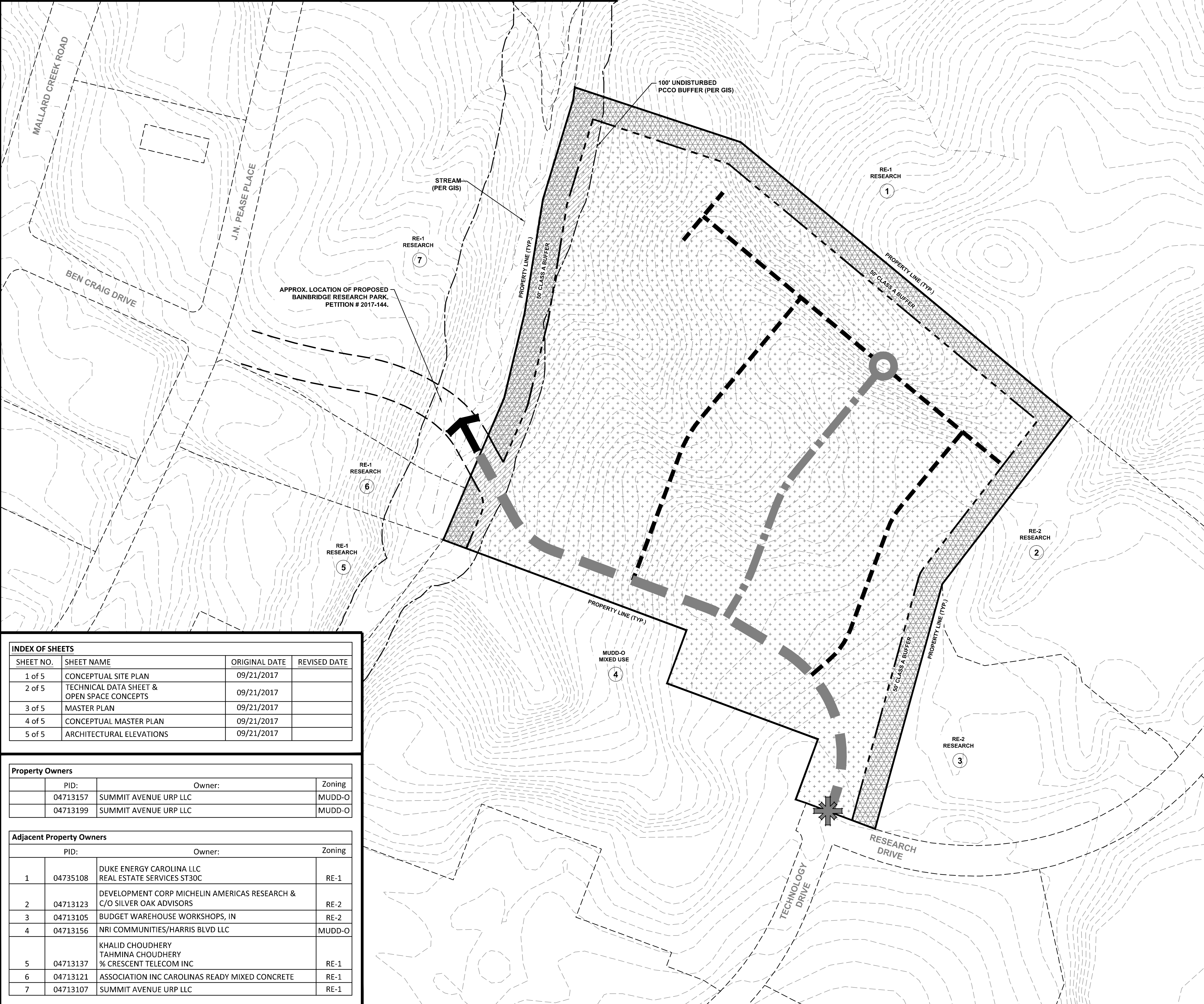


Technology Site
Conditional District Rezoning - Petition # 2017-145

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	09/21/2017	
2 of 5	TECHNICAL DATA SHEET & OPEN SPACE CONCEPTS	09/21/2017	
3 of 5	MASTER PLAN	09/21/2017	
4 of 5	CONCEPTUAL MASTER PLAN	09/21/2017	
5 of 5	ARCHITECTURAL ELEVATIONS	09/21/2017	

Property Owners			
	PID:	Owner:	Zoning
	04713157	SUMMIT AVENUE URP LLC	MUDD-O
	04713199	SUMMIT AVENUE URP LLC	MUDD-O

