENDANCE AT MEETING (see attached copy of sign-in sheet):**

The Second Community Meeting was attended by those individuals identified on the sign-in sheet attached hereto as Exhibit C. The Petitioner was represented at the Second Community Meeting by Elizabeth LoCoco, as well as by Petitioner's agents Collin Brown with K&L Gates and Matt Mandle and Matt Levesque with ESP Associates. Elizabeth McMillan was in attendance on behalf of Crescent Communities, the property owner.

**SUMMARY OF PRESENTATION/DISCUSSION:**

Mr. Collin Brown welcomed attendees and used a PowerPoint presentation, attached hereto as Exhibit D. Mr. Brown introduced the Petitioner's team and explained that the purpose of this second official community meeting is to update the community on changes that have been made to the rezoning petition since the initial official community meeting held on October 11, 2017. The rezoning petition relates to approximately 38 acres of land located on the north side of Governor Hunt Road, east of Mallard Creek Road.

Mr. Brown explained that the Petitioner has revised the site plan to eliminate the northern-most connection to College View Lane. Although Staff has requested this connection as a requirement of the Subdivision Ordinance, the Petitioner has submitted a "Subdivision Exception Request" to waive the requirement for the College View connection based on the existing soil conditions on the site. At this time, the Subdivision Exception Request is still pending approval by Staff. The Petitioner has taken the position with Staff over the past few months that it would prefer not to provide the College View Connection and that the community would prefer to not see the connection made at this time. Mr. Brown explained that an east-west road would eventually connect back to Mallard Creek Road if other surrounding properties redevelop, but that a connection is not intended as part of this rezoning petition.

At this time, the Petitioner is proposing to extend the right-of-way to the property line adjacent to College View Lane in order to allow a future extension of the road in the event that adjoining properties develop in the future. The adjoining neighbors in attendance at the meeting continued to express their very strong desire for the connection to not be made to College View Lane at this time.

This petition is tentatively scheduled for a public hearing on March 19th, which could lead to a City Council decision on April 16th at the earliest.

In response to an attendee question, the Petitioner's agents responded that the townhomes are currently still in the design phase, but may feature rear patios and possibly have fenced in "yard" areas in the rear.

An attendee asked about the ownership intentions for the townhomes. The Petitioner's agents responded that the Petitioner intends for the townhome units to be sold to individual owners. Although HOA documents have not yet been drafted at this time, they could allow for units to be rented by individuals who lease the units from individual owners.

One attendee inquired into the open space area on the northern portion of the site. The Petitioner's agents responded that since the rezoning is tied to the conditional site plan, units could not be developed in that area since no units are currently shown in that area.

In response to attendee inquires into the water quality areas, the Petitioner's agents responded that the areas have not been designed yet so the Petitioner does not know whether they would be wet or dry ponds. An attendee commented about the area having issues with geese and a concern that the water quality areas and park areas may create a geese problem.

Mr. Brown then concluded the formal portion of the presentation and the Petitioner's representatives continued to answer individual questions. The formal meeting concluded at approximately 7:00 p.m.

Respectfully submitted, this 12th day of March 2018.

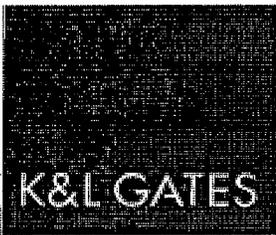
cc: Council Member Greg Phipps  
Claire Lyte-Graham, Charlotte-Mecklenburg Planning Department