Adjacent Property Owners			
	PID:	Owner:	Zoning
1	04735108	DUKE ENERGY CAROLINA LLC REAL ESTATE SERVICES ST30C	RE-1
2	04713123	DEVELOPMENT CORP MICHELIN AMERICAS RESEARCH & C/O SILVER OAK ADVISORS	RE-2
3	04713105	BUDGET WAREHOUSE WORKSHOPS, IN	RE-2
4	04713156	NRI COMMUNITIES/HARRIS BLVD LLC	MUDD-O
5	04713137	KHALID CHOUDHERY TAHMINA CHOUDHERY % CRESCENT TELECOM INC	RE-1
6	04713121	ASSOCIATION INC CAROLINAS READY MIXED CONCRETE	RE-1
7	04713107	SUMMIT AVENUE URP LLC	RE-1



Vicinity Map
Not to Scale



Site Data

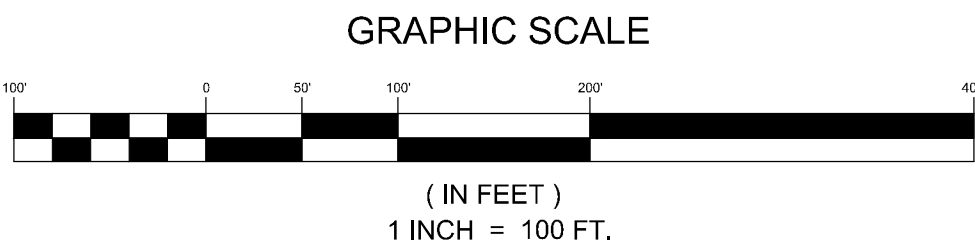
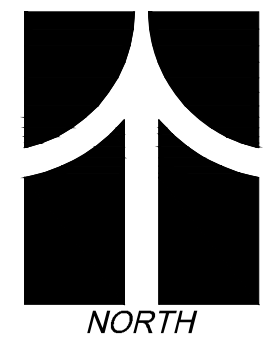
Tax Parcels:	04713199 & 04713157
Total Acreage:	+/- 22.8 Acres (Per GIS)
Location:	City of Charlotte
Existing Zoning:	0-1 (CD), RE-1 & MUDD-O
Proposed Zoning:	UR-2 (CD)
Existing Use:	Vacant
Proposed Use:	Single Family Residential (Attached)
Permitted # of Units:	Up to 132 For-Sale Townhome Units
Proposed Density:	Not to Exceed +/- 5.78 DU/AC
Maximum Building Height:	Maximum three (3) stories and not to exceed 45' feet. Building height will be measured as defined by the ordinance.
Parking:	Minimum of 2.0 parking spaces per unit. Maximum of 3.0 parking spaces per unit.
Private Open Space:	Minimum of 400 SF per Unit x 132 Units.
Floor Area Ratio:	1.0
Tree Save:	
Required:	+/- 3.42 Acres (15%)
Provided:	+/- 3.42 Acres (15%) Minimum

General Notes

1. Base information obtained from Mecklenburg County GIS.

Legend

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



ESP Associates, P.A.
P.O. Box 7020
Charlotte, NC 28241
3475 Lakemont Blvd.
Fort Mill, SC 29708
704-583-1946 (NC)
803-502-2440 (SC)
www.espasociates.com

ESP

NO.	DATE	REVISION	BY

Conditional District Rezoning - UR-2 (CD)
Conceptual Site Plan - Petition # 2017-145

TECHNOLOGY SITE

City of Charlotte
Matany Homes

PROJECT INFORMATION	
PROJECT MANAGER:	MM
DESIGNED BY:	AB
DRAWN BY:	ZW
PROJECT NUMBER:	FN27.100
ORIGINAL DATE:	09/21/2017

SHEET:
1 of 5

Technology Site - Petition #2017-145
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 Mattamy Homes (the “Petitioner”) to accommodate the development of a residential community on that approximately 22.8 acre site located on the north-east corner of Technology Drive and Research Drive, more particularly depicted on the Rezoning Plan (the “Site”). The Site is comprised of Tax Parcel Numbers 047-131-99 and 047-131-57.
- 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 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 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 then owner(s) 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.

I. Permitted Uses

The Site may be devoted only to a residential community containing a maximum of 132 townhome units and any incidental and accessory uses relating thereto that are allowed in the UR-2 zoning district.

III. Transportation

- 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.
- 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 public and private drives shall be allowed during the construction permitting process.
- 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.
- Petitioner shall substantially complete all transportation improvements before the Site's first building certificate of occupancy is issued or phased per the Site's development plan.
 - 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

- Exterior Building Materials: All principal and accessory buildings abutting a public or private street shall comprise of a combination of portions of brick, natural stone (or its synthetic equivalent), stucco, cementitious siding, fiber cement (“HardiPlank”) and/or other material approved by the Planning Director.
- Prohibited Exterior Building Materials:
 - Vinyl siding (but not vinyl hand rails, windows or door trim); and
 - Concrete Masonry Units not architecturally finished.