# Exhibit A

Pet_No.	taxpid	ownerlastn	ownerfirst	cownerflrs	cownerlast	malladdr1	malladdr2	city	state	zipcode
2017-133	04713104	SUMMIT AVENUE URP LLC				1440 SOUTH TRYON ST SUITE 104		CHARLOTTE	NC	28203
2017-133	04715201	SNYDER	GLENN H	SYLVIA A	SNYDER	9925 COLLEGE VIEW LN		CHARLOTTE	NC	28262
2017-133	04715206	BLAKELY	SIMONE H			19919 CHURCH ST		CORNELIUS	NC	28031
2017-133	04715208	DAVE	KUNAL			11127 FOUNTAIN GROVE DR		CHARLOTTE	NC	28262
2017-133	04715212	COOK	WILBUR FRANKLIN II			110 VISTA DR		DAVIDSON	NC	28036
2017-133	04715213	NEAL LLC				11035 GOLF LINKS DR UNIT 78052		CHARLOTTE	NC	28271
2017-133	04715215	STRUBE	JOE BROWN	SARAH	STRUBE	9402 MALLARD CREEK RD		CHARLOTTE	NC	28262
2017-133	04715216	SUMMIT AVENUE URP LLC				1440 SOUTH TRYON ST SUITE 104		CHARLOTTE	NC	28203
2017-133	04715222	VLADYKA	BRIAN			9901 COLLEGE VIEW LN		CHARLOTTE	NC	28262
2017-133	04715232	SEAFORD	LANE C	NANCYS	SEAFORD	9717 COLLEGE VIEW LN		CHARLOTTE	NC	28262
2017-133	04715233	JACOBSON	RICHARD E	JINMEI	JACOBSON	9723 COLLEGE VIEW LN		CHARLOTTE	NC	28262
2017-133	04715234	KYZER	KENNETH M	DEBORAH O	KYZER	9807 COLLEGE VIEW LN		CHARLOTTE	NC	28262
2017-133	04715235	NICHOLS	BOBBY		SUSAN MARSHALL	9827 COLLEGE VIEW LN		CHARLOTTE	NC	28262
2017-133	04715236	GULLA	ALFRED R	AMY C	GULLA	98 POPLAR WOODS DR		CONCORD	NC	28027
2017-133	04715237	CRESCENT RESOURCES INC				C/O PROPERTY TAX DEPT		CHARLOTTE	NC	28202
2017-133	04715239	CRESCENT RESOURCES INC				C/O PROPERTY TAX DEPT		CHARLOTTE	NC	28202
2017-133	04715243	MARTIN	DEBORAH C			2855 ALEXANDER RD		CHARLOTTE	NC	28262
2017-133	04715244	MERCK & CO INC	%TAX DEPT			ONE MERCK DRIVE	M/S WS-2F-96	WHITEHOUSE STATION	NJ	08889
2017-133	04715245	LAMBERT	SARAH ANN		BOBBY RAY	6023 ROBERTA RD		HARRISBURG	NC	28075
2017-133	04715246	SMITH	HAROLD A E	MIRIAM N	SMITH	10409 ROCKWOOD RD		CHARLOTTE	NC	28215
2017-133	04715247	HS DATA CENTERS-CHARLOTTE DEVELOPMENT LLC				9320 WILSHIRE BLVD	SUITE 300	BEVERLY HILLS	CA	90212
2017-133	04715248	HS DATA CENTERS-CHARLOTTE LLC				9320 WILSHIRE BLVD	SUITE 300	BEVERLY HILLS	CA	90212
2017-133	04716801	TDCA RESOURCE SQUARE LLC			C/O THE DILWEG COMPANIES LLC	5310 SOUTH ALSTON AVE STE 210	ATTENTION: JEFFREY A BENSON	DURHAM	NC	27713
2017-133	04716822	WBCHM 2007-C33			C/O TORCHLIGHT LOAN SERVICES	701 BRICKELL AVE STE 2200		MIAMI	FL	33131
2017-133	04716827	FOUR RESOURCE SQUARE LLC			C/O RAIT FINANCIAL TRUST CIRA	100 N 18TH STREET,23RD FLOOR		PHILADELPHIA	PA	19104
2017-133	04716828	CRESCENT RESOURCES INC			C/O PROPERTY TAX DEPT	227 W TRADE ST STE 1000		CHARLOTTE	NC	28202
2017-133	04741201	SUMMIT AVENUE URP LLC				1440 SOUTH TRYON ST SUITE 104		CHARLOTTE	NC	28203
2017-133	04741202	ACKERMAN	CHARLES THOMAS	ANNE MANNING	ACKERMAN	2909 EATON SQ		ELICOTT CITY	MD	21043

Pet_No.	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2017-133	Arbor Hills Homeowners Association	Sarah	Ziegler	10701 Claude Freeman Dr		Charlotte	NC	28262
2017-133	Ashley Creek Homeowners Association	John	Higdon	3111 Parker Green Trl		Charlotte	NC	28269
2017-133	Avensong Homeowners Association	Debbie	Durrell	10701 Claude Feeman Dr		Charlotte	NC	28209
2017-133	Bank Of America (University City)	Jesse	Cureton	3325 Radbourne Boulevard		Charlotte	NC	28269
2017-133	Chatham	Paul	Corkery	3008 Parker Green Trail		Charlotte	NC	28269
2017-133	Chestnut Commons Homeowners Association	Guy E.	Derby, Jr	3111 Parker Green Trl		Charlotte	NC	28269
2017-133	Churchill Downs	Kelly	Voler	10701 Claude Feeman Dr		Charlotte	NC	28209
2017-133	Claybrooke Neighborhood Association	Anthony	Wooding	10179 Claybrooke Dr		Charlotte	NC	28262
2017-133	Clearcreek Acres II	James R	Malone	3325 Radbourne Boulevard		Charlotte	NC	28269
2017-133	Colvard Park Homeowners Association	Kevin	Archer	3008 Colvard Park Wy		Charlotte	NC	28269
2017-133	Greater Vision Development Corporation, Inc.	Billy	Hopkins	9632 Mersham Court		Charlotte	NC	28269
2017-133	Highland Trace Neighborhood	Howard	Carmichael	10701 Claude Feeman Dr		Charlotte	NC	28209
2017-133	Highland Trace Neighborhood	Willie	Caldwell	3111 Parker Green Trl		Charlotte	NC	28269
2017-133	Holly Ridge Neighborhood Association	Donald	Woodard	3325 Radbourne Boulevard		Charlotte	NC	28269
2017-133	Lexington	Robert	Davis	2345 Treymore Lane		Charlotte	NC	28262
2017-133	Mallard Ridge Homeowners Association	Jose	Chirino	5603 Mallard Grove Rd		Charlotte	NC	28269
2017-133	Mallard Trace At Rossmore Homeowners Association	Pamela	Smith	3103 Summercroft Ln		Charlotte	NC	28269
2017-133	Mallard Trace At Rossmore Homeowners Association	Susan	Donnelly	9146 Exbury Ct		Charlotte	NC	28269
2017-133	Mallard Trace Homeowner's Association	Robert H.	May	9607 Fairmead Drive		Charlotte	NC	28269
2017-133	Prosperity Point Homeowners Association	Alan	McDonald	10010 Gardendale Ct		Charlotte	NC	28269
2017-133	Quail Hollow II Homeowners Association	Tom H.	Roberts	3511 Edgepine Dr		Charlotte	NC	28269
2017-133	Radbourne Homeowners Association	Radbourne HOA Board		3325 Radbourne Blvd.		Charlotte	NC	28269
2017-133	Radbourne Homeowners Association	Todd	Arnold	3337 Whistley Green Dr		Charlotte	NC	28269
2017-133	Ramblewood Neighborhood Association	Denise	Hallett	11020 David Taylor Dr		Charlotte	NC	28262
2017-133	Ramblewood Neighborhood Association	Woody	Schmidt	11020 David Taylor Dr		Charlotte	NC	28262
2017-133	Villa Heights Community Organization	Hatti	Watkins	3820 Saxonbury Wy		Charlotte	NC	28269