V.Streetscape and Landscaping

- The Petitioner shall provide a minimum eight (8) foot wide planting strip and a minimum five (5) foot wide sidewalk along both sides of all proposed public streets. A minimum five (5) foot wide planting strip and a minimum five (5) 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. Stoops and stairs may encroach three (3) feet into the setback as a “transition zone.”
- For front loaded units, driveway lengths shall be a minimum of 20' measured from the back of sidewalk to face of garage.

VI. Open Space

- The Petitioner shall comply with the Post Construction Controls Ordinance and tree save requirements.
- The Petitioner shall provide amenitized open space areas, as generally depicted on the Rezoning Plan.

VII. Lighting

- 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.
- The maximum height of any pedestrian scale, freestanding lighting fixture installed on the Site, including its base, shall not exceed twenty-one (21) feet.
- Any lighting fixtures attached to the buildings to be constructed on the site shall be decorative, capped and downwardly directed.

VIII. 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.

IX. 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.

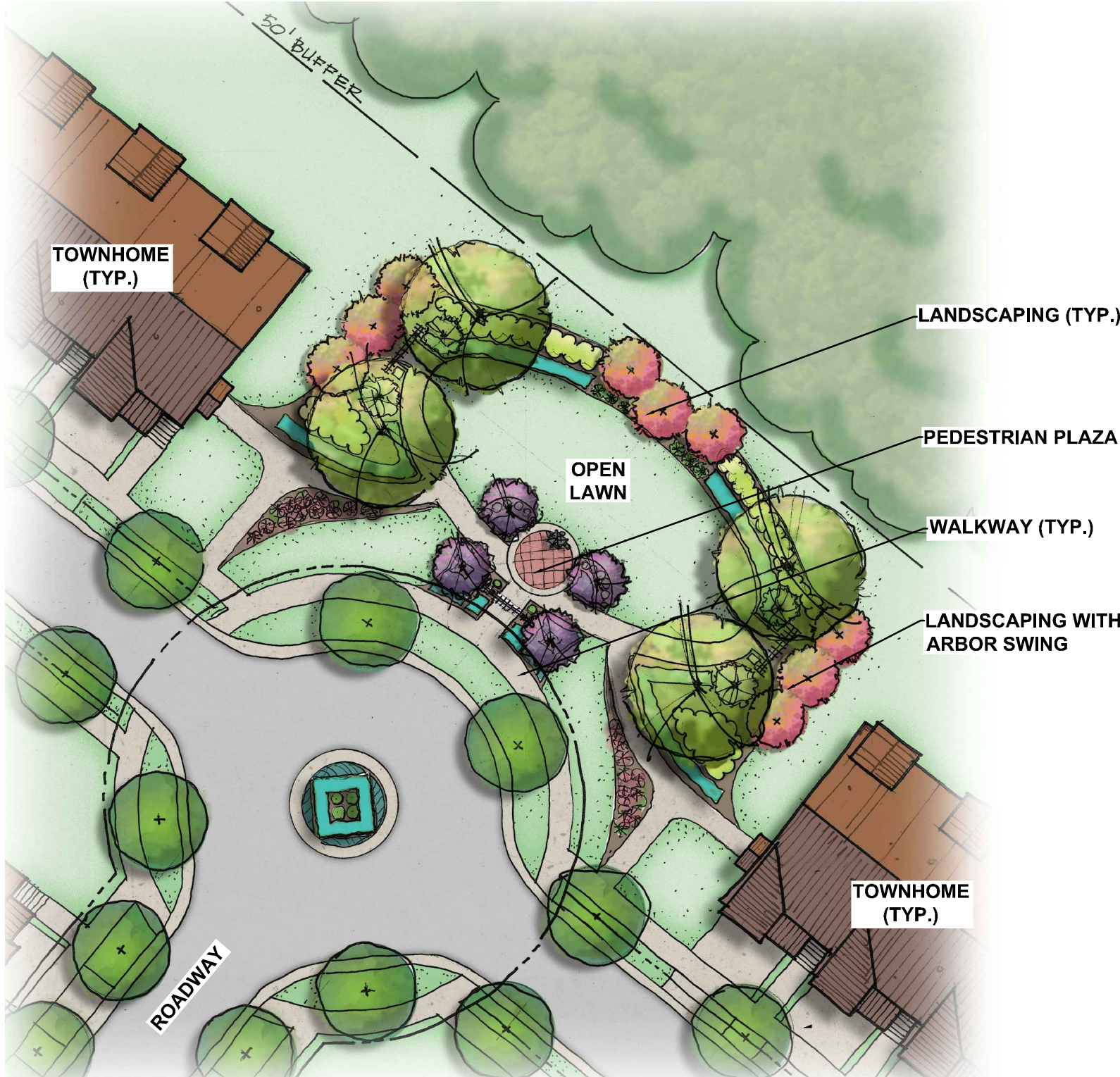
Open Space Locations and Concepts

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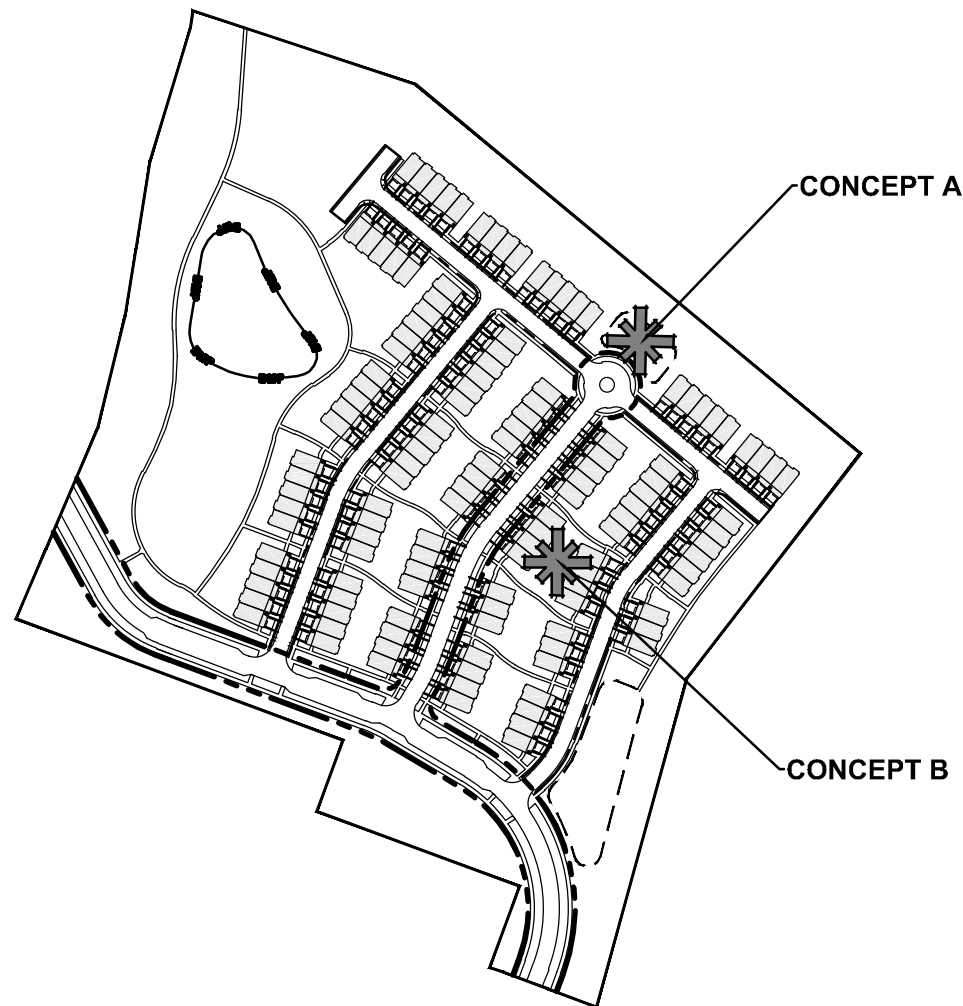