# **Exhibit B**



February 14, 2018

Collin W. Brown  
collin.brown@klgates.com

T +1 704 331 7531  
F +1 704 331 7598

**NOTICE TO INTERESTED PARTIES OF FOLLOW-UP COMMUNITY MEETING**

**Date:** Wednesday, March 7th at 6:00 p.m.  
**Location:** Piedmont Unitarian Universalist Church  
9704 Mallard Creek Road  
Charlotte, NC 28262  
**Petitioner:** Mattamy Homes, LLC  
**Petition No.:** 2017-133

Dear Charlotte Resident,

We represent Mattamy Homes (the "Petitioner") in its plans to redevelop an approximately 38 acre property located on the north side of Governor Hunt Road, east of Mallard Creek Road (the "Property"). The Petitioner requests to rezone the Property from the RE-1 zoning district to the UR-2(CD) zoning district in order to accommodate the development of a single-family (attached) residential community.

The Petitioner originally held an Official Community Meeting for the Rezoning Petition on October 11, 2017. Since then, the Petitioner has revised several aspects of the Rezoning Plan in response to community feedback. Therefore, the Petitioner is hosting a second meeting to serve as a follow-up to the initial discussions.

Accordingly, on behalf of the Petitioner, we invite you to attend the Official Community Meeting regarding this Petition on **Wednesday, March 7th at 6:00 p.m.** to meet with the Petitioner and its design and development team. We will give a brief overview of the redevelopment concept and then provide an opportunity for you to meet and talk with individuals that are involved in planning the project.

Please contact me if you are unable to attend and would like additional information.

Very truly yours,

Collin W. Brown

cc: Council Member Greg Phipps  
Claire Lyte-Graham, Charlotte-Mecklenburg Planning Staff

# **Exhibit C**



# **Exhibit D**

The logo for K&L GATES, featuring the company name in white, uppercase, sans-serif font on a solid orange rectangular background.

K&L GATES

Second Community Meeting

**Rezoning Petition  
No. 2017-132  
Mattamy Homes**

March 7, 2017

@ Piedmont Unitarian Universalist Church



**Site**

RE-1

RE-1

C-1(CD)

NS

R-3

R-5

MUDD-O

R-5

RE-2

Charlotte

RE-3(CD)

R-3

INST(CD)

Governor Hunt Rd

Mallard Creek Rd

Alexander Rd

David Taylor Dr

Charlotte Creek

David Taylor Dr

West Arbor Dr

Lampkin Wy

Park Walk West

Park Walk East

Mallard Hill Dr

Pine Hill Pl

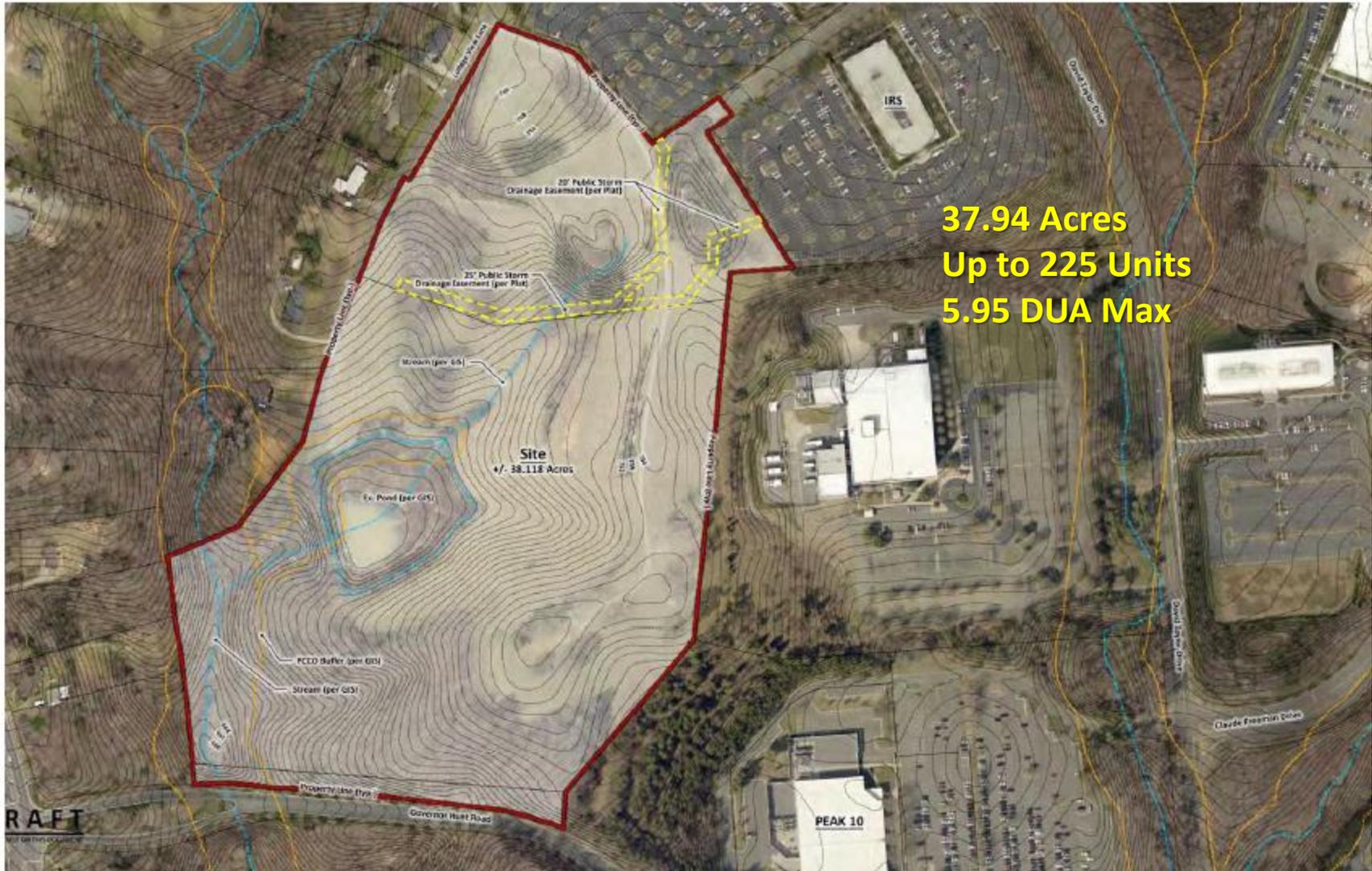
Barson Ln

Fairmead Dr

Silver Birch Dr

Wyn

# Mallard Creek Site - Aerial



# Mallard Creek Site – Illustrative Master Plan



Site Data	
Tax Parcels:	04716828, 04715239 & 04715237
Total Acreage:	+/- 37.94 Acres (Per GIS)
Location:	City of Charlotte
Existing Zoning:	RS-1
Proposed Zoning:	UR-2 (CD)
Existing Use:	Vacant
Proposed Use:	Single Family Residential (Attached)
Permitted # of Units:	Up to 225 Units For-Sale Townhome Units
Proposed Density:	Not to Exceed +/- 5.95 DU/AC
Parking:	Minimum of 1.0 parking spaces per unit. Maximum of 2.0 parking spaces per unit.
Private Open Space:	Minimum of 400 SF per Unit x 225 Units.
Floor Area Ratio:	1.0
Tree Save:	
Required:	+/- 5.69 Acres (15%)
Provided:	+/- 5.69 Acres (15%) Minimum