Concept A

Pocket Park Concept

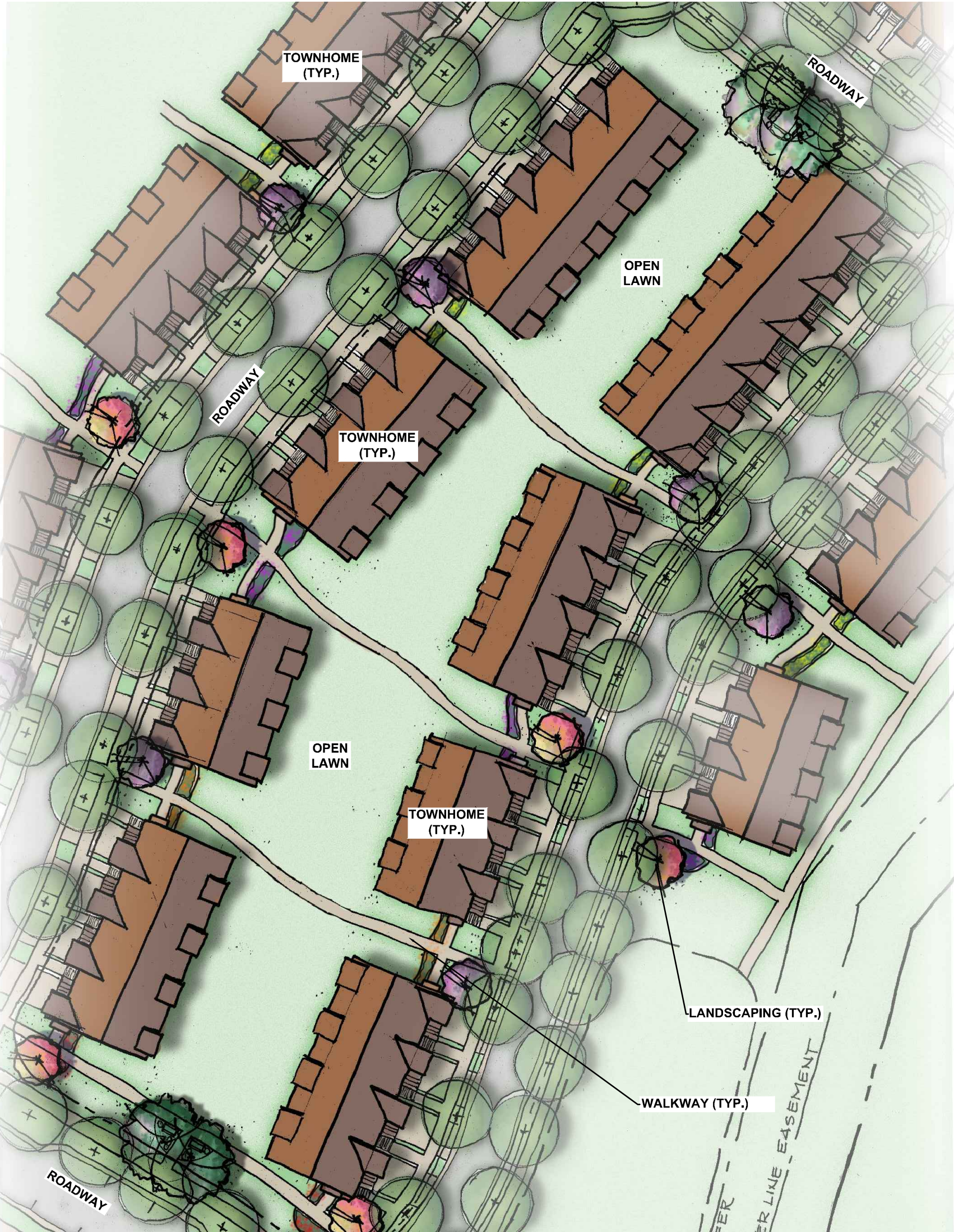


Location Map



Concept B

Linear Park Concept



ESP Associates, P.A.
P.O. Box 7020
Charlotte, NC 28241
3475 Lakemont Blvd.
Fort Mill, SC 29708
704-583-1946 (NC)
803-802-2440 (SC)
www.espassociates.com

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Conditional District Rezoning - UR-2 (CD)
Technical Data Sheet - Petition # 2017-145