# Mallard Creek Road Site

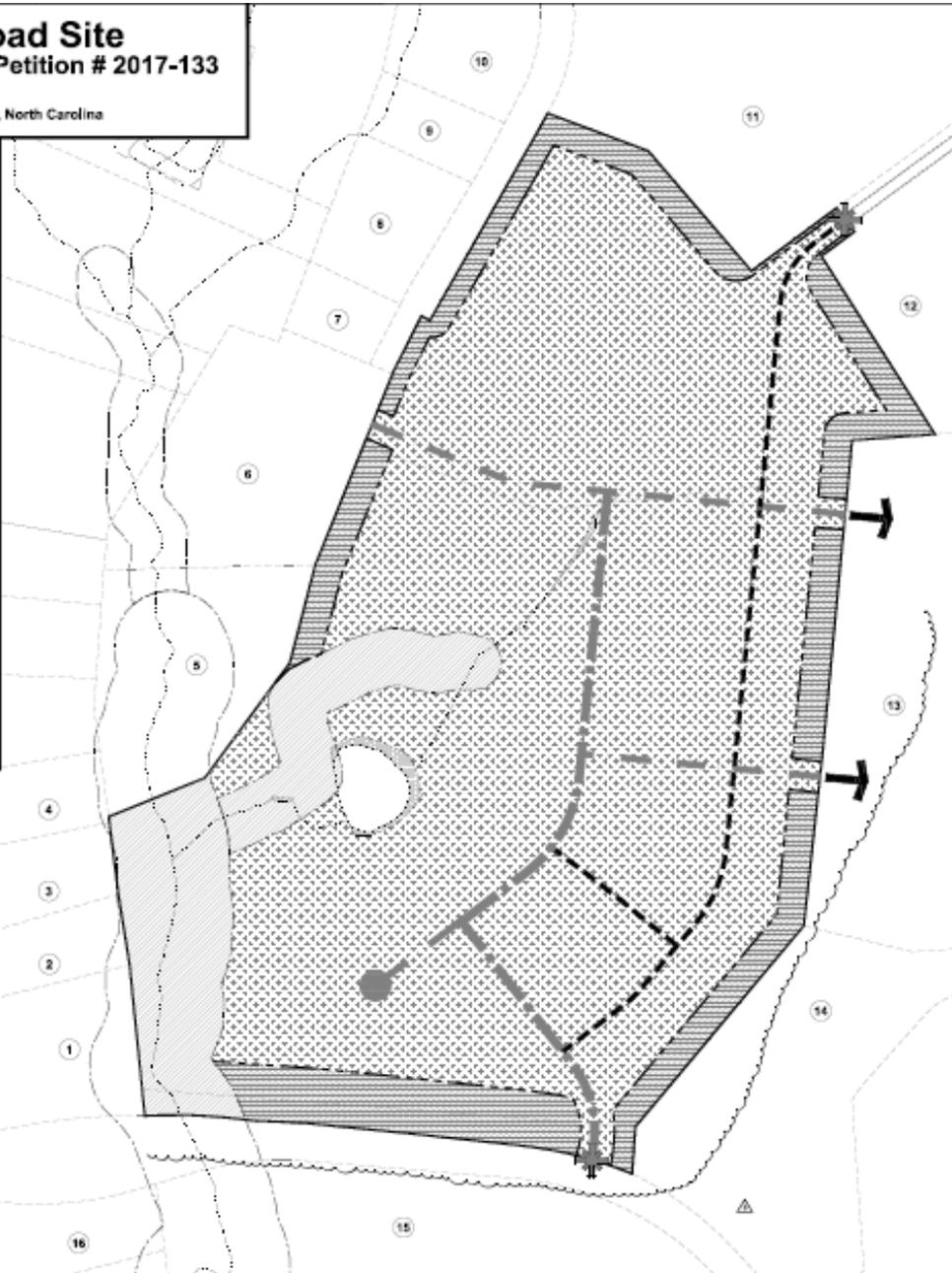
## Conditional District Rezoning - Petition # 2017-133

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

INDEX OF SHEETS	SHEET NO.	SHEET NAME	REVISION DATE	ISSUED DATE
1 of 5	CONCEPTUAL SITE PLAN	8/23/2017	03/13/2018	
2 of 5	TECHNICAL DATA SHEET & OPEN SPACE CONCEPTS	8/23/2017	03/13/2018	
3 of 5	MASTER PLAN	8/23/2017	03/13/2018	
4 of 5	CONCEPTUAL MASTER PLAN	8/23/2017	03/13/2018	
5 of 5	ARCHITECTURAL ELEVATIONS	8/23/2017	03/13/2018	

Property Owners			
Parcel ID	Owner	Address	Phone
04715828	Overland Commercial, LLC		
04715249	Overland Commercial, LLC		
04715257	Overland Commercial, LLC		