TECHNOLOGY SITE

Mattamy Homes

City of Charlotte

PROJECT INFORMATION

PROJECT MANAGER: MM

DESIGNED BY: AB

DRAWN BY: ZW

PROJECT NUMBER: FN27.100

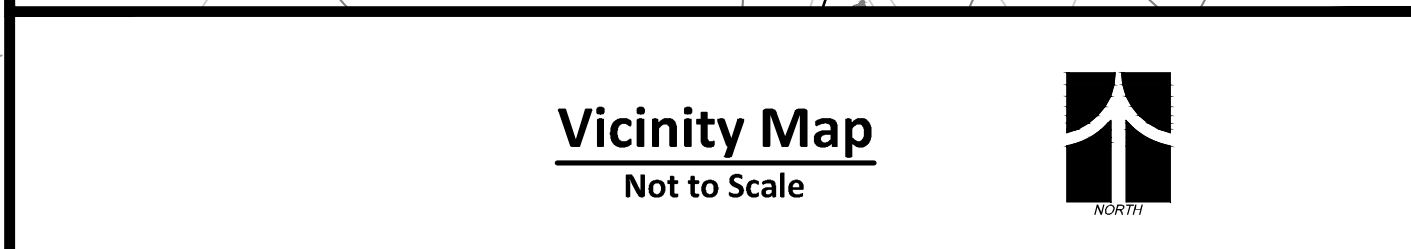
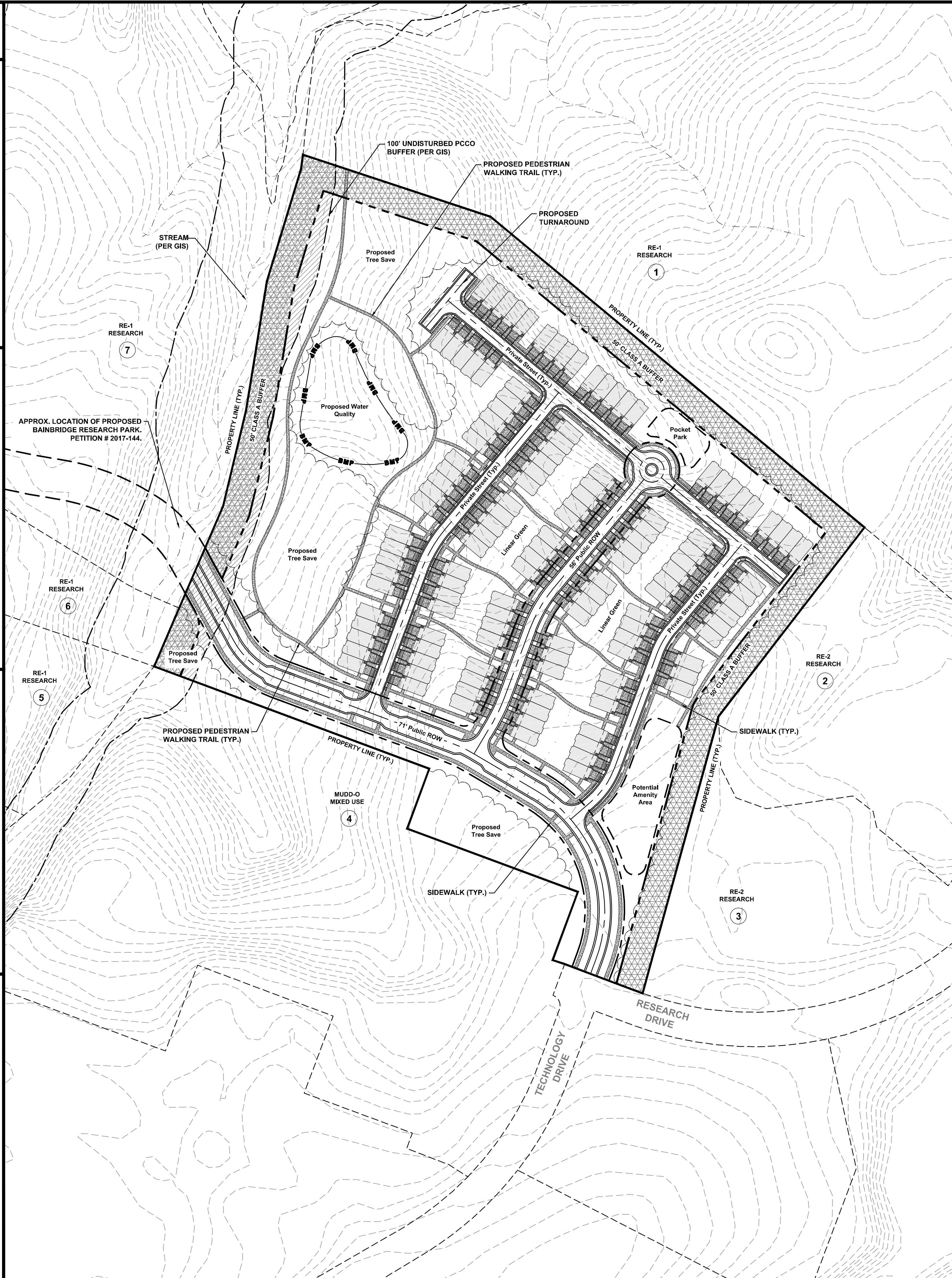
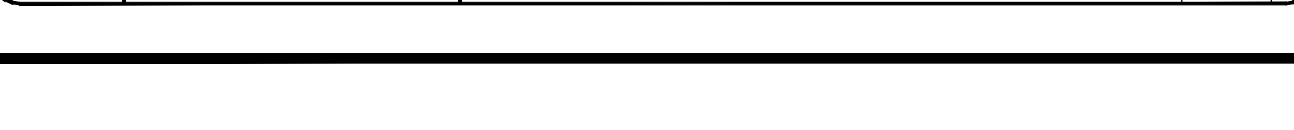
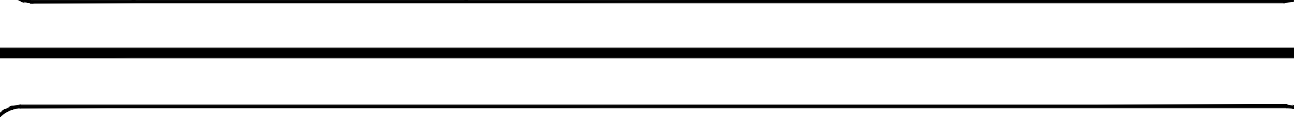
ORIGINAL DATE: 09/21/2017