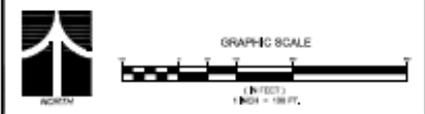
Adjacent Property Owners			
Parcel ID	Owner	Address	Phone
5	04715214	SLIMMETT WYNKLE LLP LLC	981.3
2	04715211	JOY BROWN STUBBS & SARAH STUBBS	919.3
3	04715240	SARAH AMB LAMBERT & SCOTTY BAY	919.3
4	04715246	ARNOLD A SMITH & MERRIAM SMITH	919.3
6	04715250	AMBI C STAFFORD & NANCY S STAFFORD	919.3
8	04715233	RICHARD T JACOBSON & JENNIFER JACOBSON	919.3
7	04715234	KENNETH M KYZER & DEBORAH O KYZER	919.3
8	04715230	BOBBY MICHAEL & SUSAN MARSHALL	919.3
9	04715236	CALFRED R GULLA & AMY C GULLA	919.3
10	04715222	BRIAN WADSWORTH	919.3
11	04718827	FOUR RESOURCES SQUARE LLC & CENTRE CO FAY FINANCIAL TRUST DBA	981.3
12	04715807	FOUR RESOURCES SQUARE LLC C/O THE DRIVING COMPANIES LLC AT THOMPSON JENNIFER A BENSON	981.3
13	04715244	W. TAX DEPARTMENT MERRICK & COMPANY INC.	981.3
14	04715247	RE DBTA CHARLOTTE CHARLOTTE DEVELOPMENT LLC	981.3
15	04715234	SLIMMETT WYNKLE LLP LLC	981.3
16	04714201	SLIMMETT WYNKLE LLP LLC	981.3



Vicinity Map  
Not to Scale

Site Data	
Site Address	04715828, 04715209 & 04715207
Total Acreage	~1.3284 Acres (Per GIS)
Location	City of Charlotte
Dating/ zoning	NC-C
Proposed zoning	UR-C (200 with 1 year vested rights)
Building use	Vacant
Proposed Use	Single Family Residential (Attached)
Permitted # of Units	Up to 207 Per-Use Permitted Single Family Residential Units
Proposed Density	Not to Exceed ~1.48 Units/Acre
Maximum Building Height	Five to Six (5) Feet
Parking	Shall satisfy or exceed K-2 Minimum Requirements
Private Open Space	Minimum of 400 SF per Unit
Amplified Open Space	~1.48 Acres (Minimum)
Tree Data	~1.00 Acres (15%)
Proposed:	~1.00 Acres (15%) Minimum
Prescribed:	~1.00 Acres (15%) Minimum
General Notes	
1. Base information obtained from Mecklenburg County GIS.	
2. Statement of Workland information is based on "Workland" Visit # Charlotte, North Carolina, GIS Project No. 2007-0028" workland report provided by Carolina Workland Services, dated August 1, 2011.	

Legend	
	Residential Development Area - Building & Parking Envelope
	75' Public ROW
	50' Public ROW
	Private Street (30' Clear Zone)
	Proposed Access Location
	Proposed Truck Location
	Proposed Buffer



City of Charlotte
Mecklenburg County

Conditional District Rezoning - (Rev 2017)
Conceptual Site Plan - (Petition # 2017-133)

MALLARD CREEK ROAD SITE
City of Charlotte

PROJECT NUMBER: 04715828
DATE: 03/13/2018

DRAWN BY: JH
PROJECT NUMBER: 04715828

CHECKED BY: JH
DATE: 03/13/2018

PROJECT NUMBER: 04715828
DATE: 03/13/2018

PROJECT NUMBER: 04715828
DATE: 03/13/2018

PROJECT NUMBER: 04715828
DATE: 03/13/2018

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

**I. General Provisions**

- These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Mallard Homes (the "Petitioner") to accommodate the development of a residential community on that approximately 27.96 acre site located on the south-west side of College View Lane and north of Governor Road Road, more particularly depicted on the Rezoning Plan (the "Plan"). This site is comprised of Tax Parcel Numbers 04116836, 04115539, and 04110107.
- 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 UVA zoning district shall govern the development and use of the Site.
- 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, location and size 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 laws requirements set forth on the 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.
- Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the Petitioner on the Site in accordance with the provisions of Chapter 5 of the Ordinance. Minor amendments to the Rezoning Plan are subject to Section 6.027 of the Ordinance.

**II. Permitted Uses**

The Site may be developed only as a residential community containing a maximum of 100 townhome attached dwelling units and any incidental and accessory uses relating thereto that are allowed in the UVA zoning district.

**III. Transportation**

- Vehicle access shall be as generally depicted on the Rezoning Plan. The standards and applicable provisions of the Ordinance regarding parking spaces, circulation, and design and to any other modifications required to accommodate the site and construction items and designs and to any applicable requirements required by CDDOT for approval.
- 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.
- Petitioner shall dedicate all right-of-way in the street conveyance to the City of Charlotte before the State first building certificate of occupancy is issued or obtained for the State development plan. Right-of-way shall be set to at least one (1) foot behind the base of sidewalk, where applicable.
- Petitioner shall substantially complete all transportation improvements before the State first building certificate of occupancy is issued.
  - 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 CDDOT) are not completed at the time that the Petitioner seeks to obtain a certificate of occupancy for buildings on the Site in connection with other development shown, described, depicted, shown, then CDDOT will maintain applicable authority 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**