SHEET:

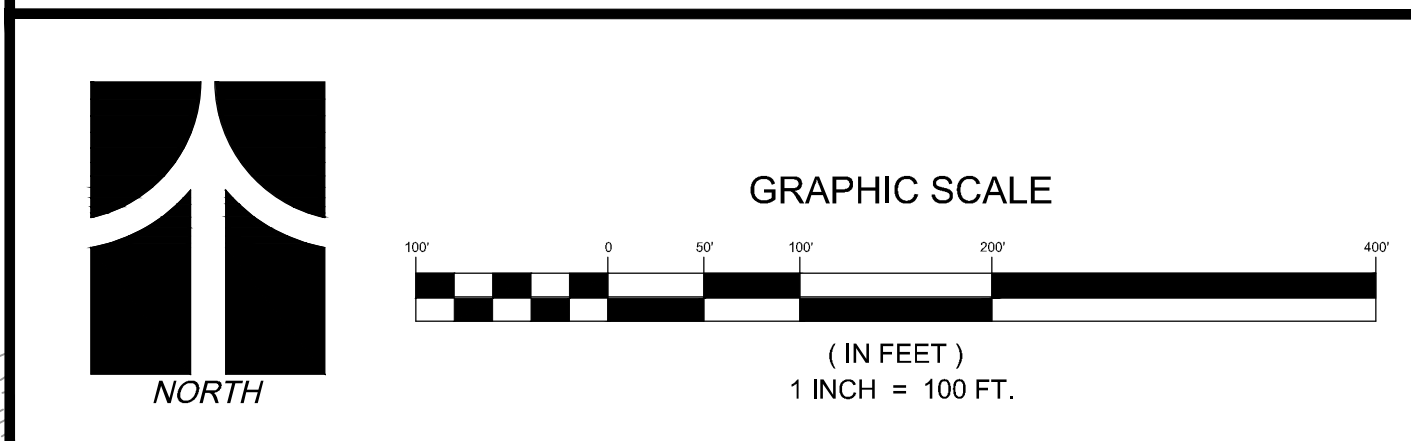
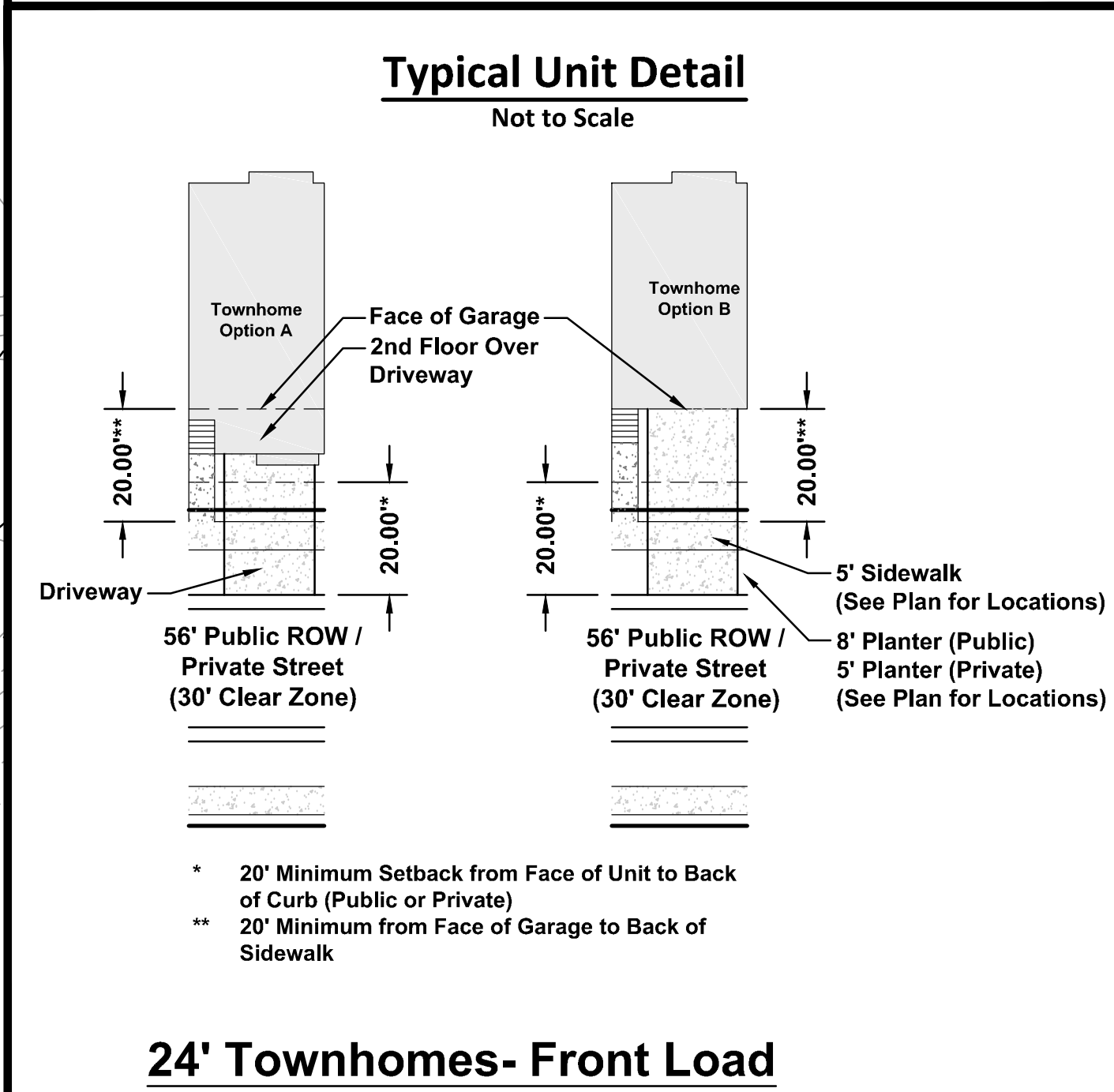
2 of 5