- The Site is subject to the Declaration of Restrictive Covenants and Easements for University Research Park which provides that "proposed building elevations and a description of exterior materials of all improvements" be submitted and approved by the University Research Park's review committee. Therefore, architectural standards for the Site shall be administered in accordance with the University Research Park's Declaration and not this Rezoning Plan.
  - To provide privacy, all residential entrances within 100 feet of a sidewalk shall be raised from the average sidewalk grade a minimum of twenty-four (24) inches.
  - Flat roof, 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 panels, which may be provided in strategic locations.
  - Levelled porches or stoops shall form a predominant feature of the building design and be located on the front and/or side of the building. Sloops and entry-level porches may be covered but shall not be enclosed.
  - For all connected units that face a public or private street, stoops shall face the public realm and corner units shall have enclosed side stoops with a front stoop.
  - Storage doors shall 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.
  - For townhome units that are attached, 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.
  - Attached dwelling units shall be limited to a maximum of five (5) townhome units per building.
  - Roof overhangs, eaves, cornices, chimneys, gables, vents, bay windows, porches, patios, open porches (if provided), and other architectural elements may project up to twenty-four (24) inches into the required setbacks.
  - Unless otherwise specified throughout the Site shall be in the form of enclosed containers.
- V. Streetscape and Landscaping**
- 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.
  - 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.
  - 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 attached units fronting public streets, and a minimum setback of fourteen (14) feet from the proposed back of curb for attached units fronting private streets. Sloops and stoops may encroach three (3) feet into the setback as a "transition zone."

- For all attached units, driveway lengths shall be a minimum of 24' or 20' and greater measured from the back of curb to face of garage.
  - For front-loaded units, driveway lengths shall be a minimum of 27' measured from the back of sidewalk to back of garage.
- VI. Environmental Features**
- 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 development plan submitted and are not intended to be approved with this rezoning. Adjustments may be necessary in order to accommodate actual stormwater treatment requirements and related site discharge points.
- VII. Open Spaces**
- The Petitioner shall comply with tree save requirements.
  - The Petitioner shall provide a minimum of 40 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, amenitized features, landscaping, benches, picnic areas, and/or walking paths.
- VIII. Lighting**
- All freestanding lighting fixtures installed on the site (including tower, decorative lighting that may be installed along the driveway and sidewalks and landscaping lighting) shall be fully capped and shielded and the illumination downwardly directed so that closed illumination does not extend past any property line of the Site.
  - The maximum height of any pedestrian scale, freestanding lighting fixture installed on the site, including tower, shall not exceed twenty-two (22) feet.
  - 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 Petitioner or Owner of a particular lot within the Site in accordance with the provisions of Chapter 5 of the Ordinance.

**X. Binding Effect of the Rezoning Documents and Definitions**

If the Rezoning Petition is approved, all conditions applicable to development of the Site imposed under the Rezoning Plan and these Development Standards shall, 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 Petitioner, 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.

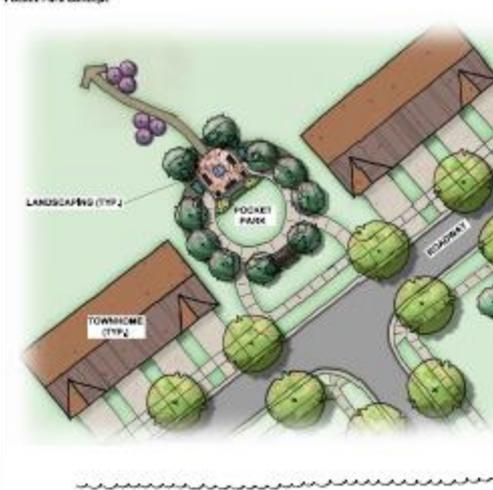
**CONCEPT A**  
**Linear Park Concept**



**LOCATION MAP**  
 NOT TO SCALE



**CONCEPT B**  
**Pocket Park Concept**



  
 100% PROFESSIONAL  
 100% INTEGRITY  
 100% COMMITMENT  
 100% CUSTOMER SATISFACTION

NO.	DATE	REVISION
1	11/08/17	Issue for Public Review (Version 10/11/17)
2	11/08/17	Issue for Public Review (Version 10/11/17)
3	11/08/17	Issue for Public Review (Version 10/11/17)
4	11/08/17	Issue for Public Review (Version 10/11/17)
5	11/08/17	Issue for Public Review (Version 10/11/17)

Conditional District Rezoning - UVA (CDDOT)  
 Technical Draft Sheet - Open Space Concepts -  
 Petition # 2017-133