NO.	DATE	REVISION	BY

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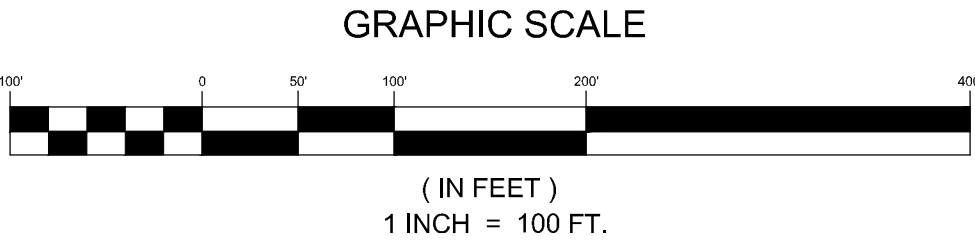
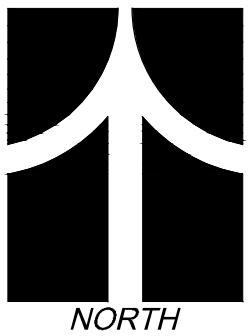
<u>Site Data</u>	
Tax Parcels:	04713199 & 04713157
Total Acreage:	+/- 22.8 Acres (Per GIS)
Location:	City of Charlotte
Existing Zoning:	O-1 (CD), RE-1 & MUDD-O
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Required:	+/- 3.42 Acres (15%)
Provided:	+/- 3.42 Acres (15%) Minimum
<u>General Notes</u>	
1.	Base information obtained from Mecklenburg County GIS.




Conceptual Master Plan



Vicinity Map
Not to Scale



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		REVISION	
		DATE	
		NO.	
<div>Conditional District Rezoning - UR-2 (CD) Conceptual Master Plan - Petition # 2017-145</div> <div>TECHNOLOGY SITE</div>			
PROJECT INFORMATION			
PROJECT MANAGER:		MM	
DESIGNED BY:		AB	
DRAWN BY:		ZW	
PROJECT NUMBER:		FN27.100	
ORIGINAL DATE:		09/21/2017	
SHEET:			
4 of 5			
Maitamy Homes		City of Charlotte	

Architectural Standards

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- 2. Prohibited Exterior Building Materials:
 - i. Vinyl siding (but not vinyl hand rails, windows or door trim); and
 - ii. Concrete Masonry Units not architecturally finished.

Front Loaded Cross Section



Front Loaded Cross Section - NTS

U:\2017 Projects (FY18)\27 - Technology (Mattamy)\Submittal Working Drawings\DWG\Sheets\FN27 - Technology Property - Architecture Sheet.dwg, Sheet 3 of 4, zmljg@lion

ESP Associates, P.A.
P.O. Box 7020
Charlotte, NC 28241
3475 Lakemont Blvd.
Fort Mill, SC 29708
704-583-4946 (NC)
803-502-2440 (SC)
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Conditional District Rezoning - UR-2 (CD)
Architectural Elevation Sheet - Petition # 2017-145

Mattamy Homes

City of Charlotte

PROJECT INFORMATION

PROJECT MANAGER:	MM
DESIGNED BY:	AB
DRAWN BY:	ZW
PROJECT NUMBER:	FN27.100
ORIGINAL DATE:	09/21/2017

SHEET:
5 of 5

NO.	DATE	REVISION	BY