**MALLARD CREEK ROAD SITE**

Mallard Homes  
 City of Charlotte

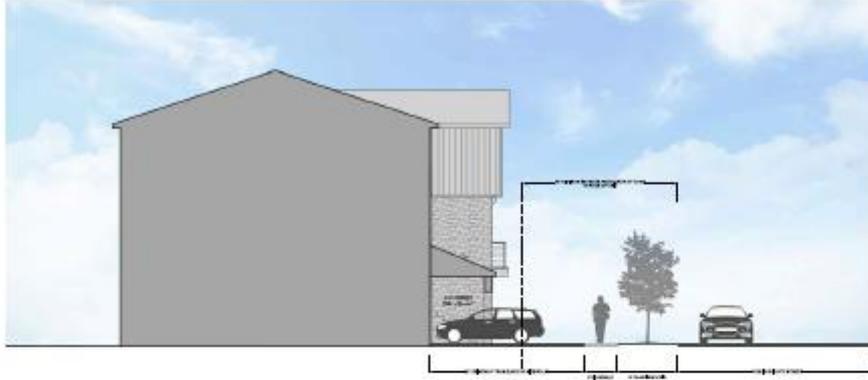
PROJECT NUMBER	DATE
PROJECT NUMBER	DATE

**2 of 5**





Front & Alley Loaded Cross Sections



Front Loaded Cross Section - NTS



Alley Loaded Cross Section - NTS



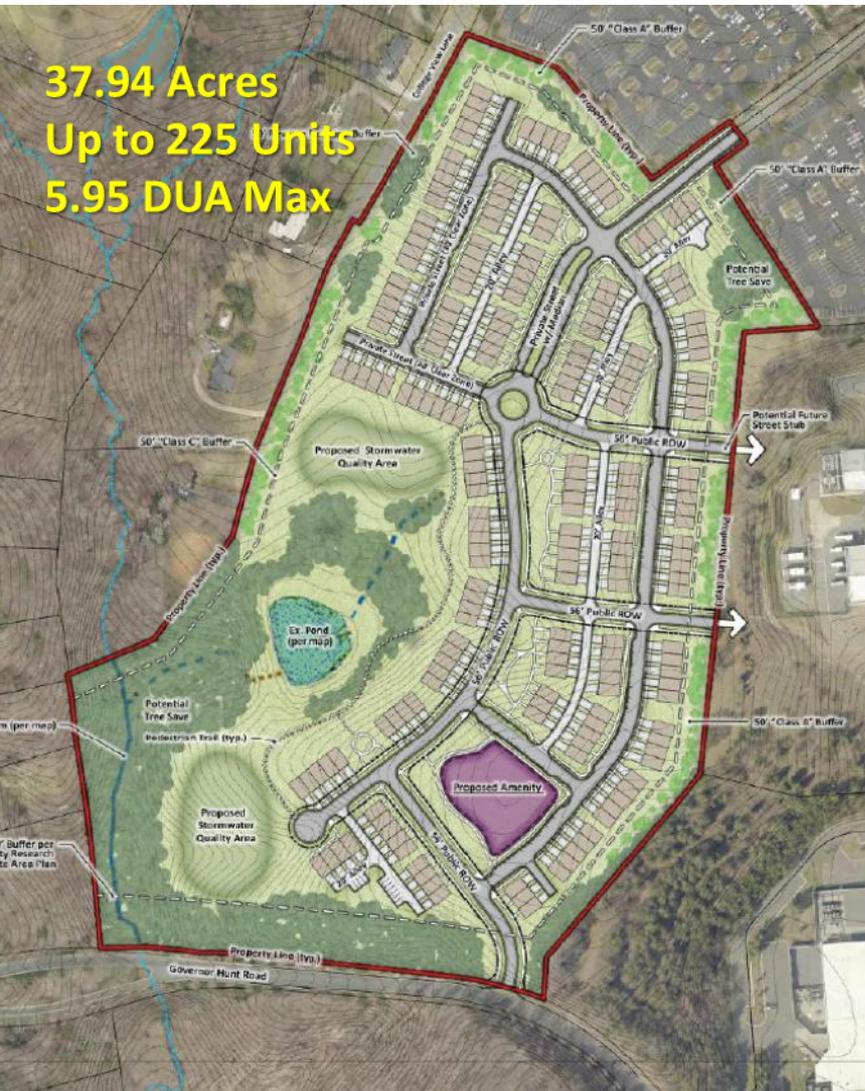
1877 Association, LLC  
 1877 Association, LLC  
 1877 Association, LLC  
 1877 Association, LLC  
 1877 Association, LLC

NO.	DATE	REVISION
1	11/11/2011	Issue for Review
2	11/11/2011	Issue for Review
3	11/11/2011	Issue for Review
4	11/11/2011	Issue for Review
5	11/11/2011	Issue for Review
6	11/11/2011	Issue for Review
7	11/11/2011	Issue for Review
8	11/11/2011	Issue for Review
9	11/11/2011	Issue for Review
10	11/11/2011	Issue for Review

Conditional Zoning Rezoning - (Ord. 222)  
 And Request for Review - (Ord. 222)  
**MALLARD CREEK ROAD SITE**  
 City of Okaloosa

PROJECT NUMBER	111
DATE	11/11/2011
PROJECT NUMBER	111
DATE	11/11/2011

**37.94 Acres**  
**Up to 225 Units**  
**5.95 DUA Max**



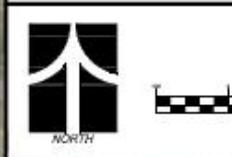
**Up to 167 Units**  
**4.40 DUA Max**







VI



NORTH

K&L GATES